

**PROPOSED SINGLE STOREY SHED & OPEN PERGOLA
AT REAR GARDEN TO 82/84 WEST STREET, HAVANT.
PO9 1LN**

For Mr & Mrs D.Willetts

DESIGN, ACCESS & HERITAGE STATEMENT

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Introduction

The site is close to the centre of Havant and is located on the north side of West Street and to the west of Park Road North. The address of the property is 82/84 West Street, and the site is located within a designated Conservation Area.

The proposal is to:

- 1) **demolish a large part of an existing brick shed standing at the northern end of the rear garden to 82/84 West Street, and to construct an Indian Pergola attached to the remaining west wall of the shed.**
- 2) **construct a shed having two compartments outside of the line of the existing fence on land within the ownership of the Applicants and which is used for private parking.**

The shed as existing is shown on the accompanying drawing nos.733a.02, and the proposed new structures on drawing no.733a.03. Their positions in the north-eastern corner of the garden are shown on the 1:500 scale Site Plan. The materials to be used in its construction will be in keeping with its surroundings and will be appropriate for a building providing facilities ancillary to the enjoyment of the existing dwelling.

The buildings in the locality and to the south of the proposed building are a mixture of houses, flats, and small commercial premises. To the north of the proposed building, and in close proximity to it, is a retail park located on the western side of Park Road North.

Immediately adjacent to the application site on the north side and extending eastwards is an existing private car park allocating one space to each of the dwellings numbered 78, 80, 82/84, 86a & 86b West Street. Planning approval for the construction of the car park was given under Application Ref. APP/13/00051. Vehicular access into this private parking area is from a public car park (constructed under the Potash Terrace Development).

Social/Economic Context and Planning Context:

The proposal addresses the needs of the owners of 82/84 West Street where they have lived for 33 years. No.82/84 West Street, is thought to have been built in the 18th century.

86a is a separate dwelling owned by the Applicant and was granted planning consent under APP/13/00386 on 31 July 2013. The adjoining dwelling, No.86b was granted permission at the same time under the same application reference but is under separate ownership.

Bicycle storage and garden equipment storage is to be provided in separate compartments of the proposed shed, the latter replacing an existing outbuilding which is to be demolished, leaving parts of it to serve as a wind break to the pergola.

Involvement of Local Interests:

There has been no dialogue with the Parish Council or local resident groups.

Advice from Havant Borough Council Planning Department has not been sought, however a previous application for a considerably larger outbuilding on this same site was granted under Application Ref: APP/15/00421 on 10 August 2015. That application was also subject to an Environment Agency application which was granted under Permit No. EPR/NB3851MB.

Vehicular movements within and around the retail park are noticeable from the properties at this end of West Street. Additionally, the Macdonald's 'drive-thru' has an adverse impact on the immediate neighbourhood, especially at night. Whilst the proposed building is only single storey, it will be of sufficient height to help mitigate these effects. In this regard it is anticipated that the **application will** receive support from the local residents.

Evaluation:

A full evaluation of the site has been undertaken, including identifying constraints and opportunities and how these constraints relate to the relationship between the proposed development and neighbouring properties.

It should be noted that the Environment Agency has not been asked to provide pre-application advice in this case since the previous EA Consent referred to was for a much larger building, a significant part of which was to be positioned within the critical 8 metre distance of Brockhampton Stream to the north of the site and which serves as a flood overflow facility. This contrasts with the proposed outbuilding, only a very small part of which will fall within 8m of the watercourse (in fact no closer than 7m to it). That consultation and the subsequent formal application resulted in a consent which confirmed that any additional risk of flooding in relation to 82/84 and 86 & 86a West Street was considered to be negligible. It can therefore be safely assumed that this would also apply to the current proposal. A Flood Risk Assessment within this Design & Access Statement concludes that the effective dispersal of stormwater should not be achieved by surcharging the stream, since this would have the potential to overload it during a weather event that filled the stream to capacity. Instead it should be achieved by means of local soakaways which have already been provided under previous consents.

Design Criteria & Principles:

The building is to be positioned in the north-eastern corner of an 'L'-shaped garden, the area of which is 246m².

Existing vehicular and pedestrian access to the rear of the property is via a private car park and small public car park as previously described. One parking space, as required to meet LA requirements, has been provided for each of nos. 82/84, 86a & 86b within the area of the private car park as shown under Consent Ref. APP/13/00051.

The proposed shed will be mainly constructed in timber studwork and externally faced with ex 175x25 sawn softwood feather-edge horizontal boarding, stained brown. Two walls (north and west-facing) will be lined internally with 18 thick oriented strand boarding (OSB) to provide additional structural stability and security.

The east wall will be constructed in facing bricks salvaged from the partial demolition of the existing shed, in order to comply with the Building Regulation requirement for non-combustibility on a

boundary wall. The south-facing wall will be constructed in lightweight insulating blocks (PFA) rendered externally and painted in Weathershield off-white external emulsion to provide a contrasting muted, sun-reflective background to the Indian frame supporting the open-spaced pergola beams. The inner face of the remaining walls of the existing shed are to be treated in the same manner.

The roof will be a timber-framed 17.5 degree mono-pitched geometry covered with Welsh slates, and will have an east-to west-ridge standing at approximately 2.9m above ground level and the eaves at approximately 2m above ground level (= existing private car park level). Garden and car park surfaces are level with each other.

The proposed building will not overshadow any adjoining property.

The proposed 8 no. pergola joists will span the gap between an ornate Indian frame and the south wall of the proposed new shed, all as shown on drawing no.733a.03. The Indian frame features 4 no. turned wooden posts supporting a 4.8m long lintel (265wx190h in section and presenting a fascia of composite mouldings), the post to lintel intersect braced by fine latticed bracketing. The hardwood assembly is finished in (for want of a better description) a pale, time-weathered mid-blue paint.

The buildings in the immediate locality are a mix of mainly residential and small retail premises. Those on either side of the application site are residential properties.

Amount of Development:

Footprint:

Proposed shed (measured externally): 5.4m x 1.8m. Area 9.72m²

Proposed open pergola (measured externally): 5.3m x 2.465m. Area 13.06m²

Layout:

The layout is shown on drawing no.733a.03 and the plan form (individually) of both shed and pergola is a simple rectangle.

Scale:

The proposed building is of sufficient size to meet the needs of the Applicants. An ancillary outbuilding such as this, located within a designated Conservation Area, does not conflict with local planning policies and by virtue of its size will have minimal impact upon neighbouring properties.

The proportions of the main elements of the building (walls and roof plane) in relation to one another are typical for an outbuilding of this size. The building will sit 'comfortably' within its immediate surroundings, and will not compete with neighbouring buildings.

Landscaping:

A minimal amount of new landscaping will be required and only a modest amount of alteration to the garden. An area of stone paving equal in area to that over which the pergola extends will be laid to a modest gradient in order to ensure the effective dispersal of stormwater. One tree, a thriving Eucalyptus, which makes some contribution to the local amenity, and one aged apple tree are to be retained (the latter to be pruned to accommodate a corner the proposed shed).

Appearance:

The building is intended to be significantly subservient to the existing dwelling and would be appropriate in design terms to the urban setting within which it is to be located. It will be of acceptable form and have a pleasing overall appearance. The choice and quality of facing materials will therefore play a major role in meeting this objective and will be appropriate to its status.

Impact upon the Conservation Area

The main issues when addressing the impact an additional building might have on a Conservation Area involve the nature and character of that area. The special character of a Conservation Area is not exclusively determined by reference to the quality of the buildings which exist within it. Other features which contribute to its character can have historic value and provide clues to social and economic changes that came about as a result of industrial and commercial activity, both local and national.

To enable the proposed building to be erected requires only part of an existing structure to be demolished or altered. The land upon which the new building is to be built originally served as a domestic garden for several centuries. There is only one short path which needs to be removed to make way for the building.

An assessment of the impact which the proposed building would have upon the Conservation Area will therefore centre on 'detraction' or 'enhancement' of the local amenity. In this respect, the immediate setting and surroundings cannot be described in sufficiently positive terms to support a claim of detraction. The character of this part of the Conservation Area, prior to the proposed development, can be justifiably considered to be negatively affected by the adjacent retail park and the activity associated with it.

The absence of strong topographical features to serve as a distinct separation in character between the two areas (ie residential & commercial) supports a case for an appropriate form of minor development that would achieve this. The success of such development will therefore depend wholly upon the type of building and especially the quality of its architecture. If this criteria can be met, it should result in a slight enhancement of the character of the conservation area, and have no detrimental impact environmentally upon the enjoyment of it by those whose neighbourhood it is.

In terms of character, there is insufficient cohesion within the range of architecture displayed along the rear elevations of the West Street properties to influence the design of the proposed outbuilding. In altering and extending these properties a number of new and interesting elements have been introduced, some of them 'modern' in one way or another. In order to avoid conflict with what exists, a non-intrusive design based on a simple geometry with traditional materials and

detailing is proposed. The building will have a visually low 'centre of gravity' when observed from the rear windows and gardens of the West Street properties.

Under the previous section, headed '**Design Criteria & Principles**' there is a description of the proposed building in detail.

Arboricultural impact assessment

This section is included in the Design & Access Statement, as the issues which are to be addressed overlap with the foregoing section – '**Impact upon the Conservation Area**'. The position of an existing Eucalyptus tree (T1) and an old apple tree (T2) is shown on drawing nos.733a.02 & 03.

It is to be noted that the position of the existing small brick shed which is to be partly demolished is also shown on the same drawing.

Introduction:

The two trees that stand in the garden of 82/84 West Street, are within the Black Dog Conservation Area. These are visible from several neighbouring properties and from a public vantage point to the north of the application site. The closest public vantage point is a car park accessed from Park Way. Park Way serves as an access road to a large retail park which has its own car park, from which the top of the Eucalyptus can be seen standing more or less in isolation except for two 5m high hornbeams (**Carpinus betulus**) on the edge of the public car park. The separation distance between eucalyptus and hornbeams is 18 metres. The hornbeams are therefore in the foreground when observed from the public car park and are more prominent.

The apple tree is visible only from within the application site. This tree is not considered to have high amenity value (if any at all) since it is not visible from any public vantage point. It does, however, contribute to the garden scene where it dominates a wooden fence which defines the eastern boundary of the application site.

The trees:

The first, and tallest of the two trees is thought to be **Eucalyptus Propinqua**, a smooth grey-barked variety. A more definitive identification has not been carried out.

Detailed observations:

The tree has a current height of approximately 10 metres, and is healthy.

The tree was planted by the current owners in the early 1990s. During the early stages of its development, and at a point approximately 0.6m above ground level, the trunk grew at an angle away from the vertical at 70 degrees before returning to the vertical at a height of 2.5 metres (possibly in search of light, clear of the more successful growth spurt of an earlier off-shoot).

Now approaching its mature height, the tree has rebalanced itself and is now considered to be stable. Since the part of the existing brick shed nearest to the Eucalyptus is to be demolished, the resultant area of newly exposed earth will accept an extension of the fine feeder roots to the tree's benefit.

The second of the two trees is an apple (**Malus**). This is a mature orchard tree 3.5m high, actual age unknown. It has domestic value only.

Conclusion:

The proposed new shed and pergola will not adversely affect the two existing trees..

Access:

The vehicular approach to the application site is via a public car park on Park Way which provides access to a private car park constructed in 2013/2014 for the benefit of the applicant and neighbours. The latter is secured by gates fitted with a keypad locking system. This also provides pedestrian access to the rear gardens of 82/84, 86 & 86a West Street. All have existing single leaf garden gates of a width to accommodate wheelie bins and bicycles. No changes are proposed to this arrangement.

The proposed bicycle shed section will be directly accessible from the private communal car park and the garden store section will be accessible from the garden only.

(Regarding access on a wider scale, the rail network providing direct access northward to London and southward to Portsmouth is within 400 metres of the application site, whilst the M27 motorway providing access to south coast towns and cities, and to London via the A3(M) passes within 600 metres of the application site.)

Stormwater drainage:

Stormwater drainage will be via a single broken brick rubble soakaway, located within the garden (following a standard porosity test,) which will discharge into the existing natural gravel substrate.