

DESIGN & ACCESS STATEMENT

27 Fernhurst Close, Hayling Island, PO11 0DT



PROPOSED SKETCH RENDER OF REAR ELEVATION (NTS)



Figure 2: Proposed Front and Rear Elevation Visualisations

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed remodelling and extension of the existing dwelling at **27 Fernhurst Close, Hayling Island, PO11 0DT**.

The proposals comprise the construction of two-storey side and rear extensions together with associated external alterations, landscaping improvements and internal reconfiguration works to create a high-quality contemporary family home.

The design has been carefully considered to ensure that the proposed development responds positively to the established character of Fernhurst Close whilst significantly improving the appearance, functionality and sustainability of the existing property.

The proposal seeks to deliver a well-proportioned and visually balanced dwelling that remains sympathetic to the surrounding residential context and respects neighbouring amenity.

2. Site Context & Surroundings

The application site is located within an established residential area of Hayling Island characterised predominantly by detached family dwellings set within generous plots.

Properties within Fernhurst Close display a varied architectural character with a mix of traditional and contemporary alterations visible throughout the street. Many neighbouring dwellings have been extended and altered over time, resulting in a diverse streetscene with varying roof forms, building widths and architectural detailing.

The application property occupies a spacious plot with existing frontage parking and substantial rear garden space. The dwelling benefits from relatively generous separation distances to neighbouring properties which assists in accommodating the proposed extensions without resulting in an overdeveloped appearance.

Existing boundary treatments and landscaping provide additional screening and contribute positively to the character of the area.

3. Design Principles

The overarching design objective has been to create a refined and cohesive dwelling that enhances the visual quality of the site whilst remaining respectful to the scale and character of surrounding properties.

The design adopts a traditional form with contemporary detailing, incorporating:

- A prominent front gable feature;
- Balanced and symmetrical proportions;
- High-quality materials;
- Large areas of glazing to maximise natural light;

- Clear architectural hierarchy;
- Improved relationship between internal living spaces and the garden.

The proposed extensions have been carefully integrated into the overall composition of the dwelling to ensure the development appears as a single coherent design rather than a series of additions.

The architectural language remains consistent throughout with simple roof forms, clean detailing and well-proportioned openings contributing to an elegant residential appearance.

4. Scale, Massing & Appearance

The proposed extensions have been designed to sit comfortably within both the plot and wider streetscene.

The front elevation introduces a strong central gable feature which reflects the rhythm and proportions of neighbouring dwellings whilst creating a more balanced and visually attractive façade.

The two-storey side and rear extensions are appropriately set behind the principal front building line which reduces their visual prominence from the public realm and helps maintain the established character of the street.

The overall massing has been carefully modelled to avoid an overly dominant appearance when viewed from adjoining properties or surrounding public vantage points. The roof forms have been designed to break down visual bulk and provide a balanced composition across the elevations.

At rear level, the proposal introduces generous glazing and improved openings to enhance daylight penetration and strengthen the connection between the dwelling and garden areas. Despite the increased footprint, substantial private amenity space is retained to both sides and rear of the property.

The proposed development is therefore considered proportionate to both the site and surrounding pattern of development.

5. Materials & Architectural Detailing

The proposed palette of materials has been selected to complement the character of surrounding residential properties whilst elevating the overall appearance of the dwelling.

Materials are proposed to include:

- White rendered external walls;
- Dark roof tiles;
- Brick detailing at lower ground floor level;
- Powder-coated aluminium or high-quality uPVC windows and doors;

- Contemporary glazed sliding doors to the rear elevation.

The use of contrasting materials and clean detailing provides visual interest whilst maintaining a timeless residential appearance appropriate to the surrounding context.

The proposed landscaping, boundary treatments and external lighting further contribute to the high-quality overall design approach.

6. Residential Amenity

Careful consideration has been given to the relationship between the proposed development and neighbouring properties.

The siting, scale and orientation of the extensions have been designed to minimise any unacceptable impacts relating to:

- Loss of light;
- Overshadowing;
- Overlooking;
- Visual dominance.

Window placement has been considered to protect neighbouring privacy whilst maintaining appropriate internal amenity for future occupants.

The proposal retains generous spacing to boundaries and substantial rear garden provision which assists in preserving the open residential character of the area.

7. Neighbour Consultation

The applicants have undertaken informal consultation with the immediate neighbouring properties during the design development process in order to ensure that neighbouring concerns were appropriately considered and addressed wherever possible.

In particular, discussions were undertaken with the occupiers of **No. 26 Fernhurst Close** regarding the proximity of the proposed extension to the shared boundary.

Following these discussions, the neighbouring occupiers requested that the proposed extension be repositioned approximately **300mm away from the boundary line** in order to provide additional separation and reassurance regarding maintenance access and the relationship between the properties.

The applicants were happy to accommodate this request, and the scheme was subsequently amended accordingly.

This collaborative approach demonstrates the applicant's willingness to engage positively with neighbouring residents and ensure that the final proposal responds sensitively to local concerns.

8. Access

Existing vehicular and pedestrian access arrangements from Fernhurst Close are retained as part of the proposals.

The site benefits from convenient and safe access arrangements with sufficient visibility for vehicles entering and leaving the site.

The proposed layout provides on-site parking provision for approximately three vehicles in accordance with the requirements of the Council's Parking Standards SPD.

Pedestrian access to the property remains clear, legible and convenient, with level access maintained where possible.

The internal layout has also been designed to provide improved circulation and functionality for modern family living.

9. Sustainability

The proposals seek to improve the environmental performance of the existing dwelling through a range of sustainable design measures including:

- Enhanced thermal insulation to walls, roofs and floors;
- High-performance double glazing;
- Improved airtightness;
- Energy efficient heating systems;
- Low energy LED lighting throughout;
- Increased natural daylight penetration reducing reliance on artificial lighting;
- Sustainable and durable construction materials where feasible.

The enhanced building fabric and improved energy performance will significantly improve the efficiency and longevity of the dwelling compared to the existing property.

10. Conclusion

The proposed development at 27 Fernhurst Close represents a high-quality and carefully considered residential extension and remodelling scheme.

The proposal has been designed to:

- Respect the established character of the area;
- Enhance the appearance of the existing dwelling;

- Maintain acceptable neighbouring amenity;
- Provide improved family accommodation;
- Deliver a sustainable and efficient home environment.

The scale, form and appearance of the development are considered entirely appropriate within the context of Fernhurst Close and the wider surrounding area.

Furthermore, the applicants have engaged positively with neighbouring residents during the design process, including amendments made following discussions with No. 26 Fernhurst Close to increase separation from the shared boundary.

Overall, the proposal represents a sensitive and well-balanced development that accords with relevant local and national planning policies and is therefore respectfully recommended for approval.