
**30 MANOR CLOSE, HAVANT, PO9 1BD
PLANNING APPLICATION FOR SINGLE STOREY SIDE EXTENSION**

DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT

1 Description of the Heritage Asset and Assessment of Significance

30 Manor Close forms one of a Close of similar 1940s semi-detached properties fronting onto a footpath to the north-east of Havant town centre.

The property forms part of the St Faith's Conservation Area in Havant.

The main characteristics of Manor Close, which was built as a single phase suburban residential development, are the paired houses with pitched roofs and bays with front gardens facing onto a central access path.

The pairing of the houses and gaps between the pairs are an important part of the character. 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.

The houses are built from brick, both handmade (eastern side) and wire cut (western side) combined with machine made clay tile roof defines the houses. Houses to the east of the path have a higher level of detailing.

2 Principles and Concepts of Design

The applicant is mindful of the street scene and the Conservation Area status of his house.

The design is to provide a subservient single-storey extension set back 3 metres from the front of the house.

The adjacent house, No 29 has a similar extension, and the proposed extension to No 30 mirror's the position and design of the adjoining extension, to maintain a feeling of cohesion. This includes the configuration of the window fronting onto the Close at the front of the property.

Care has been taken to maintain the gap between the properties, as this is a noted feature in the Conservation Area. Rather than build up to the boundary a footpath will be retained between the extension and the boundary fence (a matching footpath has also been retained between the boundary and adjacent the extension at No 29). The pitched roof will also be hipped, in line with the roof of the existing house, including hip irons, to preserve the perception of space between the properties.

The front section of the extension has a pitched, hipped, roof to match that of the extension at No 29. As the proposed extension extends into the rear garden, the rear section of the extension will have a flat roof, with a glazed roof lantern, to reduce the visual impact of the extension from the front of the house and also the rear.

The walls will be constructed of matching bricks. At the bottom of the walls of the existing house there is a string crease tile course. This detail will be incorporated into the extension. The decoration of the extension will also match the existing house, with cream paintwork above the crease tile detail and unpainted brickwork below.

It should be noted that one of the main characteristics highlighted in the Conservation Area Appraisal is the original boundary walls to the properties in Manor Close. There is a masonry boundary wall to the rear boundary of 30 Manor Close, adjacent Prince George Street. This will not be affected by the proposed extension.

3 Impact of the Proposed Development

The proposed extension to 30 Manor Close comprises a single storey kitchen / dining room side extension. The materials and detailing being incorporated in the extension have been described above and have been chosen to match the existing house and the adjacent extension to No 29.

As part of the extension the opportunity will be taken to improve the footpaths to the property, including the path leading to the front door and around the extension, which are currently formed of deteriorating concrete. These will be replaced with appropriate paving.

The extension will be visible from the Manor Close footpath, but the visual impact has been reduced by incorporating a pitched, hipped roof to the front of the extension, and a flat roof with a glazed lantern to the rear.

The extension does not involve the loss or change of any original features to the existing house.

The extension has been designed to be sympathetic and subservient to the existing house. The design takes into account the need to maintain a gap between the semi-detached houses.

4 Access

Currently there is access to the back garden, from the front of the property, via a 6' close boarded gate. This gate will be relocated but re-used to secure the side footpath around the extension. To the rear of the property there is a 6' close boarded garden gate leading from the garden to the parking area. This will not be affected by the extension.