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Kanga Warren
House Extension
Design and Access Statement

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Introduction

This design and access statement has been prepared to support a planning application at Kanga Warren, located on Hayling Island. The proposal is for a single storey extension to the rear of the house, and extension of the first floor into additional bedroom accommodation. The existing garage will also be extended to provide an storage area.

It provides details of the design proposal, which are required to address the current owners needs of their growing family. One of the key aspects of the proposal is to extend the property with a careful consideration for the surrounding context.



Existing House

Kanga Warren is situated in North of Hayling Island, between the village of Northney and North Hayling. The property is accessed from a driveway positioned at the end of Pycroft close, a quiet residential cul-de-sac. The site is bounded by a band of mature trees to the north and open farmland to the west.

The existing house dates from the 1950's and is finished in the traditional pycroft bricks with a pitched hipped roof, finished with clay roof tiles. The windows are mostly white Upvc, with the fascia boards being a white painted timber. The rainwater goods are black plastic. The property has been extended to the rear with a single storey flat roof extension and conservatory. A third bedroom has been added to the first floor with the addition of a dormer window to the rear.

To the east of the property is a detached garage. The rear garden is laid to lawn with areas of hard standings to provide areas for external dining.

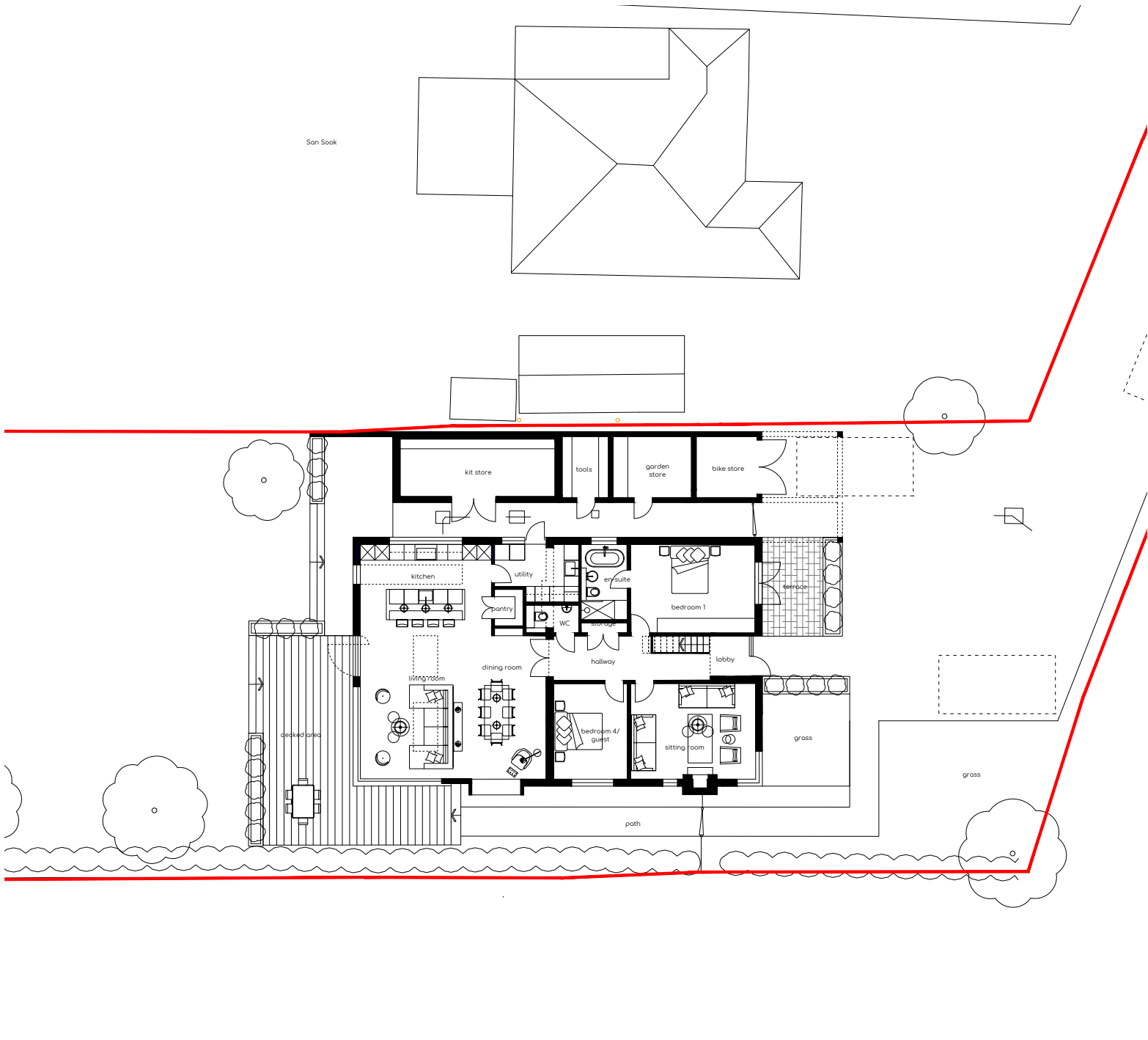




Existing House

The images opposite show a digital model of the existing house and garage.



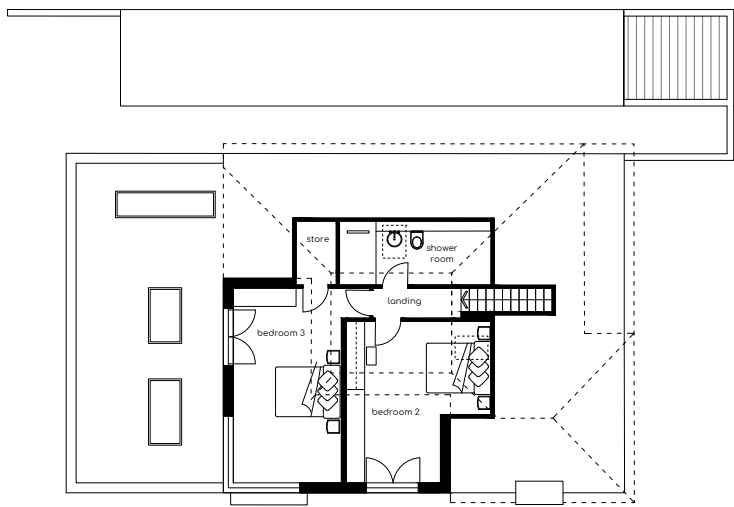


Design Proposal Ground Floor

- Existing flat roof extension and conservatory converted into open plan kitchen / dining room.
- Glazing added to provide access and views to the garden, and allow distant views across the farmland to the west.
- Utility Room added, with separate external access.
- Existing bay window at the front of the property extended to increase the size of bedroom 1.
- Existing bathroom converted into en-suite bathroom.
- Existing garage extended to provide storage for garden tools, bicycles and equipment.
- Corner window added to existing sitting room.

First Floor

- Dormers added to the north and west of the property to accommodate two good sized bedrooms.
- Shower room added.
- Windows added to the North and west to take advantage of the distant views.





Sketch view from back of the house



Sketch view from the west



Sketch view from front of the house



Sketch view from kitchen / dining room



Sketch view from kitchen



1.



3.



2.



4.



5.

Materials

The materials for the proposed extension are:

- The windows will be dark grey powder coated aluminium (4)
- The ground floor cladding to the rear will be vertical timber (1)
- The front of the property walls will be in light grey acrylic render (5)
- The first floor cladding will be vertical black timber and aluminum panels (3)
- The pitched roofs will be plain clay tiles. (2)

Access

The existing pedestrian access routes to the dwelling will be unaffected by the proposals. Additionally, the general access to the property is unaffected by the proposals. The new layout promotes better circulation within the dwelling itself.

We hope this application receives favorable consideration by the planning authority, we trust the information is self-explanatory but if anything requires further clarification then please do not hesitate to contact us.

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