

Design & Access Statement

&

Heritage Statement

Proposed rear and side single storey extension at No. 25 Lymbourn Road

Application for planning permission being made by 25 Lymbourn Road by Mr & Mrs
Pitt

June 2018

CONTENTS:

1.0 Introduction	page	3
1.1 Site Description		3
2.0 Site Description	pages	3-4
2.1 Site Description		3-4
2.2 Flood Risk		3
3.0 Heritage Statement	pages	5
3.1 Heritage report		5
4.0 Pre-Application Advice	pages	6
5.0 Proposed Extension	pages	7
5.1 Layout		7
5.2 Appearance		7
5.3 Building Materials		7
6.0 Conclusion	page	8
6.1 Summary		8

1.0 INTRODUCTION

1.1 Introduction:

This Design & Access Statement has been prepared by Mr & Mrs Pitt in support of a householder planning application within a conservation area for number 25 Lymbourn Road, Havant.

The existing house is a two storey-terraced property set within the Lymbourn Road conservation area of Havant.

The proposal includes removing an existing rear single storey element to the existing house with the intention of extending the house to the side and rear at ground floor level to provide a larger kitchen/ dining area.

2.0 SITE DESCRIPTION



2.1 Site Description:

The proposed site is part of a row of terraced dwellings located at Lymbourn Road, Havant, Hants, PO9 2SL.

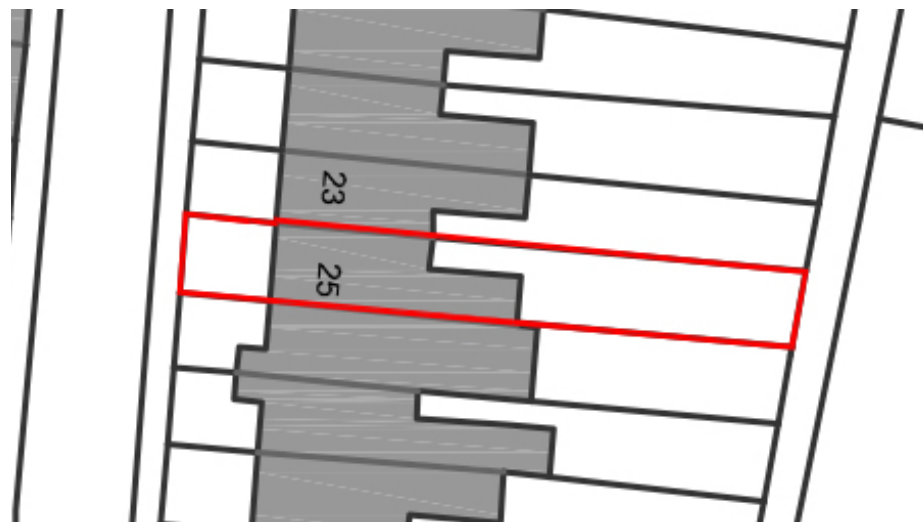
Similar two-storey residential dwellings surround the site with later single storey extensions neighbouring the site. The materials and style of architecture are all of a similar nature, with the principle elevation comprising of a mix of stonework and red facing brickwork.

2.2 Flood Risk:

The Environment Agency 'flood map' does not indicate a flood risk at this site.



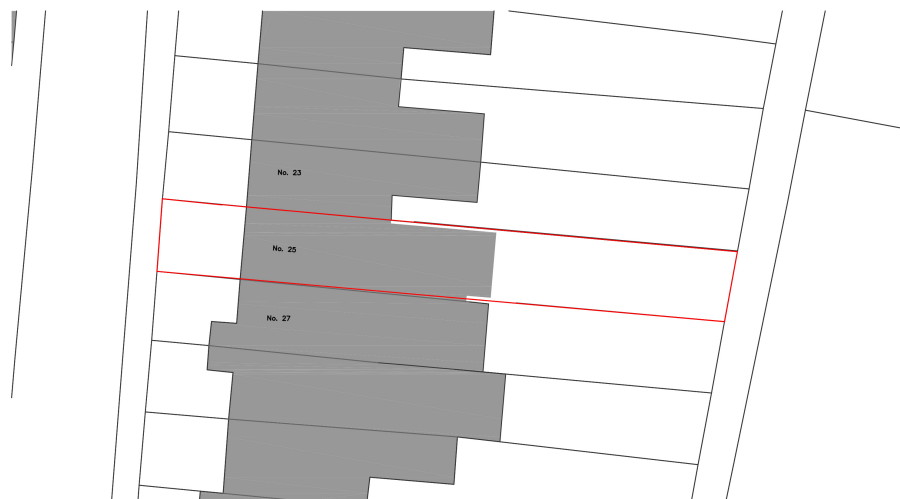
Aerial Photo showing the site outlined in red. Google Maps)



Existing Site plan (nts)



Aerial Photo showing the site outlined in red. (Google Maps)



Proposed Site plan (nts)

3.0 Heritage Statement

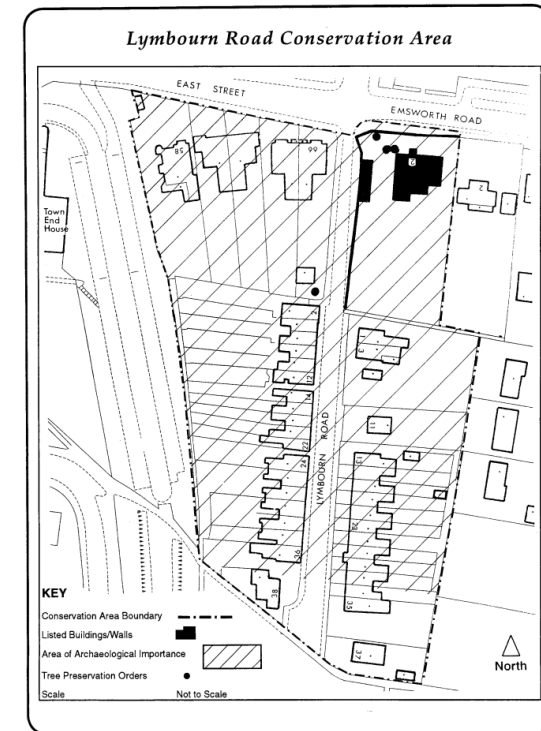
Lymbourne Road Conservation Area is to the east of Havant town centre and historically separated from the town via the Hayling railway, which is now a public footpath.

The proposed site is a terraced property located on the east side of Lymbourne Road. The properties situated either side of the proposed site are all of the same architectural style and use a mix of materials predominately made up from red facing brickwork and stonework. The rear of the terraced property is made up from red facing brick with some areas of the rear façade painted white.

Many of the neighbouring properties including the proposed sites' neighbours at No. 27 and 29 have had single storey rear and side extensions. These are red facing brickwork with roof lights within the roof and are not visible from the highway.

It is the intention for no.25 to use the same materials and style in order to tie the rear extension of each of the terraced houses together, providing a coherent architectural style within the conservation area.

As the site is also within an area of archaeological importance, it is anticipated that new groundwork's will be hand excavated with an awareness of possible artefacts.



Looking east toward No. 25 Lymbourne Rd

4.0 Pre-Application Advice

Before a planning application was submitted, pre application advice was sought in January 2018 (GEN/17/01295). This clarified that the removal of the dividing stone wall in the front garden would need planning permission along with the rear/ side extension.

Having issued the drawings of the proposed rear extension to Havant Borough Council, we received feedback to help with the design development of the project, including the materials and architectural style we should be looking to achieve. Discussions with the Conservation Officer (Peter Fellows) helped us to achieve this after submitting a revised scheme for his comments.

Case officer: Karen Wooden

Conservation Officer: Peter Fellows

Application ref: GEN/17/01295

5.0 Proposed Extension

5.1 Layout

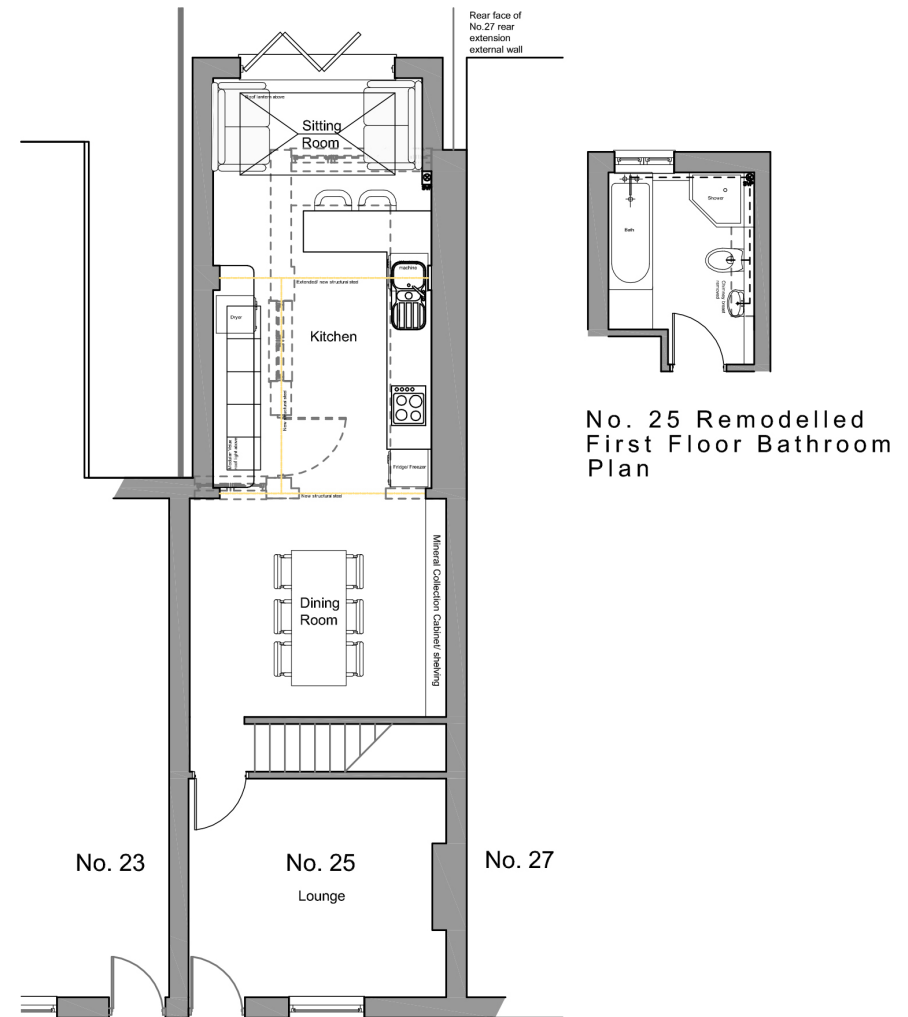
The proposals will make best use of wasted space to the side of the property to allow for a greater width within the kitchen and dining area. The depth of the property will now match that of the neighbouring house at No.27, where they have recently added a single storey rear extension.

5.2 Appearance

The proposed rear extension will use similar materials to that of the existing house and be similar in scale and height to those extensions found at No. 27 and 29 Lymbourn Road. The extension will consist of a pitched tiled parapet and a flat roof behind consisting of roof lights and a lantern to allow natural light into the new extension (see drawings for further details).

5.3 Building Materials

The main materials to be used are red stock brick to match with that used on surrounding properties and brown concrete interlocking tiles used for the roof. All windows and external rear doors will be double glazed UPVC units with composite entrance doors as per the building regulations guidance. All new units will provide the appropriate U-Values to comply with building regulations Approved document L.



Ground floor plan

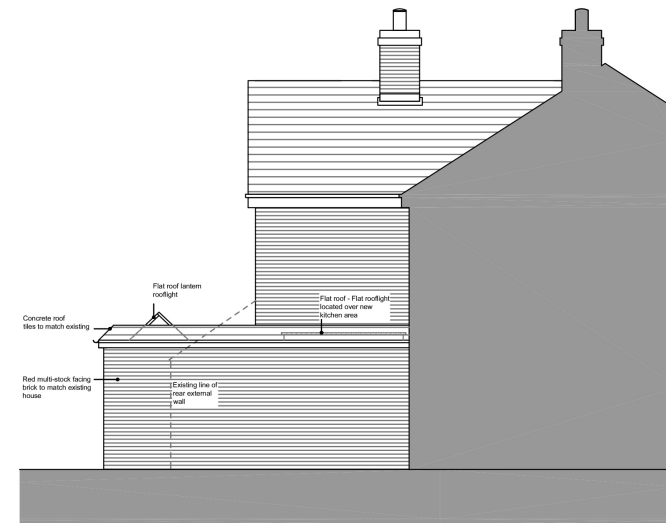
Floor Plans (NTS)

6.0 CONCLUSION:

6.1 Summary

In summary this application proposes to provide a rear extension of high quality that will compliment the heritage of Lymbourn Road and the surrounding context. The rear extension to No. 25 will provide a better use of the ground floor and match those other rear single storey extensions built within the last 5-10 years at No. 27 and 29 Lymbourn Road.

Having worked closely with the conservation officer at Havant Borough Council to provide extensions that will add to the existing architectural merit of the area, we hope to gain consent to undertake these works.



North Elevation



East Elevation

Proposed Elevations (NTS)