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Design and Access Justification Statement

Demolition of Chimney
Conservation Area Consent
Retrospective Application
To
1 Manor Close
The Pallant
Havant
PO9 1BD
Birdwood
Churcham

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September 2010

Introduction

Alan S Wood has prepared this Design and Access – Justification Statement on behalf of Advanced Housing in support of, and to be read in conjunction with, the conservation area planning application for the Demolition of a Chimney (Retrospective Application) at 1 Manor Close, The Pallant, Havant PO9 1BD.

The purpose of this statement is to propvide information on the design and access content of the proposed development, particular as regards proposed use, amount, layout, scale, landscaping and appearance.

Opinions and information provided in this document have been provided using due care and diligence . It should be noted and is expressly stated that no independent verification of any information supplied to Alan S Wood has been made.

Background Information

The site forms part of an established residential property which is located within a conservation area.
The applicants and owners of 1 Manor Close are Advanced Housing.
Advanced Housing recently purchased the property and works to convert the property for disabled persons use was commenced.
Advanced Housing are a specialist Housing group that provide accommodation for disabled and other infirm persons.
When they purchased this property they were not made aware the property was in a conservation area.
Works commenced and a chimney was demolished to improve the circulation area within the property. The requirement for conservation area consent was brought to light by your council's enforcement officer (Mr Dawes) to the builders operatives on site. Works on the chimney area was ceased but it had been already demolished.

Amount

The development amounts to the demolition of a chimney approx. 450mm sq and at a height of approx .1400mm to the right hand side of the bungalow (viewed from the front).

Layout

The layout of the dwelling remains principally the same as constructed, however, medical adaptations will be carried out to improve the facilities for the end users. e.g Disabled ramps, handrails, door openings widened etc. Considerable time and due care has been taken through the design process to provide facilities for the use. The layout reflects a flexibility in design and use.

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Scale of Layout

The scale of the proposal i[redacted]e proposed at the present tim[redacted]
Existing building materials are existing and consist of painted rendered and brick walls, hipped tiled pitched roofs and windows are of white upvc..

Landscaping

The existing site has a car parking area accessed of Fairfield Road and a separate pedestrian access. The remainder of the garden is laid to lawn a borders.

Access

The main access for cars is from Fairfield Road and entrance is obtained through a pair of double timber gates. Pedestrian access is available trough a single gate form Manor Close lane / The Pallant. Paths / handrails will be provided within the site for disabled users and level access entry will provided to the property.

Reason for the application / benefits

The conservation application consent is made to rectify the current breach of planning legislation.
It is considered that the removal of the chimney will not detract the setting of the conservation area nor will it detract the visual appearance of this detached 1950- 1960's bungalow.
The removal of this chimney internally will provide easier access within the property for it's intended end users.
The existing roof will be made good to match where the chimney has been removed,

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