



Design and Access Statement

In support of a planning application for the construction of a timber frame garage/shed building and small summer house 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:

- Location Plan 001 rev A
- Block Plan 002 rev A
- Dimension and Elevations Figure 1.
- Photograph Figure 2.
- Dimension and Elevations Figure 3.
- Photograph Figure 4.

Context

Crofters is 1960's style house set within the St Peters Conservation Area. The site is adjoined by a number of listed buildings.

Within the curtilage of the property is a small pent style potting shed and greenhouse.

The rear garden of the site is well screened by mature planting and high fencing on all boundaries. In particular the proposed out buildings are situated behind mature hedges and trees visually containing the view from surrounding properties.

Use

The proposal seeks permission for the construction of two small sized timber out buildings. One to be used for storage. The second will be used to enhance the enjoyment of the garden by the owners.

The garage/shed will be used to contain and secure high value garden equipment, powered mowers, shredders, strimmers, hedge cutters, tools, etc, currently housed in the inadequate and unsecured potting shed.

Use (Continued).

The summer house will be used to provide a protected and warm outdoors environment for meals during times of inclement weather or winter months. Garden furniture, currently in the open suffers from general soiling, especial from birds, and will be better protected from the elements, enabling existing expensive soft furnishings to be better utilised.

Layout/design

The small timber garage/shed building will be situated in the northwest corner of the site currently occupied by a potting shed and will have little impact on its surroundings.

The simple square plan fits into an existing hard standing of paved construction.

The attractive hipped roof is lower than that of the summer house located within the curtilage of Eastney House, directly in front of the adjoining border where the proposed garage/shed will be located, and is therefore unseen from this property.

The small high quality timber summer house building has been selected to reflect the design of the existing casement windows and doors to Crofters and with its attractive roof design the proposed building sits comfortably within its surroundings.

The front and eaves of the proposed summer house are orientated towards the south west, the elevation that provides most sunlight. This orientation also minimises the impact from surrounding properties.

The summer house will be installed within a newly constructed garden patio area.

Scale

The timber garage is small being approximately 3.2 meters by 3.2 meters and has a modestly pitched roof. It is devoid of windows, providing additional security.

The timber summer house is small being approximately 3.5 meters x 4.5 meters and the oval design of the building significantly reduces its mass. The attractive pitch roof provides much needed ventilation within the building to offset the potential solar gain of the glazed walls and doors.

Its position is chosen to capture maximum evening sunlight but still be within a reasonable distance from the house for catering purposes.

As aforementioned the orientation of the summer house facing Crofters, being mainly glazed to the front and sides, and sited at an angle to the boundary hedge, minimises any possible impact on other adjoining properties.



Appearance.

Both buildings are of proprietary designs, sourced from high quality suppliers.

Styles have been selected to match that of adjacent buildings .

The garage will be manufactured from a tongue and groove construction, in spruce, pressure treated, and finished to a pleasant brown colour. The roof will be fitted with black felt shingles, similar in style to those used on the adjoining summer house located on the border in Eastney House.

The summer house will be built from European pine, from a sustainable source. The building will be finished in light green paint to fit in with the foliage colour of garden hedges. Glazed windows and door surrounds will be painted white to match that of Crofters. The roof will be fitted in black felt shingles to match those of the proposed garage/shed.

Impact.

By virtue of their modest size, correct orientation and screening from view by existing mature planting the proposed buildings will comfortably fit into their environment.

These small outhouses will not impact the surrounding area, and by utilising materials from sustainable sources will help to preserve the environment, and enhance the St Peters Conservation Area.

