

Date: 1 JUNE 2016

To: Havant Borough Council - Planning

Project: **338 SEA FRONT, HAYLING ISLAND, PO11 0BA**
ALTERATIONS TO REAR PARTS
Conservation Area Householder Application with Demolition



South Facade (subject property white house at right)



Rear Area (looking from house)



Rear Area (looking from rear gate)

Statement:

The property lies within the 'Coastguards' Conservation Area on Hayling Island and was constructed circa 1825; later additions at rear have been progressively added to the original outrigger, the single storey parts presumed to be generally C20.

The proposed demolition and construction are intended to work together to negate the long narrow passage effect which currently exists, where the most recent rear addition extends to the northernmost limit of the property; is wider, but lower, than previous additions; and can be said to be unrepresentative of the more historical parts.

The demolition is proposed of this rearmost addition (approx 12 sq. metre), which is considered incongruous relative to the remainder of the rear parts, is of substandard construction (having 100mm wall thickness, which is presenting dampness internally), and more importantly, allows for the creation of a courtyard giving a more reasonably formed private amenity area. The existing garden walls to this area would be retained for privacy.

The construction of the proposed conservatory (approx 6 sq. metre) further reduces the tunnel effect at rear area, allows for an environment which would more readily encourage plant cultivation, and projects only as far as the line of the neighbour rear wall face (at first floor level). After consideration, a substantial timber construction with simple flat roof configuration has been chosen over sloped glazing, to allow access more readily for maintenance overhead. The elevation presented to garden area would have a parapet wall in orangery style, with white painted render finish, to match in with existing exterior.

End of Statement.



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