

DESIGN / ACCESS STATEMENT

***DEMOLITION OF EXISTING TIMBER BUILDING AND TO REDEVELOP THE SITE
WITH A SHOP AND 3no TWO BEDROOM FLATS OVER***

AT

31 ELM GROVE

HAYLING ISLAND

Introduction

The site is currently a derelict former Hayling Conservative Club of single storey timber framed construction in need of much repair and modernizing. The site is generally level with an overgrown gravelled area to front of site and accessed from Elm Grove.

Location

The site is located at the end of a row of two storey shops with a wide pavement at the front and flanked by an access road to a public car park which borders the rear site boundary.



Previous Planning History

The relevant planning history is as follows:

95 / 55832 / 000	Erection of shed to side for storage	Decided	13/12/1995
APP / 12 / 01206	Demolition of existing timber building & construction of two storey detached building of retail unit at ground floor & 1no two bed flat over	Withdrawn	
APP / 13 / 00090	Demolition of existing timber building to redevelop the site with a shop and two bedroom flat over	Approved	11/03/2013

At the present time permission APP / 13 / 00090 is still valid.



Front elevation of site

The Proposals

This application is for the demolition of the former timber framed Hayling Conservative Club building and proposal to redevelop the site with a retail unit at ground floor and three two bedroom flats over.

The front elevation is lined along the site boundary (parallel to the road) and follows the levels of the adjacent shops as indicated. The parapet detail has been retained at the same level.

The Mansard roof is set behind the parapet so as to be less prominent and was chosen to reduce maintenance issues with such a large flat roof area. The main habitable rooms are located at the front and back and provided with partly recessed dormer windows to reduce impact and overlooking.

The side elevation is taken down to standard eaves matching the housing on the opposite side of the car park access road and roof lights indicated for second bedroom and kitchen.

The rear elevation includes two ventilated openings (with security rails) to the internal yard which includes space for bins and at least six cycles with secure facilities (increased to 9 with rack), access is via locked timber stained gates.

The building is constructed with materials to match existing or to be agreed, and the design is intended to be sympathetic to the local built environment.



Rear view of boundary

Materials

For the new roof it is proposed to use a profiled concrete interlocking tile suitable so as to form a shallow pitch of 15 degrees where forming the top section of the mansard roof – colour to approval.

Wall materials are proposed as red facing bricks to match existing in the parade of shops - subject to approval.

Shop fronts and doors are proposed as white powder coated aluminium framed with double glazed units. Windows to upper floors are proposed as white framed PVCu with double glazed units. Rooflights are proposed to be Velux, or equivalent centre pivot style.

Access

Vehicular access does not exist as there is no parking on site at present – and given the site constraints it would not be viable to provide any, however this is typical for this area of Elm Grove.

Pedestrian level access to the shop fronts will be off Elm Grove.

Access to the rear of the shops for deliveries and access to flats will be via gated internal yard off the side elevation to the pavement along the car park access road - this will also be the access for cycles.

Trees & Landscaping

There are no trees within the site boundary however there is an existing tree opposite the car park access road indicated on the elevations and site plan to the front of 33 Elm Grove. Soft landscaping will be incorporated along the boundary to the car park access road as indicated.

Flood Risk Assessment

The site is not within zones 2 or 3 as indicated on the map below.

