

DESIGN AND ACCESS STATEMENT

Extension and Alterations

To

22 Wittering Road, Hayling Island, PO11 9SP



Figure 1: View of existing property entrance

July 2021

Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension and alterations to 22 Wittering Road on Hayling Island. Prior to the submission of this application, the client is going to let the neighbours know about the proposals and the submission of a planning application.

This document outlines the proposed works to include:

- Front/side extension to replace existing porch
- Reduction of first floor balcony to South-West of floor plan
- Recladding of existing facades to improve appearance and performance of existing dwelling.

The following documents will accompany the Application:

- Application Form
- Drawing series 21122
- Design and Access Statement

1.1 Site Survey

A full building survey of the existing dwelling was carried out by SurveyCloud in July 2021. The OS extracts are to show the site location and block plan only.

1.2 Relevant Planning History

Ref. No: APP/12/00220 – Replacement detached garage

Application Granted Consent 26 April 2012

Planning permission has recently been granted to a neighbouring property, 20 Wittering Road, for single storey extensions to the front and side of the property as well as contemporary renovation. The application is listed below:

Ref. No: APP/20/00003 – Single storey front and side extensions; external timber cladding; replacement terrace and glass balustrade; replacement external staircase.

Application Granted Consent 31 March 2020

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2.0 SITE LOCATION

2.1 Surrounding Context

The property is a detached two storey dwelling located on Wittering Road on the South-Eastern corner of Hayling Island. The property does not lie within a Conservation Area and sits just outside of the Chichester Harbour AONB.



Figure 2: Aerial Maps (from Google Maps)

The surrounding area of Hayling Island is predominantly residential, with two and three storey detached dwellings lying near the proposed site. Buildings are diverse in their scale and architectural style. Properties sited on the Eastern side of Wittering Road, including no. 22, sit on the foreshore facing Hayling Island Sailing Club which lies further to the east. The site is bordered by Wittering Road to the West and the coastline of Hayling Island to the East. 20 Wittering Road lies to the South whilst a larger three storey property, no. 26, sits Northwards.



Figure 3: Front of existing property



Figure 4: CH AONB Boundary (From Havant Borough Council)

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2.2 Site Photos



Figure 4: Rear of existing property



Figure 5: Rear of existing property from end of garden



Figure 6: Neighbouring properties to the South



Figure 7: External space between house and garage



Figure 8: End of garden bordering the shoreline



Figure 9: Existing path to rear garden to North of site

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2.3 Flood Risk Assessment

Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



Figure 10: 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

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22 Wittering Road is located within the Environmental Agency's Flood Zone 1. This suggests that the dwelling has a low probability of a flood risk. As a result of this, this application will not need a Flood Risk Survey.

3.0 DESIGN

3.1 The Proposal

The proposal seeks to replace the existing entrance porch to the northern corner of the property as the current structure appears weathered and no longer meets the needs of the inhabitants. The new porch takes the form of a two storey side extension, with the first floor providing space for a relocated bedroom which in turn frees up greater living space within the existing floor plan. Reducing the depth of the existing first floor balcony to the south also allows for the living space to increase in size. The proposed size adjustments are quantified below under '3.3 Amount'.

The new entrance porch provides a welcoming and functional space with framed views to the surrounding garden. This space also includes a concealed pantry as well as integrated bench seating and storage units. The relocated bedroom situated on the first floor of the extension enjoys a greater provision of natural light and carefully orientated views through strategically placed glazing. Windows have been positioned to avoid overlooking on to neighbouring properties whilst a new rooflight has been proposed above the existing staircase in order to bring more natural light to the centre of the floor plan.

Externally the proposal seeks to renovate the existing envelope of the house, not only to update its appearance but to improve the building's performance also. A new chimney is proposed on the East elevation, providing greater visual interest to the dwelling's massing and further depth to the existing façade.

3.2 Use

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

3.3 Amount

Existing GIA

Ground Floor: 93.8 m²

First Floor: 68.8 m²

Garage: 29.9 m²

Total: 192.5 m²

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Proposed GIA

Ground Floor: 100.4 m²

First Floor: 101.5 m²

Garage: 29.9 m²

Total: 231.8 m²

Total Net Increase: 39.3m²

CIL

The proposed GIA of the alterations are measured as follows:

Ground Floor: 6.5 m²

First Floor: 29.2 m²

Total: 35.7m²

CIL is therefore not liable.

3.4 Scale

The proposed extension has been designed to be subservient to the existing dwelling in terms of its footprint and recessed position to the rear of the site. The extension is proposed to be slightly higher in height than the main dwelling in order to break up the overall massing and create a clear entrance waypoint for those arriving from Wittering Road. The first floor footprint has been increased to reduce the size of the existing balcony to the South. This, along with the relocation of a bedroom to the first floor of the new extension, provides much more useable living space to suit the user's requirements. All proposals have been designed to enhance the existing property whilst not increasing any impact on neighbouring dwellings.

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. The surrounding context has also been carefully analysed to inform the proposals.

Roof

The roof of the extension remains flat as per the style of the existing dwelling. The proposed roof sits slightly higher than that of the existing in order to provide a visual break in the overall massing.

Walls

The appearance of the existing masonry walls on the main dwelling's ground floor is to be retained, other than on the south elevation which shall be rendered in order to aid maintenance. The proposed masonry will tie in with the existing brickwork visually in order to create a consistent

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appearance throughout. There are various examples of both timber and render cladding being applied to neighbouring dwellings, hence their selection for this application.

Windows/Doors

The new extension incorporates charcoal coloured powder coated aluminium framed windows and doors throughout. Existing window and door frames are to be treated to match the colour of the new glazing.

4.0 ACCESS

4.1 Access to site

Access to the site is to remain as existing.

4.2 Parking Plan

There is no loss of parking as a result of the proposed works.

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