

Design, & Access, Statement

Demolish Existing Conservatory and Erect Loggia

71 Langstone Road,
Langstone,
Havant,
PO9 1RD

Martin Critchley Consultants Ltd.

7, North Street,
Havant,
Hampshire,
PO9 1PW.

December 2011

Design, & Access, Statement

Remove Existing
Conservatory
And Erect Loggia

71 Langstone Road,
Langstone,
Havant,
PO9 1RD

1.0 Generally

1.1 This Design Report is in support of a Planning Application to Havant Borough Council for external alterations at 71 Langstone Road, Langstone, Havant, PO9 1RD.

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:-

1223 - 201	Block Plan
202	Location Plan
102	Existing Plans
304	Proposal Plans
401	Existing Elevations
402	Proposed Elevations

2.0 **Physical Context**

2.1 Langstone evolved from a fishing village, and was the original landing point for the nearby town of Havant. It is now a residential enclave based on good transport connections.

2.2 Langstone Road is the main distributor road that runs North to South from the A27 to Hayling Island.

2.3 The house is within the Langstone Conservation Area, which protects properties in the area adjacent to Langstone Harbour.

3.0 **Social / Economic Context**

3.1 The site is considered sustainable in planning terms with all of the following within 2 minutes walking distance:-

- * Local shops
- * Bus Services
- * Public Houses / Restaurants
- * Churches
- * Public Open Spaces

4.0 **Involvement of local interests**

4.1 There has been no involvement with the Local Planning Authority.

5.0 **Amount**

5.1 71 Langstone Road is a semi-detached end of terrace 4 bedroom house. There is a public footpath to the North-West side of the house.

5.2 The proposals are to demolish an existing conservatory and lean-to back porch and erect a loggia. This will run from the back of the house around to the existing garage, and will provide covered access between these two areas.

5.3 The proposed loggia will be oak framed with a glass panel roof. As one side of the loggia will face a public footpath it is proposed to

infill the posts on this side with weatherboarding for privacy. The weatherboarding will be in a similar style to the weatherboard cladding on the upper half of the existing house.

6.0 **Layout**

6.1 See plan 1223-304.

7.0 **Evaluation**

7.1 The proposed works do not increase overlooking to any neighbours.

7.2 The proposed works will not substantially alter the street view. A small part of the loggia roof will be visible from the front (see West Elevation on drawing 1223-403).

7.3 It is our view that the proposals are entirely appropriate to the location and offer a net improvement over the existing conservatory and rear porch.

8.0 **Design Principles**

8.1 The proposed alterations are intended to harmonise with the existing neighbourhood and to compliment the existing building.

9.0 **Scale**

9.1 The proposed works are not disproportionate to the existing building. There is no increase in mass or bulk as the result of the proposals.

10.0 **Landscaping**

10.1 No change to existing landscaping

11.0 **Appearance**

- 11.1 New loggia to be oak framed with a glass panel roof and weatherboard panels. New door in existing opening to be white UPVC to match the existing house.

12.0 **Flood Risk**

- 12.1 The site is not within an area subject to flooding, as indicated by the published Environment Agency Flood Risk Maps.
- 12.2 Free access in the event of flooding is available from the North along Langstone Road.

Martin Critchley, Chartered Architect

7, North Street,
Havant,
Hampshire,
PO9 1PW.

5th July 2013