

August 2020

Design & Access Statement



Proposal for the construction of a 9 Car Garage, with associated Storage located within the existing grounds to the North at Langstone Lodge, Langstone High Street, Havant, Hampshire, PO9 1RY



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1 Introduction

- 1.1 This Design and Access statement is provided in support of a Proposal for the construction of a 9 Car Garage, with associated Store located within the existing grounds to the North at Langstone Lodge, Langstone High Street, Havant, Hampshire, PO9 1RY,
- 1.2 It concerns an area in the grounds to the north of Langston Lodge, and comprises of an area screened from the public road with a 2.1 meter high brick wall, and is located with already existing private gated access to the proposal, The site currently comprises of a corner of a large lawned area.
- 1.3 It is proposed to create a new 9 Car Garage, with associated Store located within the existing grounds to the North at Langstone Lodge, Langstone High Street, Havant, Hampshire, PO9 1RY Throughout the design process the proposal has considered the surrounding areas adjacent properties and through the proposal, the site aims to contribute towards the character of the area, whilst designed to be both functional and aesthetically pleasing for the client.

Structure of this Design & Access Statement

- 1.4 This Design and Access Statement outlines the context and planning background to the site, summarises the proposal. It should be considered alongside all the other documents comprising the planning application package
- 1.5 The Design and Access statement is structured as follows:
- Section 2: The site and its surroundings
 - Section 3: The proposal
 - Section 4: Conclusion

Description of development

- 1.6 Planning Permission is sought for:

Proposal for the construction of a 9 Car Garage, with associated Store located within the existing grounds to the North at Langstone Lodge, Langstone High Street, Havant, Hampshire, PO9 1RY

2 Site and context

The site

- 2.1 The site is situated in Langstone, at Langstone Lodge, located on the corner of Langstone High Street, and the A3023 otherwise known as Langstone Road, the location is classed under the district of Havant, in Hampshire, with the postcode of PO9 1RY. The existing location comprises of a large residential building that is three stories high, situated within a large parcel of land comprising of a garden and lawned area to both the North and east, with a substantial distance between the property and the proposed site, whilst to the south and west of the property is the main house driveway and a terraced section. Passed the boundary to the North of the site is the former location of a pair of semi-detached listed cottages that were destroyed by a fire in 2018 and the existing plot of land is currently in the process of replacing with one new residential property. To the south is a number of detached dwellings along Langstone High Street's old aesthetic. To the West of the proposed site development is the A3023 and across from this is several detached residential properties.

3 The proposal

Proposal

3.1 The application proposes the following:

Proposal for the construction of a 9 Car Garage, with associated Store located within the existing grounds to the North at Langstone Lodge, Langstone High Street, Havant, Hampshire, PO9 1RY

3.2 Appearance

The application site is currently private grounds to Langstone lodge screened from public view by a large approximate 2.1m tall brick wall, the proposed private garage development seeks to use this to screen the proposal from eyesight, with the only prominent view comprising of the roof tiles that will match the existing on the main house to create a totally seamless development, and a timber clad “turret feature” element in the crux of the roof, that adds to the character established to the area, with a touch that nods to the historical elements visible, and that have been lost in the nearby cottage fire.

Vehicular access is already established to the site via a pre-existing private access off the A3023 (Langstone road)

The proposed external materials for the new garage building will comprise primarily of a natural treated timber weatherboard cladding with timber doors and a brick plinth that lifts the base of the timber structure up to prevent any possible issues created by water egress, over a concrete foundation.as well as a plain tiled roof that is of a similar style and finish to the existing residential Langstone Lodge.

3.3 Amount and Scale

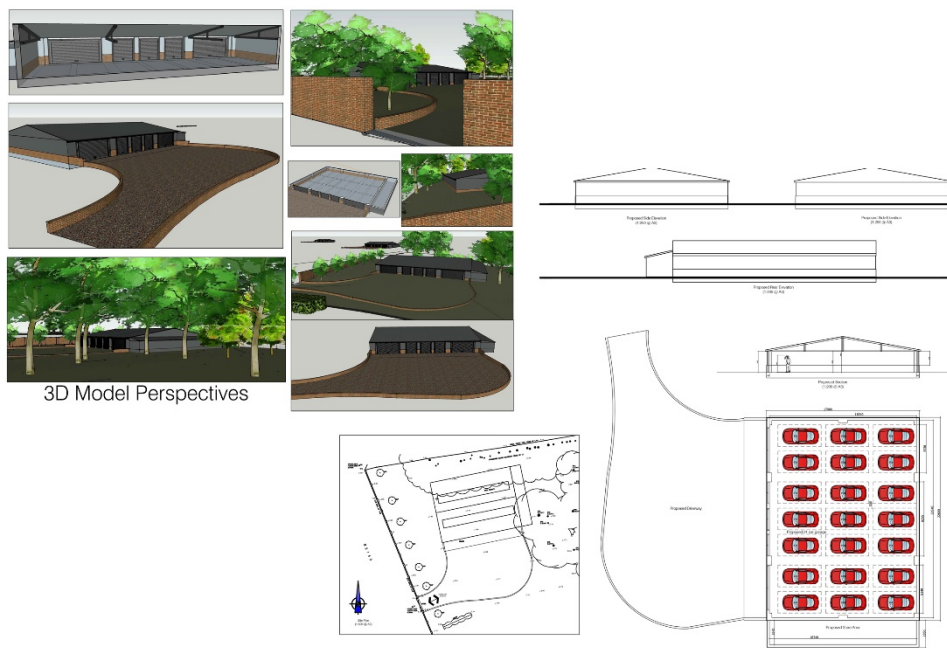
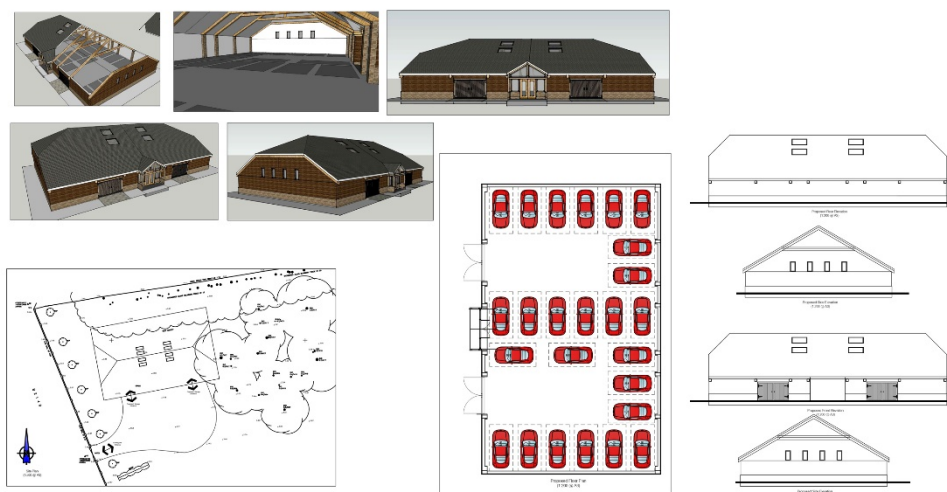
The proposal will create a garage space that enables the client to store his cars on the premises in a secure environment on his own land yet still be both accessible from both the main house and road, whilst giving a separation between the main house and the proposed garage. The dimensions of the proposal are in line with national standards requirements for each garage bay and the total area occupied is as follows:

New Garage and storage within the grounds

Unit	Type	Size (SqM)
Car Garage & Store (outbuilding)	9 X No Car Garage Space and associated store (excluding canopy area to the front)	238 SqM
Total		238 SqM

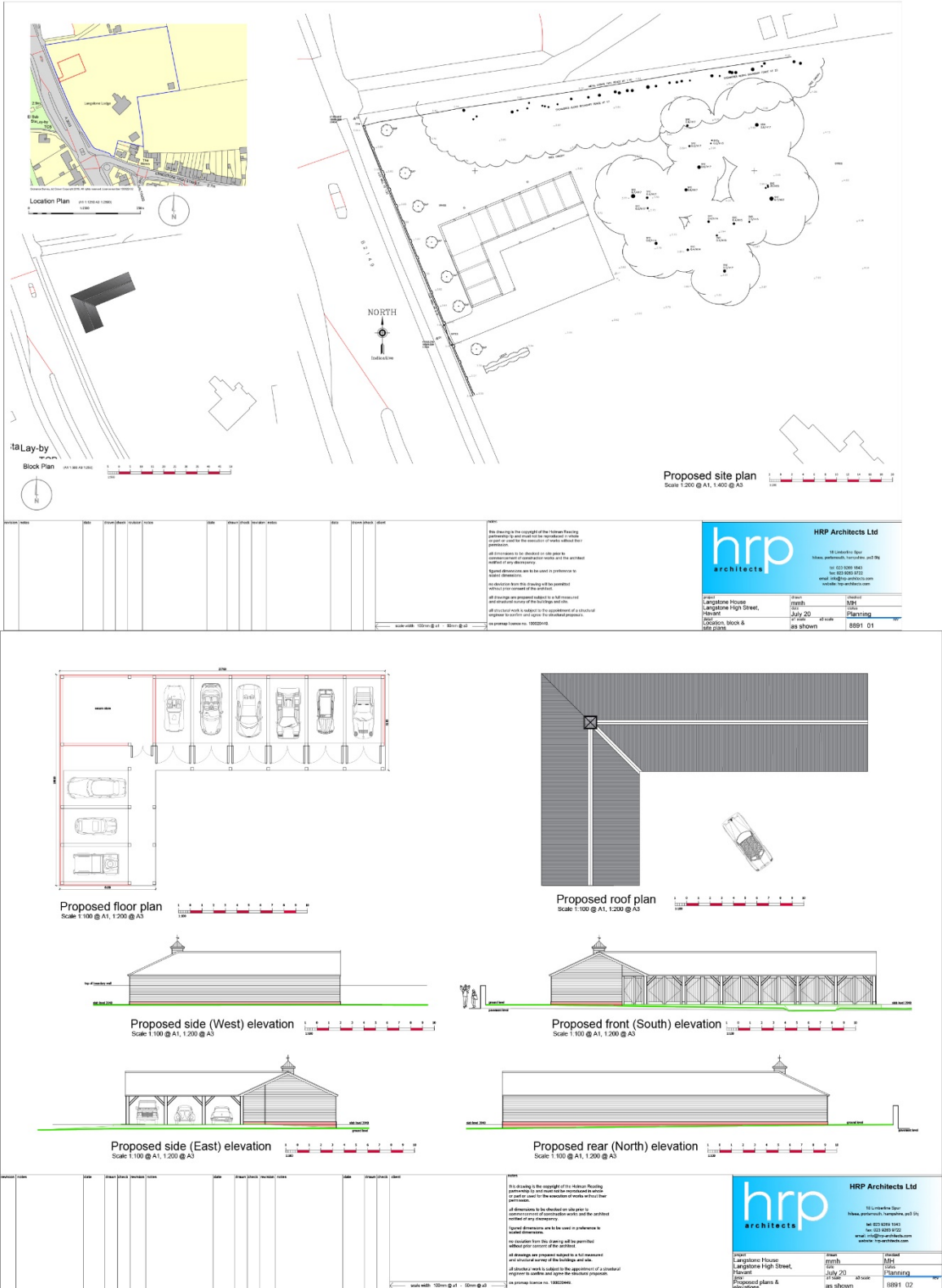
3.4 **DESIGN CONCEPTS & PREVIOUS LAYOUT**

Previous ideas for the design include a couple of concept ideas to gain an understanding of both the client's needs and a feel for what worked and did not work with the surrounding site and the size and scale of massing felt appropriate for the area.



3.5 **PROPOSED LAYOUT**

This is the finalized proposal layout for the 9-car garage with associated storage area.





3.6 DESIGN, LAYOUT & LANDSCAPING

It is proposed to make the scheme fit in context with the surrounding buildings in design ethos and aesthetics and add a small amount of character to the area in light of the sad destruction of the grade 2 listed cottages to the north of the site. The proposed layout will increase the hard landscaping in the area however we believe this is offset with the use of a new gravel drive which will incorporate a soakaway therefore increasing the areas drainage capability. The gravel drive provides more than sufficient space for a vehicular turning circle.

The design is styled on an old barn aesthetic that hopes to add to the established residential dwelling and the surrounding areas character in a positive way

Access

The site is situated within the urban area of Langstone and already has pre-established access via a gated drive with dropped kerb frontage onto the A3023

4 Conclusions

- 4.1 This Design and Access Statement supports a full planning application for the creation of a 9 Car Garage, with associated Store located within the existing grounds to the North at Langstone Lodge, Langstone High Street, Havant, Hampshire, PO9 1RY. The development will have no impact on surrounding residents as this is purely for the clients cars and therefore would not see an increase in the amount of traffic, the proposal will seek to provide a more secure environment for the cars and provide a better quality in storage that the client can currently offer his collection.
- 4.2 The proposed development has carefully considered the overall site context and impact on the surrounding area. It is considered the carefully thought out design put forward for the proposal would deliver positive improvements to the site and the area.