

BRIEF DESIGN & ACCESS STATEMENT

for

PROPOSED DEMOLITION OF SINGLE STOREY SIDE ADDITION & REPLACEMENT BY TWO STOREY SIDE EXTENSION WITH MINOR ALTERATIONS

at

**22 HOLLOW LANE, HAYLING ISLAND
HAMPSHIRE PO11 9EX**

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1.0 Introduction

- 1.1 This Statement should be read in conjunction with other drawings and documents submitted in support of a householder planning application for the demolition of the existing single storey side addition and replacement by a new two storey side extension of similar footprint. The proposal also includes the extension of the drive and formation of a vehicular egress onto Hollow Lane to be used in conjunction with the existing access used for ingress only.

2.0 Local Character and Site Analysis

- 2.1 The site is located on the south side of Hollow Lane, a few houses to the east of its junction with Westfield Avenue and South Road. The building is set back from the road behind a brick and flint wall with a single gated access to the drive in front of the house. There are small trees/shrubs behind the wall which provide a degree of screening from the road.
- 2.2 The existing house is a detached Edwardian style property of two storeys with a later single storey side addition on the east side immediately adjoining the west boundary of no. 26 Hollow Lane. The side addition contains an open car port and utility room behind under a flat roof. The original brickwork has been painted with white masonry paint throughout by a previous owner.
- 2.3 The houses in Hollow Lane are an eclectic mix of mainly two storey buildings with varying plot sizes. There is no clearly defined building line and this end Hollow Lane has an informal verdant character.
- 2.4 The house at no. 26 to the east of no. 22 on the side on which the new extension is proposed is around 21m away but planning permission has been granted in 2012 (under ref: APP/12/01227) for a detached two storey dwelling to fill the gap between the two houses. This is yet to be constructed but its proposed position is shown on the drawings submitted with this application. The approved design indicates that the flank wall which would face no. 22 has only one window serving a first floor bathroom.

3.0 Planning Proposals, Layout & Access

- 3.1 The applicant wishes to demolish the existing flat-roofed single storey addition which contains the carport and utility room. This extension is of poor construction and design and detracts from the attractiveness of the original house. He also wishes to remove the glazed canopy over the veranda which is somewhat dilapidated and has reached the end of its useful life.
- 3.2 The new extension would provide a modern kitchen/family room overlooking the garden, a wet room, and a study on the ground floor and en-suite/dressing facilities to two of the existing bedrooms at first floor. The existing family bathroom would also be relocated into the new extension and modernised.
- 3.3 In order to more than compensate for the loss of the carport, the driveway is proposed to be extended and an additional egress point formed onto Hollow Lane to be used in conjunction with the existing access. This will enable a one way flow in and out of the drive allowing sufficient open parking and enabling vehicles to exit onto Hollow Lane in forward gears.

4.0 Design and Form

- 4.1 The new extension has been designed to match the style and form of the original house. As the original brickwork has already been painted, the new extension would be rendered and finished in masonry paint to match the colour of the house. The front and rear elevations would also be set back from the existing facades to avoid any obvious mismatch and create a more satisfactory visual juxtaposition.
- 4.2 The roofs of the new extension would be hipped in slate to match the form and materials of the existing roof. By adopting a double hipped arrangement with lead gutter between, the ridge height of the forward-most roof can align with the ridge height of the existing forward facing gables and the ridge to the rear roof would be lower than the main ridge behind. This would also allow a continuous gutter line along the east

boundary with downpipes located front and back. The eaves and gutter would match the existing except that the projection of the eaves to the east elevation would be reduced so as not to overhang the boundary of no. 26.

- 4.3 The windows to the front and rear elevations of the proposed extension would match the style and pattern of the existing windows, including the design of the respective flat and arched lintels above.
- 4.4 The east facing flank wall would be windowless to avoid overlooking and comply with Building Regulations with respect to restrictions on unprotected areas close to boundaries.

5.0 Conclusion

- 5.1 It is considered that the design and layout of these proposals has taken into account the characteristics of the existing building, local area and particular site constraints in arriving at an appropriate design solution for the modernisation of this family home by its new owner.