



Heritage, Design and Access Statement

53 South Street. Havant Hampshire PO9 1BY

**Erection of single-storey rear extension following demolition of conservatory, new windows and façade alterations to dwelling;
New drive to create 1nr. off-road car park space with associated works**

Prepared for:

Miss L. Trevor and Mr. J. Scutt

Proposal Issued

25th July 2024

Version v1.0

25th July 2024

Statement of confidentiality

The information contained in this document is confidential, privileged and only for the information of the intended recipient and may not be used, published, or redistributed without written consent of The Steven Barlow Partnership.

The Steven Barlow Partnership
The Studio, 81 Manor Road
Portsmouth
Hampshire. PO1 5LB.
United Kingdom



Contents

Heritage, Design and Access Statement	Page
Introduction	3
Site description and heritage background	3
Description of proposal	5
- Use	5
- Layout	
- Amount	6
- Scale	
- Appearance	7
- Access	
- Flood risk	
Conclusion	7

Heritage, Design and Access Statement

Introduction

1. This Heritage, Design and Access Statement accompanies a Planning Application submission to Havant Borough Council Planning Authority; prepared by The Steven Barlow Partnership (TSBP Architecture) on behalf of the applicant's Miss. L. Trevor and Mr. J. Scutt and is submitted in accordance with the requirements of your Validation Requirements for Planning applications and other applications published December 2022, with minor updates published 3 April 2023.
2. This statement is in support of a Planning Application for the erection of a single-storey rear extension following demolition of conservatory, new windows and façade alterations to dwellings; new drive to create 1nr. off-road car park space with associated works.
3. It should be read in conjunction with the application drawings and other submitted documentation. Its purpose is to illustrate the process that has led to the detailed design and to explain and justify the proposals.

Site description and heritage background

4. The application dwelling is located on the east side of South Street, Havant, south of Grove Road. It is a period property, unlisted, of c. 2,320ft² over two floors; set within a mix of houses and flats built between 1800 and 1911.
5. In close proximity, the following Listed Buildings can be found:

Property/address	Heritage Category/Grade	First listed	Entry Number
HALL PLACE 20 SOUTH STREET	Grade II listed	21/07/1975	1092115
ORCHARD HOUSE & OUTBUILDING	Grade II listed	06/02/1984	1154616
NEWNHAM HOUSE	Grade II Listed	19/07/1975	1092114
BOSMERE JUNIOR SCHOOL	Grade II Listed	06/10/2017	1445008

6. The application site currently comprises of a 4-bedroom property with set within a large relatively level residential plot of c.554m², with a stepped approach frontage. The surrounding area hosts various residential properties and retail and commercial buildings.

location plan (application site outlined in solid red)



Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432

DESCRIPTION OF PROPOSAL

Use, layout, amount, scale, appearance, access, and flood risk.

Description of Proposal

Use

7. Summary of Proposal

- To erect a new single-storey rear extension to the east (rear) elevation following demolition of conservatory,
- Replace existing windows to the rear,
- Block up a number of windows,
- Create new drive off South Street to provide 1nr. off-road car park space with associated works.
- The purpose of the extension and alterations is to improve the functionality, quality and enjoyment of the dwelling and its surroundings.

Layout

- The accommodation is arranged over two floors. The ground-floor comprises of living room, reception 2, kitchen, dining, conservatory, store, bathroom, wc room and a garden store. The first-floor level comprises of four bedrooms, kitchen, wc room and a shower room.
- At ground floor level, the changes comprise of erecting a single-storey rear extension replacing the conservatory, to provide a larger kitchen and a breakfast area. The bathroom, wc room and garden store is to be replaced with a utility room, larger wc room and a store. Various openings to the south are to be blocked up.
- At first-floor level, a new en-suite and walk-in wardrobe area is to be created off bedroom 1. A new bathroom and re-configured bedroom 4 forms the remaining internal alterations.
- Externally, three windows are to be blocked up at first floor level to the south elevation. New vertical sliding timber sash windows are to replace existing unsympathetic windows to create windows in proportion, style and look to replicate the existing original windows. Existing render finish is to be re-painted.



SOUTH STREET

proposed ground and first floor layout plans

Amount

12. The Gross External Area (GEA) of the new rear extension at ground floor level amounts to c. 29m²
13. All rooms are sufficiently sized in terms of space standards and functionality to represent a modern home.

Scale

14. In terms of scale, the new rear extension is to replace an unsympathetic conservatory which has exceeded its lifespan. The new extension has been designed to be subservient to the existing dwelling.

Appearance

15. The new rear extension and alterations have been designed to be sympathetic to the host dwelling, with the choice of materials kept complimentary to the setting.

Access

16. A new drive is to be formed to the frontage, sunken to South Street level, to create an off-road car park space; with metal guard railings and soft landscaping. The existing stepped approach to the property is to be maintained albeit slightly reconfigured.

Flood Risk

17. According to the 'Environment Agency Flood Map for planning' the property is in flood zone 1. This means it has a low probability of flooding from rivers and the sea.

Conclusion

18. In conclusion, the proposed extension and alterations is designed to satisfy the various applicable policies; to reflect and respect the immediate surrounding residential properties and setting. The plans and elevations submitted as part of the planning documents illustrate the design principles adopted would result in an appropriate form of development which would preserve the conservation area.

The Steven Barlow Partnership

The Studio, 81 Manor Road
Portsmouth, Hampshire, PO1 5LB, United Kingdom.

+44 (0)800 756 9776
info@tsbp-architecture.co.uk
tsbp-architecture.co.uk