GEOFFREY J DUFFETT

ARCHITECTURAL CONSULTANT
PLANNING SERVICES

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Design & Access Statement incl. Flood Risk Assessment

Proposal

2 Storey Side Extension & replacement of exg flat roof with tiled pitch roof at 53 Wheatlands Avenue, Hayling Island PO11 9SQ for Mr R. Lucas-Smith

No.53 is a 3B detached house with the bedrooms at ground floor level and living accommodation on the 1st floor. It is set back approx 6m from the highway and is screened on all sides by exg fences and hedging. The site area is approx 0.04 h and there is a double garage at the rear. Wheatlands Avenue is a long wide road running east/west and No53 is situated on the north side at the eastern end adjacent to No5 Bosmere Road at corner of junction. The properties in Wheatlands Avenue have evolved randomly over a period of time and originally were small dwellings including holiday type homes on generous 15m wide plots which have now been largely re-developed (but not all) with a varied mixture of detached bungalows, chalet-bungalows some houses and in some cases the plots have been sub-divided to form semi-det dwellings. No53 and No5 on the corner were built to a similar 1930s style design with external staircase to a terrace at roof level surrounded by a parapet wall which features in significant numbers in other parts of Eastoke in the near vicinity some of which have been converted to have a tiled pitch roof. No53 itself has been neglected over the years and is seriously in need of up-grading to reach current living standards.

Proposed Development

The intention is to retain the arrangement of the bedrooms and bathroom on the ground floor with a new central entrance porch and a carport on the east side with a first floor extension over to provide suitable living accommodation at the 1st floor. The exg flat roof is potentially a problem and the applicant proposes to replace it with a tiled pitch roof providing useful loft storage space. The exg external rough render is beyond repair and it is proposed to tile-hang at first floor level and smooth render at ground level to improve the appearance together with increased insulation and weather resistance. There are no new side windows and the adjacent properties also have no side windows consequently there is no overlooking or loss of privacy to adjoining owners. The 1st floor ceiling is to be reduced from 2.6m to 2.4m resulting in a new eaves level approx 0.5m lower than the exg flat roof (1.5m lower than previous parapet level) and although the new roof has a higher ridge height its impact is greatly reduced by the hipped construction.

Access & Landscaping

The site is level and has suitable access for disabled persons. The garden offers some scope for new planting to encourage bio-diversity and provision of birdnesting boxes, bat boxes and logpile for insects etc.

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Floodrisk Assessment

The site is within the estimated area for potential flooding to 3,7mAOD and the applicant is well aware of this and in the event of such flooding undertakes to accept responsibility. The exg floor level is approx 3.0mAOD and it is *therefore* proposed to fit vertical channels either side of the entrance door to allow a flood resistant door to be inserted to a height of 800mm. The proposal does not increase the number of bedrooms or future occupants within the building and there are suitable windows at first floor level to facilitate evacuation pending arrival of Emergency Services in extreme circumstances.

Conclusion

Mr. Lucas-Smith is a long established Hayling Island resident and wishes to carry out the works necessary to maintain and restore No53 as a dwelling habitable for occupation by his family to current living standards for the future.

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