



56 Bracklesham Road Proposal for Staircase Extension

Design and Access Statement.P1

D84

D84 architects

Office 4: 17 Pembroke Road
Old Portsmouth, PO1 2NT

+44 (0) 2392 177850
+44 (0) 7790 322989
mail@D84architects.co.uk
www.D84architects.co.uk

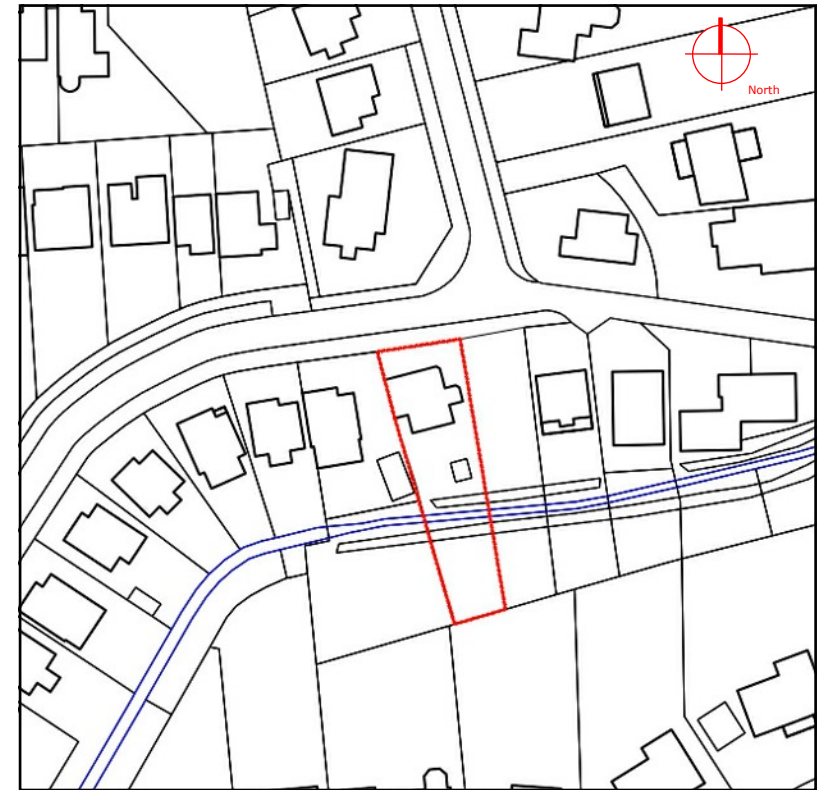
Application Summary

This Design and Access Statement has been prepared in support of an application to construct a three storey extension projecting from the flank elevation of an existing property in Hayling Island.

The proposed alterations have been planned with care and will allow the house to become more useable as a family dwelling. The existing staircase is extremely constrained - a little over 700mm in width - and highly impractical. The proposed alterations will allow a more generous staircase to be constructed as a feature to the side of the property, improving both the practicality of the vertical circulation and the overall architectural balance of the house as a whole.

The impact of any changes upon the surrounding housing and site context have also been carefully considered. The neighbouring properties have been modified in a variety of ways over the years and the proposed modifications would be entirely in keeping with the overall character of the streetscape.

This statement concludes that an extension of this nature would bring significant benefits to the property without harm to the amenity of the surrounding residents or environment, and that the subsequent development could improve both the appearance and aspect of the house and also its surroundings.



Location Plan

56 Bracklesham Road, Hayling Island

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Context with Neighbouring Properties



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Site Photographs 1

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Rear Elevation



Front Elevation



Context with Neighbouring Properties



Modifications to House type : Neighbouring Properties

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Site Photographs 2

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Opportunities and Constraints

The property is located towards the end of a long row of houses which stretch toward a nearby coastline.

The plot of number 56 has been divided and the house now occupies a narrower site with an undeveloped plot remaining to the East. Further to the East new houses are either under construction or are recently completed - please refer to the photo to the left in the panel (right). The neighbouring properties here have a modern aesthetic - reflecting that of the Modern 30's style of the existing housing.

The prevalent house types are architecturally stylised with art deco features. Along Bracklesham Road these houses have been modified by a number of the residents and it is interesting to observe that no two are now the same. One notable example of redevelopment is located very nearby - The Salterns (pictured right) has been attractively remodelled and renovated, also with a tower feature.



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Opportunities and Constraints

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Design Proposals

The proposal is to demolish the existing single storey entrance projection and construct a three storey circulation tower to the East flank elevation. The existing window and door opening at first floor on the North elevation are to be replaced with a large bifold door opening to serve the terrace, and a similar door is proposed to serve the second floor terrace at the rear.

The materials are to match existing - white render; and the new windows are to be aluminium framed of a contrasting grey colour.

The existing projecting banding feature at the second floor level is to be taken around the new tower. The roof and eaves details are to match existing, and the new tower is to also be served by a new rooflight.



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Design Proposals

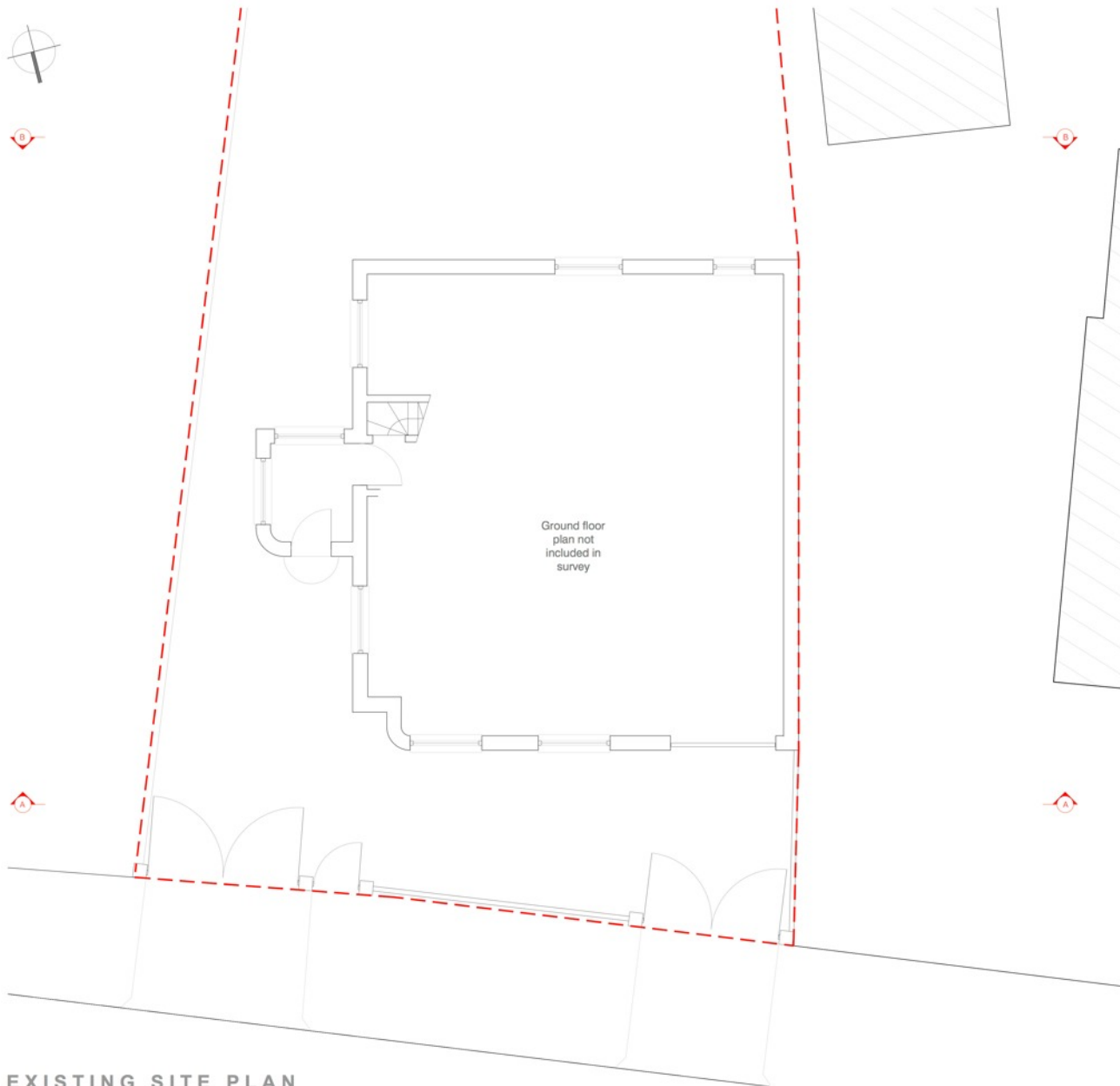
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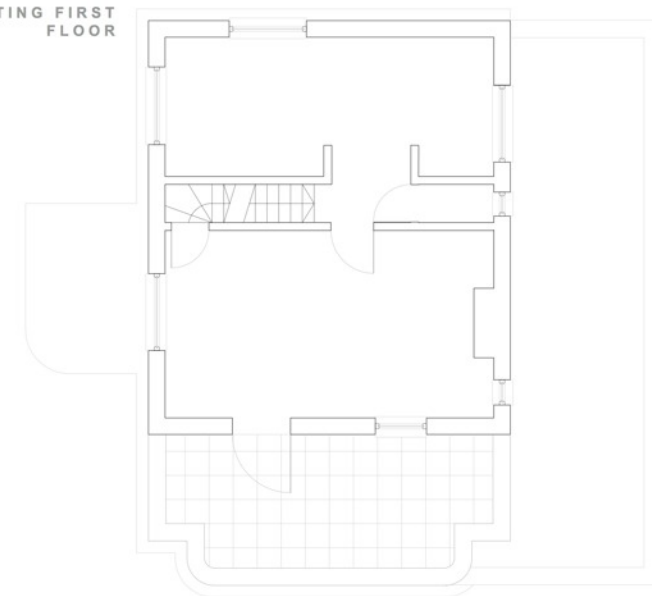
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Planning Drawings

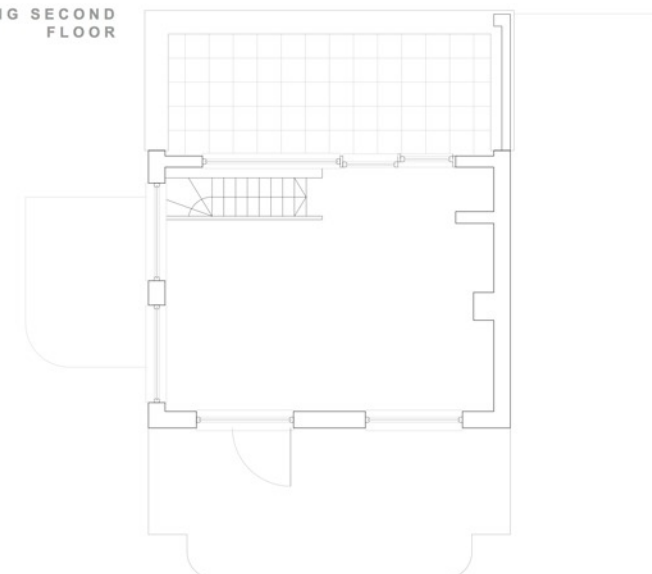


EXISTING SITE PLAN

EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



Scale: 1:50@A1



Revisions: P1 Preliminary Issue 22.01.16
P2 Amended 03.02.16



North

Client: Mr and Mrs Bailey

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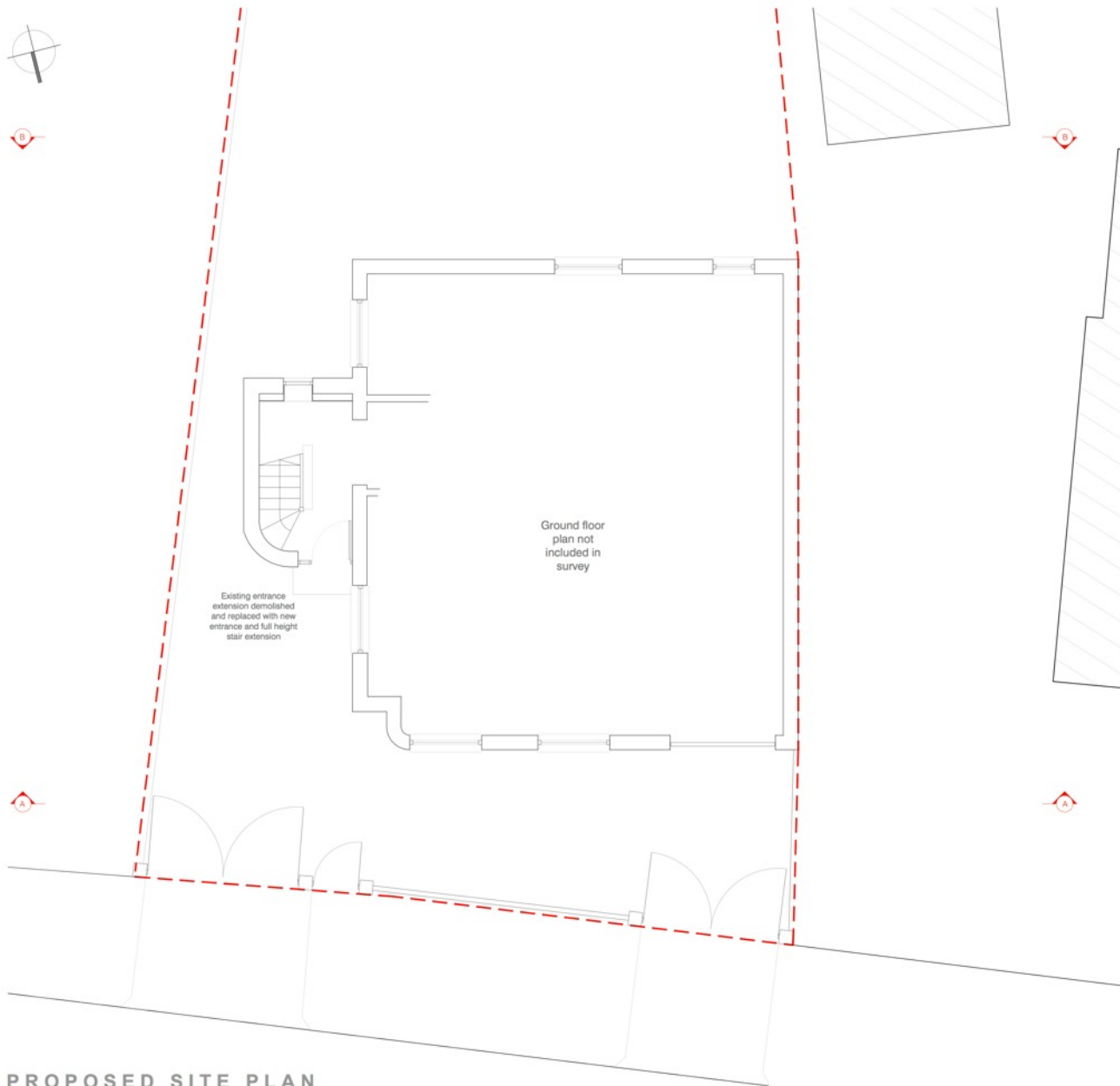
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Project: 56 Bracklesham Road, Hayling Island
Title: Existing Site and Floor Plans

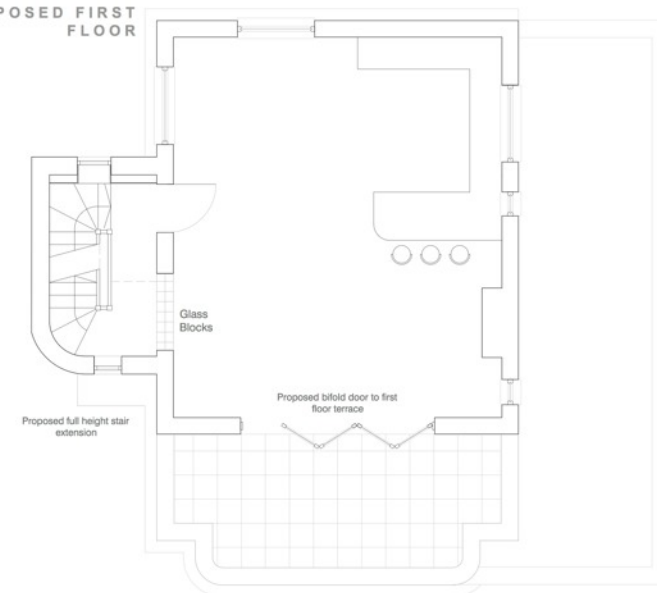
Dwg No: D8416 01/10
Date: January '16

Revision: P2
Drwn: KR

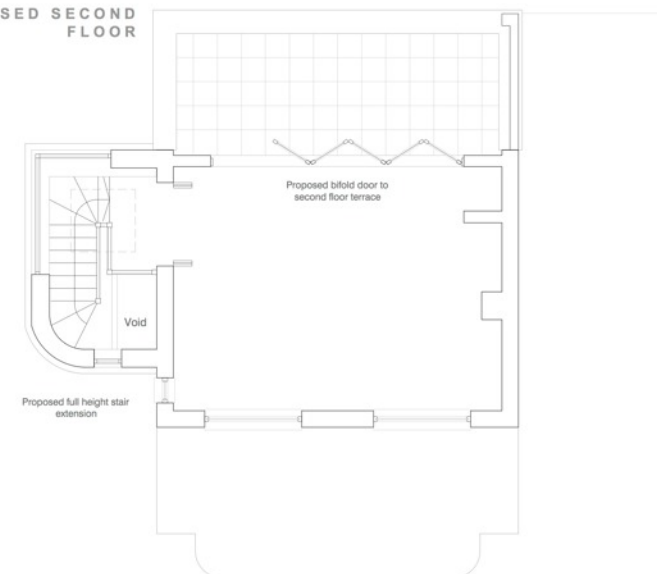


PROPOSED SITE PLAN

PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



Scale: 1:50@A1



Revisions: P1 Preliminary Issue 01.02.16
P2 Issued for Planning 03.02.16



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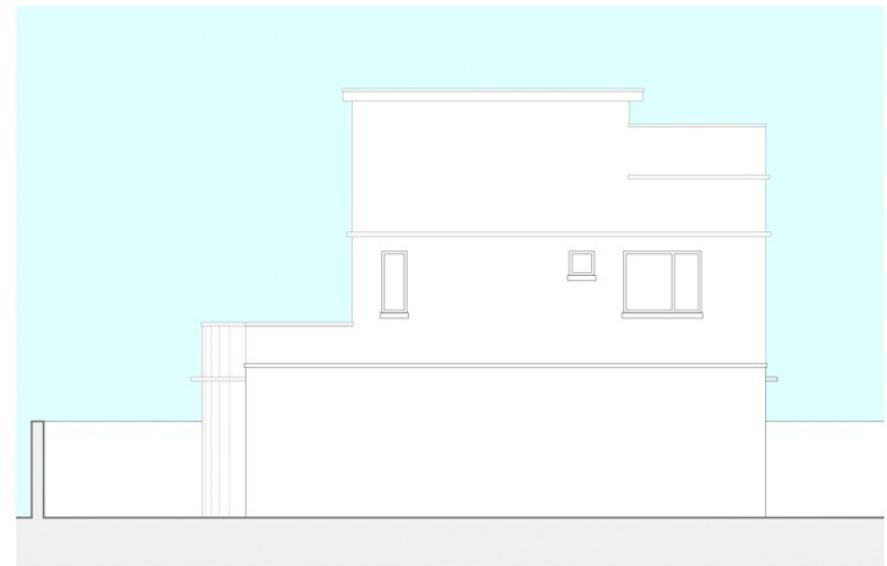
EXISTING NORTH ELEVATION (A A)



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION (B B)



EXISTING WEST ELEVATION

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Project: 56 Bracklesham Road, Hayling Island
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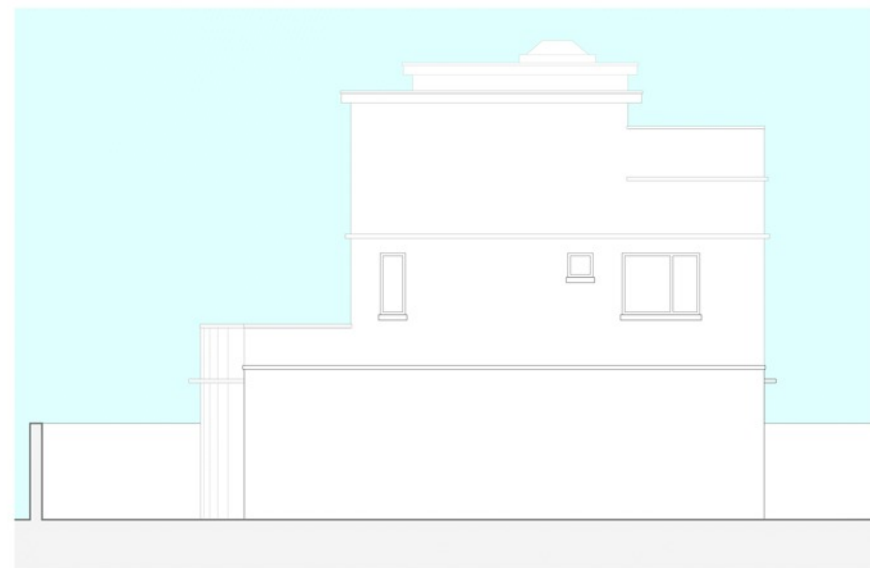
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PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION (B B)



PROPOSED WEST ELEVATION

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