



HERITAGE STATEMENT
FOR PROPOSED WORKS AT
20 GROVE ROAD, HAVANT, PO9 1AR



Introduction:

This statement is prepared in support of a planning application for the proposed single storey side extension at 20 Grove Road, Havant, PO9 1AR.

At all times references should be made back to JB Architecture planning application drawings PL.233.19.01A, 02, 03, 04, 12E, 13A, 14 & Design and Access Statement.

Context:

- Grove Road is within the St. Faith's Conservation Area, covering the town centre of
- Havant.
- Grove Road is a residential street, running east – west, immediately south of one of the
- principal streets – East Street.
- The houses in Grove Road are late Victorian and Edwardian, mostly detached, individual
- in style, and relatively closely spaced.
- There are several mature trees on the street frontages, giving an overall appearance
- of a mature and established neighbourhood.
- The street is fully metalled with footpaths both sides and effective street lighting.
- Unrestricted parking is available on both sides of the street, and most houses have
- private driveways for off-street parking.
- The Conservation Area designation is based on the quality of the nearby St. Faiths
- Church, and the adjacent 'Old House at Home' public house, and the relatively unspoiled
- historic quality of the surrounding streets.
- The subject house displays typically 'exuberant' and decorative Victorian details,
- particularly to the street facing window surrounds.

Proposals:

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

- i) Continue line of existing side single storey structure along existing west elevation allowing for proposed utility and WC structures to be formed.
- ii) Creation of garage structure along west elevation allowing for storage of modern-day vehicle.
- iii) Installation of eight number rooflights throughout the proposals allowing for greater natural light to enter both existing and proposed areas of the property.
- iv) To extend existing dropped kerb access along the front elevation (*north*) allowing for easier access across entire revised driveway area.

Eight number rooflights are to be installed throughout the proposals allowing for greater amount of natural light to enter the existing property:

- i) Two rooflights are to be installed into existing pitched roof construction over revised kitchen area.
- ii) Large rooflight is to be installed into existing pitched roof construction over dining area allowing for greater amounts of light to enter playroom area adjoining the dining area.
- iii) One rooflight to be installed over utility area.
- iv) Two rooflights to be installed within WC area one of which is to be boxed in over shower and be used as a lightwell for high level window within existing playroom.
- v) Two rooflights to be installed within existing attic area allowing for additional light to enter the attic area.

The application site is currently served by a dropped kerb to the existing driveway along the north elevation.

In order to allow for greater amount of off-street parking it is proposed that the existing dropped kerb is extended by 1.9m allowing for easier access from Grove Road onto revised driveway.

This will in turn allow for greater amount of off-street parking along a busy / partially double yellow lined residential street and a safer area for children to gain access to family vehicles.

Please refer to images below which show the existing dropped kerb and off-street parking along Grove Road.



Figure 1, existing dropped kerb to 20 Grove Road.



Figure 2, existing dropped kerb to 20 Grove Road.



Figure 3, existing parking along Grove Road.



Figure 4, existing parking along Grove 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 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 Grove Road, maintains and extends the existing elevation.
- There are no overlooking issues.
- It is proposed that the existing slate roof finish and external face brickwork is to be replicated allowing proposals to blend in with surrounding properties.

Landscaping:

Landscaping to the proposals is to remain as existing with the addition of the amended dropped kerb and boundary wall area.

Parking:

Parking is to remain as existing (*space for three vehicles to be parked off Grove Road*) with the addition of the amended dropped kerb and driveway area for modern vehicles.

Sustainability:

It is the applicant's intention 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 applicant's 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 applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2012.
- Pedestrian access is available from Grove Road
- Emergency access is available from Grove Road.
- The vehicular access is proposed to be increased by approximately 1.9m allowing for two vehicles to park side by side like previously approved schemes within Grove Road.

Flood Risk:

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

