



**HERITAGE / DESIGN & ACCESS STATEMENT
FOR PROPOSED WORKS AT
32 MANOR CLOSE, HAVANT, PO9 1BD**



Introduction:

This statement is prepared in support of a planning application for the proposed single storey rear extension and loft conversion at 32 Manor Close, Havant, PO9 1BD.

At all times references should be made back to JB Architecture planning application drawings PL.520.22.01, 02, 03 & 04.

The application site is situated in the town centre of Havant. It is located within the Havant Borough Council settlement policy area and within the St Faith's conservation area. The surrounding area is residential homes.

The application property is a two-storey semi-detached house constructed of facing brickwork (painted white) and clay roof tiles and has an adequate amenity space to the front and rear surrounded with a curtilage boundary constructed of a mixture of 1.8m timber fencing, brick wall and part hedging.

It is orientated east/west with the principal entrance facing a pedestrian footpath on the east side. Parking is located to the rear of the property off Prince George Street.

Manor Close was built as a single phase suburban residential development. Most of the houses have pitched roofs and bays with front gardens facing onto a central access path. 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.

Context:

- Manor Close is within the St. Faith's Conservation Area, covering the town centre of Havant.
- Manor Close is a residential street which runs in a north – south orientation.
- The houses in Manor Close were built in the late 1930's and 40's consisting of semi-detached and detached properties.
- The Conservation Area designation is based on the quality of the nearby St. Faiths Church and the unspoiled historic quality of the surrounding streets.

Proposals:

The proposals as outlined in this application is for the following works:

- i) To construct a single storey extension (west elevation).
- ii) To convert the existing loft space incorporating 3 no. skylights and solar panels on the east and west facing roofs.

Ground floor extension:

It is proposed that a small extension is built on to the back of the house. This is a common feature along the close. The immediate neighbours have already built a similar sized extension. The materials used in construction will match that of the main house.

The newly created space will provide additional floor space to both the kitchen and dining room. A feature of this new structure will be the large doors with apex glazing above. This will help provide plenty of natural daylight as well as improved views out to the garden from the dining room.

Loft conversion:

Several properties in the close have already carried out loft conversions. Many of which have built dormers into the roof. The proposals as outlined in this application is to convert the loft and install 3no. skylights on the north, east and west facing roof slope. In addition to this the east and west roof slope will have solar panels installed below the skylights.

The newly created space will become a bedroom, allowing the smallest bedroom to be used as a home office.

Social / Economic Context:

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 significant 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.

The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth.

The site is part of a residential development to the North-East of the town centre.

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 the above the site is highly sustainable in that all the facilities listed (*and more not listed*) are available within easy walking distance.

The proposals are consistent with Local Development Framework Policies; there has therefore been no prior involvement of local interests.

Landscaping:

Landscaping is to remain as existing and will not adversely be affected by the proposed works.

Parking:

As noted above, parking is accessed off Prince George Street. The two existing car park spaces will be retained in the proposed scheme.

Sustainability:

It is the intention of the applicant to recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner, this includes resource use, energy consumption and pollution.

More so the applicants will encourage the specification of a building and building services that can easily be maintained during their life cycle.

Access:

- The site is flat with no physical constraints.
- It is the intention of the applicants to make provisions with Approval Document M of the Building Regulations 2012 where applicable.
- Pedestrian access is available from Manor Close and Prince George Street
- Vehicular access to the property is located off Prince George Street.

Flood Risk:

The application site has been checked for risk of flooding using the online Environment Agency flood map and record show that the site does not lie within a flood zone.