

Design and Access Statement

Proposed Extension and Alteration of 2b Langstone High Street



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Site Map



1. INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at 2b Langstone High Street, Havant.

1. Demolition of existing shed
2. Addition of replacement ground floor extension in rear garden with roof light.

The following documents accompany the Application:

- Application Form
- Ownership Certificate
- Agricultural Certificate
- Design and Access Statement
- Drawings No. 14-071_01,02

2.0 Context Appraisal

A building survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only.

Existing Site Photographs



Neighbour adjacent



Housing opposite



Housing within street



Corner opposite site



End of street

The Physical Context: “Langstone High Street is the principal road in the village, running directly from Langstone Road to the harbour and foreshore. The properties along High Street together with those fronting the harbour, form the nucleus of the Conservation Area. The historic development has a strong linear form, with buildings set close to or immediately abutting High Street. These and Coastguard Cottages, slightly set back from the waterfront, have a tight urban grain. A looser set of historic buildings frame the harbour”.

Langstone Character Appraisal-Page 7.

The surrounding properties are homes of traditional style and typical of the local vernacular. Materials are of a various palette ranging from brown/red bricks and brown/terracotta wall hanging tiles, brick quoins with flint stone work.

We have read through the Langstone Harbour Character Appraisal and feel that the small rear development will not be of detriment to the locality.

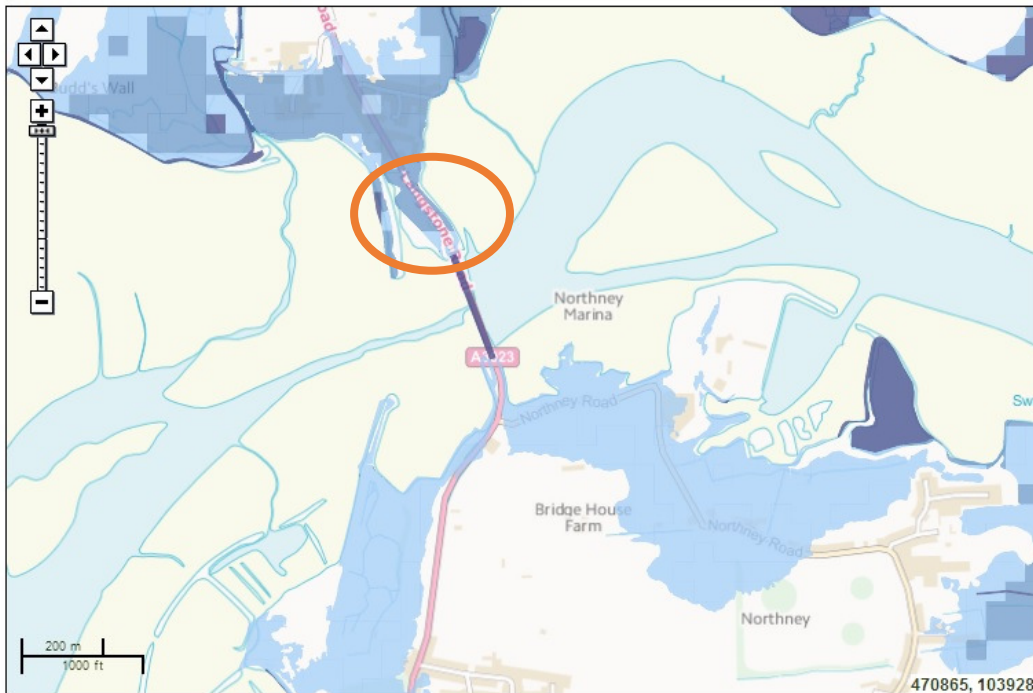
Social Context:

The site location is primarily private residential housing in a middle class location of homes of a mixture of detached, semi-detached and terrace cottage. The area is a quiet neighbourhood that will not be affected by the extension and renovation of this scheme. Typically the location has an average elder age range of visitors and residents.

Planning Policy:

Flood Risk Assessment

Within flood zone of medium risk.



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Please note that this application is for an extension to an existing building.

However, as a precaution certain measures will be taken within the development to help prevent the chance of any flooding. The floor level of the proposed development will be determined in consultation with Havant Borough Council and the Environment Agency to prevent the risks associated with flooding.

The design of the building should seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls on ground floor.
- Electrics are to be wired from the ceiling down, not the floor up.
- Sockets will be raised to a suitable level.
- Materials used will have low permeability.
- Thresholds will be raised.

This will offer protection and prevent against any flooding on the site. Also hard and soft landscaping will be designed to enhance flood protection and increase surface water soak away.

The extension to the property is not over development in comparison to other detached houses in the location and will not overlook private property.

Evaluation:

The proposal will extend and renovate the existing property in relation to style and materials and size of the existing context. It is an opportunity to make the existing house a better functioning dwelling for the average elder age of the locality, due to the Ground Floor shower room and workable kitchen.

3.0 DESIGN

3.1 Use

The dwelling will be used as a family home.

3.2 Amount & Scale

The planning application removes the existing timber shed. We propose to build a single storey pitched extension containing a new kitchen to the existing property.

Existing Ground Floor: 40.2 square metres

Existing First Floor: 41.8 square metres

Existing total = 82 square metres

Proposed Ground Floor: 50.7 square metres

Proposed First Floor: 41.8 square metres

Proposed total = 92.5 square metres

10.5 square metres extra to ground floor foot print.

The scale of the extension is in context with the surrounding dwellings concerning both ridge and eaves heights.

3.3 Layout

The design aims to provide the existing dwelling with a new more workable internal layout. The dining room will open on to the garden with double patio doors. The existing kitchen is removed and replaced with a ground floor wc, pushing the kitchen space out into the proposed ground floor extension.

3.4 Landscaping

The existing landscape is a mix of grass, shrubs and borders.

3.5 Appearance

The proposed form and materials emulate the surrounding traditional vernacular with similar form and sourcing the same materials.

External masonry and roofing materials will be selected accordingly as follows:

Roof: Clay Hanging Tiles to main house to match existing roof.

Walls: Brick to match existing.

Glazing: Velux and upvc window and doors to kitchen.

4.0 ACCESS

4.1 Vehicular and transport links

No alteration.

4.2 Access to the site

No alteration.

4.3 Access for the disabled

The ground floor wc with a shower will increase the usefulness for a disabled user/visitor.

5.0 CONCLUSION

The existing dwelling on the site will benefit internally by the small extension proposed. Our clients wish to refurbish and improve the character of the house to make a positive contribution towards modernising through high quality design and materials, improved construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

We ask that Havant Borough Council look upon this application favourably due to the small proposal of works that are in keeping with the existing property.