

Design And Heritage Statement

Proposed Extension to Outbuildings at

Wade Court Cottage, Wade Court, Havant

This Design & Heritage Statement accompanies a planning application for a modest single-storey rear extension (19sqm) to an existing outbuilding within the boundary of Wade Court Cottage, Wade Court, Havant.

Site and Heritage Context

Wade Court Cottage forms part of the wider Wade Court setting. The application relates specifically to an existing outbuilding within the site boundary. The outbuilding is of traditional character and is visually associated with the host property and wider historic setting.

Wade Court is a designated listed building and within a Conservation Area, the outbuilding is considered to contribute to the character and appearance of the heritage asset through its scale, materials and ancillary function.

Assessment of Significance

The significance of the site derives primarily from:

- The historic relationship between the cottage and its ancillary outbuildings
- The traditional built form and materials
- The contribution the group of buildings makes to the wider setting

The existing outbuilding is modest in scale and subservient to the principal dwelling.

Impact of the Proposal

The proposed development consists of:

- A single-storey rear extension of approximately 19sqm
- Materials to match the existing building

The extension is located to the rear, limiting visibility from public viewpoints. Its scale and footprint remain modest and proportionate to the host structure.

The use of matching materials ensures visual continuity, while the Crittall-style glazing reflects a traditional industrial aesthetic commonly found in historic ancillary buildings. The proposal preserves the hierarchy between principal dwelling and outbuilding.

Design Principles

The key design objectives are:

- To create a modest, subservient extension
- To retain the character and appearance of the existing outbuilding

- To use materials that match and complement the host structure

The extension is single storey and located to the rear, ensuring minimal visual impact. Its footprint of 19sqm is proportionate and does not dominate the existing structure.

Materials

External materials will match the existing building to ensure continuity and visual integration.

Two sets of Crittall-style windows and doors will be installed on the rear elevation. These provide increased natural light while maintaining a traditional and sympathetic appearance.

Timber fascia and soffit to reflect the existing along with a matching brick and roof tile to provide a seamless transition.

Scale and Massing

The extension remains clearly subordinate to both the host outbuilding and the principal dwelling. Its height and footprint have been carefully considered to avoid overdevelopment.

Access

There are no changes to site access arrangements. The proposal does not affect existing pedestrian or vehicular access.

Conclusion

In accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (if applicable) and the guidance set out in the National Planning Policy Framework (NPPF, Section 16), the proposal preserves the character, appearance and significance of the heritage asset and its setting.

The works are modest, sympathetic and result in no harm to the significance of the asset.