

A DESIGN & ACCESS STATEMENT**for****New vehicular drive access and extension of existing detached garage****to****36 Grove Road, Havant. PO9 1AR****1 ASSESSMENT OF PHYSICAL CONTEXT**

No 36 Grove Road is a detached 4 bedroom Edwardian property built circa 1910 and lies within the St Faith's Conservation Area on the southern side of Grove Road. The property is constructed of facing brickwork and faces directly onto Grove Road with Edwardian sash windows with feature stone bays and is flanked by similar properties of equal Edwardian style and character.



Fig 1 – View of the front of the property from Grove Road, showing street scene

The front boundary is walled by a 1.0m high facing brick wall, which currently includes two pedestrian access wrought iron gates into the front garden, one adjacent to the western boundary with gravel path leading to the side of the property and the other with concrete pathway leading directly to the front entrance door.



Fig 2 – View of the front of the property from Grove Road



Fig 3 - View of the existing front access gate adjacent to the western boundary

There is currently no vehicular access off Grove Road, but there is a drive access off Orchard Road leading to a detached garage located within the rear garden. This access drive provides parking space for 2 cars and is currently ungated and made up of gravel and some hardstanding. There is no direct access gate into the rear garden.



Fig 4 – View of existing drive within Orchard Road, street scene



Fig 5 - View of existing drive and garage

2 THE PROPOSALS

The proposal is to provide a new vehicular access off Grove Road and to extend the existing detached garage.

New Drive off Grove Road:

The existing arrangement with the driveway located within Orchard Road is inconvenient as it does not allow parking close to the main entrance door and there is no direct access into the property. This is especially difficult when loading and unloading. The proposal is to provide a new driveway in front of the property by widening the existing western side access to allow for suitable vehicular access. This will require a new dropped kerb off Grove Road and part of the existing brick wall will need to be removed to allow for sufficient width. A new brick pier is to be built at the new edge of the wall allowing for the increased width, with bricks and coursing all to match the existing. The existing gravel path is to be widened to allow for a suitable drive width and the new drive finished with stone/block paviours, using Drivesett, Tegula type by Marshalls, extending with a pathway to link to the front door.

The new drive will improve access, allowing for parking to the front of the property with direct access to the front entrance door. The new drive hardstanding will allow for a smooth surface, which will assist any wheeled traffic, i.e. such as wheelchair access. Most properties along Grove Road currently have parking with direct access to the front of the property with dropped kerbs providing vehicular access. The new access will allow for both parking to the front and to the rear, similar to No 40 Grove Road on the corner of Grove Road and Lower Grove Road, which has both access to the front and to the rear.

Extension to existing detached garage:

The existing garage measures approx. 3.2 x 5.0m internally which, with allowance for through access, is limited in size in relation to the property. The proposal is to extend the existing garage all the way along the rear of the property and widen slightly in footprint. The widening of the footprint allows for suitable access through the garage maintaining suitable storage space and also provides sufficient width for a new pedestrian access door at the junction of the existing garage. The existing main

garage door is to be retained, but moved back slightly to allow for a new pedestrian access door direct from the drive into the rear garden. The southern boundary elevation is to be extended to match the existing garage in equal detail, replacing the existing close boarded fence, built solely within the properties boundary. The pitched roofline will match the existing with the ridge being extended slightly, allowing for the increased width. The new ridgeline height will be similar if not equal to the adjacent detached garage to the rear of No. 34 Grove Road.

Materials are to match the existing with facing brickwork to walls and slates to the roof. The existing UPVC door and window are to be removed and proposed new doors and windows are to be painted timber, in a more traditional style to match the character of the dwelling.

The new footprint provides sufficient space for covered storage amenity for the use of the property along with a partly converted area allowing for a small gym/studio amenity for the property.

The existing drive is to be re-surfaced with stone/block paving, using Drivesett, Tegula type or similar, by Marshalls, as the image below, providing a timeworn appearance of classic/traditional look.



The southern boundary fence to the existing drive is to be replaced with new timber close boarded fence with concrete posts and gravel board and a new timber gate is to be included in the drive, located back from the road to allow for one parking space in front of the gate. Behind the gate will be an area for more secure parking. The gate will be of a similar appearance to the neighbouring property of No. 34 Grove Road (see Fig.4).

3 CONCLUSION

The new drive to the front of the property will improve access to the property.

The extended garage is in keeping with the existing garage structure with size and materials in keeping with the existing environment.

In view of the issues detailed in this report it is considered appropriate that Planning be granted for the proposals.