

Design and Access Statement

For

Alterations and Additions

At

**12 Manor Close,
Havant, Hampshire,
PO9 1BD**

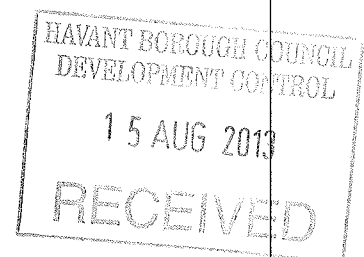
For

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August 2013



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Havant, Hampshire,
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Contents

- 1.0 Generally**
- 2.0 Physical Context & Heritage Statement**
- 3.0 Social / Economic Context**
- 4.0 Involvement of Local Interests**
- 5.0 Amount**
- 6.0 Layout**
- 7.0 Planning Policy**
- 8.0 Design Principles**
- 9.0 Scale**
- 10.0 Landscaping**
- 11.0 Appearance**
- 12.0 Access**
- 13.0 Flood Risk**

1.0 **Generally**

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for alterations and additions at 12 Manor Close, Havant, Hampshire, PO9 1BD.
- 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:

1330 - 201	Location Plan
202	Block Plan
203	Site Plan
101	Survey Plans
301	Proposed Plans
401	Existing Elevations
402	Proposed Elevations

2.0 **Physical Context & Heritage Statement.**

- 2.1 Manor Close is within the town centre of Havant. It is part of a row of semi-detached houses laid out in a "garden-suburb" style with the main access facing inwards to a shared pathway. Vehicle access is to the rear of the site from Fairfield Road.
- 2.2 Development to the North and East of Manor Close is mostly residential, although this is restricted on the North side by the railway line. Fairfield Infant School can be found east of the site.
- 2.3 To the South and West of Manor Close are the commercial districts of North Street and East Street, part of the main town centre of Havant.
- 2.4 The site is within the St. Faith's Conservation Area.
- 2.5 As 2.1 above, the street layout is unusual, and would have been in the context of its construction in 1930's, a brave Edwardian experiment in town planning as a reaction to the continuous Victorian terraces prevailing in the cities before WW .I.

- 2.6 The houses in Manor Close, are typical of the Edwardian period with a 'three up, three down' plan, and external details formed in brick and clay tile, as a popular response to the success of the Arts and Crafts movement inspired by William Morris.
- 2.7 The houses in the Close are all based on the same design with individual variations in the details of the tile hanging and the dormer roofs.
- 2.8 The original 'garden suburb' concept has been successful, such that today, the Close has an almost rural charm, and the houses have a 'cottage' feel to their appearance.
- 2.9 The proposals seek to maintain (See 11.0 below) the existing design integrity of the house, while providing much needed additional accommodation.
- 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.

3.5 Car Parking can be accessed from Fairfield Road at the rear of the site. Part of the proposal is to demolish the existing garage, which is in poor repair, and replace it with one of a more suitable size for a modern family.

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 involvement of local interests.

5.0 **Amount**

5.1 The subject site is approximately 357 sq. m. in area.

5.2 The proposed house will have an approximate floor area Of 160 sq. m., which is an increase of approximately 37 sq. m. over the existing house. This will provide space for an extra bedroom, additional W.C., and improved family living area.

5.4 The proposed garage will have an approximate floor area Of 27 sq. m., which is an increase of approximately 12 sq. m. over the existing garage, and will allow additional space for bicycle storage.

6.0 **Layout**

- 6.1 The basic layout of the site remains as existing.
- 6.2 The main house will extend a further 2.34 m into the garden than the existing conservatory.
- 6.3 The outside storage, originally an outside W.C. that is now unusable, will be demolished.
- 6.4 The new garage will extend a further 1.37 m into the garden than the existing garage. Access to the garden will be via a pass door next to the garage as per the current arrangement.
- 6.5 Access to the garden from the front via a small path to the side of the house will be retained.

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.

6. Delivering a Wide Choice of High Quality Homes.

- 7.3 Section 49
- Housing applications should be considered in the context of the presumption in favour of sustainable development.

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 buildings are extended slightly to the north east.
- 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 Manor Close is unchanged.

11.2 Proposals for the rear of the building will replicate details, materials and elements (extended dormers, new windows etc.) from the existing building, to maintain a similar overall appearance and minimise any adverse visual impact on the neighbourhood.

11.3 There are no overlooking issues.

11.4 External materials for works and repairs will match, as closely as possible, those of the existing house, e.g.:

- Plain clay roof and hanging tiles
- Mineral felt for dormer roofs
- 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, in all ways possible.

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 both Manor Close and Fairfield Road.

12.7 Emergency access is available from Fairfield Road.

12.8 Refuse bin storage and collection locations are to the rear of the site by the garage, and are accessed via Fairfield Road.

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 100 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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15th August 2013

