

For the demolition of existing garage and re-construction of a timber framed garage on the premises of Rook Farm House, 91 St Marys Road, Hayling Island PO11 9DD

Introduction

Property History

Rook Farm House is Grade II listed with the historic core of the properties dating from the 18th century. The property is one of a pair of semi-detached dwellings which were once a single dwelling house.

It is believed the house underwent reconstruction in the 18th century incorporating parts of an earlier house, possibly of Medieval origin. Some of these internal walls are present today and form the spine of the property. It has since undergone circa early-mid 19th century alterations and then a series of 20th century additions. All of these additions were completed before the property was listed in 2004. This has left some elements of the property out of keeping from its Medieval heritage.

Perhaps the most out of keeping element of the property is the concrete garage situated to the rear of the property on its northern boundary. The garage was likely constructed in the 70s and is in a poor state of repair.

Proposed Works

Demolition

Permission is being sought to demolish the existing concrete garage structure. It is currently in a poor state of repair and its current location blocks the outlook over the fields to the rear of the property. It is currently an eyesore to the properties 1 & 2 Rook farm way who overlook the rear of the building.

This plan has been discussed with the conservation officer, Peter Fellows.

Re-location & Erection of Timber Framed garage

Permission is being sought to erect a 3-bay timber framed garage in the northern shadow of 93 St Marys Road. The timber framed garage, clad with naturally treated timber, will use materials much more in keeping with the property and surrounding area. The proposed location will enhance the outlook of the surrounding properties as the base of the existing garage will be turned back into a garden area.

The period features such as the lighting and wind vane from the existing garage will be incorporated into the design.

Assessment of impact

- a. The proposed plans will have no impact on the heritage of the main building
- b. The proposed garage will use materials more in keeping with the property and its surrounding environment
- c. The moving of the garage to the north eastern boundary will enhance the aspect of the rear facing windows as well as surrounding properties
- d. The size of the proposed garage is in proportion to the footprint of the property and its land

Conclusion

The proposed alterations will be enhancing the grounds of the property, removing elements that were added before the property was listed and that were constructed in a way that would not currently be approved.

The proposed garage will age in sympathetic way and naturally to blend in with its surroundings due to the nature of the wooden cladding.

Photos of existing garage



View from the driveway into the property and from 91a and 93 St Marys Road. The roof structure has collapsed in places and had short term fixes.



View from the properties on Rook Farm Way



Decay of the roof structure



Structural damage to the supporting wall on the North East facing side



Decay window frames and structure which has been filled with expanding foam by previous owners



Existing wind vane and light which will be incorporated into the new garage build

Proposed garage



This is a stock image for the garage proposed to be built. The main differences are the door and window configuration – which can be seen in the detailed plans.