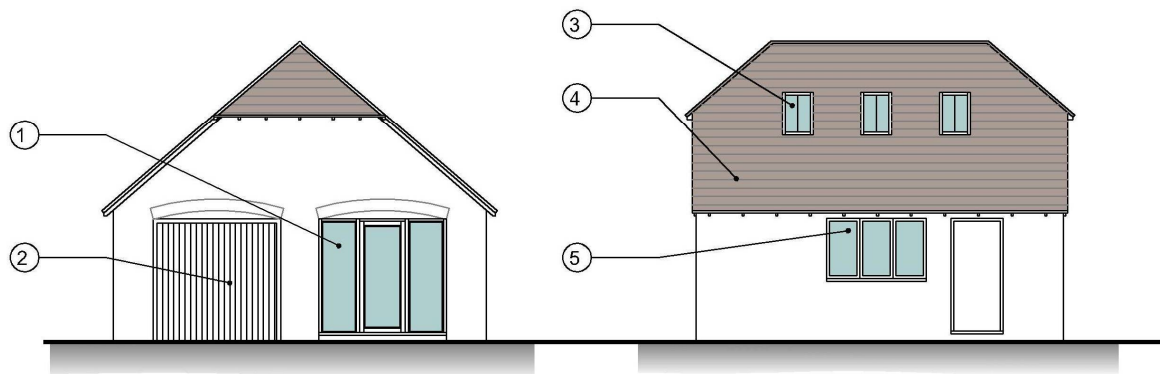


**Proposed part conversion of existing detached garage to
create annex accommodation
at 89 St Mary's Road, Hayling Island.**



HERITAGE STATEMENT

May 2022

Ref:22202 Heritage Statement

grp architectural design

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1 Introduction

This document has been prepared by GRP Architectural Design in support of a planning and listed building application by the property owners of 89 St Marys Road, Hayling Island who are seeking permission to:

- Convert part of the existing double garage outbuilding into an annex for sole enjoyment of the main dwelling.

The scheme presented in this application has been carefully designed to provide comfortable and well-proportioned annex accommodation to the main dwelling.

2 Assessment of context

2.1 Physical

The application site is to the west side of St Mary's Road. The main dwelling 89 St Mary's Road is a grade II listed building along with the attached neighbouring dwelling. The properties are known on the list entry as Farm Cottage and Rook Farmhouse, 89 and 91, St Marys Road. For reference the listing number is 1390663.

To the south of the site is Rook Farm Way, which has a number of modern dwellings. Photographs of these can be seen in the appendix.

2.2 Amount

The proposal is to create a small annex accommodation for the enjoyment of the main dwelling.

2.3 Layout

The ground plan of the garage outbuilding is proposed to have an entrance lobby with a staircase serving the first floor. The first floor is then an open plan living and bedroom space with a small kitchenette and a separate en suite bathroom.

Please refer to drawing number PL300 for the proposed floor plans.

2.4 Scale

The proposed conversion of the outbuilding has been designed to minimise any impact to the listed building nor the local area.

The conversion is wholly internal alterations with a number of velux style heritage / conservation roof lights proposed. No other alterations to the main roof have been proposed.

2.5 Landscaping

This application will not affect any landscaping or garden space of the dwelling.

2.6 Appearance

The visual appearance of the proposed conversion and alterations can be seen on plans PL300 and PL301.

2.7 Use

The proposed use of the building shall be annex accommodation and enjoyment for the owners of 89 St Marys Road. It is not intended to be separated in anyway and would welcome any condition stating this connection to the main dwelling.

2.8 Access

The site has an existing dropped kerb and driveway for numerous vehicles to the front of the garage.

Although the proposed conversion would technically be removing one car parking space by utilising part of the double garage. There is space for at least 3 cars on the drive, along with the remaining garage space.

3 Involvement

At present no neighbouring properties have been consulted on this application, but the proposed application will be discussed with the neighbours in due course.

4 Evaluation & Summary

This application has taken careful consideration and design development in order to present an opportunity to create a good quality annex without affecting the character and setting of the listed building. It clearly compliments the principal planning policies, and importantly does not cause any detrimental effect to the surrounding area. As such, we hope that the application meets the support of the Local Authority and are happy to discuss any concerns they may be.

5 Photographs



Photograph 1 – showing front elevation of garage / outbuilding



Photograph 2 – showing outbuilding and rear of dwelling



Photograph 3 – showing outbuilding and dwellings within Rooks Way Farm