

Design & Access Statement

8 The Kench
Ferry Road
Hayling Island



1. Introduction

This Design Statement has been prepared in support of a planning application for the renovation and alteration of an existing single-storey bungalow at The Kench, Hayling Island.

The proposal seeks to upgrade and improve the existing dwelling through a well-considered contemporary design approach, enhancing its appearance, performance, and usability while respecting the established character of the area and its coastal setting.



2. Site and Surroundings

The Kench is a well-established residential area characterised by single-storey bungalows set within moderate-sized plots.

The area displays a mix of architectural styles reflecting gradual change over time, unified by their low scale and domestic character. The site's coastal location results in exposure to salt air, strong winds, and driving rain, requiring careful consideration of materials and detailing.



3. Design Approach

The proposed renovation is based on a well-considered contemporary approach that rationalises and improves the existing bungalow form. The design uses simple rectangular volumes to create a clear, modern composition while maintaining a low and unobtrusive profile within the street scene.

Subtle variations in height are used to articulate different elements, and the materials and finishes have been selected to provide a durable, low-maintenance exterior that responds to the coastal environment.

4. Scale, Massing and Height

The bungalow remains single-storey throughout, with the scale carefully considered to reflect the surrounding properties. The roof has been adjusted to provide improved headroom and insulation, while the overall form remains a bungalow with no additional storeys.

The design retains the flat roof form, helping to minimise visual bulk and maintain the horizontal emphasis typical of neighbouring properties. The renovation ensures no unacceptable impact on neighbouring amenity in terms of overlooking, daylight, or visual dominance.

5. Appearance and Materials

The renovation adopts a modern contemporary appearance, respecting the existing bungalow form and the character of The Kench. Materials have been carefully selected to be durable and low-maintenance in a coastal environment.

External finishes include a modern textured render for a clean, robust look, timber elements to introduce warmth and texture, and metal detailing chosen for longevity in a marine setting. The palette is restrained to ensure the dwelling harmonises with its surroundings while enhancing its visual quality.

6. Layout and Use

The internal layout has been updated to improve functionality and accessibility while respecting the existing bungalow form.

The accommodation provides clear separation between living and private areas, good levels of natural daylight, and strong connections to the garden. The bungalow remains in private residential use, including as a holiday home.

7. Access and Movement

Access to the bungalow is designed to be safe, simple, and inclusive. Level or gently sloping approaches are provided from the street, ensuring easy movement for all users.

Paths and entrances have been arranged to maintain clear circulation, while respecting the existing site layout and the neighbouring properties.

8. Sustainability and Resilience

The renovation incorporates measures to improve environmental performance and resilience. The building envelope has been upgraded with improved insulation, and the roof construction has been enhanced for energy efficiency and durability in a coastal environment.

Durable materials have been selected to withstand salt-laden air and strong winds, reducing maintenance needs. Consideration has also been given to flood resilience, ensuring that the bungalow remains safe and functional in the coastal setting.

9. Conclusion

The proposed renovation of the existing bungalow at The Kench, Hayling Island represents a sensitive and well-considered enhancement that:

Respects the established bungalow character of the area

Retains a low and unobtrusive scale

Improves appearance, performance, and durability

Provides a private residential home, including as a holiday home

The proposal is considered to comply with relevant local and national planning policies and is respectfully submitted for approval.