

**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. The group were formerly stables/ tack rooms to Hall Place constructed C 18 with later 1940 / 50s alterations creating a dwelling later used as offices now reverted to a dwelling. The South elevation has painted metal casements and flat roof dormers and painted timber doors with canopy at the front door East Elevation being one third of the frontage has arch format decorative brickwork features.

The site is contained by its established boundaries and is surrounded by a mix of domestic dwellings and commercial property.

Remodelling the interior maintains principle room proportions, relocating the staircase and local partitions improves circulation and does not compromise architectural / historic interest

Conversion of the garage creates a generous day-room linked to the kitchen with removal of the former kitchen stove flue at ground floor, the upper flue and stack is a modern replacement and of no merit and will not materially detract from the visible roof scape. The original main stacks are retained repaired as necessary

Replacement flush framed symmetrical painted timber casement windows will incorporate authentic narrow glazing bar and slimline double glazing. Casement doors will be double glazed.

The boundary gates are wrought iron in character with the period, however they do not allow privacy within the amenity area. The benefit of solid gates will be to avoid screen fencing within the curtilage.

Maintenance works will be required to the external roof and house and garden wall and pier 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 slimline glazed casement door/window flush section frames

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, repairs are noted

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. The detached study/ store annexe will be repaired incorporating dry-linings and insulation

Scale;

The scale of the alterations - replacement windows , porch 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.