

DESIGN AND ACCESS STATEMENT

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Extension & Refurbishment Works

at

7 Sandy Beach Estate, Hayling Island PO11 9RG



Figure 1: View from Sandy Beach Estate

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Prepared by:

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CONTENTS

1.0 Introduction

Site Survey

Planning History

2.0 Site Location

Surrounding Context

Site Photos

3.0 Design

The Proposal

Use

Amount

Scale

Appearance

Pre-Application Response

4.0 Access

Access to the Site

Parking Plan

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension and refurbishment works to 7 Sandy Beach Estate on Hayling Island. Prior to the submission of this planning application, a pre-application was submitted to Havant Borough Council in December 2021 in order to obtain initial advice. The subsequent revisions and responses to the advice received have been outlined in this document and demonstrated on the accompanying planning drawings. The client is going to let the neighbours know about the proposals and submission of a planning application.

This document outlines the proposed works to include:

- Two storey side extension.
- Additional storey above existing rear extension.
- Additional third storey inset from property perimeter.
- Internal alterations and amendments to existing external materials.

The following documents will accompany the application:

- Application Form
- Drawing series 21155
- Design and Access Statement
- Flood Risk Assessment

1.1 Site Survey

A full building survey of the existing property was carried out by Helyer Davies Architects in November 2021. The OS extracts are to show the site location and block plan only.

1.2 Planning History

There are no planning applications registered on the Havant Borough Council website for the application site.

Planning permission has previously been granted to nearby dwellings for similar proposals. The relevant planning applications are listed below.

Ref. No: APP/16/00164 – Creation of second floor to form sun room and terrace, change to balcony railing at first floor and change to external materials to include render and cladding. –
Application Granted Consent 11 April 2016

Ref. No: APP/11/01534– Retention of single storey rear extension with roof terrace above and relocation of external staircase and addition of screening.–
Application Granted Consent 02 August 2012

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2.0 SITE LOCATION

2.1 Surrounding Context

The property is a detached two storey dwelling located on Sandy Beach Estate, accessed via Bosmere Road, on Hayling Island. Hayling Island lies to the south of Havant and is connected to the mainland via a bridge at Langstone. Chichester Harbour lies to the east of the island and Langstone Harbour to the west.

Sandy Beach Estate is a private residential estate that consists of numerous properties all fronting on to a shared central green space. All properties on the estate are detached dwellings with driveways that act as a physical buffer to the shared access road. Surrounding dwellings vary in their scale and appearance, with obvious signs of development taking place over the years. Dwellings are primarily flat roof structures however there are examples of pitched roofs also, with number 6 (a three storey dwelling) to the south being a key example. Number 8 has also been developed to provide access to a new roof terrace. Further examples of three storey dwellings with new roof terraces and balconies can be seen across the estate.

Number 7 has one of the smallest footprints yet largest plots, providing an ample opportunity for further development in order to enhance and improve the appearance and usability of the property.



Figure 2: Ariel Map (from Google Maps)

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2.2 Site photos

The existing property and associated land are both in need of renovation and possess ample opportunity for positive development.



Figure 3: Existing entrance side access to north of property



Figure 4: Rear of existing property



Figure 5: Space to northern side of existing dwelling

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2.3 Flood Risk Assessment

Flood Zones

A separate Flood Risk Assessment has been prepared using information from the Environmental Agency and accompanies this application. The information below summarises the current context.

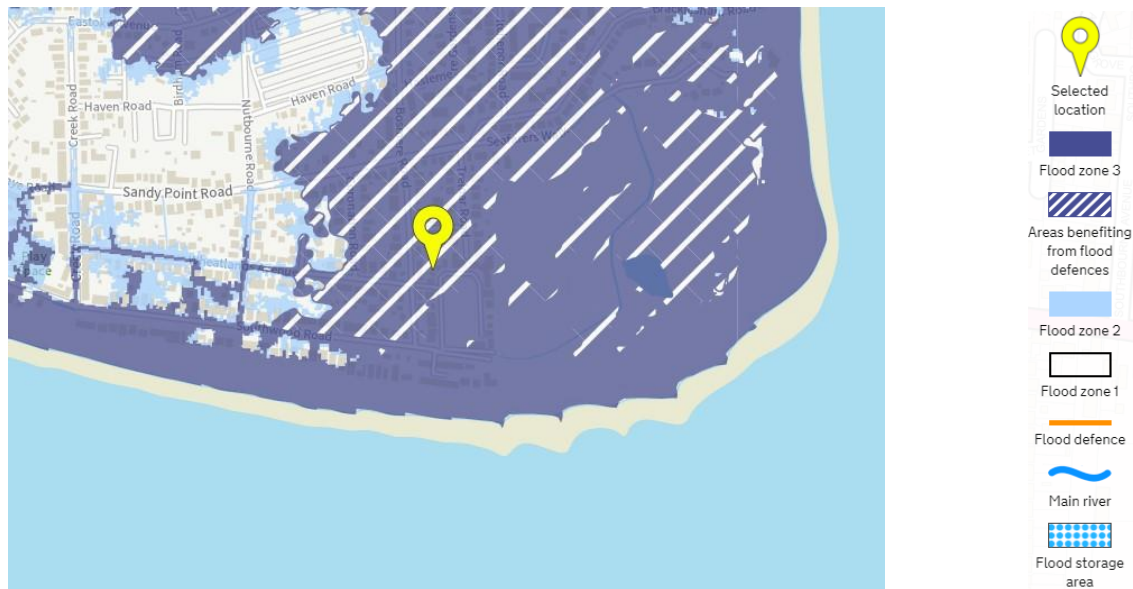


Figure 6: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

3.0 DESIGN

3.1 The Proposal

This proposal seeks to extend the existing property to the side in order to make use of land that is currently redundant in use. The distance between the corner of the property and the site boundary makes vehicle access difficult, whereas the proposed development seeks to reconfigure the existing access arrangement. A utility room is provided to the rear with through access to the private garden. The existing ground floor footprint is largely retained, however the wall between the front two bedrooms is to be removed to create a single lounge space.

The first floor level is effectively shifted backwards away from the street through the introduction of a front facing balcony. This reduces the apparent massing and the footprint is instead built above the existing single storey extension. Relocating the staircase centrally allows for a more efficient open plan space to be introduced to the south, whilst a new snug and WC are situated in the north side extension. The staircase continues to the new second floor level which houses a second bedroom alongside the master. This second floor steps in from the perimeter of the dwelling in order to soften the scale and appearance.

3.2 Use

The building will continue to be used as a residential dwelling.

3.3 Amount

Existing GIA

Ground Floor: 47.6 m²

First Floor: 35.3 m²

Total: 82.9 m²

Proposed GIA

Ground Floor: 76.3 m²

First Floor: 66.1 m²

Second Floor: 39.8 m²

Total: 182.1 m²

Total Net Increase: 99.3m²

3.4 Scale

The proposed extensions step back from the existing building lines in order to demonstrate subservience in their massing and appearance. The proposed extensions have been scaled to provide new internal space that creates a more functional family home. All of the proposed extensions are flat roof and the third storey will sit alongside the three storey height of 6 Sandy Beach Estate to the south.

3.5 Appearance

The proposed extension has been designed to respectfully respond and complement the character of the existing dwelling through both design and use of materials.

Roof

The roofs of each extension are flat in order to provide continuity from the existing structure and the surrounding dwellings. Balconies and terraces have been introduced in order to capture the sea views, whilst other areas of flat roof are to be covered with a biodiverse green roof.

Walls

A material palette of timber cladding sitting alongside a mixture of grey and white render cladding has been proposed in order to give the dwelling a contemporary appearance. These materials can also be found on neighbouring dwellings as well as along nearby roads to the south of Hayling Island. The material palette is clean and simple in its appearance to create a streamlined design.

Windows/Doors

The new extension incorporates aluminium glazed doors and windows that contribute to a contemporary and consistent aesthetic across the property. Certain windows are to be obscure glazed to ensure privacy and prevent the opportunity for overlooking towards neighbouring properties.

3.6 Pre-Application Response

A pre-application (GEN/21/01262) was submitted to Havant Borough Council on 23rd December 2021, with subsequent feedback being received from Planning Officer Joseph Toole on 17th January 2022. Key extracts of advice have been highlighted below along with our key responses in red.

Boundary to No. 8 Sandy Beach Estate

- 'I believe a principle of development can be established. However, I would suggest reducing the size of the proposed two storey side extension away from the shared boundary with No. 8 Sandy Beach Estate in order to appear less dominant and to maintain a form of separation.'

The first floor of the proposed two storey side extension has been recessed by 900mm from the previous design. This stepped approach minimises visual dominance and creates visual separation to no. 8 Sandy Beach Estate.

Second Floor Roof Terrace

- 'There would be a vertical window at first floor level facing the side wall of No. 8. This is not considered to cause harmful overlooking. However, the proposed roof terrace at second floor level is considered to cause direct overlooking on this side.'

- 'On the south side... at second floor level the roof terrace would also cause direct overlooking.'

- 'The roof terrace to the rear is considered to cause harmful overlooking. Therefore, it would be recommended to remove the roof terrace to the sides and rear to reduce direct overlooking. It is considered a roof terrace to the front would be acceptable.'

The proposed roof terrace at second floor level has been removed to the sides and rear. The roof terrace remains to the front but has been stepped back from both North and South boundaries to remove any harmful direct overlooking.

Vertical Windows

- *'On the south side there would be two vertical windows at first floor level facing the side wall of no.6 and part of their rear garden. The window to the kitchen is considered to cause direct overlooking into the private amenity space of no.6 therefore I would suggest removing this or have it obscurely glazed.'*

Both vertical windows on the first floor level, serving the kitchen and living room, are to be obscurely glazed. They have been positioned for the passage of natural light rather than providing any form of outlook.

- *'At second floor level there would be three vertical windows and a window serving the bedroom. It would create additional overlooking especially to no. 10 Bosmere Road which would need to be further assessed at formal planning application stage and through public consultation.'*

The three vertical windows in question are to be obscurely glazed. They have been positioned for the passage of natural light rather than providing any form of outlook. The smaller window serving the bedroom is of smaller proportions in order to reduce the form of outlook as much as possible, whilst retaining a pleasant habitable space.

4.0 ACCESS

4.1 Access to Site

Access to the site is to remain as existing.

4.2 Parking Plan

There is currently space for 3 no. 4.8x2.4m car parking spaces to be accommodated on the front driveway. These 3 spaces are to be retained as part of the development.