

CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD

> 01243 576 078 > 07752 799 090 > contact@corinthianad.co.uk

DRAFT DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

Site Address - 92 West Street, Havant, Hampshire.

Proposal - Proposed extensions & alterations

Applicant - Mr & Mrs G Barton

Ref - PL

Date - March 2023

Contents -

1. Site
2. Existing Building, Context & Appraisal Method & Adjacent Architecture
3. Project Brief
4. Extent of Proposal, Scale & Building Line Formats
5. Heritage Assets
6. Justification of Proposal
7. Drainage
8. Access, Parking, Layout, Usage & Legibility
9. Structural Input
10. Ecology
11. Pre App / LPA Discussions
12. Conclusion
13. Reference Sources
14. Photographs

1. Site

The property is sited to the Northern side of West Street opposite Charter House and adjacent to a garage premises to the West. Refer to site and location plans.

2. Existing Building, Context & Appraisal Method & Adjacent Architecture

The property is an end-of-terrace period dwelling set over two floors. It is the Western dwelling in a group of period properties set close to the road edge (largely 82-92). The dwelling is not a listed building but is set within the Black Dog Conservation Area. This area of Havant follows the historic line of a Roman Road between Chichester & Wickham.

In terms of immediate context & adjacent architecture (from the main dwelling & outbuildings) there is -

- a. Period dwellings to the East
- b. West Street to the South
- c. Garage West
- d. Rear garden, residential garage to 92 and dwellings on Park Way to the North

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

3. Project Brief

Proposed refurbishment and improvement works to the dwelling comprising, -

- (a) Removal of rear lean-to extension with proposed replacement extension.
- (b) Revised & replacement fenestration.
- (c) Removal of render finish to front & side elevations.
- (d) Introduction of wood burning stove & flue.
- (e) Internal alterations & refurbishment.

Removal of the existing rear polycarbonate roof & white uPVC lean-to extension is a positive improvement to the dwelling. This element is visible from the road and its replacement with bricks and lead-appearance roof will be a notable improvement to the street scene.

Removal of white uPVC casement with metal framed glazing bar detail windows will be a positive improvement to the setting.

Removal of later-addition render and non breathable textured paint from the elevations will provide greatly improved breathability, some repointing is expected and this should be undertaken using lime. test panels for render removal and lime pointing are suggested and can be arranged with the LPA where desired.

A wood burning stove (with encouragement of multi-fuel (smokeless)) will aid heating of the dwelling, a matt black conservation style flue (IRO 200mm DIA) will be positioned at the rear of the house where it will not be prominently visible from the road.

Modest internal alterations are of a sensible nature and do not suggest an adverse affect on the character or format of the dwelling.

4. Extent of Proposal, Scale & Building Line Formats

Scale and mass of the proposed is unchanged. Instead the emphasis is on improvement to material and design aspects of the dwelling.

5. Heritage Assets

The building is considered a heritage asset due to its siting within the Conservation Area and its status as a group of remaining period properties in the context of the Roman Road. External walling, roof, chimney and converted outbuilding to the rear are all considered visible remaining historic fabric. Internal elements are less visible having being covered over the years but elements of lathe and plaster ceilings and period timber work are likely.

6. Justification of Proposal

Key points may be summarised as follows -

- (a) No additional scale to house footprint.
- (b) Removal of unsuitable materials within the conservation area context.
- (c) Visual (design & material) improvements to the dwelling and its setting.

(d) Positive improvement to the conservation area.

As such we consider the proposed as having no adverse impact, but making a positive contribution to the building and its setting within the conservation area.

7. Drainage

No increase in roof area is proposed but foul & surface water drainage will be assessed with building control at the appropriate stage.

8. Access, Parking, Layout, Usage & Legibility

Access remains unchanged.

9. Structural Input

A structural appraisal from the applicant's consulting engineer in connection with the works is available upon request.

10. Ecology

Not applicable to the proposed works.

11. Pre App / LPA Discussions

The principle of proposed works has been discussed informally with the applicants and HBC at pre-app stage.

12. Conclusion

We propose the above works as suitable and sympathetic improvements to the property as a whole, and having a positive contribution to the character and quality of the conservation area.

13. Reference Sources

Local Authority 2006 Guidance (Design & Access Statements).
Site & Location Plan information provided by 'Ordnance Survey'
www.historicengland.org.uk

14. Photographs

Photographs are included referenced to the 1:500 scale site plan.