

DESIGN AND ACCESS STATEMENT

New Residential Dwelling

14A St Catherine's Road, Hayling Island, Hants, PO 11 0HE

THE PROPERTY

DESIGN: An application is being made for OUTLINE Planning Consent to demolish a garden music room installed in the rear garden of ne 14 St Catherines Road Hayling Island PO11 0HE and erect a single storey flat roofed dwelling within a plot separated from the existing house with a timber fence of 1800 mm in height and bordered adjacent to the fence with shrubbery. The new internal footprint of the proposed new property will be 99.5m² within a separated plot area allocation of 895 m² (.09Ha) to the new dwelling nr 14A and leaving a residual plot for nr 14 of 1005 m² (.1Ha) thus dividing the plot into roughly two equal plot areas.

The proposals are for the retention of all the trees on site, and all shrubbery to the north and east boundaries and the northwest boundary. Some shrubbery will be pruned back along the mid-west boundary along the alignment of the new onsite driveway along the west boundary, but this will be minimal.

The new building proposal is a rectangular block with a glazed east and west frontage full height for the width of the main lounge kitchen diner, and a K-render elevation to the south with high level slot windows to eliminate overlooking nr 14. The outlook in the east and west direction of this proposed separate plot is not overlooked. The rear elevation of the building will outlook in a northerly direction onto a significantly shrubbed foliage boundary 12 metres from the rear fence and thus the two bedrooms will not overlook the single storey outhouses of the neighbouring property to the rear.

The form of the proposed building comprises a split-level roof with the northern part of the roof of a similar height to the flat roofing of the existing built extensions to nr 14 St Catherines Road. The lounge kitchen diner would be provided with a flat roof sited half a metre in height above the bedroom roofing with an intention to provide a light airy space for the main open plan living accommodation. The roof covering will be a warm roof design to the highest insulation standards to a shallow fall with a modern black grey to the future-homes standard of 2023 with an EDPM finish

To achieve the energy requirements, it is proposed the building will be constructed with metal and timber construction with higher levels of insulation

currently required by the building regulations, and with the rendered with an off white (light grey) K-Rend finish. Fenestration will be provided such that triple glazing will be installed using grey -finished frames to window casements, mullions transoms, surrounds all incorporating box section hidden structural steel support work with anti-cold bridging separation insulation within the components. The fabrication of the window assemblies will also be configured to FENSA requirements, and to meet means of escape.

It is proposed that all incoming services into the new dwelling will be installed along the line of the new access road (see below) directly from the Statutory Authority mains provision (and not via the existing serviced to nr 14). It is proposed that a new foul drain will be installed along the same route, and draining into the mains sewer, thus forming a private sewer to the property. Surface water drainage will be installed to a soakaway installed within the garden allocation 8 metres from the proposed new dwelling.

ACCESS: It is proposed that an individual direct access will be provided onto St Catherines Road with clear sightlines and that a new driveway will pass across the existing adopted grass verge with a new dropped kerb onto the highway and an opening formed through the existing light foliage south perimeter boundary of 4.5 metres between two retained existing trees subject to Highway Approval. The driveway itself will be a type 1 base formation well compacted with concrete kerbs each side and a self-draining finish through the top surface draining into the substrate and not onto the highway.

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