

## **Design and Access Statement for 196 / 198 Seacourt House Hayling Island**

### **Site Description**

Hayling Island has evolved from a fishing and farming community. Five miles to the north is the town of Havant, eight miles to the east is the city of Chichester and seven miles to the west is the city of Portsmouth. Following the introduction of the railway in the 1850s there has been a steady expansion of housing and leisure uses with much infilling in the 1960s and 70s.

Fishing and farming are now only minor activities on the island. The principle uses are now residential as a dormitory to the surrounding towns and cities, and leisure. Sailing, golf, windsurfing and the seashore are major attractions. There are holiday chalets, amusement parks permanent and touring caravan sites and many holiday (second) homes.

Sea Front is a very popular road made up of detached properties and some flats within spacious plots on the South side coast of Hayling Island and is within walking distance of local amenities and has bus connections, Mengham is a 10 minute walk where there are also Public Houses, Motor Garage, Church, Local shops, etc

### **Proposal**

The aim of this application is to renovate, refurbish and extend this property to provide additional family accommodation as well as catering for the specific requirements of the applicants' disabled son who is not able to walk.

Some internal remodelling is proposed to enable the applicants disabled son independent access to all areas of the family home and garden in his electric wheelchair (which the current layout does not allow), as well as the addition of a rear extension, a loft conversion, a glazed oak frame entrance and a roof based viewing pod.

The design has aimed to be sympathetic to the design character of both the original building and the already refurbished southern part of the property which is not owned by the applicant.

### **Entrance**

The design of the entrance is intended to clearly define and celebrate the entrance to the property. The design creates a light well to provide much needed light to the centre of this currently dark property as well as central lift access to the whole property for the benefit of the disabled family member who is not able to walk and achieves independence via the use of an electric wheelchair.

### **Loft Conversion**

The main aim of the loft conversion is to provide office space and support (care) worker accommodation to allow the applicant the flexibility needed due to the individual specialist requirements of their family and disabled son.

## **Extension**

The proposed extension provides enhanced living/family accommodation allowing ease of access to all family areas for the applicants' disabled son when he is in his electric wheelchair, and takes account of the likely expansion of this and other mobility equipment over time (the applicants son is currently 5 years old, so equipment is likely to grow in size as he does), as well as ensuring space for storage of this and other vital equipment to meet his needs. The extension also allows for appropriate bathing and sanitary facilities on the first floor to meet the needs of the applicants' disabled son.

## **Viewing Pod**

The viewing pod is carefully designed to retain privacy to the neighbouring properties. This is achieved by keeping the floor of the pod below the roofline and retaining the top of the pitched roof surrounding it to ensure the viewer can only see distant views and not the private space of the neighbouring properties (see drawing A107). It should be noted that the viewing pod does not provide access to the roof.

## **Materials and Design**

Whilst the design does make some changes to the existing materials this is to allow the building to match the southern part of the building which has already been refurbished. The proposed construction is a mixture of traditional brick and render with clay plain tile roof and tile hanging.

The building retains its current proportions with the surrounding buildings and the entrance, whilst different in its approach, utilizes a traditional oak frame to give light in what is a semi private part of the site which has limited visibility from the public highway.