

**208 SOUTHWOOD ROAD
HAYLING ISLAND
PO11 9QL**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**

Prepared by



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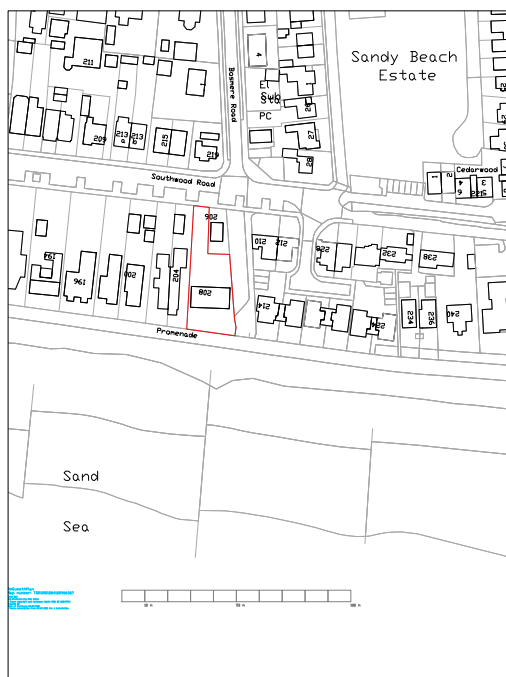
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1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 208 Southwood Road, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms, drawings and flood risk confirmation.

1.2 The detailed application is submitted for a replacement 5-bedroom dwelling over three floors. The design of the house has been carefully considered to mitigate any potential flood risk, act to reduce surface-water runoff, and maintain the drainage sluiceways from the sea facing land around the house and back towards Southwood Rd as is the case with all buildings along the sea front in this area. The architectural form and mass of the proposed house respects and responds in a positive manner to the scale and mass of the existing property and the more modern design language reflects that of more contemporary design aesthetic that is emerging and making a positive contribution to the eclectic seaside design form found on the island. The proposed design fits within the existing mass of the current house and maintains the wall and roof profile to the west and east properties.

1.3 Below is a 'not to scale' location plan of the application site with the proposed building footprint and adjoining properties.



1.4 Parking is provided through a mix of a new garage space and off-street parking on the forecourt area accessed off Southwood Road. An adequate turning head is to be provided on site to allow for cars to enter and leave the site in a forward gear.

2. The Site and Context Appraisal

2.1 The application site is known as 208 Southwood Road; the site is accessed along a drive between 204 and 206 Southwood Road and is set back from the road frontage but clearly visible. The southern aspect of the site faces onto the Promenade and enjoys uninterrupted views to the sea. The body of the site is approximately 21m wide on the southern edge by 37 m deep, the site area is 800sqm, it is a sizeable plot.

2.2 The existing house was constructed on the site in 2005, Application reference 04/61536/002, the dwelling it is over three floors and is located to the rear, southern portion, of the site. The house is constructed in a New England wooden clapboard style with blue boarding and white windows details with a gabled slate roof. Although the property was only constructed some 16 years ago it is not fit for purpose or suitable to its exposed southerly location for the following reasons:

- Poor insulation and thermal mass results in the property feeling cold in the winter and overheats easily in the summer. It does not meet current building regulation requirements and is not considered sustainable.
- The house is not properly sealed and when it is windy, which is often, the wind can be felt penetrating the property making it feel uncomfortable and exposed. The cost of repairing the fabric is prohibitive and has no guarantee of success.
- The upper floor is poorly designed and laid out and the low ceiling heights make it cramped and unworkable.
- The main access to the house is up a flight of stairs to the first-floor entrance, it is therefore not accessible to all. The house is used for multi-generation living, some of the family members cannot access the first and second floor of the property without assistance, a problem which is exacerbated by the fact that the main living level entrance is accessed with exterior stairs with no protection to weather.
- The existing ground floor level has a very low ceiling height of 1.8m clear which renders the space relatively unusable except for plant and storage.

2.3 The properties on Southwood Road are predominantly larger two-storey detached dwellings, which are located on Southwood Road just south of the application site. There are some houses with a third-storey and some larger two and three floor blocks of flats. There are some chalet style bungalows with some having dormer style roof extensions on the road, this includes the adjoining No.206 Southwood Road. The existing house has obscured glazing on its side windows to the west that overlook the adjoining properties, and clear windows to the east which overlook the public beach access.

2. The townscape character of Southwood Road is suburban in character and with a typical 1970's influence. Roofs have a variety of pitches and flat elements, most have red concrete tiles, some have black slate that helps adds variety. Red brick is the predominant material, some properties have white or off-white render elements that add a welcome contrast. Windows are predominantly white PVC; some darker window frames are evident.



The existing property in context.