DESIGN & ACCESS STATEMENT. 629

LOCATION.

"Tidelands", 4, Mill Lane, Langstone, Havant, PO9 1RX, is a detached dwelling approached from joint access at the north end of Mill Lane, off the A3023 road, approx. 1 mile south of Havant and less than ¼ mile from the A27 trunk road, in the lower coastal plain of Langstone and Warblington.

CONTEXT.

The house of traditional construction, of 1950-60's era, with some later minor alterations and additions is of facing brick construction with plain concrete roof tiles and tile hanging. Habitable area is just under 200 sq. metres, with the garden approx. 0·475 acre. The house is virtually unseen by neighbouring properties on three sides being surrounded by conifer trees.

Amount.

Internally, the proposals intend to enhance the existing dated living facilities, primarily with kitchen enlargement, with Aga cooker and new high and low level cupboards and marble working surfaces. The utility will be renovated with the removal of a large cupboard enabling formation of a small pantry and cloakroom. The adjoining garage is to be extended by approx. 1·000m. in length and breadth.
The existing shower room off the hall, will be enlarged to form an en-suite, off the ground floor guest's bedroom/study.

AMOUNT cont'd

On the first floor the family bathroom configuration is adjusted to give better layout and a new en-suite shower room is formed for the master bedroom adjoining. Bedroom 2 window is to be replaced with a glazed door to the existing balcony, to match the door from the master bedroom. The existing balcony to link to similar new area over the proposed sun room. Existing ornamental iron balustrading and handrail to be replaced with chrome posts & handrail, and glazed panels.

LAYOUT

The general overall layout of the dwelling is fully retained with no significant additions necessary. The garage area is increased to afford easier parking for two cars and some side space for garden tools and implements.

SCALE

Other than slight increase in garage area, the proposed sun room is of the same area as the existing dilapidated conservatory

LANDSCAPING

The garden layout will remain undisturbed other than shrub pruning and shaping, lawn maintenance and necessary cultivation. A paved terrace will be formed around the new sun room. A wisteria tree adjoining the garage and three small conifers, shown on plan, will be removed, all as agreed by the applicants, earlier on site with your tree officer.

APPEARANCE

It is considered that the occasional glimpses of the dwelling, seen from the harbour will be improved by the replacement of the existing dilapidated conservatory with the new sun room and natural slate roof, particularly from a sun glare aspect. Balcony panels will be of safety privacy glass, sandblasted to avoid glare, to BS. 6206.

ACCESS.

The existing joint and main access will both remain undisturbed.

SUMMARY.

The applicants seek to enhance the general internal facilities and strive to ensure that the design of the minor external alterations and additions, in no way detracts from the present natural charm and coastal features of the immediate surroundings

Ref:-

Havant Borough Council Landscape Character Assessment Areas LCA 26 and 27.
Chichester Harbour A.O.N.B Landscape Character Assessment Area H1.

for applicants M^r & M^s David Holla[redacted]