

DESIGN & ACCESS STATEMENT

Site Address: 135 Elm Grove, Hayling Island PO119ED

Site & Surroundings.

No. 135 is part of a small group of 4 buildings numbered 127 to 135. Situated on the west side of Elm Grove approx 35m from the junction with St. Mary's Road. No. 135 is an irregular shape and very dilapidated being unsuitable for viable renovation and has remained vacant for many years. The area has a mixture of uses and of no particular character. *Planning permission* was granted to redevelop No. 127 with shop and flat over and after consistent marketing was unsuccessful, subsequently permission was granted to convert the shop to establish residential use and is now occupied.

Proposed development.

Planning permission was granted on No. 135 for redevelopment with shop and flat over Ref: 09/50653/002 dated 02.02.2010 now expired. Since the permission for ground floor residential use at No. 127 and the lack of interest in retail use, the current proposal is to redevelop with 2 storey building comprising 2 No. 2B Flats based on the same footprint providing natural extension to street scene in Elm Grove. The location complies with aims to reduce reliance on cars being within walking distance of services, facilities and public transport. The building has been carefully designed to avoid overlooking the existing flats in Claremont Court (St. Mary's Road) by the provision of oriel bay window to 2nd floor west elevation and avoid loss of amenity to No. 137.

The materials to be used to match No. 127 to provide continuity of scale, texture and colour to enhance the street scene without prejudice to possible future development of the remaining frontage, the owners of which have so far frustrated any attempt to implement a comprehensive scheme as previously envisaged. The proposed ground level of 6.75m AOD is well above potential flood mark level.

Access and Parking.

Existing parking and turning on site available in accordance with adopted standards.

Conclusion

The existing shop is in a semi derelict condition and the location is looking for regenerative influences and the aim is to provide new building to meet current standards and complement existing uses in Elm Grove with useful addition to housing stock in the Borough.

