

Design and Access & Heritage Statement

In support of a planning application for the construction of a timber
frame garage/storage building at The Old House, Church Lane,
Hayling Island

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This statement accompanies a planning application on behalf of the applicant Mr. M Stenning for the construction of a timber frame garage/storage building at The Old House, Church Lane, Hayling Island.

This document should be read in conjunction with the submitted plans ref:

381 PL01 rev00

381 PL02 rev00

381 PL03 rev00

381 SAMPLES

1. Context/Heritage

The Old House is a Grade II listed former farm building dating back to 17th century.

The property is situated within a Conservation Area.

Within the curtilage of the property is a stable building and a granary set on steddle stones.

The site is well screened by mature planting on all boundaries. In particular the site for the new outbuilding is situated behind a mature hedge at the end of the existing driveway in the north-west corner of the site. The hedge visually contains the proposed outbuilding from the house and immediate garden.

2. Amount/use

The proposal seeks permission for the construction of a modest sized timber framed outbuilding to be used as a garage and storage.

The proposed building will be used to contain garden equipment, mowers, tools, timber and materials much of which is currently outside under covers and under the steddle barn. The proposed building will help to clear the site of this domestic paraphernalia and enhance the surroundings.

3. Layout/design

The building is situated in the corner of the site and will have little impact on its surroundings.

The simple rectangular plan fits into an existing area of gravel drive.

A simple gabled roof reflects the design of the steddle barn as the two gables will be glimpsed on approach to the outbuildings.

The eaves of the proposed building are orientated along the east and west elevations, the elevation one approaches and the boundary respectively. This minimises the building's impact.

4. Scale/Massing

The building's size is typical of a timber framed double garage being approximately 6m x 6.8m.

The 40 degree pitch provides a pleasing proportion to the building, and reflects the form of neighbouring roof slopes.

As aforementioned the building orientation with the eaves facing you on approach and against the boundary minimizes impact from both sides.

6. Appearance

The building will reflect the style and quality of the adjacent buildings. The timber frame will be constructed in Douglas Fir with exposed elements in oak.

The cladding will match that of the adjacent steedle barn and the roof tiles will also match the adjacent roof slopes.

7. Impact

The proposal will add to the quality of the surrounding built environment.

The building will provide storage for items that are currently left outside and therefore will help improve its surroundings in a very practical way.

By virtue of its modest size, correct orientation and screening from view by existing mature planting the proposal will fit into its context comfortably.

The building will not have a great deal of impact of the surrounding area, but what impact it does have will be positive and help to preserve and enhance the Conservation Area.