

Design and Access Statement – 11 Webb Lane, Hayling Island PO11 9SP

Proposal

The overall proposal is to demolish an existing double garage and use the same footprint to build a one bedroom bungalow.

Use

The existing garage has been derelict for a number of years and continues to degrade. The roof has caved in and the brambles have taken over. The neighbours have at times complained about its unkempt state and the security fencing around the site is unattractive. The proposal will add a single dwelling to a residential street.

Amount

The proposal is for a single, one bedroom dwelling which would accommodate one or two people. There have been no significant changes to the properties in Webb Lane for a number of years. The most recent change is to the old Rose in June site and the new houses are accessed via Mengham Avenue. This does not affect Webb Lane or the proposed dwelling.

Layout

The dwelling will run almost parallel to Webb Lane. Access to the property will be from the driveway which is adjacent to the road. The front door will be centrally located in order to maximise entry/exit from the dwelling between the two parking spaces. These off road spaces will provide parking for the new dwelling and a further space which is already allocated to the flat behind it (11 Webb Lane). Side access will be available to the north and south of the new dwelling. At the front will be the bathroom and kitchen, with the living room and bedroom at the rear to take advantage of privacy from the road. The proposal includes a vaulted ceiling in the living room with a log burner, a bathroom large enough to accommodate a bath and built in cupboards in the bedroom.

Scale

The dwelling will be no larger than the existing footprint and its elevation will be proportionate to its other dimensions and in keeping with the terrace behind it.

Landscaping

There are currently no significant trees on the site. Landscaping will aim to soften the visual impact of the new building and give it a mature appearance. A raised bed will be added to the north of the drive way and will contain cottage garden plants and herbs including lavender, rosemary and other flowering perennials. If space permits (and if root systems are unlikely to damage new drainage) a slow growing tree specimen will be incorporated in to the scheme e.g. silver birch. The drive and side access will all be level and wheelchair accessible.

Appearance

The new dwelling will be given a cottage like feel, with cottage style windows and front door. In sympathy to the Victorian terrace behind it will have a similar style and colour slate roof. Whilst the proposed uPVC cladding is not in direct keeping with the brick and render of the terrace behind, it is intended to provide a pleasant contrast (in the way a beach hut contrasts to its Victorian origins).

Access

The addition of this dwelling is unlikely to affect existing pedestrian or vehicular access.