

25th November 2019

Rook Farm House Design and Access Statement

Design Proposal

The proposal:

- The demolition of the existing garage situated on the North Western boundary
- Relocation of the garage to the eastern boundary
- Erecting of a timber framed double garage and separate storage room.

Rook Farm House is a grade 2 listed property situated overlooking farm land at the centre of Hayling Island. All works are to be sympathetic to and in keeping with the character of the original buildings.

The new garage structure will be respectful to the existing scale and style of the property and its context, maintaining similar proportions and materials as already occur in the immediate locality.

In the design of the proposed extensions and alterations, the following considerations have been made:

- a. Use and Layout
- b. Access
- c. Scale of the extension
- d. Appearance of the scheme
- e. Landscaping
- f. Heritage Assets

a. Use and Layout

The double garage has the ability to house two cars and the room to the side of the structure will provide storage.

b. Access

the access to the garage will be from the driveway of Rook Farm House – just in the same way the existing garage is reached. No properties are affected by the change in location

c. Scale

The scale of the proposed garage are in keeping with the existing elevation.

The proposal seeks to demolish the existing garage and replaced with a timbre framed structure with shiplap cladding. An example for this can been seen in the heritage statement.

The surrounding properties will benefit from the revised location as it has been moved out of direct sight from the properties on Rook Farm Way and into the shadow of the existing building on 93 St Marys Road

Overall, the scale of the existing buildings in relation to their surroundings is preserved.

d. Appearance of the scheme

The proposed extensions and alterations have been designed in keeping with the style and hierarchy of the existing garages, which this proposal seeks to replace.

The proposed street and rear elevations will be built in London stock brick with the new garage door in timber similar to the existing. The proposed roof extension set back from the street and neighbouring building line will be clad in slate roof tiles to match the existing hipped roof and surrounding properties.

e. Landscaping

The landscaping to the property will be preserved as existing.

f. Heritage assets

Heritage status of the property is covered in the Heritage Statement. The site does not sit within any conservation areas.