HAVANT BOROUGH COUNCIL
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Single Storey Rear Extension:
18 South Street HAvant

Heritage, Design and Accessibility Statement
The proposal is for construction of single storey flat rooof with lantern light and false pitch roof perimeterciovering to form a day room extension on the West Elevation of the existing building.

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 two thirds 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 North sided property No 16, has an exrtension of similar format.

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 extension will provide family day room space annexed to the relocated kitchen.

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 addition will provide an important asset in its proposed format. The building is established in its location, enhancing the west elevation will not detract from the character of the property.

Design principles:
The building lends itself to the extension and can accommodate the new facilities. The lantern light will provide a light and airy space to existing and new room spaces of the house with modern storey height door/ window frames set on the new West Elevation.

Amount of development:
The proposal is a single storey extension to the existing building with, casement doors in keeping with the adjacent North Boundary elevations. Gutter lines will be set within boundary lines

Layout:
The location has been selected as being the most suitable with least effect on the existing building, retaining light and ventilation to the existing kitchen. The external terrace paving will be modelled around the perimeter of the proposed extension.

Scale;
The scale of the extension is 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.

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