

22 Mengham Road, Hayling Island, PO11 9BH

Design and Access Statement

1. Design

The current building is situated within a predominantly retail area of Hayling Island, approximately 11 miles from Portsmouth and 0.5 miles from Hayling Bay on the South Coast. The 2 storey property is centrally located within a relatively busy shopping area on a one way road. Parking is available throughout the retail area of Mengham road with disabled bays directly outside the property. Other shops in the locality include Sainsbury's supermarket, Lloyds pharmacy and an array of other independent A1/A3 shops.

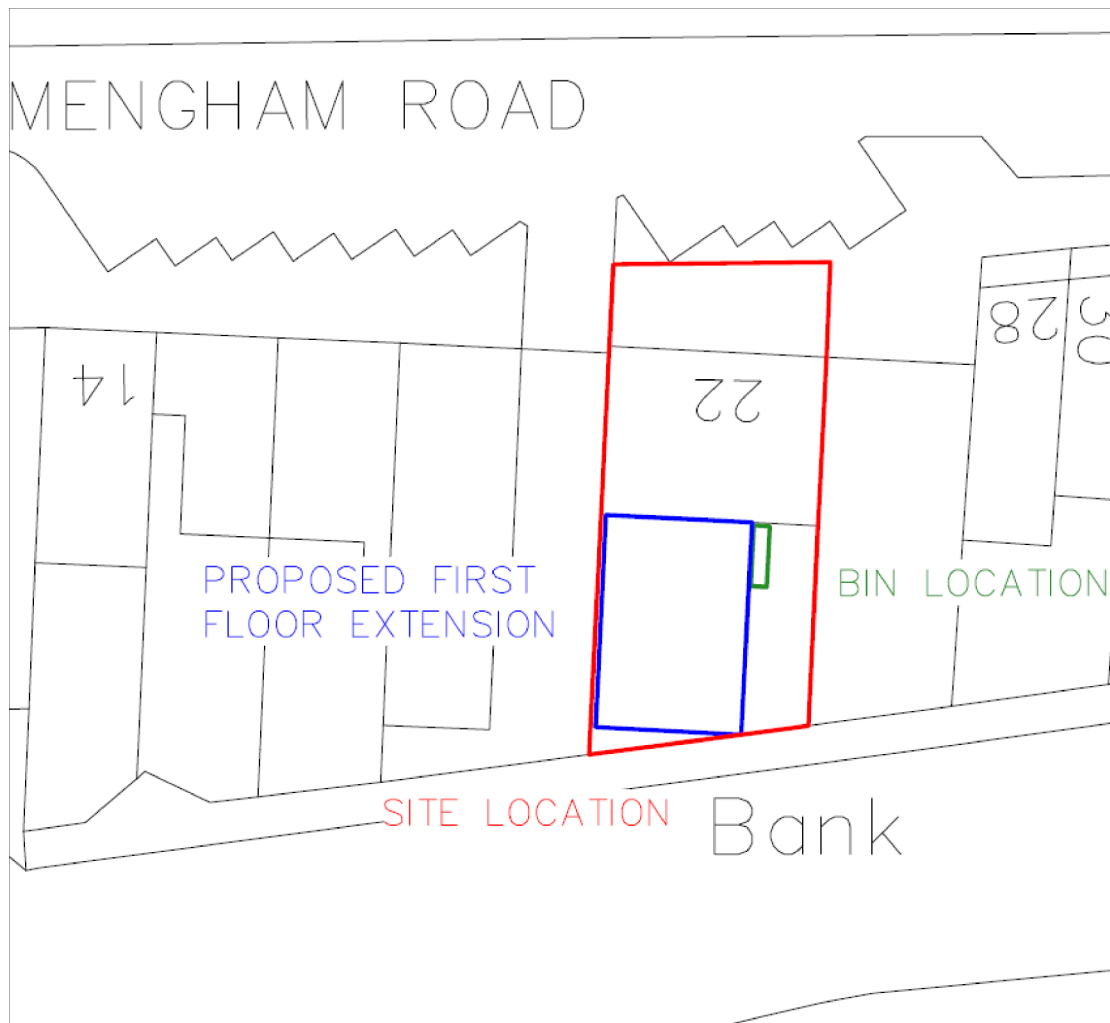
Principally the proposed design is for an extension to the rear of the property. As such the front elevation will not be developed so there will be no impact on the high street in this regard. The proposal is to keep the height of the building as built and design the rear extension with a flat roof in order to be in keeping with the adjacent buildings. The extension will allow enough space to create 2 habitable dwellings. The size of each has been considered thoughtfully and a design of 1 x 1 bed and 1 x 2 bed is the best use of the space.

Photo: Front elevation (from Mengham Road)



1.1 External layout

The proposed materials to each facade will be brick to match existing. The extension will extend to the top course of brick which is 663mm taller than the neighbouring (Westerly) building. The area of the extension is identified on the plan below and is an extract from plan 38386-2 supplied within the planning application.



1.2 Internal layout

The ground floor boasts a large open space ideal for the creation of a retail premises. The design of the proposed store has allowed for a sales area, waiting area by the dispensing counter, a large area behind the counter for staff and store/stock rooms to the rear which is the site of the old bank vaults and there is a small consultation room on the ground floor. A staff room and toilet can be found on the first floor via the existing stairwell.

1.3 Natwest ATM

Located centrally on the ground floor there is an operational ATM. The creation of a small room around the ATM will allow for the servicing of the machine whilst not affecting the daily running of the proposed pharmacy. The entrance to this area will be the existing front door to the building. There will be no access from this area to the store.

2. Access

The site can be accessed from both Mengham Road which is a one way road or from Selmore Road which is to the rear of the property. Both roads are connected to Sea Grove Avenue which is the main road running from the coast heading out to the A3023.

The site is open and there are no restrictions or obstructions to the site. All roads/pavements are public highway directly to the property.

The front entrance has a raised threshold of 150mm which will be approached via a ramp to allow for disabled person access.

Access to the flats will be via the existing metal staircase to the side of the property, itself accessible from both Mengham and Selmore Road.

2.1 Transport

Nearest public transport is the number 30/31 bus route which loops the island. It's closest point to 22 Mengham road will be situated on Selmore Road to the rear of the premises.

2.2 Parking

Parking is found to the side of the property. This is to be available for the sole use of the tenants of the flats on the upper floor. Parking can be found throughout the length of Mengham Road by means of on street parking, limited to 30mins duration. There are also areas of parking on the surrounding streets without the restrictions of limited duration.

3.Construcion on site

3.1 All building works will be contained within site boundaries, including the storage and handling of materials within the site.

3.2 Contractors vehicles will only park within the site boundary using the space available and parking hours will be between 8am and 6pm Monday to Friday, and between 8am and 1pm Saturdays.

3.3 Delivery vehicles will approach the building from Selmore Road and not from Mengham road to avoid 'blocking'.

3.4 Any asbestos found on site will be removed according to HSE Control of Asbestos 2012 regulations.