

Design And Access Statement 78 Southwood Road Hayling Island Hampshire PO119QF

The Existing Site

The existing property sits on the south side of Southwood Road and is well set back from the road with a parking forecourt and existing garage between it and the road. The property consists of a chalet style bungalow and has four bedrooms. The property is entered from the north with its main aspect and living space facing south over the rear garden and the beach.

To the right of 78 when viewed from the south is a development of 2 and 3 storey flats and to the left is a smaller chalet style bungalow which has recently received planning approval for replacement dwelling with a more contemporary 2 storey house. See Application number APP/13/00559 for details of this approval.

Planning History

Southwood Road is a long established residential area with a mixture of single family houses and blocks of flats which appear to have been mostly built since 1945 and generally 2, 3 and 4 storey built in brickwork and render. There is a variety of styles along the street with little of any real architectural merit. The Local Authority's Urban Context & Character appraisal describes the plots as 'regular medium sized with good sized and well maintained garden spaces to front and rear. Number 78 would appear to be consistent with the description: the current property is a single family dwelling house believed to have been originally built in the 1930s, it appears to have been extended or altered in the past, with once open verandas facing the sea now fully enclosed with glazing. It is noticeably smaller than the immediate neighbouring properties to the east that are built as a complex of 2 and 3 storey flats.

In November 2014 permission was granted for a contemporary style replacement dwelling on the site occupying a similar footprint to the existing dwelling. (APP/14/00901) Due to economic constraints driven by unviable construction costs this dwelling has not been constructed.

Proposals

The new application aims to modify the existing dwelling by the removal and replacement of the first floor structure and the retention and to a small degree, rearrangement of the ground floor structure.

In appearance the modifications to the building will aim follow the design principles of the previous approved application. Thus the completed design will be a 2 storey contemporary property with a garage at road level. The property will retain the existing footprint.

The main living areas will be at first floor which will consist of an open plan kitchen/living/dining area and main master bedroom suite. The living areas will have open access to a first floor balcony overlooking the beach to the south. The balcony is no further forward than the previously approved application. There will be 3 additional bedrooms and a garden/sitting room with utility room located at the ground level. The existing dwelling has noticeable corner windows at ground and first floor

levels which allow views from the property looking west across to Portsmouth and the Isle of Wight. It is one of the features that the applicant wishes to preserve as part of the new design and we are therefore proposing a similar feature within this proposal. These windows are located in a very similar location to the existing and similar to the consented scheme.

The main entrance to the property is retained in the middle of the North (Southwood Road) elevation.

The proposed design adopts a contemporary form and proposes to use a mix of Marley Cedral Click cladding in Code CO5 Grey and Marley vertigo anthracite 300 by 600 Slates to the first floor external walls. Ground floor is white render. Windows are to be triple glazed with larger openings to the rear seaward facing elevation to maximize views from inside the house towards the sea. Windows on the East elevation are to be at high level and only provide light to the associated rooms, which will also maintain privacy to the adjoining neighbours. All windows are Aluminium in Anthracite Grey (RAL7016) and the front door is again in anthracite grey. Layout of the materials used can be seen in the 3D renders provided.

As per the previous consented scheme it is proposed to utilize a flat roof, firstly because this minimizes the height and mass of the building and reduces the impact on immediate neighbours and the street scape. Secondly, previous discussions between the LPA and applicants have asserted that flat roofs are a distinctive coastal typology & local building form. And thirdly, to facilitate the possible future use of sustainable technologies such as photovoltaic panels and solar water heating which shall be ideally located and accessed on the roof and shall be concealed from external views. The height of the roof is no higher than the previous consented scheme.

Access

Pedestrian and vehicular access will continue to be directly from Southwood Road, There are gentle shallow steps located to the Northern side of the property. Off street parking for a number of cars is retained within the front forecourt area as well as a turning area to allow vehicles to enter and exit the property in a forward gear.

Conclusion

In conclusion the design follows the principle of the original approved application and thus is in keeping with the local vernacular and is of an appropriate size and scale for the site. We believe the materials and design proposed will enhance the area. We do not feel that this proposal represents an over bearing or un-neighbourly addition but will provide an attractive contribution to the mixed vernacular area. It is for these reasons that the proposal should be supported.