

Design Access & Heritage Statement for the impact of back land development on 70 Havant Road Hayling Island and the Granary Havant Road Hayling Island.

Site Background

Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is accessible from Havant via a bridge at Langstone. Hayling Island is situated to the south of Havant. It lies between Chichester Harbour to the east and Langstone Harbour to the west. It can be accessed from Portsea Island by foot ferry.

Havant Road is the main road on to Hayling Island that runs north south for two thirds of the Island of the island. As the name suggests, the coast is immediately to the south.

The site is located on the south side of the stoke area which is mainly residential and to either side of the Havant road.

Site Access

We believe access to the site can be achieved within the parameters of the highway authority guidelines as per drawing A102 attached to this application it should be noted that this was approved as part of the original application

Hedging and Trees

It should be noted that no trees will be effected by this application and also a minimal amount of hedging will be removed with most been retained as existing boundaries to 70 Havant Rd

Cotterell Farmhouse History

70 Havant Road, Stoke, Hayling Island PO11 0LH known as Cottrell Farmhouse is a Grade 2 listed building . Listed in 1976 it has the English Heritage Reference Building ID of 135364. The House is listed as a late 18th century brick building with tiled roof The listing refers to the front elevation

‘Symmetrical front (west) of 2 storeys 2 windows Brick walling in blue headers with red flush dressings eaves fascia, rubbed arches(openings narrowed), vertical bands and quoins (projecting) first floor band, cill height plinth. Early 19th century sashes canopy on brackets above a plain doorway’



The Granary History

The Granary to the rear of Cotterell farmhouse (no 70 Havant Road) is now in the garden of no 72 Havant road.

The Granary is a grade 2 listed building from the early 19th century Listed in 1988 with the English heritage building ID 135547

The listing refers to

‘Timber framed granary clad in weatherboard with half hipped roof now covered in asbestos sheeting on mushroom shaped saddle stones. Square building 3x3bays. Entrance by boarded door interior retains grain bin. Included for group value

This Building will be retained in its original position and thus will not be affected by the proposal

