



Crofters, Church Lane, Northney, Hayling Island, Hampshire. PO11 0SB

Design and Access Statement

In support of a planning application for the construction of a brick and tile porch and the replacement of the driveway walling and pillars at Crofters, Church Lane, Hayling Island.

This Statement accompanies a planning application submitted by the householders and this should be read in conjunction with the submitted plans and drawings reference:

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| • Location Plan | 001 | rev A |
| • Block Plan | 002 | rev A |
| • Elevations | 180312 | rev A |
| • Photograph- Proposed design of new porch | 180313 | |
| • Photograph- Proposed design of driveway walling and pillars | 181314 | |

Context :

"Crofters" is 1960's Pycroft style house set within the St Peters Conservation Area. The site is adjoined by a number of listed buildings. The detached house sits within substantial grounds and is set back from Church Lane.

The front garden is screened by mature hedging that partially contains the view from Church Lane and surrounding properties.

Use :

The proposal seeks permission for the construction of a brick and tiled roof porch to the front of the property to provide shelter and protection from the elements for visitors.

A new permeable drive will be laid and the new entrance wall and pillars will replace the existing walling which has been partially demolished during vehicle access or has become dilapidated.

Layout/design :

The small brick and tiled roof entrance porch will encompass the front door and be open to the front. Two glazed windows to each side will provide additional natural light to the hallway. The pitch of the roof and the scale and size of the design is sympathetic to the main house. Materials have been selected to be complimentary to that of the house.

The new gravel bound permeable drive, entrance walls and pillars will sit comfortably within the surroundings.

Impact :

By virtue of the modest size of the porch, its complimentary design and correct scale the proposed alteration to the building will comfortably fit into the environment. The new drive entrance walls will reflect brick and flint walling evident on neighbouring properties and generally preserve and enhance the character of the St Peters Conservation Area.