24 Alexandra Avenue Hayling Island

Design & Access Statement

Physical Context

The site is located at the junction of Alexandra Avenue and Victoria Avenue at South Hayling in a predominantly residential area and operates as a residential care home for a maximum of 8 children with an adjoining educational facility. This application seeks to provide secure overnight staff parking. No changes are proposed to the numbers of children or staff. The existing building sits on a substantial plot, bordered to the north by Victoria Road, to the east by Alexandra Avenue, to the south by 26 Alexandra Avenue and to the west by 32 Victoria Avenue. During its time as a care home the building has been renovated and extended to the rear and side. Access remains from Victoria Avenue.

Social/Economic Context and Planning Context

The applicant, Hillcrest Care Ltd, is a provider of care and educational facilities to children and adults with emotional and/or behavioural difficulties. This site provides full time care, education and treatment for 8 boys aged 8 to 14. The applicant believes that all children, especially those traumatised by reception into care, deserve the highest standard of physical and emotional care, stability, consistency, structure and clear boundaries as well as the opportunity within a safe environment to experience or rediscover a sense of their own worth. To this end, placement/care plans are tailored to meet individual needs.
The site lies within the Settlement Policy Area.

Involvement of Local Interests

The proposals are modest and domestic in scale and there have therefore been no discussion with local interests groups.

Evaluation

The location, size, shape and general physical characteristics of the site and the mix of existing building stock indicates that a modest double garage can be supported. The site is large enough to provide a satisfactory level of amenity and there will no loss of daylight to habitable rooms of neighbouring properties, using the standard assessment. It represents an efficient use of available land without compromising the established character of the area.

Design Principles

The proposal is to construct a double garage between the main building and electrical sub station on the western boundary of the site in place of 2No parking spaces. The new building has been designed with brick walls and a flat roof with pitched slate perimeter to match the existing buildings and reduce its impact.
Adequate separation distances will ensure privacy of internal accommodation for new and neighbouring properties, and that of the principal areas of amenity, and the outlook from any principal window has been similarly protected by these distances.
The requirements of the current plan relating to car parking and secure storage for cycles have been taken into account.



Neighbour Concerns

Any possible concerns raised by neighbours on previous schemes have been taken into account as follows:

- *Insufficient on site parking.* The amount of on site parking will remain at 14 spaces.
- *Design.* The design of the proposed garage with its flat roof and pitched slate surround allows for a less bulky appearance than if a fully piched roof were emploed.
- *Loss of trees.* No trees will be touched by the proposed garage position.
- *Description of Access.* The access to the site will remain in Victoria Road.

Amount

The proposal will provide 29m^2 of secure parking.

Layout

The area has a very diverse character and the applicant is very conscious of the need to respect neighbouring properties and the texture of the local area. The proposed garage will be sited on the north west side of the existing house. The existing car parking will be retained to ensure that vehicles leave in a forward gear.

Landscaping

There are no changes proposed to the existing landscaping.
On site car parking provision has been retained at 14 spaces and will meet all requirements of staff and visitors.

Scale

The scale of the garage will be entirely in keeping with the area in general and the topography of the site; the height to the ridge will be a maximum of 3.5metres (2.4 to the eaves).

Appearance

To ensure that the new building fits into the local environment materials will be chosen to blend with the existing house and the area in general.

Access

There are already high levels of supervision and security with access restricted to staff and children. The operation of the home involves a system of method statements and assessments customised to each child's needs according to disability and specific requirements. There is a high level of personal supervision to ensure the safety of the children.
On site car parking has been retained at 14 spaces. This will meet all requirements of staff and visitors – please also see the travel plan.
All emergency service vehicles can access the site and any emergency evacuation is straightforward.
The site is well located for convenient access to a full range of services and transport links.

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