

Design and Access Statement

Address: 88 Elm Grove, Hayling Island, PO11 9EH

- 1.1 This Design Report forms part of a request for Full Planning Application made to Havant Borough Council regarding the “Single storey rear extension for additional business storage; extension of existing dropped kerb to facilitate access to loading yard and parking area; creation of first floor roof terrace to serve first floor flat.” at 88 Elm Grove, Hayling Island, PO11 9EH.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design (CAAD) Ltd.
- 1.2 The existing ground floor of the building falls under Class E and is owned/occupied by SRS Facilities, which is a local company which offer air conditioning services to a range of customers including home owners, property managers, small businesses right through to larger corporate organisations. The proposal is for an extension to the building for additional storage required to store the associated equipment for servicing and installation of air conditioning. A single storey rear extension has recently been demolished as it was in a dilapidated condition. The screenshot below shows the Google Streetview before its demolition:



- 1.4 The flat above (88A Elm Grove) is under the same ownership and this proposal incorporates an area of flat roof which is proposed as a roof terrace, to provide the tenants of the flat with some external amenity space. Access to the roof terrace would be via a door, which is proposed to be installed in place of the existing east facing window (as seen in the photograph above). There will be no adverse overlooking caused as part of this proposal.
- 1.5 Parking is to the rear of the property with access off Palmerston Road. There have been two parking spaces already allocated to 88A Elm Grove these have been separated off by a fence. It is proposed to extend the dropped kerb by 1500mm to increase the width of the access to the yard for SRS Facilities. This does not cause harm to the existing tree on the kerb which will be retained.



- 1.6 This planning application is being submitted to form the basis of discussion with the Local Planning Authority.