

DESIGN STATEMENT

Site: 106 Sea Front, Hayling Island, Hampshire PO11 9HW

Introduction:

It is proposed to remove the existing hipped roof and replace with a new gable roof raised 1.2 metres above the existing first floor level to incorporate three first floor bedrooms, a new WC and ensuite with shower.

The original bungalow roof and tiling is in need of replacing and the opportunity exists to construct a new fully insulated roof that would exceed the latest Conservation of Energy & Power recommendations.

Location:

The site is situated facing Hayling seafront to the north west of the coastguard tower with 180° views of the East Solent and Isle of Wight.

The site is bounded by a 2.0metre high brick wall to the west of the entrance car parking area, 1.5metre high white rendered masonry wall with timber gates to the south, 1.9metre high timber panel fences to the east, north and west elevations.

Planning History:

Planning Approval ref: 14730 granted for the New Balcony and the Garage Conversion to 106A Ground Floor Flat.

Design Criteria:

To provide a new raised roof more appropriate to the scale of the existing ground floor and the first floor balcony and sympathetic to the existing Hayling Island seafront scene with minimal impact on neighbouring properties.

To increase the bedroom size and to relocate all the bedrooms to the first floor

The existing ground floor bedroom to be used as a study

To be constructed on the ground floor walls of the existing 1½ storey bungalow

Landscaping:

The existing car parking and landscaped garden areas to remain as existing

