

Planning Statement:

Hall Place Cottage, South Street Havant

Heritage, Design and Accessibility Statement

The proposal is for conversion and extension of the existing single storey pitch roof store, to form a carport. The existing structure is dilapidated and in need of substantial repair. The south boundary wall appears to be in sound order and will benefit from the renewal of the structure for continued protection of the north face.

Assessment and Physical Context

The property is located in the built up residential Conservation Area of Havant and has a grade 2 listed status. The group were formerly stables/ tack rooms to Hall Place constructed C 18 with later 1940 / 50s alterations creating a dwelling later used as offices now reverted to a dwelling. The South elevation has painted timber casements and flat roof dormers and painted timber doors with canopy at the front door

East Elevation being one third of the frontage has arch format decorative brickwork features.

The site is contained by its established boundaries and is surrounded by a mix of domestic dwellings and commercial property. The house and store were refurbished in 2012 by the current owners. The store has brick and timber walls with lean to mono pitch roof with plain tile roof.

Social, Economic and Planning context.

The proposal is for a replacement shallower pitch roof extension to the front of the structure to achieve raised headroom for pedestrian and vehicle access, together with remodelling and surfacing the driveway.

The proposal will reinforce the street scene and identity of the dwelling to produce a good design solution to ensure The proposals meets the requirements of Local Plan with a high quality in design, visually integrated in context, subservient in form not compromising the spatial character creating a positive addition.

Involvement of Local Interests

Not consulted

Evaluation and Design Principles

The carport will reduce the visual presence of vehicles in the courtyard. The replacement of the carport roof plan and side elevations will retain the existing ridge line and provide an attractive addition to the courtyard scene. Relocating the front eaves line with new structural frame will not impinge on the character of the house, the new roof will be a lower pitch but retaining similar character. Existing walls will be re-pointed with lime mortar.

Amount of Development

New posts set 1.4m in front of the existing structure with a shallow mono pitch roof retaining the existing ridge line at the top of the south boundary wall. Local repairs to abutting walls as necessary.

Layout

As described on the accompanying drawings, the building makes good use off the site and does not impinge adjacent property or detract from their amenity.

Scale

The building is a traditional pitch roof house in proportion within the context of the street scene and courtyard . The new carport is detached from the dwelling will remain subservient to the existing roof line, will compliment the existing character.

Landscaping

The angular gravel surface will be replaced with permeable and sustainable brick pavings to form parking and turning areas to enhance the courtyard character. Flower borders will be created in front of the house with mixed seasonal planting and shrubs.

Appearance

Materials: slate roof to suit roof pitch, dark stained weather boarding, timber post and frame to compliment materials.

Access

Access for ambulant persons with disabilities is via the front entrance to the ground floor, wheel chair users can be accommodated should the requirement arise, a hard surface pavings will replace the general gravel area. Footpaths and roads link the site to local distributor roads and local services.

Wheel Bin storage area as existing

Secure covered cycle storage located in the carport

Flood risk

No greater risk than existing, floor level continuous with existing

Drainage Statement

No change.

Land contamination assessment

Not applicable

Noise Assessment.

Not applicable

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Biodiversity check list. The site has brickwork walls on the east and south boundary's, these will be inspected prior to remedial works within the site boundary, there were no burrows or water features present.

To supplement natural roost the roof space will be an open void, a proprietary bat box will be built into the boundary wall . To ensure that no bats are disturbed a further survey will be undertaken prior to commencement of construction works and a licensed bat worker using hand tools will carefully remove bat roosting features encountered.

Foundations pads at post locations will be hand dug to avoid damage to tree roots.