Design & Access Statement
Extensions to
84 Church Road
Hayling Island
PO11 0NX

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Assessment of Physical Context

The site is located at the northern end of Church Road, Hayling Island close to the junction between Manor Road and the A3023. The area is largely residential with a mixture of two storey, one and a half storey and single storey dwellings.

The site is easily accessible off of Church Road with ample space for vehicle parking and safe pedestrian access.

Social/Economic Context and Planning Context

The area surrounding the site is predominantly residential. The proposal is modest and domestic in scale therefore it is unlikely to impact on the overall social and economic situation.

Involvement of Local Interests

The proposal is very modest and domestic in scale and there have therefore been no discussions with local interests groups.

Evaluation

The location, size, shape and general physical characteristics of the site and the mix of existing neighbouring properties ensure that a proposal of this nature does not harm the locality in terms of character or quality.

Design Principles

The proposal is to construct a single storey extension to the south of the existing dwelling and a single storey extension to replace the existing dilapidated conservatory to the east of the dwelling.

Amount

The proposed side extension will measure approximately $56m^2$ in floor area, consisting of a singie storey element of accommodation and improvements to access in the existing building. The rear extension will measure approximately $21m^2$ in floor area, consisting of a single storey addition with accommodation and additional living space.

Layout

The proposed extensions have been carefully positioned to fit in with the current character and visual quality of the area, as well as being respectful to neighbouring properties.

Scale

The scale of the proposal does not adversely affect the scale of the existing dwelling. The proposed ridge height of the side extension is 5.7m, and the rear extension will have a flat/low pitched roof designed to meet the existing area of flat roof to the rear. The roof pitch of the new extension is to match the existing roof.

Landscaping

No additional formal landscaping is proposed on site as the side extension is to be constructed over an existing area of hard standing and the rear extension is to replace the existing conservatory.

There are two trees on the site, an Oak to the western perimeter and an overgrown Ash located close to the southern boundary with the neighbour. It is proposed to remove the Ash as part of the construction process.

Appearance

To ensure that the extensions fit into the local environment it is proposed to use materials to match existing: rendered walls with concrete roof tiles, colour to match existing and a single ply roofing membrane to the rear of the property. The fenestration of the dwelling is of varying styles and finishes. It is proposed to use painted softwood windows and hardwood doors in the extensions to compliment and enhance the existing elevations.

Access

The existing access from Church Road provides a safe and level access for pedestrians and vehicles. The new extensions will fully comply with Part M of The Building Regulations. Hard surfaces will make access easier for all users and the arrangement of the extensions, and their siting, will ensure that all occupants have equal and convenient access and will meet both the traditional and future needs of the occupants.

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