



**HERITAGE / DESIGN & ACCESS STATEMENT
FOR PROPOSED WORKS AT
63 WEST STREET, HAVANT, PO9 1LD**



Introduction:

This statement is prepared in support of a planning application for the proposed extensions & alterations at 63 West Street, Havant.

At all times references should be made back to JB Architecture planning application drawings PL.274.19.01, 02, 03, 04 & 05.

The application site is situated in the town centre of Havant. It is located within the Havant Borough Council settlement policy area and within the Brockhampton conservation area. The surrounding area is predominately residential homes.

The application property is a two-storey detached house constructed of facing brickwork and pebble dashed render with clay roof tiles. The property has adequate amenity space to the front and rear. The surrounding boundaries vary between brick/flint walls on the east, south and west boundaries and a low-level brick wall and hedging to the north (front) boundary.

It is orientated north/south with the principal entrance facing a pedestrian footpath on the north side. Parking is located to the west side of the property with off road parking for two cars. On the eastern side of the dwelling are a number of small outbuildings consisting of a brick built shed and two greenhouses (*see figure 1*).

To the rear of the property is an old single storey timber conservatory. Due to its age and poor condition it is proposed that this structure will be demolished in the new proposals (*see figure 2*).



Figure 1, existing outbuildings to be retained.



Figure 2, existing conservatory to be demolished and re-built in new proposal.

West Street falls under the Brockhampton Conservation Area. The area is made up of 5 significant roads which contribute to the character, historic and architectural interest of the conservation area, these include:

- West Street
- Brockhampton Road
- Brockhampton Lane
- Staunton Road
- Western Road

Social / Economic Context:

The town of Havant is based around the classic crossroad configuration of the original main travel routes. It has grown rapidly since the Second World War and now has an important role in the surrounding area, which has become known as the Borough of Havant.

Current economic forces are driven by the railway station with good connections to London Waterloo, the location of the Borough administration, and by social and tourist activities related to the adjacent coast and harbours. Outside the town are industrial estates with high technology manufacturing in computing, aerospace and pharmaceutical industries.

The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth.

The site is part of a residential development to the West of the town centre.

Within a short 5-10 minute walking distance of the site there are:

- Public Houses

- Health Centre
- Library
- Town Park - Recreation Ground
- Havant Railway Station
- Bus Station
- Primary and Secondary Schools
- Churches
- Super Stores

Noting all the above the site is highly sustainable in that all of the facilities listed (*and more not listed*) are available within easy walking distance.

Proposals:

The proposals as outlined in this application is for the following works:

- i) To demolish the existing, south elevation conservatory (*see figure 2*).
- ii) To replace the conservatory with a single-storey rear extension. The new extension will run the full width of the house and will enlarge the utility, kitchen and dining area.
- iii) To the front of the property and on the west side a new single storey garage is to be proposed.
- iv) To construct a small first floor extension above the existing utility (and behind the new garage – *see figures 5 & 6*).
- v) To create a new vehicular access on the east side of the dwelling including new drop kerb.



Figure 3, front elevation.



Figure 4, rear elevation.



Figures 5 & 6, view towards parking bays + utility.

Appearance

- The overall look from the front elevation will largely remain unchanged (*see figure 4*). The only exception to this is the appearance on the west side of the dwelling (as viewed from the north elevation). Here a single storey extension will be built to accommodate a garage. Behind the garage and above the existing utility a first-floor extension is proposed (*see figure 5*).
- Any potential overlooking issues relating to the first-floor extension have been minimised as much as possible. The one new window which has been added here has been located on the rear (south) elevation wall and as far away as possible from no. 65 West Street.
- With regards to the single storey rear extension, all new doors and windows have been positioned to maximise the views out to the south facing garden.
- There are 3 new windows proposed on the east elevation. Two of these will be at ground floor and will serve the modified family room / dining area. At first floor level a smaller window will serve the en-suite. This window will be obscure.
- Windows generally, will match the style and colour of the existing dwelling, however, it is proposed that the windows will be timber effect UpVC and not timber constructed. In respect of the new bi-folds doors these will be constructed using aluminium frames.
- One of the main objectives of the brief was to make more of the south facing garden. At ground floor level the new extension (with corner bi-folds) will help to make the most of this aspect. At first floor level and above the new single storey extension a small roof terrace will be incorporated into the design. The agent is aware that balconies in general are discouraged, however, in this instance the applicant/agent are of the opinion that the

inclusion of this terrace will not affect neighbouring properties. To the direct south is open land owned by Portsmouth Water. This land continues down the east side of the application dwelling creating a natural divide between the application property and the houses in Liberty Close. As a result, overlooking issues towards properties in Liberty Close are minimal.

- Being in a conservation area both the agent and applicant are conscious that the building materials used in construction match the existing house as much as possible. The use of red brick and roof tiles will match the existing dwelling as close as possible (*see figure 4*). With regards to windows it is proposed that new and old windows are installed as double-glazed timber effect UpVC. In respect of the existing pebble dash render it is proposed that this is removed and replaced with off white K-render throughout.

Parking:

There are currently two off road parking spaces, both of these are located on the west side of the dwelling (*see figure 6*). Both will be retained in the new proposal, one of which is to be allocated to the proposed garage as noted above.

To the east side of the property it is proposed that a new drop kerb is created and a third parking space added.

Landscaping:

Landscaping is to remain as existing and will not be affected by the proposed works. The only exception to this is a small section of hedgerow on the front (northern) boundary which will be removed to allow for a third car park space.

Sustainability:

It is the intention of the applicants to recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner, this includes resource use, energy consumption and pollution.

More so the applicants will encourage the specification of a building and building services that can easily be maintained during their life cycle.

Access:

- The site is flat with no physical constraints.
- It is the intention of the applicants to make provisions with Approval Document M of the Building Regulations 2012 where applicable.
- Pedestrian access is available from West Street.
- Vehicular access to the property is also located off West street.

Flood Risk:

The Environment Agency flood map indicates that the site does not lie within a flood zone.



Extent of flooding from rivers or the sea

● [High](#)
● [Medium](#)
● [Low](#)
● [Very Low](#)
⊕ Location you selected