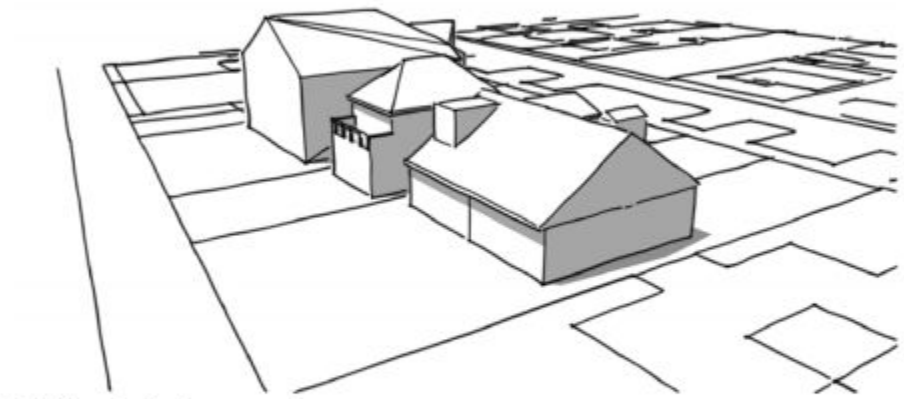
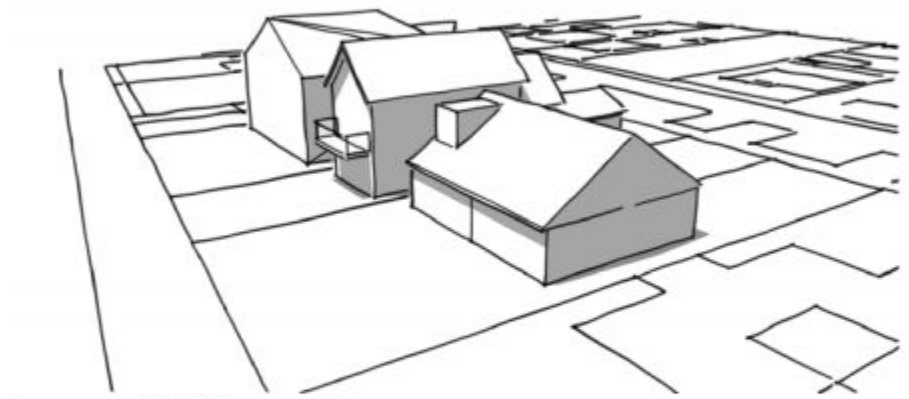
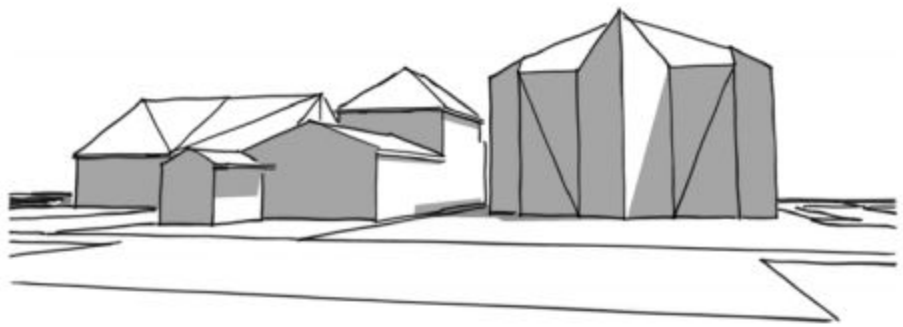


Existing birds eye view

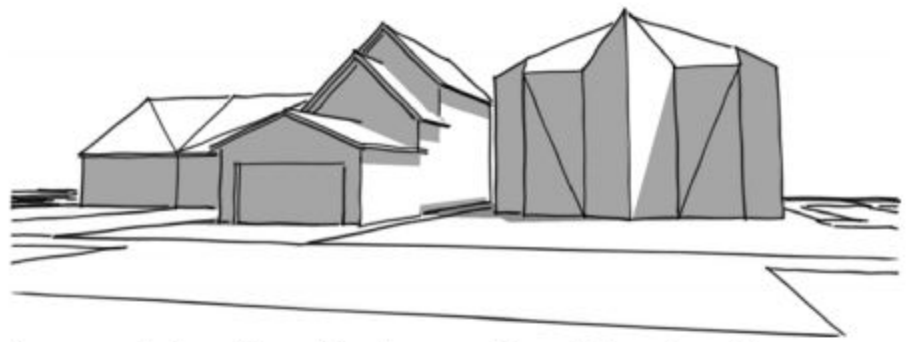


Proposed birds eye view





Existing view from Southwood Road (eye level)

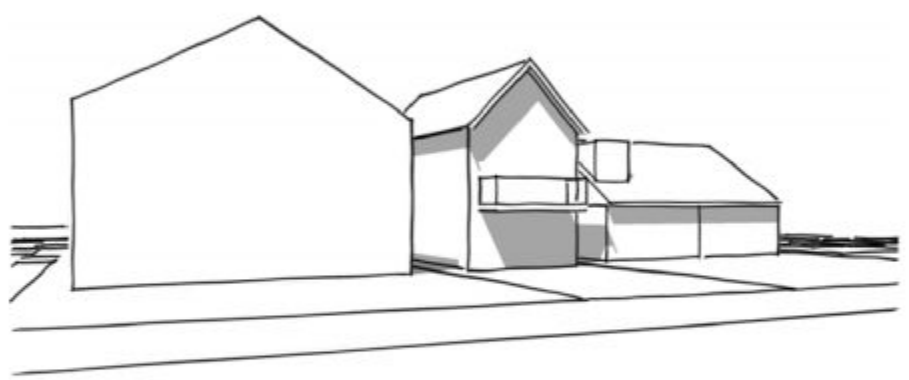


Proposed view from Southwood Road (eye level)





Existing view from shingle promenade (eye level)



Proposed view from shingle promenade (eye level)

Extension and improvements at 146 Southwood Road.

The proposals seek to improve the existing appearance and accommodation of the property.

Currently three of the four bedrooms are situated in the sub-standard, poorly constructed, single leaf, single storey part of the house. Given the location of the site within Flood Zone 2, it is a key design intension to bring the living accommodation off the ground floor. This has freed the ground floor for functions relating to the family's enjoyment of the beach: games/activity room, wet room and boat storage.

The first floor now accommodates the primary living space with kitchen and lounge. A new element houses two bedrooms and a wc. Ridge height of the new first floor element is in fact approximately 300mm lower than the existing ridge, minimizing its impact.

A new roof houses the third and final bedroom and en-suite.

Every effort has been made to minimize the impact of the proposals on the neighbouring properties. The ridge heights of the new roofs have been kept as modest as possible, and all side windows on the first floor and above are either obscured, or above eye line. We have worked within existing building lines along the street, and have removed a shed to the front of the site that actually improves removes mass at the front of the site.

The building has been given a clean, uncomplicated appearance that suits its seaside location. The mass has been considered and is modified by the articulation of the roofs and changes in material (render and horizontal boarding).

We feel the proposal is a marked improvement over the existing building and will be viewed by the wider public as a positive addition to the seafront properties along Southwood Road.

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PROJECT:	DRAWING:	DRAWING REFERENCE:	REVISION:
146 Southwood Road, Hayling Island	Design and context	149 PL02	P2