

Design & Access Statement - Revision A : 09/06/14 : Updated

The Meadows
St Peters Road
Hayling Island
PO11 0RP

1. Introduction

This Design & Access Statement is in respect of a new Householder Application for the replacement of a sub-standard existing outbuilding with a new garage with annexe accommodation.

2. Design Principles

The existing building is in a poor state of repair, and features a large expanse of asbestos roof sheeting. The walls are made of timber which has seen an ingress of woodworm, as such is not suitable to be converted into the proposed annexe accommodation that is desired. The proposed building is of a much higher quality, using materials to match the existing dwelling and will be an enhancement to the street scene.

3. Use

The proposed outbuilding will be used strictly for the enjoyment of and ancillary to the existing dwellinghouse, as is the case with any 'granny annexe' added onto an existing building in the borough. It incorporates a garage and workshop as with the existing building. The clients feel the existing building is unsafe and incorporates asbestos which they would like to remove safely at the earliest opportunity. There is no intention to use the proposed building for any other purpose. The clients' personal circumstances are such that they have a large and ageing family and wish to provide an ideal solution to those family members who wish to come to stay with them on a temporary basis.

4. Amount & Scale

The proposed building broadly follows the same footprint as the existing outbuilding. The cavity wall construction means the overall width to maintain the same internal dimension is increased by approximately 600mm. The length of the building increases slightly, extending towards the back of the site, so as not to affect the street scene. The roof pitch is to match the existing outbuilding to be sympathetic to the original building.

5. Landscaping

There are no proposed changes to the existing landscaping. The proposed outbuilding is well screened to the North and the site itself is well screened to the South and East.

6. Access & Parking

There are no changes to the Highway proposed. There is parking for several vehicles in front of the existing garage. The existing garage doors are small and do not easily allow vehicles to be stored within. The proposed garage features a wider door to enable the parking of a vehicle inside, so it is thought that the proposed building will improve existing parking arrangements.

7. Conclusion

It is considered that this Design & Access Statement clearly demonstrates that the proposed replacement outbuilding has been carefully planned to be compatible with and sympathetic to the surroundings while honouring the integrity of the existing building. The existing outbuilding is of an extremely low quality with several problems that are realistically beyond repair. The proposals will create a new high-quality outbuilding that will enhance the street scene and its surroundings and will be used for the enjoyment of the existing dwelling.

