



Sanders Design Services Ltd

Building Plans & Detailed Drawing Service

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Design & Access Statement – 44 & 44a Creek Road, Hayling Island PO11 9RD

This application seeks consent for the conversion of the ground floor denture repair lab into a 2 bed unit. Proposed roof alterations will facilitate the creation of two further 2 bed units across first and second floors.

Since obtaining permission for the denture repair centre, the applicant has endeavoured to obtain NHS contract patients without success. Indeed several of the businesses in the immediate area have closed recently. The only option therefore is conversion of the premises into residential accommodation.

The existing front entrance is retained for the sole use of the two bed unit on the ground floor Whilst the entrance for the existing first floor unit is utilised to provide access to the two upper units, both of which are two bedrooms, split across the two upper floors.

The roof alterations include the addition of two dormers to the front and two to the rear. The front dormers serve the upper floor flats bedrooms with those to the rear being obscure glazed for the bathrooms. The proposal will not cause any overlooking concerns.

A bin storage area is proposed to the front of the building to provide for the three units, with separate waste and recycling facilities.