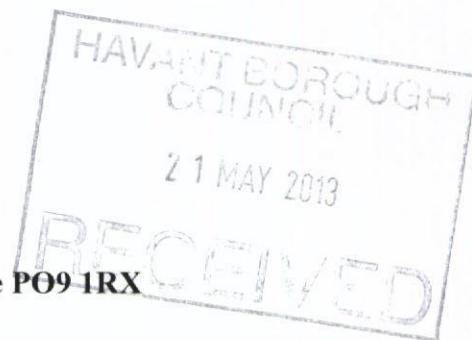


DESIGN AND ACCESS STATEMENT

Supporting a Planning Application for Mr B W Holton
At Claremont, 5A Mill Lane, Langstone, Havant, Hampshire PO9 1RX



EXISTING LAND AND BUILDINGS

The property is a domestic residential 3 bedroom house constructed in 1998 of brick walls under a clay tiled roof. Part of the property has attractive vertical clay tiling above first floor level which is typical of the Hampshire area.

The property is sited within the Mill Lane Conservation area.

The property is served by its own tree lined private drive from Mill Lane which also serves an adjacent property to the south 'Tidelands' and provides access to part of 5 Mill Lane. Within the curtilage of the property there is considerable parking for several cars, boats etc and a turning area. The front garden to the south extends for approximately 100 metres to the foreshore of Langstone Harbour, and the foreshore for the width of the southern boundary down to the mean high water mark is also part of the property.

The house is not easily visible due to the amount of mature tree cover, mainly leylandii, and the high walls, fences, and mature shrubbery that surrounds it. The grounds border the Hayling 'Billy' Trail along their entire eastern side.

The property was originally constructed under a planning condition to raise the ground floors by just over 1 metre as a precaution against flooding although there is no history of flooding on the site to date.

The property has been improved by the previous owners since the original construction by the addition of single garages on the east and west sides, the construction of a storm front porch, a rear garden viewing projection from the kitchen, and a conservatory. All this work was completed prior to 2001 with no further development subsequently.

THE DESIGN

The current owner who is over retirement age purchased the property in October 2012 and now wishes to convert the garage and attached out store on the west side of the property into a downstairs bedroom and bathroom more suitable to his requirements. The owner is disabled (although not registered disabled) with arthritis and a history of lower back ailments and several unsuccessful operations. The owner also has one total knee replacement which is not very successful and a second knee which is deteriorating and therefore finds both ascending and descending flights of stairs difficult, slow and painful.

If only a ground floor conversion had been proposed, then in order to bring the floor level into line with the existing house the existing roof over the conversion has to be raised in height, and completely replaced as part of the conversion runs over the existing flat roof of the store. The roofs at either end of the main structure would then be at different heights and pitches to maintain the upstairs window positions on the west elevation and this does not look attractive and in keeping with the symmetry of the overall design. The cost of building an extension above the conversion as proposed is much reduced and cost effective when considering that more than two thirds of the upper floor is built into the roof space in dormer

style. Also in doing this the roof heights either side of the main structure are in line creating a much more aesthetic appearance to the property.

The extension at upper floor level also gives space to allow for the later addition of a lift (not easily accommodated in the present structure) and provision would be made during construction for a lift to be installed later with minimum disruption and modification. A hydraulic lift rising from below floor level is envisaged.

The watch word for the design is to 'match' the existing without exception and to preserve visual symmetry of the design. The roof lines have already been referred to. Additionally, to preserve window symmetry the bathroom window in the conversion on the south side is shown at the same length and in line with existing south facing ground floor windows. This window will be in obscure glass so the height of the washbasin behind it will not be problematical.

Following discussions with the Planning officer an earlier application has been withdrawn and the present application now shows a south facing dormer style window of identical appearance and construction, and at the same height as those existing in the roof. This new dormer window will be in obscure glazing to avoid any overlooking issues with 'Tidelands' to the south. The upper floor will incorporate a conservation style roof light in the north facing roof with the lowest glazing point between 1.5 and 1.6 metres above internal floor level. The privacy of Mill Lodge to the north, some 35 metres away, is unlikely to be compromised by a roof light at this height. The west side dormer window in the earlier application has been removed.

ACCESS

No new access is required and the existing access will not require alteration or modification in any way.

TREES

No trees will be required to be felled to accommodate this development. Some minor pruning will be required to facilitate the installation of the proposed upper floor and an 'Arboricultural Impact Appraisal and Method Statement' both for this work and the protection of trees during construction is enclosed with this application.

The extension will be built largely off existing footings subject to inspection and L.A. approval. The previous owner confirms that the garage footings were originally laid with a later 2 storey extension in mind. Excavation in the proximity of existing trees will therefore hopefully be avoided. If footings reinforcement is required it is envisaged this can be undertaken on the inside of existing footings to avoid disturbing the roots of existing trees, even if the building has to be shortened slightly in consequence.

Existing drain runs are adequate and will be utilised in all cases.

No specific additional landscaping is envisaged at this time but some tall shrub plantings to the north and west of the extension will be made to improve screening.