

DESIGN AND ACCESS STATEMENT

**3 Itchenor Road,
Hayling Island
PO11 9SN**



Fig 1: Existing side of House where part of the single storey extensions will sit.

Prepared by

**Martin Helyer.
Helyer Davies Architects Ltd.**

Introduction Background

Our client wishes to carry out the following:

- Extend the house on the ground floor to improve the existing accommodation
- Modernise the existing exterior aesthetic and improve insulation levels.

Site Analysis

The site is within the settlement area of Hayling Island near Sandy Point. The surrounding area is residential with detached houses on good sized plots. The styles of the dwellings vary considerably ranging from 1920's art deco to 1970s estate and more modern contemporary dwellings. The existing house once single storey side extension where part of the extension will sit.

Design Principles

The single storey extensions wrap around the 2 storey house and are subservient to it. They have a pitched roof outlook but have an area of flat roof at the top to enable easy maintenance on the existing house.

The Design Solution

Amount

Existing Ground Floor area	= 104m.sq.
Existing First Floor area	= 76m.sq.
Proposed single storey extension area	= 79m.sq.

Layout

The layout of the proposed extension has been pre-determined by the current ground floor plan and where the sun comes into the garden.

Scale

Unaffected.

Landscaping

The landscaping in the garden will be retained including the boundary treatments.

Appearance

The aesthetic of the house will be more contemporary due to the external materials covering the improved insulation. The single storey elements will also be visible from the street.

We feel that a much improved house on this corner plot will help lift the aesthetic of the area.

Materials.

Render walls to ground floor.

Vertical timber boarding to the first floor.

Anthracite coloured powder coated zinc roof.

Use

All residential as per the house

Access

As existing.

Sustainability

We proposed some solar panels to the roof. This with the improved insulation levels will improve the environmental impact of the dwelling.

Flood Implications.

Note according to the environment agency the site is in an flood risk area. The proposals will not result in a more intense use of the site and they will not increase the burden on emergency services.

The proposals will be built to minimize effects of flooding – electrics wired from top down, solid construction etc.

