

Design, Access, and Heritage Statement

For

Two Storey Front Extension

At

**9 Grove Road,
Havant,
Hampshire,
PO9 1AR**

On Behalf Of

Mr. & Mrs. B. Martin

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The Old Brewery,
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PO9 1BU

December 2015

Design and Access Statement

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1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for the demolition of an existing conservatory and erection of a two storey side extension at 9 Grove Road, Havant, Hampshire, PO9 1AR.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

0726 - 111	Site Plans
211	Existing Plans
311	Existing Elevations
411	Proposal Plans
511	Proposal Elevations

2.0 Physical Context & Heritage Statement

- 2.1 Grove Road is within the St. Faith's Conservation Area, covering the town centre of Havant.
- 2.2 Grove Road is a residential street, running east – west, immediately south of one of the principal streets – East Street.
- 2.3 The houses in Grove Road are late Victorian and Edwardian, mostly detached, individual in style, and relatively closely spaced.
- 2.4 There are a number of mature trees on the street frontages, giving an overall appearance of a mature and established neighbourhood.
- 2.5 The street is fully metalled with footpaths both sides and effective street lighting.
- 2.6 Unrestricted parking is available on both sides of the street,, and most houses have private driveways for off-street parking.
- 2.7 The Conservation Area designation is based on the quality of the nearby St. Faiths Church, and the adjacent 'Old House at Home' public house, and the relatively unspoiled historic quality of the surrounding streets.
- 2.8 The subject house displays typically 'exuberant' and decorative Victorian details, particularly to the street facing window surrounds.

- 2.9 The proposals seek to maintain (See 11.0 below) the existing design integrity of the house, while providing much needed additional accommodation. Particularly, the new works will repeat the iconic window details and proportions, and the massing of the existing street facing gable. The new addition will however remain 'subservient' to the existing house.
- 2.10 The intention is that the proposed addition should appear as an integral part of the original house, and will therefore have a neutral impact on the Conservation Area.

3.0 Social / Economic Context

- 3.1 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 important 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.
- 3.2 The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth..
- 3.3 The site is part of a residential development to the North-East of the town centre.
- 3.4 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 of the above the site is considered to be highly sustainable in that all of the facilities listed (and more not listed) are available within easy walking distance.

4.0 Involvement of Local Interests

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

5.0 Amount

- 5.1 The subject site is approximately 950 sq. m. in area.
- 5.2 The proposed addition will have an approximate footprint of 10.0M², and a total floor area of 20.0M².

6.0 Layout

- 6.1 The basic layout of the site remains as existing.
- 6.2 The proposed addition replaces an existing conservatory, and infills a return between existing elements of the house, and as such is within the overall footprint of the original house.
- 6.3 The original pavement crossing is narrow, resulting in the accidental loss of one original gate pier. The application also seeks to widen the pavement crossover and access.

7.0 Planning Policy

- 7.1 The subject proposals were prepared under the objectives of the National Planning Policy Framework of 27th March 2012. Of the policies, we were mindful of the following:

2. Ensuring the Vitality of Town Centres

- 7.2 Section 23.
- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
 - Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.

8.0 Design Principles

- 8.1 The design of the additional works should make a positive contribution to the community and visually enhance the character of the area.
- 8.2 To provide an environment appropriate for residential family use.
- 8.3 To make best use of the available site and building assets.

- 8.4 To maintain a positive contribution to the St. Faith's Conservation Area.

9.0 Scale

- 9.1 The scale of the present building remains unchanged, and is entirely appropriate for the site.
- 9.2 The form and mass of the building is extended slightly to the west.
- 9.3 The roof 'horizon' of the buildings remains unchanged.
- 9.4 The 'rhythm' of the plot widths remains unchanged.

10.0 Landscaping

- 10.1 Existing landscaping is not expected to be greatly altered or affected by the proposals.

11.0 Appearance

- 11.1 The appearance of the frontage to Grove Road, maintains and extends the existing elevation.
- 11.2 There are no overlooking issues.
- 11.3 External materials for works and repairs will match, as closely as possible, those of the existing house, e.g.
- Natural slate roof covering. (The long term intent is to re-slate the existing roof).
 - Double hung, softwood, sliding sash windows.
 - Face bricks to match existing

12.0 Access

- 12.1 The site is flat with no physical constraints.
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 12.3 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

- 12.4 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2012.
- 12.5 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.6 Pedestrian access is available from Grove Road
- 12.7 Emergency access is available from Grove Road.
- 12.8 The vehicular access is proposed to be increased in width by 1.3 metres.

13.0 Flood Risk

- 13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding. The Havant Rife is 400 metres north of the site, part of a series of channelled watercourses under the town centre, which do not represent a flood risk.

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