

HAVANT BOROUGH
COUNCIL

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**PROPOSED ERECTION OF OUTBUILDING AT REAR OF
82-84 WEST STREET, HAVANT, HAMPSHIRE PO9 1LN**

For Mr & Mrs D Willetts

DESIGN & ACCESS STATEMENT

(In accordance with Circular 01/2006)

Roger Hill Building Design

Introduction

The site is close to the centre of Havant and is located on the north side of West Street and to the west of Park Road North. The address of the property is 82/84 West Street, and the site is located within a designated Conservation Area.

The proposal is to erect a single-storey building in the garden of 82/84 West Street which extends behind 86a and 86b West Street. It is to be used as a garden room cum artist's studio and incorporates two attached storage sheds.

The building is described on the accompanying drawing nos.733.04 and 05. Its position is shown on the 1:500 scale Site Plan. The materials to be used in its construction would be in keeping with its surroundings and would be appropriate for a building providing facilities ancillary to the enjoyment of the existing dwelling.

The buildings in the locality and to the south of the proposed building are a mixture of houses, flats, and small commercial premises. To the north of the proposed building, and in close proximity to it, is a retail park located on the western side of Park Road North.

Immediately adjacent to the application site on the north side and extending eastwards is an existing private car park allocating one space to each of the dwellings numbered 78, 80, 82/84, 86a & 86b West Street. Planning approval for the construction of the car park was given under Application Ref. APP/13/00051. Vehicular access into this private parking area is from a public car park (constructed under the Potash Terrace Development).

Social/Economic Context and Planning Context:

The proposal addresses the specific needs of the owners (one an author, the other an artist) of 82/84 West Street where they have lived for 33 years. No.82/84 West Street, is thought to have been built in the 18th century, and contains small rooms which are not easily adaptable to their needs mainly because the structural geometry of the building involves a complex arrangement of timber components which could not be removed in order to enlarge them or to alter the layout of the house.

86a is a separate dwelling owned by the Applicant and was granted planning consent under APP/13/00386 on 31 July 2013. The adjoining dwelling, No.86b was granted permission at the same time under the same application reference but is under separate ownership.

An attached bicycle store and garden equipment store are also to be provided, the latter replacing an existing outbuilding which is to be demolished.

Involvement of Local Interests:

There has been no dialogue with the Parish Council or local resident groups.

Advice from Havant Borough Council Planning Department has not been sought, however a previous application for a considerably larger outbuilding on this same site was granted under Application

Ref: APP/15/00421 on 10 August 2015. That application was also subject to an Environment Agency application which was granted under Permit No. EPR/NB3851MB. By virtue of its location, the proposed building together with a new garden wall along the northern boundary would be of benefit both to the Applicants and to the occupants of Jacobs Court by acting in part as a visual 'buffer' between the West Street properties and the retail park.

Vehicular movements within and around the retail park are noticeable from the properties at this end of West Street. Additionally, the Macdonald's 'drive-thru' has an adverse impact on the immediate neighbourhood, especially at night. Whilst the proposed building is only single storey, it will be of sufficient height to help mitigate these effects. In this regard it is anticipated that the application will receive support from the local residents.

Evaluation:

A full evaluation of the site has been undertaken, including identifying constraints and opportunities and how these constraints relate to the relationship between the proposed development and neighbouring properties.

It should be noted that the Environment Agency has not been asked to provide pre-application advice in this case since the previous EA Consent referred to was for a much larger building, a significant part of which was to be positioned within the critical 8 metre distance of Brockhampton Stream to the north of the site. This contrasts with the proposed outbuilding, only a very small part of which will fall within 8m of the watercourse (in fact no closer than 7m to it). That consultation and the subsequent formal application resulted in a consent which confirmed that any additional risk of flooding in relation to 82/84 and 86 & 86a West Street was considered to be negligible. It can therefore be safely assumed that this would apply to the current proposal. A Flood Risk Assessment within this Design & Access Statement concludes that the effective dispersal of stormwater should not be achieved by surcharging the stream, since this would have the potential to overload it possibly to the point of overflow. Instead it should be achieved by means of local soakaways which have already been provided under previous consents.

Design Criteria & Principles:

The building is to be positioned at the end of an 'L'-shaped garden, the area of which is 246m².

Existing vehicular and pedestrian access to the rear of the property is via a private car park and small public car park as previously described. One parking space, as required to meet LA requirements, has been provided for each of nos. 82/84, 86a & 86b within the area of the private car park as shown under Consent Ref. APP/13/00051. The space for 82/84 is within the garden with access as shown on the drawings via a pair of wooden barn style doors to be accommodated in a new brick boundary wall.

Because of the uses to which the building is to be put, a high level of natural light is required and this is to be provided by a mono-pitched corrugated translucent plastic roof. The ridge will stand at approximately 3.2m above ground level and the new garden wall at 2.4m above ground level (existing private car park level).

The proposed building and garden wall will not overshadow any adjoining property.

The buildings in the immediate locality are a mix of mainly residential and small retail premises. Those on either side of the application site are residential properties.

Amount of Development:

Footprint (measured externally) – 46m²

Breakdown:

- a) Garden room/studio – 24.6m².
- b) Garden & cycle store – 21.4m².

Layout:

The layout is shown on drawing no.733.05 and the overall plan form is a simple rectangle.

Scale:

The proposed building is of sufficient size to meet the needs of the Applicants. An ancillary outbuilding such as this, located within a designated Conservation Area, does not conflict with local planning policies and by virtue of its size will have minimal impact upon neighbouring properties.

The proportions of the main elements of the building (walls and roof planes) in relation to one another are typical for an outbuilding of this size. The building will sit 'comfortably' within its immediate surroundings, and will not compete with neighbouring buildings.

Landscaping:

A minimal amount of new landscaping will be required and only a modest amount of alteration to the garden. The amount of paving will not exceed that of the existing in order to facilitate the rapid and effective dispersal of stormwater across the larger part of the garden in the unlikely event of the nearby watercourse overflowing. One tree, a poor quality Eucalyptus which makes very little (if any) contribution to the local amenity and one aged apple tree are to be removed.

Appearance:

The building is intended to be significantly subservient to the existing dwelling and would be appropriate in design terms to the urban setting within which it is to be located. It will be of acceptable form and have a pleasing overall appearance. The choice and quality of facing materials will therefore play a major role in meeting this objective.

All walls are to be in a good quality facing brick in order to relate to the existing dwelling house and the building will comply with the current Building Regulations in respect of non-combustibility and stability in relation to the adjacent western boundary line

Three pairs of painted wooden French windows in linear arrangement will provide access onto the garden.

Impact upon the Conservation Area

The main issues when addressing the impact an additional building might have on a Conservation Area involve the nature and character of that area. The special character of a Conservation Area is not exclusively determined by reference to the quality of the buildings which exist within it. Other features which contribute to its character can have historic value and provide clues to social and economic changes that came about as a result of industrial and commercial activity, both local and national.

To enable the proposed building to be erected does not require any existing structure to be demolished or altered, although an existing brick-built garden shed is to be removed. The land upon which the new building is to be built has served as domestic gardens for several centuries. There are no paths or hard standings of any form which would need to be removed to make way for the building. The removal of two trees is addressed in other sections of this Design & Access Statement.

An assessment of the impact which the proposed building would have upon the Conservation Area will therefore centre on 'detraction' or 'enhancement' of the local amenity. In this respect, the immediate setting and surroundings cannot be described in sufficiently positive terms to support any claim of detraction. The character of this part of the Conservation Area, prior to the proposed development, can be justifiably considered to be negatively affected by the adjacent retail park and the activity associated with it.

The absence of strong topographical features to serve as a distinct separation in character between the two areas (ie residential & commercial) supports a case for an appropriate form of minor development that would achieve this. The success of such development will therefore depend wholly upon the type of building and especially the quality of its architecture. If this criteria can be met, it should result in distinct enhancement of the appearance of the conservation area, and have no detrimental impact environmentally upon the enjoyment of it by those whose neighbourhood it is.

In terms of character, there is insufficient cohesion within the range of architecture displayed along the rear elevations of the West Street properties to influence the design of the proposed outbuilding. In altering and extending these properties a number of new and interesting elements have been introduced, some of them 'modern' in one way or another. In order to avoid conflict with what exists, a non-intrusive design based on a simple geometry with traditional materials and detailing is proposed. The building will have a visually low 'centre of gravity' when observed from the rear windows and gardens of the West Street properties.

The foregoing section, headed '**Appearance**' describes the building in detail.

Arboricultural impact assessment

This section is included in the Design & Access Statement, as the issues which are to be addressed overlap with the foregoing section – 'Impact upon the Conservation Area'. The position of an existing Eucalyptus tree (T1) and an old apple tree (T2) is shown on drawing no.733.05.

It is to be noted that the position of an existing small brick shed which is to be demolished is also shown on the same drawing.

Introduction:

The two trees that stand in the garden of 82/84 West Street, are within the Black Dog Conservation Area. These are visible from several neighbouring properties and from a public vantage point to the north of the application site. The closest public vantage point is a car park accessed from Park Way. Park Way serves as an access road to a large retail park which has its own car park, from which the top of the Eucalyptus can be seen standing more or less in isolation except for two 5m high hornbeams (**Carpinus betulus**) on the edge of the public car park. The separation distance between eucalyptus and hornbeams is 18 metres. The hornbeams are therefore in the foreground when observed from a public vantage point and are more prominent.

The apple tree is visible only from within the application site. This tree is not considered to have amenity value as it is not visible from a public vantage point. It does, however, contribute to the garden scene where it merges with a hedge of varying mass and random form to define the eastern boundary of the application site.

The trees:

The first, and tallest of the two trees is thought to be **Eucalyptus Propinqua**, a smooth grey-barked variety. A more definitive identification has not been carried out.

Observations:

The tree has a current height of approximately 10 metres, and is healthy.

The tree was planted by the current owners in the early 1990s. During the early stages of its development, and at a point approximately 0.6m above ground level, the trunk grew at an angle away from the vertical at 70 degrees before returning to the vertical at a height of 2.5 metres (possibly in search of light, clear of the more successful growth spurt of an earlier off-shoot).

Now approaching its mature height, the tree is geometrically unbalanced and therefore potentially unstable, with several boughs extending 4m to the east. It has comparatively few branches growing in a westerly direction to help cancel the bias. There is a vertical fork in the trunk at 1.5m above ground level, the weight of which is exerted so as to create a moment 0.5m horizontally from the fulcrum, being the centre line of the trunk at ground level. This offset, being to the east, only serves to increase the potential for destabilisation.

Another offshoot originates close to the ground and rises in a near vertical line to a height of 6 metres at which level is the centre of a mass of smaller branches and accompanying foliage. There is very little structure to the tree to the west of its centre line and the tree is thus very poorly shaped for one needing to stand up to the more potentially damaging south-westerly winds, which prevail in this part of the country.

This tree would need to be heavily pruned, ie significantly reduced in height, and then maintained at such height in order to prevent its collapse. It also has to be born in mind that eucalyptus wood is among the heaviest of all common species. Because of this, the uncontrolled development of the

boughs of these trees makes them especially prone to giving way in high winds and under the load of snow. A certain amount of pruning has already been carried out.

The amount of additional pruning that would be needed to help save the tree would automatically further diminish its amenity value, without guaranteeing that it could not fall at some time in the future. Pruning stimulates regeneration, which is both rapid and vigorous in the case of eucalyptus, thereby reintroducing the dual threat of windage and snow entrapment. There is little, if anything, that can be done to alter the geometry of this tree in order to achieve a structural re-balancing. Any extension of the offshoot closest to the boundary – if it were even possible to encourage it – would have no helpful effect in that respect.

The second of the two trees is an apple (**Malus**). This is a mature orchard tree 3.5m high, actual age unknown. It has domestic value but does not make any contribution to the local amenity, and cannot be seen from a public vantage point.

It is noted that this tree would be affected by the return of the proposed 2.4m high garden wall. All branches up to 2.4m above ground level would need to be cut back to the trunk in order to accommodate the wall, effectively reducing the mass of the tree by at least 40%.

Conclusion:

It is suggested that in view of the foregoing arboricultural assessment mitigation planting is not applicable in this case. Whilst the shape of the building and how it is intended to be positioned within the site would provide the opportunity for replacement trees to be planted, the Applicant is of the opinion that the garden can be more appropriately enhanced by the planting of shrubs.

Access:

The vehicular approach to the application site is via a public car park on Park Way which provides access to a private car park constructed in 2013/2014 for the benefit of the applicant and neighbours. The latter is secured by gates fitted with a keypad locking system. This also provides pedestrian access to the rear gardens of 82/84, 86 & 86a West Street. All have existing single leaf garden gates of a width to accommodate wheelie bins and bicycles. No changes are proposed to this arrangement.

The garden room/studio and storage rooms will be directly accessible from the garden only.

Stormwater drainage:

Stormwater drainage will be via a single local soakaway into the existing natural gravel substrate.