

DESIGN AND ACCESS STATEMENT & HERITAGE REPORT

Dated 18th March 2018

For single storey rear extension at

**9 LYMBOURN ROAD
HAVANT
HAMPSHIRE
PO9 2SL**

This report is in support of a planning application to Havant Borough Council for a single storey rear extension at 9 Lymbourn Road, Havant, PO9 2SL. Reference should be made to the planning application submission APP/18/00241 for details and drawings of the proposed extension.

Location

Lymbourn Road is a quiet residential cul-de-sac to the south of East Street and Emsworth Road. To the south of Lymbourn Road is the Hayling Billy line, a footpath and cyclepath. The site is in Lymbourn Road Conservation area and in an area of archeological importance. The subject site is to the east of Lymbourn Road and is a semi detached house built about ten years ago. The rear of the site is accessed by a private path and gate.

Social & Economic

Havant is a busy town with a railway station, with good connections to London, and a busy bus station. Tourist activities relate to the adjacent coast and places of interest including Stanstead House and Goodwood. The town centre serves the immediate area.

Lymbourn Road is entirely residential, mostly comprised of terraced houses. The terraces to the west front directly onto the pavement and those to the east are set back. 9 Lymbourn Road is a semi detached newer house to the east of the Road.

Within walking distance are the railway & bus stations, schools, public houses, health centres, library, churches and superstores.

Design

The internal floor area of the existing house is approximately 56m². The proposed addition is 9 m². There is existing off street parking for one vehicle on site. The basic layout of the site will remain unchanged with access from Lymbourn Road.

The design of the additional works should make a positive contribution to and character of the area. It will provide more appropriate living space for a family home and will make best use of the available site.

The scale of the existing building will remain unchanged.

It is the applicant's intention to use materials to match the existing house where possible to maintain a similar overall appearance. The walls are to be brick with white windows and doors. Conservation style roof lights will be used.

Access

The site is flat with no physical constraints.

It is the applicant's intention to meet the requirements of the Disability Discrimination Acts 1995 & 2005 and those of the Disability Discrimination (Employment) Regulations 1996.

Pedestrian access is available from Lymbourn Road. Emergency access is available from Lymbourn Road.

Refuse bin storage will remain as existing.

Flood Risk

The Environment Agency 'flood map' indicates that the site is not at risk of flooding.

Heritage

Lymbourn Road Conservation Area is to the east of Havant town centre. Historically it was separated from the town by the Hayling railway.

The subject site is a late addition to Lymbourn Road being part of two semi-detached houses.

The properties to the east of Lymbourn Road were constructed using a mix of stone and red brick. The rear being entirely finished in brick. It is the applicant's intention to build the proposed extension in brick that matches the existing house as closely as possible.

Many of the surrounding properties have erected single storey rear extensions.

As the site is within an area of archeological importance, it is anticipated any new groundworks will be hand excavated with an awareness of possible artefacts.

