

Design and access statement for rear extension, addition of second floor and general remodelling at 10A North Shore Road Hayling Island

Background

North Shore Road is on the southwest side of Hayling Island and is a residential road made up of a number of different styles and sizes of property ranging from single storey to three storeys.

Proposal

The current owners of 10A North Shore Road wish to update the style of their property and to add additional living space. The design proposed achieves this by adding a rear single storey extension (to provide a larger kitchen and open plan living area) and a second-floor extension (to provide a master bedroom suite)

The design proposes a updated and modern design style (in keeping with other refurbishments in North Shore Road) utilising White k render walls to the front and rear single storey elements and to the second floor addition and Trespa romantic walnut cladding to the original two storey element of the property, Windows and doors will be in Umbra grey Aluminium wood composite (see images on drawing A115)

Care has been taken whilst designing the project to pull together the somewhat disjointed elements and styles of the existing building. The proposal aims to create one consistent style and feel to the building whilst being aware of the buildings height volume and potential impact on neighbouring dwellings.

The use of the flat roof to the additional floor has allowed the roofline to be consistent and in some cases below that of its neighbours (see street scene elevation on drawing A114)

The footprint of the new floor is also set in from the other floors to create a reduced order relationship with the lower floors, in addition (other than a frosted bathroom window, no glassing has been put in the side elevations and minimal to the rear to avoid overlooking to the neighbouring dwellings. A two-storey rear extension was also considered at the design stage but was rejected to avoid creating loss of light issues to the neighbouring dwellings

Conclusion

We believe this design creates a building in keeping with other modern style buildings in the street scene and takes note of its surroundings in terms of privacy and height and would ask the planning officer considers it to be worthy of support.