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DESIGN & ACCESS STATEMENT , rev - **JOB NO. 4780**

Proposed, Loft Conversion

7, New cut, Hayling Island, Havant, Hants.

PO11 ONB

For Mr & Mrs D James.



Sketch Perspective of proposal (Not to Scale)

Design & Access Statement

Introduction

This design and accessibility statement has been prepared to support a householder application for the alteration and loft conversion of , 7 New Cut, Hayling Island.

Although not normally part of a householder application This document has been prepared to explain the process and rationale behind the design proposal and is intended to be read in conjunction with the planning drawings and other submitted documents.

Site; physical and social context

The proposal site is located in New Cut at the northern end of Hayling Island. The building is currently a single storey three bedroomed residential dweling.

This area of Hayling Island is residential in nature with buildings that are predominantly of post war origin. The buildings on New Cut are differing scales with both bungalows on detached plots as well as detached two storey dwellings.

Design principles

The design proposal has taken into consideration these factors.

- The relationship of the proposal with its neighbours in terms of massing /scale and appearance.
- The sub-urban context in which the proposal exists and how the proposal would fit into this fabric.
- The aesthetic appearance of the proposal and how this fits in to the varied visual context of the area and how this proposal would enhance the street scene of New Cut.
- The desire on the part of both the designers and client to submit an appropriate scheme.
- The ridge Height of the proposal has been determined with consideration to the existing street scene.

With these considerations in mind we are proposing glazed elements to the gable ends of the roof that will provide light into newly formed bedrooms whilst lightning the presence of this new element. The third bedroom will have a full height dormer addressing the rear garden and a small terrace. Additional light will be gained by the use of Velux windows for first floor bathroom, en-suite and third bedroom. Having looked at alternatives including dormers addressing neighbours we feel that the design proposal offers an appropriate and contemporary design solution whilst offering the minimum impact on the amenity of neighbours.

Amount/Layout/Scale

Currently the building is a single storey three bedroomed bungalow. Our clients wish to increase the amount of living space for their growing family by creating rooms in the roof and moving their sleeping accommodation up to this newly created space. To facilitate this the building would need a new roof to house the accommodation.

Three new bedrooms will be created in the roof space and these will address either the street or the back garden and beyond whilst the ground floor will revert to provide some much needed additional living space. We do not anticipate that this extra first floor accommodation will adversely affect the amenity of any neighbours. There will be no increase in the size of the building footprint.

Landscaping

There are no proposals to change any of the extant landscape of 7 New Cut; all of the boundary treatments are in good condition and will remain unaffected by this application.

There is no significant flora on the proposal site that will be affected by this proposal.

Consultations

Mr and Mrs James have informally consulted with their immediate neighbours with these proposals and have received no adverse responses.

Identifying the Access principles

Currently there is sufficient space for two cars within the curtilage of the site; one garaged and one on the drive. This is in line with parking standards for a three bedroomed dwelling, as this remains unchanged from the existing should present no issues to the Planning authority.

The existing garage has adequate room for cycle storage and remains unchanged by this proposal.

Conclusion

The proposal for re-roofing and providing accommodation in the roof space of 7 New Cut, Hayling Island, is an appropriate design response for the area. The aesthetic and mass will fit comfortably into the extant and varied street scene. The proposal does not adversely affect the amenity of any neighbours and those that have been consulted have not made any adverse comments .

The proposal will not increase the demands on transport or service infrastructure that is extant on Hayling Island. There will also be no negative impact to the ecology or Bio-diverstiy of the area.