



GBS Designs

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216 Havant Road, Hayling Island, Hampshire, PO11 0LN.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to erect an attached garage extension and rectify an error made when No. 216 Havant Road was built.

The house was built without a dropped curb from the road it is numbered from and therefore without parking at the front of the property. In addition, the first owners (not the current owners) had a nodding agreement with the owners of the care home next door with regard to parking and allowed them to park off road in the privately owned and shared access road. However, this nodding agreement has not been afforded to the current owners and thus has resulted in a 4 bedroom family detached house in the borough that is without a dropped curb or any front of house off road parking in the traditional manner for a house such as this one.

In addition, the current owner is registered disabled and has mobility issues, therefore front of house off road parking would greatly help them and future owners.



Front of 216 Havant Road, Hayling Island

CAD - ARCHITECTURE - DESIGN

Design

The new garage and dropped curb to allow off road parking have a number of facets:

- In keeping with both the location and the existing house.
- Provide adequate off road parking for a 4 bedroom dwelling.
- Helps and improves the quality of life for a disabled person.

Materials

All materials will match or compliment existing, in particular brickwork and doors.

All materials and the method of construction will meet the current Building Regulation requirements.

Floor Levels

The floor levels will not change.

Parking and Occupancy

Occupancy is not being increased but parking provision is being increased.

Landscaping

There will be some landscaping changes to allow for the off road parking at the front of the property, and the hard surface area will be permeable.

Boundaries

No change to any boundaries other than the gates to allow vehicle access replacing fence of the same height and style.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Visibility Splay

Marked in hatched grey on the Site and Location plans.

Summary

As shown by the sympathetic design the extension will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house.

There is no overshadowing neighbouring properties, the visual mass is in keeping with existing properties in the area, the plot and there is no loss of privacy to neighbours on either side.

Provides ample front of house off road parking for a 4 bedroom house by allowing a dropped curb.



Front of 216 Havant Road, Hayling Island - showing proposed location of garage and parking