

1. PROJECT DETAILS

This application seeks permission for alterations to an existing rear extension to include a new roof and bay window, and the demolition of a low quality modern garage. The property is a three-storey (including loft) Victorian mid-terrace property located in the St Faith's Conservation Area, Havant. The property is freehold and vacant.

APPLICANT

Nigel Smith & Suzanne Brew

AGENT

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Architect

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SITE ADDRESS

3 Fairfield Terrace

Havant

Hampshire

PO9 1BA

2. SITE PHOTOS



Above left: Front elevation

Above right: Rear elevation



Rear elevation



Side return



Garage



Existing Kitchen / extension interior

3. SITE CONTEXT

Fairfield Terrace is a grand 2½ storey group of ten townhouses with a varied roofline, with two central houses within the group having a crenellated parapet and flanking houses gable on to the street with decorative bargeboards. The terrace has small front gardens onto the street bounded by walls in matching materials to that of the houses.*

The terrace is identified as Key unlisted Building

Fairfield Terrace – This is an exceptional group of Victorian terraced houses of 1887 incorporating some innovative and unusual methods the use of local materials, primarily brick waste and huge unknapped flints

As illustrated in the maps below, the one of the earliest maps illustrating the terrace dates 1898.

* ST FAITH'S CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN



Fairfield Terrace



1867



1898



1909



1966

4. PLANNING & HERITAGE STATEMENT

This section reviews specific legislative policies. The design has been prepared to comply with all policies and successfully addresses the Local and National guidance for householder extensions of this type.

There are no habitable room windows in the neighboring property facing the proposed extension, nor would the proposal harm the amenities of surrounding neighbors with regards to loss of daylight/sunlight, outlook or increased sense of enclosure. Furthermore there would be no impact on the setting of any statutorily or locally listed building as a result of this proposal

ST FAITH'S CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

The terrace is identified as a 'Positive contribution Building'

7.6: '... Fairfield Terrace – This is an exceptional group of Victorian terraced houses of 1887 incorporating some innovative and unusual methods the use of local'

10.3.2 Need for control

This important terrace has been eroded by unsympathetic changes particularly to windows and doors. As a terrace, it is important to maintain the cohesion of the group as a whole. The following should be considered for protection by way of an Article 4(2)

Direction:

- Windows
- Doors
- Roof
- Boundary walls
- Painting
- Chimneys

HAVANT BOROUGH CORE STRATEGY March 2011

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Policy CS16 High Quality Design

PPS5: Planning for the Historic Environment

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Section 12 of the NPPF applies to heritage assets, that is to say those elements of the historic environment which have significance by way of their historic, archaeological, architectural or artistic interest. The policies in this section apply to heritage assets

including those considered worthy of designation by way of their significance. These

are set out under the Planning (Listed Buildings and Conservation Areas) Act 1990

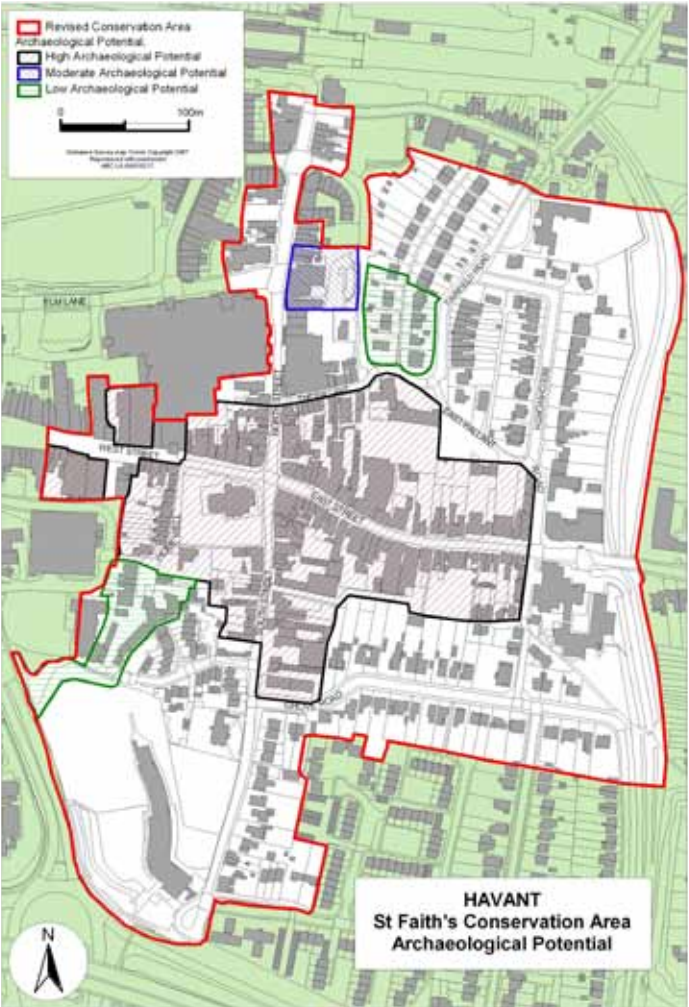
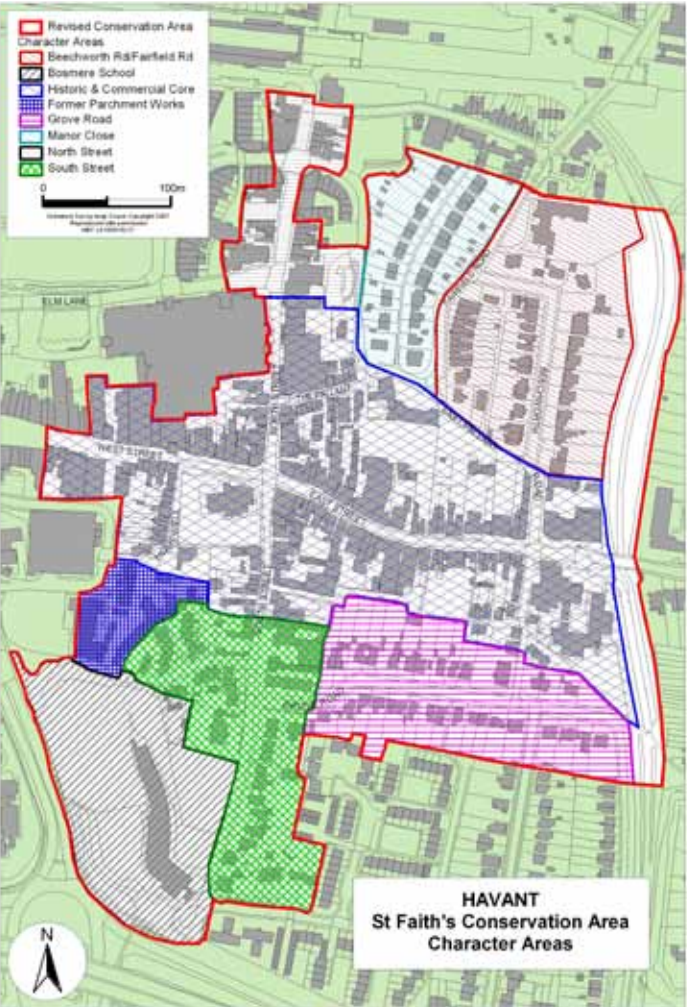
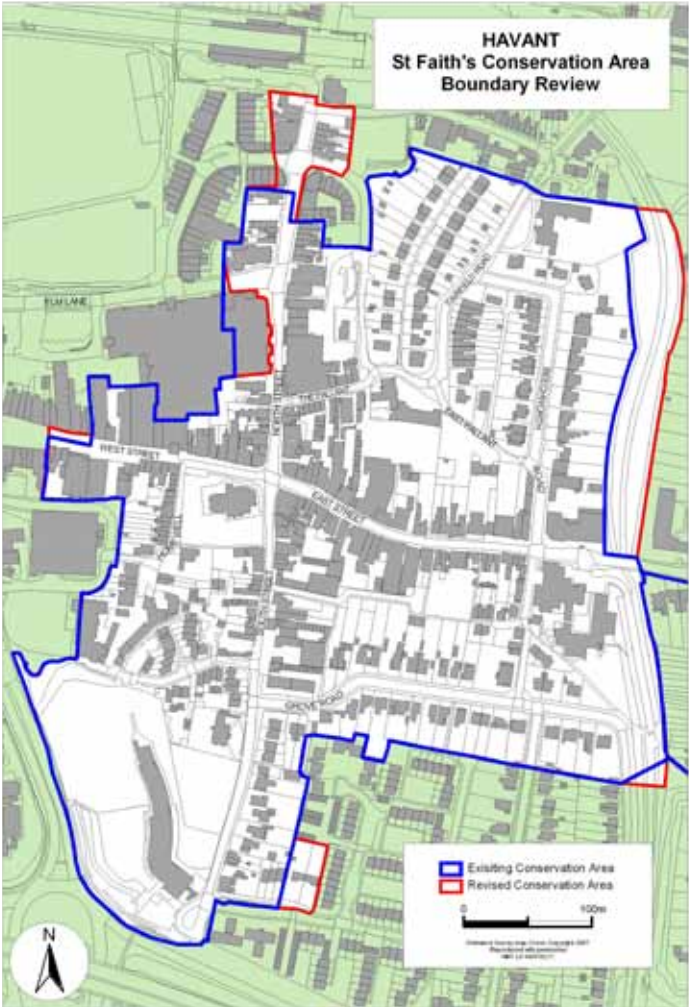
Part 12: Conserving and enhancing the historic environment Paragraphs 126 - 141

Part 7: Requiring good design Paragraph 58, 60, 61, 64, 65, 67, 68

English Heritage: Conservation Areas

The following other Policy framework documents have also been considered:

- Local Development Scheme (2007 – 2010) approved March 2007
- Havant Town Centre Urban Design Framework (Supplementary Planning Document May 2006).
- Landscape Character Appraisal – Havant Borough Townscape, Landscape and Seascape Character Assessment (Feb 2007)
- Public Realm Design Framework for Havant Borough Council June 2005
- St Faith's Conservation Area Review (Feb 1994)



4. DESIGN

The applicant seeks to improve an existing extension in a sympathetic and modest way, respecting the historic character of the house.

The roof of the existing extension will be removed and the replaced at a new level, with the addition of a flat rooflight. The existing openings will be modified to accommodate new double doors fronting the garden, and a picture window to the flank elevation will form a seat and increase the feeling of internal width, without obstructing the side passage or affecting the neighbor's natural light.

The steel framed glazing and generous proportions lend a contemporary feeling to the modified extension, clearly identifying old from new.

The footprint of the extension is only increased locally to accommodate the new glazing.

The proposal will provide the applicant a much improved kitchen and dining area, with improved natural light and access to the garden.

The demolition of the failed garage is necessary because the structure now redundant and is no longer weather tight .



3d sketch of proposal

5. MATERIALS

The modified extension will be re-rendered with a high quality colour-through render. The parapet will be formed using precast concrete coping stone, painted in a lightly contrasting colour to the render below.

The new flat roof will be covered in fibre glass, dark grey in colour, whilst the small section of sloping roof above the new glazing will be traditionally finished in lead with rolled seams.

The new steel framed glazing will be anthracite in colour, and double glazed to ensure improved thermal efficiency.



Precedent images of steel framed glazing and improved kitchen / dining area

6. ACCESS

Primary access is from Fairfield Terrace and this remains unaltered. Secondary access is achieved via a lane off Beechworth Road. The demolition of the existing garage, plus a newly landscaped garden and double doors to the modified extension will greatly improve access for the ambulant disabled at the rear of the property.

Parking will be retained in the area currently occupied by the garage, and the house is in very close proximity to Havant train station.