PERMIT

Design, Access and Heritage Statement

Proposed Garage 40, Grove Road Havant

Architects

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CONTENTS

1.00	Introduction
2.00	Analysis
3.00	Conservation Issues
4.00	Proposals
5.00	Access Statement
6.00	Appendices
	A.01 – Site Plan
	A.02 – Aerial View of the Site
	A.03 – Photographs of the Site

1.00 INTRODUCTION

1.01 This Statement has been prepared in respect of conservation issues raised by the proposed garage extension at 40, Grove Road, Havant, based on a site inspection and photographic survey.

1.02 The Statement is further based on consideration of the contents of the St. Faith's Area Conservation Plan

2.00 ANALYSIS

2.01 The site accommodates a detached Edwardian dwelling of 2 storey scale located at the end of Grove Road on the corner where the road leads to Lower Grove Road. The building is not listed.

2.02 The style of development along the Grove Road is domestic, generally ranging from the Edwardian era on the East to post war at the West. Several buildings have hips, gables and dormers. The ridges generally run both parallel and at right angles to Grove Road, and There are a range of roof coverings.

2.03 The application site forms the corner of Grove/Lower Grove Roads and is bounded at the back edges of pavement by brick walls.

2.04 There are some poor scrub trees on the site which are of little importance – refer separate arboricultural report..

CONSERVATION ISSUES

3.00 The site lies within St. Faith's Conservation Area.

3.01 The application site/ buildings are not listed.

3.02 No archaeological inspections would be required prior to construction.

4.00 PROPOSALS

4.01 History:

40 Grove Road is an Edwardian building located in St. Faith's Conservation Area.

The property has been recently extended to the rear in a complementary manner.

The existing buildings are constructed from local facing red bricks and roof slates with feature bay window details formed in stone.

The dwelling and site are visible from both Grove Road and Lower Grove Road.

4.02 Design Principles

A. The proposal for the single storey garage is to set the limited northern elevation back from the existing main building.

B. All materials will match existing buildings with the majority of the East boundary brick walling retained.

C. The existing brick wall will remain unaffected.

D. The new structure will be independent of boundary walls in order to protect their integrity.

E. The brick wall will be protected during construction, and foundations underpinned where necessary adjacent new concrete foundations.

5.00 Access Statement

5.01 The site has level access from Grove Road, and is within walking distance of Havant Railway and Bus Stations (4 minutes).

5.02 Access to the site accommodates -

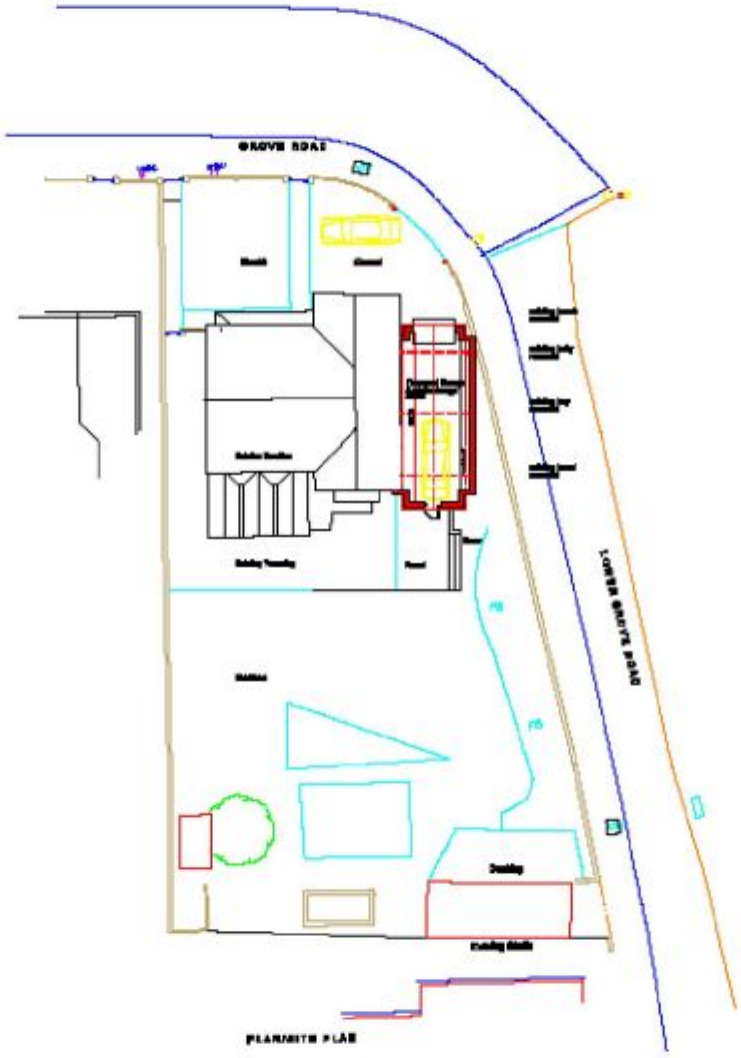
- Highway Access
- Pedestrian Access
- Public Transport Access
- Cycle Access
- Emergency & Service Access
- Sustainability

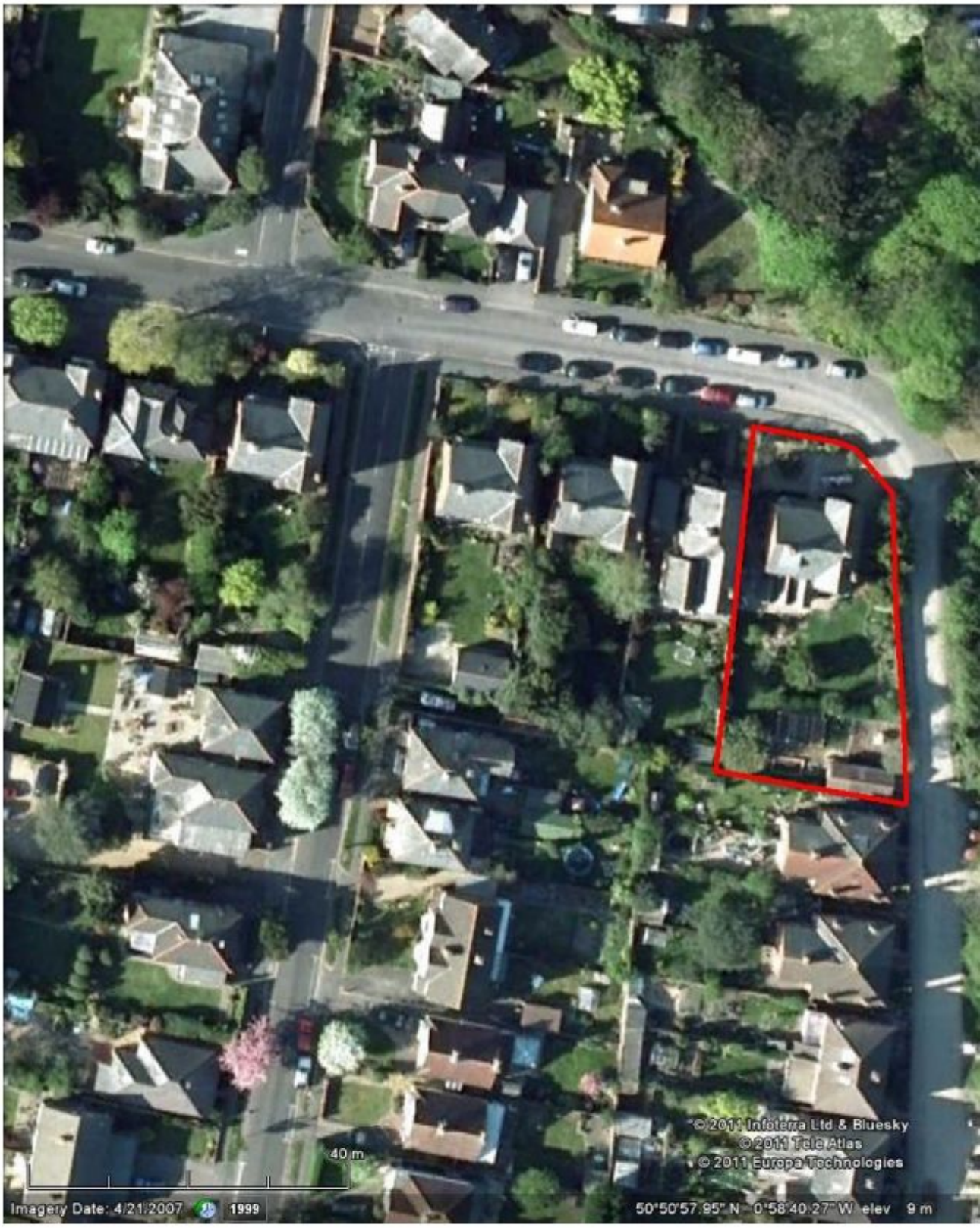
5.03 All users will have equal and convenient access to buildings, spaces and the public transport network.

5.04 Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.

5.05 Access for emergency vehicles remains intact via Grove Road, with adequate turning facilities.

A.01
Site Plan





A.02
Aerial Photograph of Site







Views from North





Views to rear (South) of property

A.03 Photographs