PERMIT

APP/11/1541

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DESIGN and ACCESS STATEMENT **JOB NO: 4853 Rev A**

CLIENT : Mr D Cornelius October 2011

PROJECT : Proposed Studio Above Existing Attached Garage

ADDRESS : 20 Bacon Lane, Hayling Island

Proposal

The applicants, Mr & Mrs Cornelius, have lived at the property in Bacon Lane for six years. They have a need to expand the accommodation at Bacon Lane to suit an area required for Mrs Cornelius' interest in jewellery design, hence the desire to form a studio space over the garage.

Other alterations are to make better use of the space in the existing house and to improve the overall appearance of the house through creating a unity of the disparate forms on site by the use of enhanced balustrade detailing.

The proposal is for a studio room and shower room to be constructed in a new roof over the existing attached double garage. To the west of the existing house, a new laundry room is to be built over the existing single storey utility room. A new pitched roof will be built over the laundry room and the studio.

Physical Context

The existing house was completed around six years ago and has plain tiles on the roof, white rendered walls and white plastic windows.

The neighbouring house to the east, No.18, is a white rendered detached house, with three gables facing Bacon Lane. The house to the west, No.22, is a detached brick house with a detached garage in the front garden.

The houses along Bacon Lane are all individual and sit within large, tree lined gardens.

Use of the Building

The existing property is a detached dwelling house. The new studio is designed to provide a relaxing, creative space for the family to live in, away from the main house. The laundry room will be used for storage of linen. The shower room provides a sanitary facility without the need to use the main house.

Visual Impact

The proposed studio will be built within a new pitched roof, with half hips to two sides. The original eaves level of the garage is to be retained, with the roof increasing in pitch from 40 degrees to 45 degrees.

A window will be located in the front gable over the garage doors, and to the rear next to the stairs.

The roof over the shower room and laundry room will be finished in plain tiles to match the studio and house. The width of this part of the building is designed so that it sits behind the studio so that it is not viewed from Bacon Lane and only seen as you approach the front of the house. The roof will connect with the main roof of the house at a new valley.

The two dormers on the south elevation are to be re-roofed, replacing the gables with hips.

The new walls to the studio, shower room and laundry are to be clad in timber boarding, to be a softer contrast to the white rendered walls. The walls are set with low eaves to match the height of the existing house.

The view of the extension when viewed from No.22 will be in part masked by the existing garage in the front garden.

The existing double garage is to be retained for parking two cars, the boxed in staircase has a sloping ceiling to the underside to increase the space in the garage.

Scale of the Building

The scale of the building is appropriate and in proportion to the existing house.

Access and Approach

The existing driveway accessed from Bacon Lane, is to be retained. The existing front door is to be retained. A new access door is to be formed for access to the utility room from the driveway.

Car Parking

The existing double garage is to be retained, along with the driveway, allowing for adequate car parking.

Refuse

The existing refuse and recycling bins are to be retained.

Landscaping

The existing mature trees along Bacon Lane and within the rear garden are to be retained. The existing un-fenced frontage along Bacon Lane is to be retained.

Photographs



South elevation of No.20 showing existing house and garage



View of the West Elevation of No. 20, as viewed from No.22 Bacon Lane



View of north elevation of No. 20 Bacon Lane



View of the garage in front garden of No.22 Bacon Lane



View of south elevation of No.22 Bacon Lane



View of the south elevation of No.18 Bacon Lane