

DESIGN AND ACCESS STATEMENT

for

PROPOSED EXTENSION & ALTERATION of

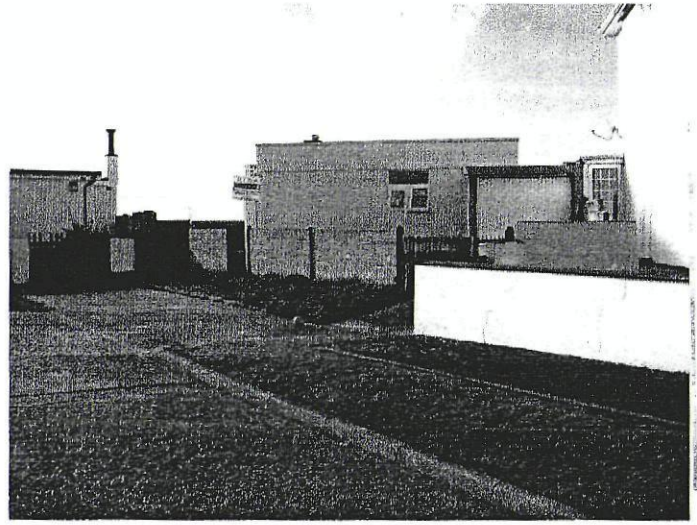
42 Bembridge Drive, Hayling Island, Hants

on behalf of

BCH INVESTMENTS LTD

1. USE

The site is a developed plot of land located in a residential area. Fairly centrally within the site is a flat-roof bungalow of decorated rendered elevations with UPVC joinery. Attached to the bungalow is a flat-roof sectional garage.



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1. Site viewed looking at the north-east elevation of the current building

It can be seen in the picture above that the garage is attached to the entrance porch of the adjoining two-storey dwelling.

2. AMOUNT

The site covers an area of approx of approximately 0.037 hectares. The current dwelling has a gross internal floor area of around 79m2 including 3.5m for the entrance porch. The attached garage has a gross internal floor area of around 11.5m2.

No further buildings are proposed on the site, but it is felt that there is scope for an enlarged footprint and use of the current flat roof.

Access will be required to the roof and the current porch structure will be removed to allow the building of a part enclosed external staircase, entrance and kitchen extension of around 11.75m2 gross internal floor area – an increase of 8.25m2.

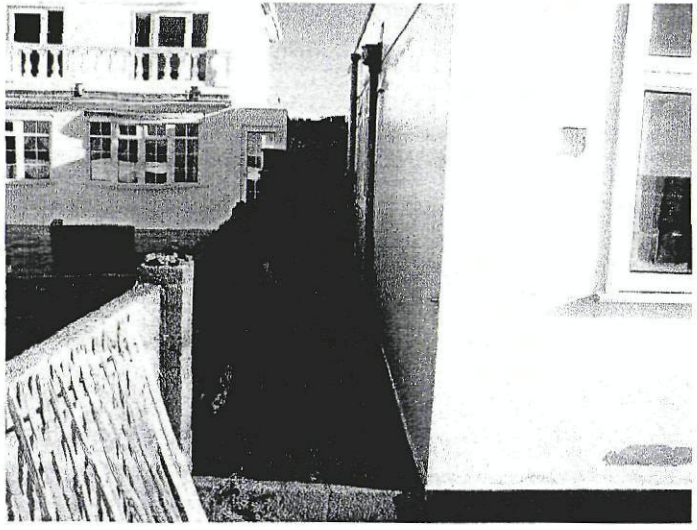
3. LAYOUT



2. Site viewed looking north

The site is positioned amongst other dwelling. In the picture above it can be seen that there is a bungalow to the east, a two storey house to the north and a three storey block of flats to the west. To the south is a shingled beach which is in the foreground of the picture. Within the site, the bungalow is fairly centrally positioned.

4. SCALE



3. Neighbours roof terrace

The proposal is to retain its single-storey structure, but to make use of the flat-roof as a terrace. The three-storey block of flats have terraces (see picture 2) and picture 3 shows the current roof terrace of the two-storey dwelling, and the proximity to the boundary should be noted together with the buildings windows.

To make use of the roof requires a new stair access and raising the current parapet levels to meet the building regulations in terms of safety. The coping height increases by 1.3m around part of the property (including elevations facing the house) with the remainder achieved by *adding a glass balustrade system. It is felt that these increases are relatively minor in relation* to the taller buildings so that the application building would have no visual dominance in relation to its surroundings.

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5. LANDSCAPING

The ground levels within the site are quite consistently flat and are laid to a mixture of lawn and shingle. The boundary is formed by low-level rendered block walls. The application would make little change to the landscaping.

6. APPEARANCE

Appearance is always a matter of taste and judgement but, given the nature of this application is too substantially retain the external elevations of a current building.

As noted above the aim of the application is, essentially, to reactivate the use of the flat roof into a terrace. To this end the proposed external stairs have been "enclosed" in walls with a raking top. Overall this will match the bungalow in terms of materials and architectural style, with the raking wall adding visual interest. At the same time the opportunity will be taken to update the dwelling internally (not a planning matter) and upgrade the tired external appearance.

This will be done by a re-ordering of the current openings which will all receive brand-new UPVC units. A further benefit to this is that the proposal reduces the number of windows to its north-west elevation so that the owners of the adjoining property will, as a result, enjoy more privacy from overlooking.

Essentially the result will be that of a white, flat-roofed seaside bungalow – albeit one which is rather "smarter" than currently exists.

7. ACCESS

Access onto the site is from the north, and includes a singe drive to the garage and a public right of way runs along the eastern boundary which provides pedestrian access.

The site is positioned within a short distance of local amenities such as convenience stores, and bus-stops. In itself it is safely accessed from Bembridge Drive Road by foot or vehicle and this will not change.