

Design, Access & Heritage Statement

Proposed Extension at East Hayes, Grove Road, Lymington



1.0 Introduction

- 1.01 This Design, Access & Heritage statement is submitted in support of an application made by Mr & Mrs G Chipperfield for a small first floor extension to East Hayes, Grove Road, Lymington.
- 1.02 The application site is located within the established residential area surrounding Grove Gardens to the south of Lymington High Street.
- 1.03 The history of East Hayes is obscure. Originally part of a large house set in large grounds the site was subdivided some time ago. The house was similarly subdivided, and the present structure formed by the demolition and reshaping of much of the original house. It is believed that the substantial remodelling of the house took place in the 1930s with the addition of features that lend a slight art nouveau / art deco character such as the castellated balconies and front door surround. In more recent years a modernist approach has been taken to further extensions with a substantially glazed third floor bedroom extension (06/87503) and a contemporary glazed refurbishment of the kitchen area
- 1.04 The cumulative effect of the various extensions carried out over the years has been to create an individual and interesting appearance but not one of historical significance.

2.0 Site Analysis

- 2.01 The site is of irregular triangular shape with a fall from north to south. The boundaries are well defined with walls / fences and mature planting to all sides. A vehicular area is provided to the east whilst the south facing garden is laid to lawn and domestic planting. Access to the site is by a private metalled driveway from Grove Road. There is, therefore, no plot frontage as such and the site cannot be seen from any public area.
- 2.02 The site is directly abutted by six neighbouring properties. Directly to the north, and attached to East Hayes is East Hayes Cottage, a building of different character to East Hayes despite being formed from the same original structure. To the west and lightly linked to the subject house is South Hayes, a large house that is the 'other half' of the large dwelling that was modified to create East Hayes. To the northeast and southeast are three conventional dwellings, Hayes Barn, Hayes Orchard and French Cottage. To the southwest exists Little Hayes, a large contemporary house.
- 2.03 The character of the immediately surrounding houses is therefore one of diverse property types with very little in common in terms of appearance, height bulk or form. However, the enclave works as a whole because the properties are set in generous plots and there is no visual link between them.
- 2.05 The most significant area, in heritage terms, is to the north where High Street properties and backland infill development is served either from the High Street or from Madeira Walk. Madeira walk is an important historic pedestrian access but is sufficiently remote from the site as to be unaffected by the proposals, as indeed are any other heritage assets.
- 2.06 There is, therefore, no heritage asset impacted by the minor works proposed.

3.0 Design

- 3.01 As noted, the existing house has been extensively modified in the past and the resulting property does not have a character typical of any definable period. Rather, it is the result of a series of alterations that reference a variety of different styles.
- 3.02 The existing south facing balcony is the result of the 1930's remodelling and has suffered numerous structural and damp ingress failures. There is evidence the issues, particularly water ingress, predate the current ownership and the weak detailing has probably been an issue since construction. Although the water ingress issue could probably be corrected by extensive rebuilding of the south elevation the applicants propose that the balcony be enclosed to form a bedroom extension.
- 3.03 The proposed extension would form a very small percentage of the overall mass of the building. Given the previous contemporary extensions we believe the most honest and appropriate form for the extension would be a glazed contemporary type that lightly references the second floor and kitchen additions of recent years.

- 3.04 We therefore propose a simple glazed enclosure with vertical mullion subdivision sympathetic to the existing house. A flat roof is proposed with a significant eaves projection, the projection successfully avoiding the slightly boxy appearance of the existing second floor addition.
- 3.05 The proposed materials for the extension will match the existing facing materials.

4.0 Heritage Issues

- 4.01 The site lies within the Lymington Conservation Area which is centred on the High Street. East Hayes appearance is the result of recent design intervention and is incidental to the conservation area. No building of historic architectural significance adjoins the site. The topography of the area is such that there is no visual link between the High Street and the site, and few would be aware of the existing house, much less the proposed extension to it.
- 4.02 The existing house makes no contribution to the historic character of the conservation area. The spaciousness of the enclave of buildings is important in terms of density but the proposals make no change to the general appearance or footprint of the house. Moreover, most of these issues are of little concern as the house is well hidden from public view.
- 4.03 The existing house is of no historic value. Although the core of the building may contain some construction remaining from the original larger house and therefore of some age this is unknowable given the multiple later alterations.
- 4.04 The proposed works will have no impact on the site in terms of potential archaeological significance. The works are entirely within the existing structural footprint.
- 4.05 The proposal will not, therefore, have any significant visual impact on the Lymington Conservation Area.

5.0 Access

- 5.01 The existing access arrangements are unchanged by the proposal.

5.0 Conclusion

- 5.01 The proposed extension has been carefully designed to reflect existing elements of the dwelling and overcome an ongoing issue with the buildings fabric. The extension will have no impact on surrounding properties.