

Design and Access Statement for Additional Storey at 93 Seafront Hayling Island

This property is located on the seafront at Hayling Island offering rear views across the heathland to the sea.

The proposal is for the removal of the existing pitched roof and replacement with a additional storey and a flat roof and a curved wall to the northern elevation both to match the existing building entrance.

The design aims to achieve the addition of a third storey which we believe would be permitted development if the roof pitch matched the existing roof currently on the building.

To demonstrate this and to act as a fallback should this application not be successful, a prior approval application has been made with the third storey added and the existing pitched roof replicated above.

Whilst this would achieve the clients' objectives and requirements, the preferred option would be the proposal shown in this application with a flat roof.

We believe this is in keeping with the design of the building, the nature of other buildings on the Sea Front and minimises the impact of additional height created.

This proposal would be 2.7metres lower than the prior approval application and would put the new roof at around the height of the original ridge of the current building