PERM

British Red Cross, 34 Elm Grove, Hayling Island, PO11 9EF

Design and Access Statement

Proposal:

The British Red Cross seek planning permission for extension works to the rear of the above which is to provide a more permanent office for their Medical Loan Department which currently operates from a shed in the rear garden. The Medical Loans Department provides a crucial service to the local community lending wheelchairs and other associated mobility equipment.

The extension will provide a permanent office, improved security and a far more suiting venue for disabled visitors given the improved access arrangements proposed.

Amount

The existing building will be largely unaltered. There is a small lean-to extension and shed which are to be removed from site to allow for the proposed works. The extension to the rear will be 30m² designed to compliment the existing building. Raised brick paving will also be provided serving the new extension providing a level threshold.

Layout

The shape and orientation of the application site, the rear access provision and the requirements of the extension largely determine the layout of the proposed works. The proposed layout of the site represents the most efficient use of the land and contributes to the value and development of the site benefiting The British Red Cross.

Scale

The scale of the extension is based on the orientation of the site together with the need to accommodate the requirements for the Medical Loans Department. Our clients did not favour a flat roof as they felt this would detract from the appearance of the rear elevation and surrounding area. We have therefore provided a pitched roof without any increase to the overall height of the existing building.

Appearance

All materials proposed for the new works are sympathetic to the existing character of the area and have been designed to improve the overall appearance. The elevations are to match those existing with rendered walls, white UPVC windows, fascias/soffits and a natural slate roof over giving a far improved appearance to the redundant timber shed to be removed. There is also an improved access being constructed of raised brick paving, a more attractive alternative to the current concrete access walkways on site.

Access

The existing access to the rear of 34 Elm Grove is to be significantly improved. The proposed works incorporate the introduction of a raised level to provide improved access via a level threshold serving the existing property and proposed extension, all to meet Part M of the Building Regulations. This element is of particular importance due to the frequency of disabled visitors acquiring medical loans such as wheelchairs. There are to be no alterations to the front access or to the existing car parking provisions at the rear.