



pdp architecture llp

DESIGN AND ACCESS STATEMENT

LAND REAR OF 6 ELM GROVE, HAYLING ISLAND

PROPOSED STORAGE BUILDING

DECEMBER 2018

28067



PDP Architecture llp was established as an architectural practice in 1983, and is based in Havant, Hampshire. Our commissions cover an extensive area across the south, from the West Country along the south coast to Kent and as far north as the Midlands.

The Practice has a broad portfolio of project experience including Private and Affordable Residential, Conservation, Commercial, Leisure, Supported Living, Nursing and Elderly Care.

In recent years the Practice has excelled in Nursing and Elderly Care and has been a flag bearer in designing for the elderly with projects such as Extra Care.



GREENHAM BUSINESS PARK - OFFICES



OSU LIPHOOK - OFFICE & INDUSTRIAL



JUBILEE HALL - EXTENSION

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0.0 INTRODUCTION

0.1 PDP Architecture llp have been instructed on behalf of our client, Hayling Hardware Ltd, to prepare and submit a planning application for a site rear of 6 Elm Grove, Hayling Island. The scope of the project includes the development of a larger single storey store following the demolition of the existing storage building.

0.2 Please note that this statement should be read in conjunction with all submitted drawings and documents relevant to this application.

1.0 LOCATION & CONTEXT

1.1 The site is situated on Elm Grove, Hayling Island. The site is accessed from Elm Grove, a public highway and commercial street in South Hayling.

1.2 Nearby development is largely a mix of residential and commercial.



2.0 SITE PHOTOGRAPHS



Existing frontage to Elm Grove.



Existing access from Elm Grove to application site.



Existing approach to storage building on application site.



Existing storage building on application site.

3.0 SITE LAYOUT

3.1 The site plan shows the retained access from Elm Grove to the application site and existing building, with the proposed storage building situated to the rear of the site.

3.2 The proposed storage building is oriented with its active frontage facing the retained access ensuring optimal use of the site for vehicles and employees.

4.0 MASSING

4.1 The proposed store is a rectangular shaped portal frame building with a gable roof. The gables are on the shorter elevations, keeping the ridge height low. It is intended that the eaves of the new building will be no higher than that of the building to be demolished.

5.0 USE

5.1 the proposed store is required for use in conjunction with Hayling Hardware's nearby store. The proposal allow for this site to be tidied up considerably and at the same time provide much needed additional dry storage.



Proposed site plan.

6.0 SCALE

6.1 The proposed storage building will be a single storey portal frame structure. To accommodate the necessary vehicles servicing the client's business the ground floor finish floor level to eaves height is proposed tall enough for the vehicles and machinery to access the building unobstructed.

7.0 APPEARANCE & MATERIALS

7.1 Cladding of the proposed barn will be in keeping with the local context, with Kingspan KS1000RW 40mm wall and roof cladding in colour Goosewing Grey.

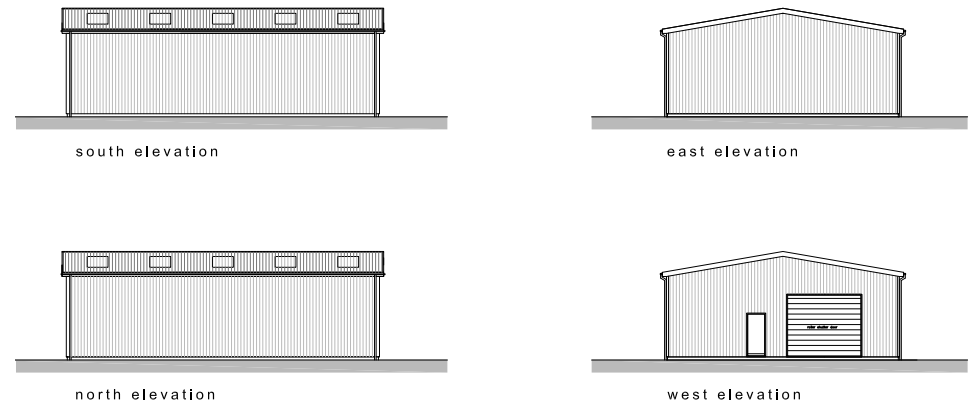
8.0 ACCESS

8.1 The proposed storage building will have one roller shutter door for vehicular access in addition to a service door on the western elevation. The site is accessed from Elm grove with secure gating.

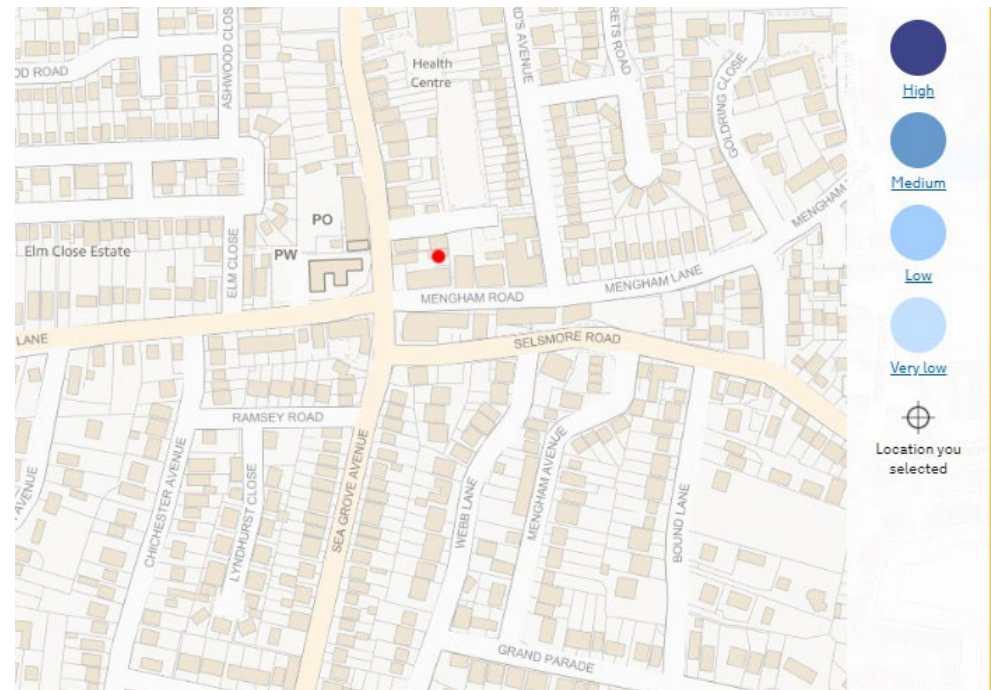
9.0 FLOOD RISK

9.1 6 Elm Grove is not affected by flood risk as shown on the flood map.

9.2 The map is retrieved from the Environment Agency and is compliant with the EU Floods Directive 2007/60/EC.



Elevations of proposed storage building.



Flood risk map.