



DESIGN & ACCESS STATEMENT
Rev. A

JOB NO. 5147

Application for the construction of Garage and Machinery store
110 West Lane, Hayling Island, Hampshire, PO11 0JW



PROPOSAL & DESIGN PHILOSOPHY

The proposal is to construct a single storey Garage and Machinery Store to the south of the site that will provide space for storage of vehicles and garden machinery. The site of the new garage was chosen as the most suitable by the existing occupants, as it maintains the setting of the house and the adjacent cottage. Moving the garage further to the north would require the removal of established fruit trees within the existing orchard and would impact on the views from the cottage. Moving the garage to the west, would impact on the formal lawn associated to the main house.

The design of the building has been carefully considered to respond to both the functional needs of the client as well as the site context. The size of the garage has been kept to a minimum so as to reduce the impact of the building to its surroundings, while accommodating the requirements of the occupant. In order to reduce the impact when viewed from Havant Road, the proposal includes buffer planting along the eastern boundary.

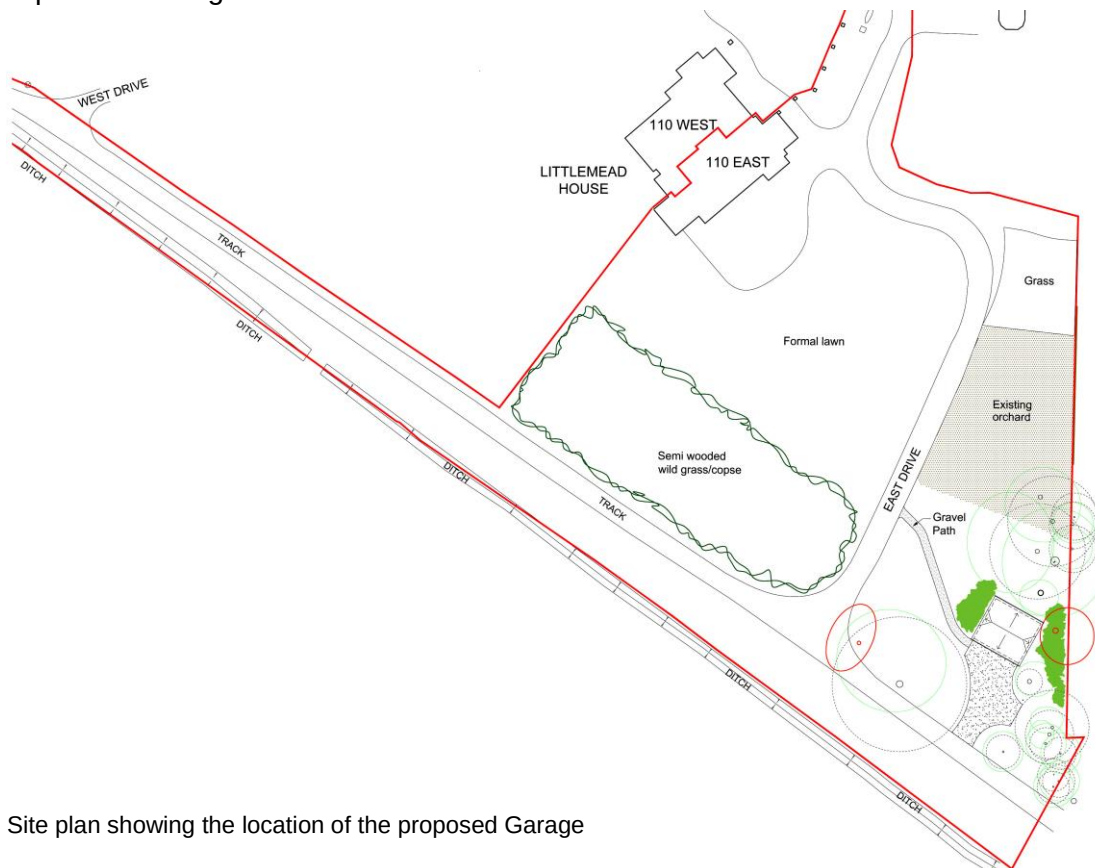
The building has a barn like/ agricultural feel in keeping with the setting of the neighbouring open agricultural area. The external materials chosen are also very honest and natural (exposed cedar cladding, brick plinth) and should be complementary to the building's rural woodland context; for more information with regards to external materials see 'Appearance and Materials' Section.

PLANNING HISTORY

The client has made two previous planning applications for a similar yet larger building. The first one (Ref: BC/PC/11/05353/FP) was approved by Havant Borough Council and has expired. The client is no longer in ownership of the land for which the previous building's location was proposed. The second and most recent planning application (Ref: APP/15/00065) which included a proposal for a larger Garage/Games Room, was refused by Havant Borough Council.

LOCATION

The proposed building will be situated to the south of the site.



Site plan showing the location of the proposed Garage

Please see the following drawings in reference to the buildings location:

- 1110A Proposed Site Location Plan (1:1250)
- 1111A Proposed Site Block Plan (1:500)
- 1210B Ground Floor Plan (1:100)

APPEARANCE AND MATERIALS

The external wall finish will be of a horizontal cedar feather board cladding with a low level brick plinth. The roof will consist of red plain clay tiles to match the existing Littlemead House on site. For more information please see the following drawings:

- 1310A Proposed Elevations (1:100)
- 1410 Proposed Sections (1:100)
- 1710 Material Schedule

ACCESS

The proposal will not impact on the existing access arrangements of the main house. Access will be gained from the existing track that runs along the site's edge. This will enable planting to be established to the west of the building in order to reduce the visual impact from the house and the cottage. A new gravel path has been implemented, stretching from the garage to East Drive as this will be the natural desire line back to the house.

CAR PARKING

There will be no change to existing parking arrangements on site. The proposed development will however provide a hard standing for vehicles.

TREES AND HEDGES

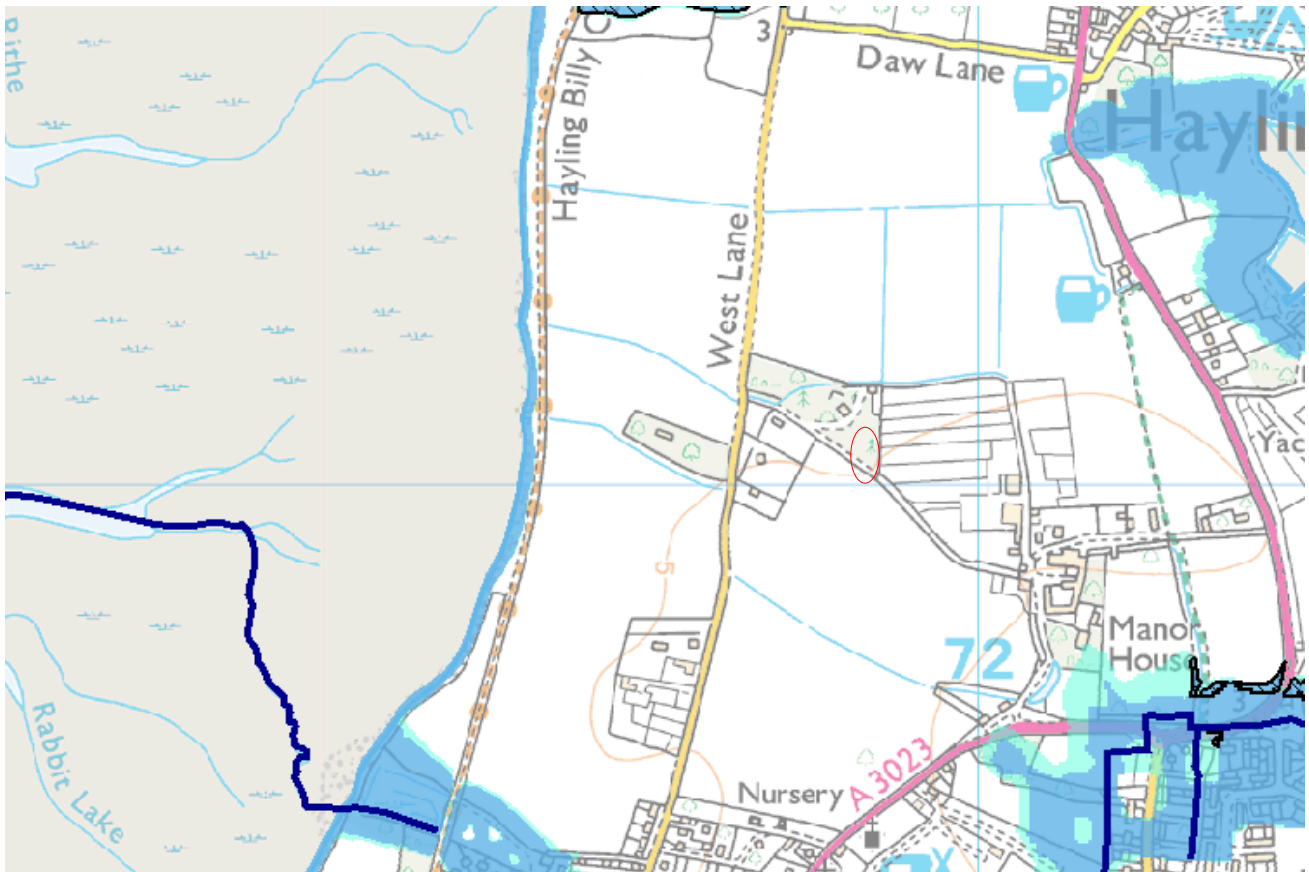
The new buffer planting along the eastern boundary will match the existing boundary planting with indigenous hedging of Thorn, Hawthorn, Field Maple and Cornus. The planting on the west of the building will be a mixture of medium size shrubs to include Aucuba Japonica, Viburnums, Arbutus, Euonymus.

Trees to be removed have been highlighted in the following:

- 1110A Proposed Site Location Plan (1:1250)
- 1111A Proposed Site Block Plan (1:500)
- 14593 – AIA 2: Arboricultural Impact Assessment and Method Statement

FLOOD RISK ASSESSMENT

The proposed development is not within and EA flood risk area. Hayling Island is low lying and the coastal areas are classed as Moderate (2) and Significant (3). Access to Hayling Island is via Langstone, which is classed as Moderate (2).



Environment Agency Risk of Flooding from Rivers and Sea Map

AERIAL PHOTOGRAPH



SITE PHOTOGRAPHS



South-East Elevation of Littlemead House



Site Panoramic