

**PROPOSED DEMOLITION OF EXISTING DWELLING AT
86 WEST STREET, HAVANT, HAMPSHIRE PO9 1LN
AND REPLACEMENT BY TWO DWELLINGS**

For The Rt Hon & Mrs D Willetts

DESIGN & ACCESS STATEMENT

(In accordance with Circular 01/2006)



Roger Hill MCIAT

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Physical Context:

The site is in the centre of Havant and is located on the north side of West Street and to the west of Park Road North. The address of the property is 86 West Street, and it is located within a designated conservation area.

The proposal is to demolish the existing dwelling, based on an assessment by Consulting Engineers who have concluded that it is structurally unsound. In particular, the absence of lateral restraint at floor and roof level has led to both horizontal and vertical distortion of the front wall, leaving it in danger of collapse. Due to the poor condition of the internal fabric, insufficient strength is available not only for the restoration of restraint, but also for withstanding extraneous forces, bearing in mind that the building is sandwiched between other buildings. The building will therefore be demolished taking great care not to damage the adjoining properties. Materials removed will be stored for re-use.

It is proposed to reconstruct the building as two terraced houses. This has been approved in principle, and the accompanying application describes the rebuilding of the front wall and roof with materials in keeping with the existing and neighbouring buildings and to original detailing. This Design and Access Statement relates to both new dwellings.

The frontage of each dwelling will be approximately 4.3m.

The buildings in the locality are a mixture of houses, flats, and small commercial properties. The front face of the existing dwelling is aligned with the back edge of the footpath along West Street. **It is to be noted that the front wall of the replacement pair of cottages is to be set back approximately 150mm from the line of the existing face so as to accommodate the new concrete foundations, ie to avoid an intrusion onto land in the ownership of others. This will also enable two small canopies to be formed above the front door of each dwelling without creating a similar intrusion (see drawing no.732.05).**

At the rear there will be an access into both gardens from a new private car parking area which has recently been granted consent under application no. APP/13/00051. This parking area will be for the use of adjoining neighbours, and this in turn is to be accessed from the public car park which was constructed under the Potash Terrace Development. This access arrangement will enable bicycles to be accommodated within both properties (two per property).

The immediate neighbours are a dwelling to the east and a block of flats to the west. Vehicular access into the flats, from West Street, is adjacent to the proposed dwellings on the west side.

The existing house is low-lying with the ground floor at a lower level than the adjoining properties. Drawing no.732.05 shows how the dwellings are to be protected against any flood water that may gather in West Street.

Social/Economic Context and Planning Context:

The planning application is for 2 no. terraced, two- bedroom family homes. Taking into account that the application site is surrounded by residential properties, this use is considered to be the most appropriate. Other uses would not be viable.

Involvement of Local Interests:

There has been no dialogue with the Parish Council or local resident groups, other than those contacted under a previous, successful, planning application.

Advice from Havant Borough Council Planning Department has been sought.

Evaluation:

A full evaluation of the site has been undertaken, including identifying constraints and opportunities and how these constraints relate to the relationship between new development and neighbouring properties.

Opportunities for different development mixes have also been considered and identified.

The Environment Agency has been contacted regarding any risk from flooding. Their letter dated 24 August 2008 accompanies this application..

Design Principles:

The Application Site is approximately rectangular in configuration with a total site area of 254m². This will be divided approximately equally between both dwellings.

There is no existing vehicular access onto the property. Access exists, as described in an earlier part of this statement, from the rear garden and will be for pedestrians and cyclists only.

The rear garden is bounded by garden fences and walls on all sides. The garden is mainly grassed and contains a small number of shrubs.

The buildings in the immediate locality are a mix of mainly residential and occasional commercial uses. On either side of the application site is a residential property.

The proposed development will not overshadow the adjoining properties nor will it deprive them of natural light.

There will be no greater amount of overlooking onto adjoining properties than at present. Additionally, the extension of the separating wall between the two proposed dwellings to a level approximately 1.1m above the flat roof to the rear single storey element will prevent 'mutual' overlooking into the skylights of each.

The proposed skylights will spread natural light into the deeper parts of each unit.

Amount of Development:

Following the carefully controlled demolition of the existing building, two terraced houses are to be erected, each having 2 bedrooms, bathroom, ground floor toilet, study, separate sitting/dining room and kitchen.

The ground floor will be constructed at its existing level, ie 225 lower than street pavement level. Finished floor-to-floor heights will be 2.4m. The ridge to the new roof will be 450 higher than the existing roof, and will be set 700 lower than the ridge at 84 West Street.

Each dwelling will have a footprint/habitable ground floor space of 74.5m², first floor habitable floor space of 40m², and second floor habitable floor space of 18m². The overall habitable floor area for each unit, (ground, first and second floors) will therefore be 133m².

Cycle and refuse bin stores will be provided in the rear gardens.

Layout:

Both properties will have a front door providing access from West Street. A short hallway will lead to a study, toilet, staircase and kitchen. Beyond the kitchen will be a dining area-cum-sitting room with doors out onto a rear patio. The front door will have a flush threshold giving easy access for disabled and infirm people.

The first floor level will accommodate two bedrooms. A staircase from the first floor landing will provide access to a bathroom and store, there being no other space available in each house..

Dormer windows will be constructed within the south facing roof slope, and these will be identical to those at 82 & 84 West Street.

All windows and external doors will be softwood-framed. The windows on the front elevation will be double-hung sash windows, as outward opening casements would be hazardous for passers-by. Casement windows will be fitted to the dormers and to the rear elevation.

External doors will be timber.

Adequate external amenity space is to be provided for the safe and secure storage of bicycles and garden equipment, and due provision has been made for refuse and re-cycling bins.

Scale:

The front elevation will be rebuilt using existing materials, where possible. New brickwork is to be laid Flemish bond and inspected by Havant Borough Council Planning Department. The design will replicate the best brickwork of the existing front wall in keeping with the character of the original. The proposed roof ridge is to be slightly higher than existing in order to provide acceptable floor-to-ceiling heights within each storey. The proposed ridge level is nevertheless lower than that featured in the previous application (APP/11/00320), and significantly lower than the neighbouring ridges to the buildings on each side to maintain the irregular inter-relationship of the buildings which constitute the street scene.

It is to be noted that where the previous application drawings showed habitable rooms at second floor level (playroom & storage) served by a space-saver staircase in order to comply with the Building Regulations, the scheme now submitted for approval incorporates a conventional staircase. This is to facilitate a more manageable access to a bathroom at second floor level, this being the preferred arrangement, allowing the size of first floor bedrooms to be optimised. Although small, these bedrooms will be able to accommodate a wardrobe and chest of drawers.

In order for the bathroom to be accommodated at second floor level the space between the two long rearward-projecting hipped roofs forming a valley, as in the previous application, is to be utilised as internal space by constructing a flat roof contained within the bounds of four ridges. The 3D sketch on drawing no.732.03 has been drawn in order to demonstrate that this does not detract from the overall character created by the variety of architectural elements featured locally on this side of the site. The 'stepping in' and 'stepping out' of the existing rear elevations to the east and west of the application site, created by the two storey wings to 82 and 88 West Street, make it impossible for the roofline to the proposed dwelling to dominate, and therefore adversely affect, the visual amenity on the north side of the site. As the obtainable view is from the public car park and is 'head-on' only it will be extremely difficult to differentiate between the front and rear ridge lines, if indeed it will be possible at all to discern the existence of two separate ones.

Landscaping:

The gardens will be grassed, and narrow borders will be planted with low level flowers and shrubs.

It is anticipated that most of the building materials will be delivered through the rear garden, to be made good on completion of the building work.

Existing boundary fences and walls will be repaired or replaced as necessary.

Owing to the narrowness of the rear gardens landscaping is to be very basic, and is shown at 1:500 scale on drawing no.732.01

Appearance:

The design of the replacement building is in keeping with the existing properties along the north side of West Street, and the materials to be used in its construction are to match the existing as closely as possible.

Access:

The approach to the application site is via West Street. There are adequate footpaths on both sides of the street. There is also access into the rear gardens from the new car park off Potash Terrace.

West Street meets the requirements of The Highway Agency, the Building Regulations and The Fire & Rescue Services Act in relation to fire service access. The road system serving West Street is good and there are no obstacles to access for all forms emergency vehicles.

The application site is close to the centre of Havant, and local shops and other amenities, including recreational, are within a short walking distance. A bus station, providing access to nearby towns and villages is within walking distance. There is also a train station providing access to major towns and cities. The development is therefore sustainable.

The M27 and A3M major trunk roads are within a short driving distance.

Secure bicycle storage will be provided to encourage the use of bicycles.