Vincent Edberg
Chartered Architect
28a The Spain, Petersfield, Hampshire, GU32 3LA
Tel: 01730-264499, Email: office@vincentedberg.co.uk

27 October 2011

Design, Energy & Access Statement
7 New Cut, Hayling Island



Background

7 New Cut is a detached 3 bedroom bungalow located on a quiet residential street to the north of Hayling Island. The property was built in early 1980's and occupies a well located plot with both front and back garden in addition to off road parking.

The current owners would like to extend the property and convert the roof space into habitable accommodation. The applicant was in 2010 granted planning permission with ref. APP/10/00547, to raise ridge height to provide accommodation in the roof with rear dormer and balconies and roof lights. The applicant has since decided against proceeding with the scheme for aesthetic and practical reasons.

Local Planning Considerations

Planning policy CS17 is relevant at this location relating to concentration and distribution of development within urban areas. As this proposal involves improved accommodation to an existing site this fits within this policy.

Context

New Cut is a residential street with a mix of property types and styles. Number 7 occupies the northern side of the street. This side consists predominantly of bungalow detached dwellings many of which have been modified. There is no discernible uniform style or character down the street. Number 7 was originally part of a development of two identical bungalows with the neighbouring property No. 5 New Cut.

Layout

The proposed rear extension and conversion of roof space will result in habitable space at first floor level. A new central porched entrance to the front elevation of the building will give the building a natural point of entry. Through the porch you enter into the hallway with the existing en-suite bedroom on your left, a new study and WC on your right. Straight ahead you will view down the hall way out through the living room window to the garden. The living room is linked to the kitchen/dining area which opens out onto the garden. The adjacent utility opens out onto the side passage and into the garage and will provide a secondary point of access. Up stairs there are to be two further bedrooms with a shared family bathroom and finally a master bedroom with en-suite and dressing room.

Landscaping

There are no major proposed landscaping changes. The front garden to the property will be landscaped in order to provide space for one additional parking space. A new pathway and central entrance will replace the two current side entrances to the building. The front wall will be maintained although shortened to allow for the wider opening. The garden will be hard surface landscaped with paviors with low level planting borders along the edges.

The front and back garden are both in good condition and there are no significant or protected trees which will be affected by this proposal. In the back garden surrounding the extension the landscape will be made good to tie in with the existing landscaping.

Appearance

It is intended that the proposed extension and works will add character and interest to the original bungalow. Use of matching traditional materials will ensure a continuity between the old and new. Facing brickwork to match the existing to all new walls with the new roof to include existing and matching plain concrete tiles. New windows to be double glazed

with powder coated aluminum frames. A centrally located porch will become a feature and focal point to the front of the building. The new roof will be pitched at 30 degrees, this is the same as the existing roof and the neighbours roof, ensuring a sense of continuity between new and old.

Parking

We propose to add one parking space raising the total to 3 spaces consisting of 2 off road spaces plus 1 integral garage space. In order to do so the dropped kerb would be widened to provide sufficient access. Secure storage of bicycles within garage as existing.

Access

Vehicular and main pedestrian access will improved by the widening of the existing entrance. The addition of a central porched entrance provides a visible and clear entrance point rather than the existing which is down a path to the side of the dwelling. All areas of ground floor to comply with document M of the building regulations as necessary.

Energy Efficiency Statement

Replacement of the existing roof structure with a new roof will ensure vastly improved insulation levels specified to exceed building regulations standards. The extension to the building will be of solid wall construction and fully insulated to exceed building regulations standards. All new windows to be double glazed. A new gas fired central heating system to be installed which will improve upon the efficiency of the current system.

Conclusion

The applicant has previously been granted planning permission for an extension scheme to this dwelling on a similar scale to this. We feel that this new application shows an alternative approach which is both sympathetic to it's surroundings and practical in its requirement to meet demands of busy family life. The addition of the porch and central entrance provides an added character to the front facade which will enhance the street scene.

By maximising the use of roof lights to the first floor the proposal compensates for the lack of east or west facing windows and floods the building with natural light. This also prevents over looking from the first floor rooms by having all roof lights at a minimum of 1.8m above finished floor level.

Opening the rear of the property up to provide a linked kitchen/dining living space will make the most of the views out the the back garden and fields beyond. Whilst relocating the majority of the bedrooms

In summary making these changes allow the owner to create a spacious and well proportioned family home with all the requirements to meet a modern families needs. The works will visually enhance the property giving it some character in a respectful manner. The use of well detailed traditional materials will bring this property into the modern era and have a positive effect upon the surrounding buildings.