

**DESIGN & ACCESS STATEMENT
FOR PROPOSED WORKS AT
204A SOUTHWOOD ROAD, HAYLING, PO11 9QL**

Introduction:

This statement is prepared in support of a planning application for the proposed two storey side extension at 204A Southwood Road, Hayling, PO11 9QL

At all times references should be made back to JB Architecture planning application drawings PL.472.21.01A 02A, 03B, 04 & J Brotherton & Partners survey drawings.

Situation:

Southwood Road is situated at the south eastern end of Hayling Island, with parts of the road backing on to a creek at the mouth of Chichester Harbour and the nature reserve.

There are excellent transport links nearby with a bridge on the north of the island providing easy access to the A27 and A3 at Havant.

Schools located nearby cover all groups. There is also a thriving shopping area with a range of independent and national retailers.

The application property is situated on the seafront side of Southwood Road. The property has direct access to the beach with views overlooking Hayling Bay and beyond to the Isle of Wight.

The property itself is believed to have been built in the 1950's/60s. It is a 1 bed semi-detached dwelling. The dwelling benefits from parking on Southwood Rod via 2 garages.

Access to the property is from Southwood Road to the north with a small private courtyard and UpVC conservatory on the south side. A small outbuilding and shed currently occupy the land which is to be used to build the new extension.

The current property style is very eclectic with a mixture of stone and UpVC cladding and white rendered walls. Windows and doors are white UpVC throughout and the roof tiles concrete.



Figure 1 & 2, existing views from north and south.



Figures 3, 4 & 5 – main entrance, courtyard and conservatory (to be demolished).

Proposals:

The proposals as outlined in this application is for the following works:

- i) To demolish the conservatory and outbuilding/shed.
- ii) To construct a two-storey side extension with south facing balcony and roof terrace.

Proposed two storey structure.

The concept for the scheme is to make the most of the sea views on offer. The existing dwelling will be reconfigured to provide 2 bedrooms with en-suites at ground floor level. The ground floor of the new extension will accommodate the main entrance (via Southwood Road to the north – as existing) a boot room/utility and a small reception room (with direct access on to the south facing courtyard).

The first floor of the new extension has been designed to be open plan. This will accommodate the main living area as well as kitchen/dining room. From the living area there will be access on to the roof terrace and balcony.

The main feature of the new extension is the semi-circular ends located on both the north and south elevations. As well as having a contemporary feel, the main purpose is to provide panoramic sea views from the first floor living area.

The external facade for the proposed building will be rendered – painted white. The roof will match the existing dwelling. Due to the adverse weather conditions the proposed balcony/balustrade will be constructed using composite wood – white in colour. Doors and windows throughout will be white UpVC.

The applicant/agent have considered carefully how the new structure will look and sit amongst the neighbouring properties. As you will see from the photos below no. 204 and its adjoining property 202 are considerably lower than neighbouring properties along Southwood Road. Furthermore, there is no set architectural style to the properties along the road. The adjacent property for example no.208 has completely been designed out of context to its neighbouring properties both in appearance and scale.

The proposal as outlined in this application will still be of modest scale and height in comparison to the local vernacular along Southwood Road. The materials used in construction and the overall aesthetics will be contemporary in both style and appearance and in keeping with that which you would expect to see in a seaside location.



Figures 6 & 7 – No 208 (adjacent property). No. 204 as shown alongside no's 202 & 208.



Figures 8 & 9 – no.204a as shown in context with neighbouring properties.

Landscaping:

Landscaping is to remain as existing and will not be affected by the proposed works.

Parking:

Not affected by the proposed works.

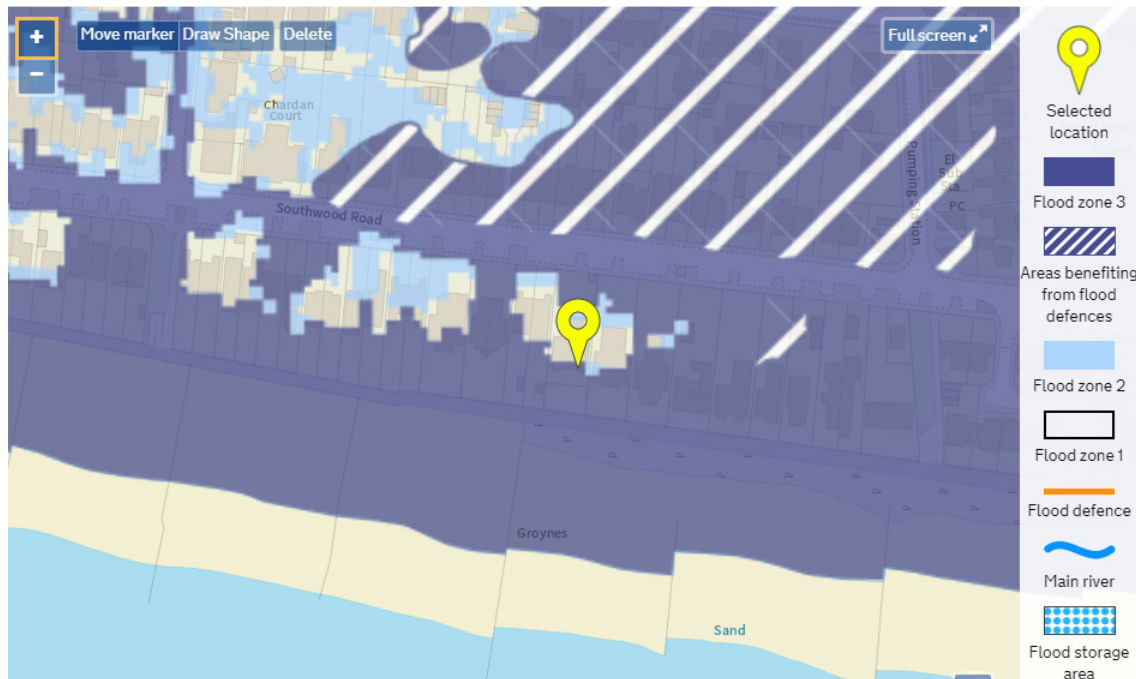
Sustainability:

It is the intention of the applicants to recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner, this includes resource use, energy consumption and pollution.

More so the applicants will encourage the specification of a building and building services that can easily be maintained during their life cycle.

Flood Risk:

The Environment Agency flood map indicates that the site lies within flood zone 3.



The site has been identified by the Environment Agency as **VERY LOW RISK**.

Please refer to the link below:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk>

Therefore, based on the Environment Agency recommendations for householder and other minor extensions the following provisions have been put in place:

Floor levels within the proposed extension will be set no lower than existing levels AND Flood proofing of the proposed development has been incorporated where appropriate.

In accordance with EA guidelines the following Flood proofing measures have also been considered:

- 1) Power sockets and other electrical services will be set a minimum of 500mm above finished floor level.
- 2) Door apertures will be designed to accommodate the future installation of a kite marked floor protection barrier.
- 3) If air bricks are used within the below DPC construction, proprietary air brick covers will be purchased by the applicant.

