

HAVANT BOROUGH
COUNCIL

01 JUN 2015

RECEIVED

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey front and rear extensions with replacement pitched roof, internal & external alterations to annexe.

At

30 West Haye Road
Hayling Island
PO11 9RN

For

Mr & Mrs T Allen

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

29th May 2015

1 LOCATION

The site is located to the southern side of West Haye Road which is a residential area towards the south of Hayling Island.

The property is a detached two bedroom bungalow constructed circa 1960 with an external footprint of 103m² (1,108 ft²) including a rear sun lounge.

Adjacent the bungalow to the western boundary is a two bedroom annexe attached to the property via a small lobby space but with no direct access.

The plot is flat, area approximately 715m² (0.18 acre).

The property benefits from a large driveway which provides adequate off road car parking for numerous vehicles.

2 SITE USE

Our clients purchased this property in December 2014. The previous proprietor owned the bungalow since 1982 and the two years prior to this they stayed in the annexe as a holiday let (summer 1980 & 1981).

During their tenure we understand they did not use the annexe for holiday lets, it was used for domestic purposes. We are also aware of two number detached outbuilding also used for holiday lets prior to 1982 which are presently being demolished.

3 PLANNING HISTORY

We have conducted a planning search on you website and have found no planning history.

4 FLOOD RISK

We have conducted a search on the Environmental Agency website and the property is at very low risk or low risk of flooding (between 1 in 1,000, 0.1% and 1 in 100, 1%).

5 PROPOSALS

It is our clients intention to completely refurbish the annexe and to provide a physical link into the existing bungalow. The annexe will be occupied by an elderly relative (Mrs Allen's mother). The annexe proposals will include the following:

- i) Single storey front extension size 2.8m wide x 1.3m deep to allow direct access into rear lobby/bungalow.
- ii) Single storey rear extension size 0.9m wide x 2.0m deep after removal of attached external store/flat roof area.
- iii) Removal of asbestos cement roof to be replaced with timber roof and concrete interlocking tiles. Pitched roof to cover existing annexe and front/rear extensions.
- iv) External alterations to include new pvc-u windows and door to existing openings, adjusted and proposed openings where detailed.

- v) Internal alterations to plan layout as detailed including dry lining of external walls.
- vi) Make good external walls of annexe where necessary including new render finish painted to match existing.
- vii) Proposed replacement flat roof to rear lobby linking annexe to the bungalow.

The bungalow alterations are limited to the removal of the externally accessed wc and conversion of this space into a utility room. The existing door will be removed and infilled with cavity brickwork.

6 THE DESIGN

The concept of the design is twofold to provide an attractive annexe of unified appearance and to link both the bungalow/annexe as a complete structure. This will enable the annexe to be used for an elderly relative and to upgrade the building to the required standards under current building regulations. The proposed single storey front extension will provide a physical link to the bungalow. The proposed single story rear extension, in conjunction with the proposed replacement timber roof with concrete tile finish, will create a rather attractive building, complementing the existing bungalow.

The scheme also includes internal alteration to allow independence for occupiers of the bungalow and annexe but linked to allow integration and necessary support.

Other external alterations required in this process are replacement windows and doors, minor alterations to openings, making good to render finish as necessary.

The existing external accessed wc in the bungalow will be removed and converted to a small utility room.

We can confirm the proposed fascia and soffit to the annexe will be similar to the existing and will not be constructed on land owned by others (ie 28 West Haye Road).

The outbuildings to 28 West Haye Road are completely independent of our clients annexe and are not attached.

7 ACCESS & CAR PARKING

The existing access off West Haye Road and car parking provision will be unaffected by these proposals.

8 CONCLUSION

These proposals will create a suitably improved annexe constructed and refurbished to the latest building regulation standards. Whilst meeting this need it respects the visual appearance and architectural style of the 1960's bungalow and will not affect the amenities of the adjoining neighbours.

We respectfully request Havant Borough Council to support these proposals.