



Design, Access, & Heritage Statement

Demolish Existing Conservatory and Erect Single Storey Rear Extension

15 Manor Close, Havant, PO9 1BD

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23/05/2018

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0.0 Contents

- 1.0 Generally
- 2.0 Physical Context
- 3.0 Historic Context
- 4.0 Involvement of Local Interests
- 5.0 Amount
- 6.0 Layout
- 7.0 Design Principles
- 8.0 Scale
- 9.0 Landscaping
- 10.0 Appearance
- 11.0 Access
- 12.0 Flood Risk

1.0 Generally

- 1.1 This Design Statement is in support of an application for Householder Planning Permission and Demolition in a Conservation Area at 15 Manor Close made to Havant Borough Council.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:
- | | | |
|---------|------|-------------------------|
| 18040 - | 101 | Location and Block Plan |
| | 201B | Existing Plans |
| | 301 | Existing Elevations |
| | 401B | Proposed Plans |
| | 501B | Proposed Elevations |

2.0 Physical Context

- 2.1 Havant is located to the south-east of Hampshire, close to Langstone Harbour and the crossing point to Hayling Island. The town is approximately 13km from Portsmouth and 14km from Chichester and lies at approximately 10m OD with a gentle slope to the south and southwest. Havant is the central commercial and transport hub for outlying areas of the borough, such as Hayling Island, Rowland's Castle, and Waterloooville.
- 2.2 Manor Close lies to the East of Havant Town Centre. It is a footpath running roughly north-south and accessed from The Pallant. Manor Close is entirely residential, with parking to the rear of properties accessed from either Fairfield Road or Prince George Street.
- 2.3 The subject site is on the east side of Manor Close, such that it can also be accessed to the rear from Fairfield Road.
- 2.4 The site is generally flat and level and has mature screen planting to the rear boundary.

3.0 Historic Context

- 3.1 The site is within St Faith's Conservation Area.
- 3.2 Manor Close was developed in a single building phase following the demolition of Manor House in 1937. It has been maintained more or less as originally envisioned and contains some surviving sections of the original Manor House boundary wall.
- 3.3 The development comprises pairs of pitched roof houses along a central access path. The houses are in brick with plain clay tile roofs. Some houses retain tile crease window details and verges, although most original windows have been gradually replaced with modern uPVC.
- 3.4 The subject site is a typical example of this development. As with most properties in Manor Close, there is already an extension to the rear.
- 3.5 The proposals seek to demolish the current conservatory style extension and replace it with something more permanent and in keeping with the main house. In size and pitch it will precisely match the neighbouring extension at No. 14, so that they continue to form part of an architectural 'pair'.

4.0 Involvement of Local Interests

- 4.1 The proposals have been discussed with the neighbours at No. 14, but otherwise no local interests have been involved

5.0 Amount

- 5.1 The site in the ownership of the applicants is approximately 353 m².
- 5.2 An existing conservatory of with a gross internal floor area of 17 m² will be demolished.
- 5.3 The proposed new extension will be 24 m², a net addition of 7 m².

6.0 Layout

- 6.1 Access and layout will remain as existing.

7.0 Design Principles

- 7.1 The design of the proposed works should make a positive contribution and visually enhance the character of the area.
- 7.2 The overall design should provide an environment appropriate for amenable residential use within the St Faith's Conservation Area.
- 7.3 The design should make best use of the available site and building assets.

8.0 Scale

- 8.1 The scale will be similar to the existing extension at No.14.

9.0 Landscaping

- 9.1 An existing apple tree will be removed as part of the proposals. This is being dealt with under a separate application.
- 9.2 All other landscaping will remain as existing.

10.0 Appearance

- 10.1 The proposed extension will be finished in bricks to match the existing house and Cambrian slates. The roof pitch is low to match the line of the neighbouring extension at No.14, which restricts the choice of materials. It is our opinion that slates are more in keeping with the style of the Conservation Area than the pantiles used on the extension roof at No.14
- 10.2 The proposals will not be visible from Manor Close and will not be visible at street level from Fairfield Road

11.0 Access

- 11.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 11.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

- 11.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 11.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 11.5 Pedestrian access to the site is available from Manor Close and Fairfield Road.
- 11.6 Emergency access and refuse arrangements remain as existing.

12.0 Flood Risk

- 12.1 The Environment Agency Flood Map indicates that the site lies within Flood Zone 1, and does not therefore require a flood risk assessment.