

Design & Access Statement

Proposed Alterations & Extensions

Shore House, Mill Lane, Havant, PO9 1RX
(Previously known as Bartholomew House)

**To create New Loggia, New Kitchen, New Orangery, and New Single Garage,
Along with provision of new first floor balcony with dormer replacing two existing smaller
dormers.**

Combined With Tree Removals and Part Demolitions

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Architects

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1.00 INTRODUCTION

- 1.01 Peter Galloway RIBA has been commissioned to provide design proposals for a regenerative proposal to replace existing single storey facilities and conservatory with new kitchen and orangery, combined with new south facing loggia and first floor covered balcony.
- 1.02 The site is located in a discreet location within Mill Lane Conservation Area.

2.00 DESIGN OBJECTIVES

2.01 To provide the following residential accommodation:

- New Kitchen and Orangery, and single garage

2.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

2.03 To reinforce the various street scenes, and integrate the proposal with existing developments within the conservation Area.

2.04 To offer a solution articulating the existing undulating patterns of roofscape.

3.00 SITE ANALYSIS

- 3.01 The site for development lies within the Mill Lane Conservation Area in Langstone, Havant.
- 3.02 The site is South facing on the edge of Langstone Harbour.
- 3.03 There is are a number of existing trees requiring removal to facilitate the development
- 3.04 All major services are currently available around the perimeter of the proposed building zone.
- 3.05 In climatic terms, the site is moderately exposed.
- 3.06 The Southern boundary is fronted by Langstone Harbour.
- 3.07 The Western and Northern boundaries lie adjacent to existing residential properties.
- 3.08 The Eastern boundary is bordered by a public footpath.

4.00 CONSERVATION ISSUES

4.01 The site lies within the Mill Land Conservation Area, Langstone.

4.02 The existing dwelling is not listed.

5.00 PLANNING POLICIES

5.01 Havant Borough Council planning guidelines state that within defined areas, such development will be permitted where the environmental quality of an area will be respected.

5.02 The site lies within Mill Lane Conservation Area

Policies seek to ensure both the minor demolitions and the conversion developments would not have a detrimental effect on the character and setting of the Conservation Area.

6.00 SITE CONCEPT

- 6.01 The planning strategy adopted involves the provision of a new loggia across the southern elevation to provide shading and weather protection, by extending the existing roofing downwards.
- 6.02 The existing conservatory will be demolished and replaced with an orangery on a slightly extended footprint.
- 6.03 The existing single storey eastern extension will be demolished and replaced by a new flat roofed kitchen area. A single garage will be provided on the western elevation under an extended catslide roof, all respecting the privacy and amenity to existing surrounding residential occupancies.
- 6.04 The proposal generally take up the footprint of the existing buildings on the site, with the northernmost element having some modest demolitions.
- 6.05 The principal entrance will now be available from the West.
- 6.06 Existing windows will be replaced throughout with white upvc.
- 6.07 Upper elevations will be clad with light blue timber boarding.
- 6.08 Lower elevations will be rendered.

A.01 ACCESS STATEMENT

A.01.01 Appraising the Context

The character of the site comprises older style commercial buildings in various stages of dilapidation.

A myriad of roof forms, styles and materials from the essence of this character

The northern boundary fronts The Pallant, the western boundary fronts North Street

The site does not lie in a flood risk area zone.

A.01.02 Design Principles

- a) The site can adequately support a variety of dwellings, which, by nature of its scale is protected from possible visual intrusion from all vantage points.

The proposed development is introspective therefore further protecting occupants from any intrusion on amenity.

A.01.03 Access Principles

- a) Access to the site is proposed from Mill Lane, and lies within 100metres of Langstone, and its community facilities/Public Transport Links.

The site is therefore sustainable.

- b) The new access to the site accommodates -

Pedestrian Access
Public Transport Access
Cycle Access
Emergency & Service Access
Sustainability

A.01.04 Access Solution

- a) All users will have equal and convenient access to buildings, spaces and the public transport network.
- b) Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.
- c) Access for emergency vehicles remains intact via Langstone Road, and Mill Lane.