



**HERITAGE / DESIGN & ACCESS STATEMENT
FOR PROPOSED WORKS AT
2 MANOR CLOSE, HAVANT, PO9 1BD**

Introduction:

This statement is prepared in support of a planning application for the proposed two storey side extension at 2 Manor Close, Havant, PO9 1BD.

At all times references should be made back to JB Architecture planning application drawings PL.283.19.01A, 02, 03 & 04.

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 St Faith's conservation area. The surrounding area is predominately residential homes.

The application property is a two-storey detached house constructed of facing brickwork and clay roof tiles and has an adequate amenity space to the front and rear surrounded with a curtilage boundary constructed of a mixture of 1.8m timber fencing, brick wall and part hedging.

It is orientated east/west with the principal entrance facing a pedestrian footpath on the west side. Parking is located to the back of Fairfield Road. The property currently has a dilapidated garage to the side which is proposed to be demolished.

Manor Close was built as a single phase suburban residential development. Most of the houses have pitched roofs and bays with front gardens facing onto a central access path. The surviving sections of wall facing St George Street, The East Pallant and Fairfield Road are also of some importance, as they survive from the earlier development of the site and define the roads and public / private spaces for the houses.

Context:

- Manor Close is within the St. Faith's Conservation Area, covering the town centre of Havant.
- Manor Close is a residential street which runs in a north – south orientation.
- The houses in Manor Close were built in the late 1930's and 40's consisting of semi-detached and detached properties.
- The Conservation Area designation is based on the quality of the nearby St. Faiths Church and the relatively unspoiled historic quality of the surrounding streets.

Proposals:

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

- i) To demolish the existing garage (north elevation) see figure 1.
- ii) To replace the garage with a two-storey side extension. The ground floor will accommodate a new garage, the first floor an en-suite and dressing area.
- iii) To extend the vehicular access (between brick piers) as you come off Fairfield Terrace (rear elevation), see figure 2. **NB: the drop kerb will be retained and not widened.**

It is proposed to remove the existing garage structure. It is then proposed that a two-storey extension is built. The proposal will be built on a footprint slightly larger than that of the existing garage. However, the front building line of the existing garage will be retained in the new proposal. A slight increase to the rear is proposed.

To allow for the overhang of soffits and gutters the new external wall (north elevation) has been set in from the boundary of no.3 Manor Close.

The roof has been designed as a hip, reflecting the characteristics of the host dwelling, the materials will match as closely as possible in both colour and texture.

In order to allow for easier off-road parking, it is proposed that part of the boundary wall to the east elevation is demolished. The vehicular access will then be increased in width to allow for adequate on-site parking which is located at the rear of the property.



Figure 1, existing garage to be demolished and re-built.



Figure 2, existing vehicular access to 2 Manor Close.

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 North-East of the town centre.

Within 1000 metres 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.

The proposals are consistent with Local Development Framework Policies; there has therefore been no prior involvement of local interests.

Appearance

- The appearance of the frontage to Manor Close, maintains and extends the existing elevation.
- There are no overlooking issues, the two windows proposed at first floor level face east and west elevation and away from gardens, furthermore, the rooms these windows serve are not classed as habitable i.e. en-suite and dressing room.
- It is proposed that the existing clay roof finish and external face brickwork is to be replicated allowing proposals to blend in with surrounding properties.

Landscaping:

Landscaping is to remain as existing and will not be affected by the proposed works.

Parking:

As noted above parking is to remain as existing but improved to allow for easier vehicular access.

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 Manor Close and Fairfield Terrace
- Vehicular access to the property is located off Fairfield Terrace. It is proposed that the access is widened to allow for easier access. **NB: the drop kerb will be retained and not widened.**

Flood Risk:

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

