

Design and Access Statement, 55a South Street, Havant.

At the rear of the property, behind the kitchen, an aging conservatory existed which was found to be leaking heavily. A suggestion to remove this structure and build a new permanent fixture in its place, with an additional section extending across the entire width of the property was made. This new extension will square the rear of the property off bringing it in line with the back of the adjoining garage and would tie in with the existing property with the use of materials that match the existing building. Internally, it will create a large open plan room which will house a kitchen, dining and seating area.

Following discussions with the builder, the decision to pitch the roof was made to complement the existing property. To comply with building regulations, this pitch has taken it above the 4m height allowance for permitted development to 4.6m. All work completed so far has been inspected by Jhai Limited Building Control.

As a single-story extension, there is no impact on neighbouring properties – the neighbours on each side have commented on how nice it will look when completed. The grounds of Bosmere school are opposite the front of the house from where the new building cannot be seen. At the end of the garden, there are several large trees which block the line of sight to and from the garages in Juniper Square. Roof windows in the extension allow light in but are too high for views in or out of the building.

Access to the building is via pedestrian routes only and will be maintained internally through the existing doorway leading into the kitchen. There will also be access to and from the garage via an internal door towards the rear of the building (moved from its original location). Access to the rear of the property through a side gate will also be maintained as there is no building extending out from the side of the original building. A new paved section will be laid around the side and rear of the property to improve the “crazy paving” and tarmac currently on the site. The bifold door being installed in the rear of the new building will provide better access to the outside through a wider opening and fewer internal doors. The fitting of a fire door between the garage will comply with building regulations and modern locks will improve security to the home.

The final finish will be a rendered and brick-built structure with a tiled pitched roof which matches the existing style of the current property. Looking back from the garden, the gable (from the top of the windows and upwards) will be tiled to match the tiles present at the front of the property. Render will be applied to the walls from the base of the gable (tiled section) to the base of the windows on the new structure. The rendering on this will not match the current texture of the rendering on the existing property but will complement it with the intention to renew the existing render on the original building so it all matches.

Having studied the St. Faith's list of buildings of local interest and conservation area maps (see below), there will be little impact on the heritage for the local area. The site is not marked as being within an area of high, moderate or low archaeological interest and the intention for the new structure to blend with the existing building will ensure the character of South Street will be maintained. The new structure will arguable maintain the character of the property and the site to a greater extent than the previous conservatory which was

dated and constructed with materials that were unsympathetic to the rest of the property. The property has not been highlighted on the townscape map as having any significance. The boundary wall at the front of the property has been identified as important but will not be compromised by the development which is located to the rear of the property. There is a group of important trees at the rear of the site which again will not be compromised by the new structure. There is no requirement to alter the vegetation surrounding the site to complete this development.





