

**Single Storey Rear Extension:
Hall Place Cottage, South Street Havant**

Heritage, Design and Accessibility Statement

The proposal is for conversion of the existing single storey pitch roof garage to form a day room linked to the existing kitchen with relocation of the staircase and adjacent partitions in the stairwell, extension/reconstruction of the porch on the South Elevation of the existing building, together with replacement doors and windows and timber front gates to the property and general maintenance to the Listed Building. A new summerhouse is proposed for the garden.

Assessment of physical context:

The dwelling is located in the built up residential Conservation Area of Havant and has a grade 2 listed status for its East Elevation being one third of the frontage of the arch format features. The site is contained by its established boundaries and is surrounded by a mix of domestic dwellings and commercial property. Maintenance works will be required to the external roof and wall fabrics as part of the renovation and on going maintenance of the property. Adjacent on the North side of the property No 18 forms the recently enhanced property

Social, economic and planning context:

The social and planning context of the development is established by the external fabric of the existing building that remains as existing on its East frontage. The ground floor conversion of the garage will provide family day room space annexed to the kitchen. The relocation of the staircase will resolve the current circulation and access arrangements

Involvement of local interests:

No consultation.

Evaluation:

The proposals will not affect adjacent property, open space to existing obscure glazed North facing windows of Hall Place Cottages. The replacement doors and windows will revitalise the south elevation and will ensure future maintenance of the property. The building is established in its location, enhancing the south elevation will not detract from the character of the property.

Design principles:

The building lends itself to the conversion and remodelling of the layout to accommodate the new facilities. Pitch roof lights will provide a light and airy space to the new room space of the house with painted timber double slimlite glazed casement door/ window frames set on the South Elevation.

Amount of development:

The proposal is a single storey summerhouse and porch, extension and conversion of the garage of the existing building with, casement doors and replacement front boundary timber gates

Layout:

The garage/ store is annexed to the kitchen, existing door and window openings will be reformed enhancing light and ventilation to the new room and existing kitchen. The porch extension will give greater protection to the front door. The summerhouse will have terrace paving will be modelled around the perimeter of the proposed extension.

Scale;

The scale of the alterations and summerhouse are modest and in keeping with the scale of the building.

Appearance:

The existing building is constructed with vernacular materials, new door/ window frames will be durable modern materials to meet requirements of security, weather and thermal performance and will provide an attractive addition.

Access:

The proposals will provide access to the existing accommodation for persons with ambulant disabilities with additional facilities available as circumstance dictate. The site is located in close proximity to the town centre and public transport. Loss of the garage will not effect parking provision on site

Flood Risk:

The proposals set floor level continuous with existing, raised 150mm above finished ground levels to mediate risk from flood.