

49 St Leonards Avenue
Hayling Island
PO11 9BN

DESIGN AND ACCESS STATEMENT //

OVERVIEW //

The proposal at 49 St Leonards Avenue, aims to replace an existing rear extension, conservatory [which extends the rear and side of the existing dwelling] and detached garage with a unified attached extension to the existing dwelling. This extension includes a single garage, utility room, WC and facilitates an extension of the existing kitchen / dining facilities.

This report is to be read in conjunction with the drawings submitted alongside this application.

EXISTING PHOTOGRAPHS //



Figure 01: Front Elevation



Figure 02: Rear Elevation showing extension and conservatory



Figure 03: Existing detached garage

SITE LOCATION // AREA CHARACTER

The site is located on St Leonards Avenue on Hayling Island.

The dwelling is not within a conservation area and is within the built-up area boundary.

The road is characterised by a mixture of detached and semi-detached plots with primarily two storey dwellings and bungalows with pitched/gabled roofs. Materially, the road comprises a mixture of brick, render and tiled roofs.

The dwelling is a two-storey red brick building, with a pitched roof and central front facing gable. It features white sash windows with decorative stone lintels.

The site is accessed by a gravel drive which goes deep into the site to access a detached garage which is visible from the street. The side return of a rear conservatory extension can also be seen from the street.



Figure 04: Gravel driveway and side return of the rear conservatory extension

PROPOSALS //

The proposal looks to remove the rear extension, conservatory and detached garage - consolidating and extending this footprint into a unified attached extension. The extension facilitates an attached single garage with direct access to the dwelling which will greatly benefit both applicants and future users. The extension also houses a WC, utility and kitchen/dining space.

The extension is 3.4m high and wraps around the building, concealing a flat roof behind a raised parapet. This has been kept below the ridge level of the existing conservatory. The extension

extends 1.8m out to the rear from the line of the existing conservatory and 5m from the rear wall of the original dwelling.

MATERIALS //

The materials for the proposed extension are sympathetic to the existing dwelling. The extensions proposed brickwork facing are to match the existing dwellings brickwork in both colour and size. The capping to the roof parapet is to be stone coping to mirror the decorative window heads of the existing dwelling.

The Garage doors are to be retained for re-use on the proposed attached garage.

PARKING // ACCESS

The detached garage on site to be demolished is replaced with an attached single garage to the dwelling. There is no net increase or decrease on parking provision from the existing.

The internal connection between the new garage and the dwelling greatly improves the access and functionality of the garage from its existing condition. The attached garage will aid in stimulating its intended use as a garage over storage.

There are no changes to the site access from its existing condition.

CONCLUSION //

The above proposal offers a modest extension to the existing dwelling whilst helping to unify a series of extensions and the garage which have been developed in a piecemeal way over time. The design approach is sympathetic to the original dwelling and does not detract the sites current parking or access provision.

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