

Design and access statement for proposed garage at Old Workshop, St Peters Road, Hayling Island

This design and access statement has been prepared to accompany the planning application for the construction of a detached garage at Old Workshop, St Peters Road, Hayling Island, Hampshire.

We converted the main barn in 2012 under application no. APP/09/73851 which allowed for the conversion of the barn to a three-bedroom house and for demolition of the workshop and lean-to shed, and erection of a double garage. Since the conversion of the main barn into a house, we have demolished the other existing workshop and lean-to shed, removed most of the concrete which covered the whole site and replaced with lawns, flower beds and planting, and trees. We are now ready to complete the build of the garage.

The original planning permission allowed for the build of a double garage in the southwest corner of the property with entrance via a new gravel driveway to east of the garage as shown in figure 1.

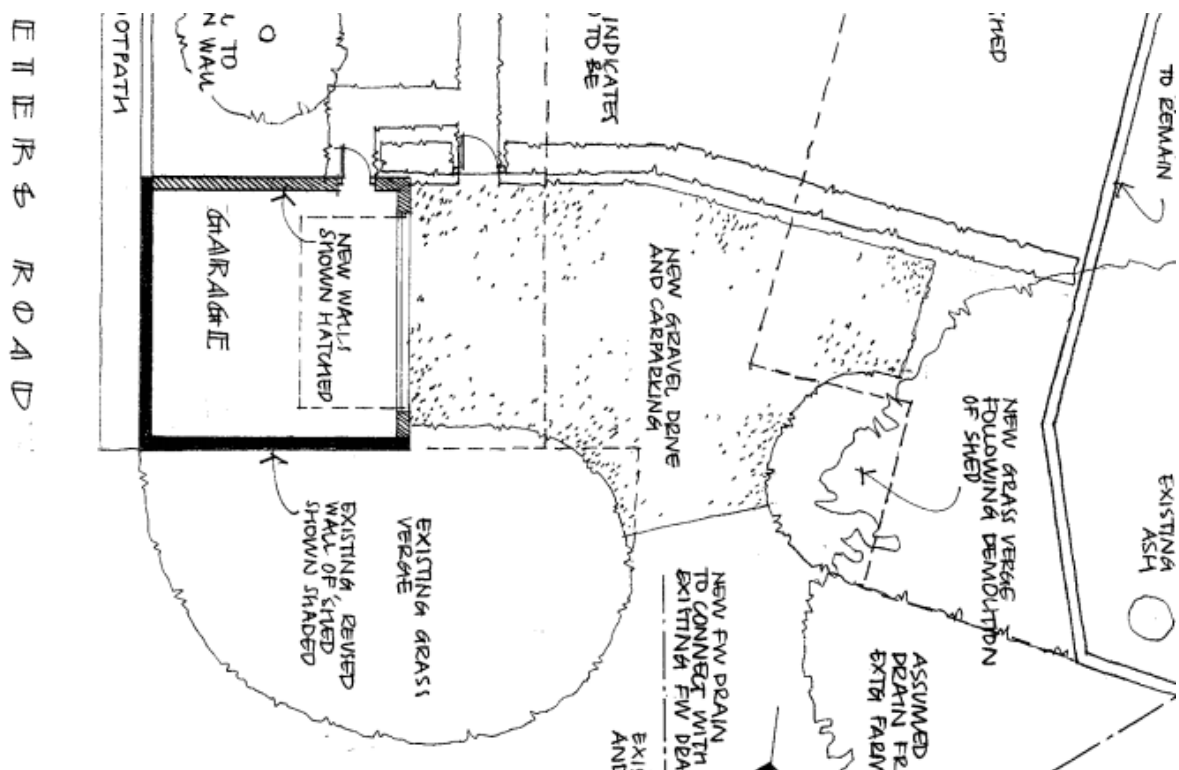


Figure 1: Original approved plan for double garage and gravel driveway

We are now proposing a double garage with attached store to the west and access for cars from the farmyard to the south, as shown in figure 2, for the following reasons:

- We require storage for garden furniture, garden tools and equipment, and for other household items. The barn itself has no facility to store garden equipment and very limited loft space for other storage due to all the roofspace being open. Since the demolition of the other buildings, as per the original planning permission, we have been using a shipping container for garden storage. Adding the store to the side of the garage will allow us to remove the shipping container and not require any other building in the garden for storage purposes
- Allowing direct access into the garage from the farmyard to the south allows the rest of the garden to be turned over to planting rather than the gravel drive previously proposed giving an enlarged garden space, improving surface drainage and providing greater privacy with the continuation of the wall to south boundary

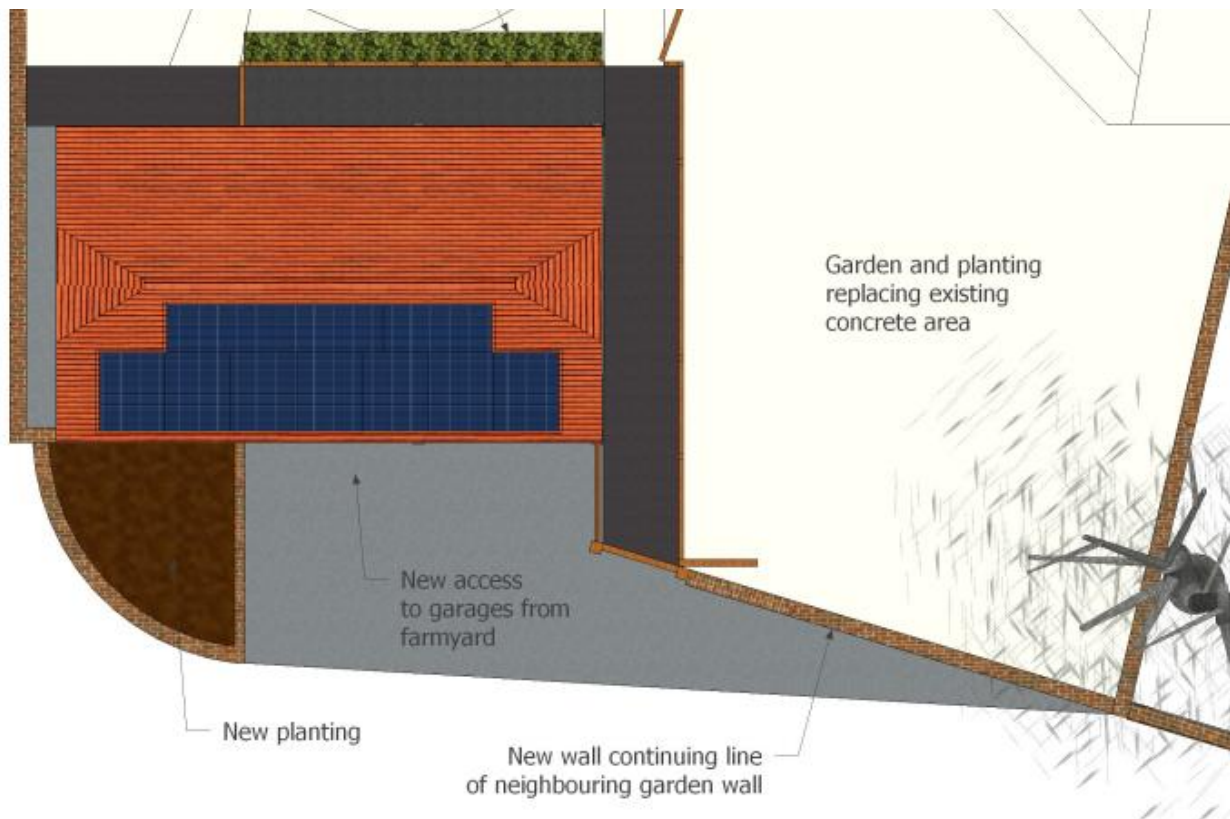


Figure 2: Proposal for double garage with store with access from the farmyard to the south

In terms of design and materials, the original planning permission was for black weatherboard with a clay tile roof to match the main barn. This design will be carried through with the following changes:

- The original roof design was for a pyramid roof. The amended design includes an east / west ridge design with hips, matching the main barn and the neighboring garage to provide a design more in-keeping with the area. This design also reduces the overall height of the garage which would have been greater with the pyramid roof.

- We have included the provision of solar panels on the south face of the roof. Adding these during the building of the garage allows them to be built into the roof for a less obtrusive finish. The barn is already a very efficient building due to the high levels of insulation, triple glazing and rainwater harvesting for the flushing of toilets and use with the washing machine but the use of solar panels will also help to reduce energy bills especially with the increased daytime home-working due to the Covid-19 situation
- 2 bays of the garage will be open to the north, east and south (as more of a car port) allowing light into the garden and a more open feel whilst maintaining privacy

Outside of the design of the building itself hedging and fencing will border the garage to the north and east allowing the garden to be secure for pets and some additional planting will be added to the southwest corner to separate the entrance to the garage from the road and provide some screening.