

Design, Access, and Heritage Statement

For

**Proposed Dormer Window, Enlarged Conservatory and Replacement
Windows**

At

**21 Grove Road,
Havant,
Hampshire,
PO9 1AR**

On Behalf Of

Mr. & Mrs. R. Ackworth

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1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for a proposed dormer window, an enlarged conservatory and replacement windows at 21 Grove Road, Havant, Hampshire, PO9 1AR.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

1607 - 110	Location and Block Plan
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511B	Proposed Elevations

2.0 Physical Context & Heritage Statement

- 2.1 Grove Road is within the St. Faith's Conservation Area, covering the town centre of Havant.
- 2.2 Grove Road is a residential street, running east – west, immediately south of one of the principal streets – East Street.
- 2.3 The houses in Grove Road are late Victorian and Edwardian, mostly detached, individual in style, and relatively closely spaced.
- 2.4 There are a number of mature trees on the street frontages, giving an overall appearance of a mature and established neighbourhood.
- 2.5 The street is fully metalled with footpaths both sides and effective street lighting.
- 2.6 Unrestricted parking is available on both sides of the street, and most houses have private driveways for off-street parking.

- 2.7 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.
- 2.8 The subject house displays typically 'exuberant' and decorative Victorian details, particularly to the street facing window surrounds.
- 2.9 The proposed dormer window is in line with the approved dormers which are currently being constructed. The proposed dormer window is for increased headroom in the existing bathroom. The new dormer windows will improve the overall aesthetics of 21 Grove Road to a standard which is more suitable for St Faiths Conservation Area.

3.0 Social / Economic Context

- 3.1 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.
- 3.2 The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth..
- 3.3 The site is part of a residential development to the North-East of the town centre.
- 3.4 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 of the above the site is considered to be highly sustainable in that all of the facilities listed (and more not listed) are available within easy walking distance.

4.0 Involvement of Local Interests

4.1 Planning Approval (APP/16/00457) on 15th July 2016.

5.0 Amount

5.1 The subject site is approximately 1120 sq. m. in area.

5.2 The enlarged conservatory is approximately 8.5m² larger than the existing conservatory.

5.3 There are two replacement windows to the coach house and one proposed window.

6.0 Layout

6.1 There is a Yew Tree with a TPO in the South West corner of the site. The proposed enlarged conservatory is approximately 16m away from the subject tree, outside of the Root Protection Area.

6.2 The proposed windows are in keeping with the existing.

7.0 Planning Policy

7.1 The subject proposals were prepared under the objectives of the National Planning Policy Framework of 27th March 2012. Of the policies, we were mindful of the following:

2. Ensuring the Vitality of Town Centres

7.2 Section 23.

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
- Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.

8.0 Design Principles

8.1 The design of the additional works should make a positive contribution to the community and visually enhance the character of the area.

8.2 To make best use of the available site and building assets.

8.3 To maintain a positive contribution to the St. Faith's Conservation Area.

9.0 Scale

9.1 The scale of the present building remains unchanged, and is entirely appropriate for the site.

9.2 The roof 'horizon' of the building is slightly greater but will also be of better quality.

9.3 The 'rhythm' of the plot widths remains unchanged.

10.0 Landscaping

10.1 There is no proposed landscaping as part of these works.

11.0 Appearance

11.1 The proposals visually enhance 21 Grove Road and its appearance within St Faiths Conservation Area.

11.2 There are no overlooking issues.

11.3 The replacement and proposed windows to The Coach House will be more in keeping with the main house. The proposed windows are white casement uPVC.

12.0 Access

12.1 The site gently falls towards the South of the site.

12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).

12.3 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

12.4 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2012.

- 12.5 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.6 Pedestrian access is available from Grove Road.
- 12.7 Emergency access is available from Grove Road and Town Hall Road.
- 12.8 A new crossover is proposed from Grove Road to tie in with the entrance to the house. A ramp up to the front of the house is also proposed and taken in combination these additions will improve disabled access. This is in accordance with the Lifetime Homes Criteria and paragraph 50 of the National Planning Policy Framework.

13.0 Flood Risk

- 13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding. The Havant Rife is 400 metres north of the site, part of a series of channelled watercourses under the town centre, which do not represent a flood risk.

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