

CUTLER ASSOCIATES

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ARCHITECTURAL DESIGN & ALTERATIONS
LOCAL AUTHORITY APPLICATIONS
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RESIDENTIAL & COMMERCIAL

07 October 2021

Planning Department
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington
Hampshire SO41 9ZG

Dear Sirs

**Re: Roof alterations and porch and detached garage
Tanglewood, Lower Densom Wood, Woodgreen, Hants SP6 2BE
Design and Access Statement**

Please find enclosed a planning application on behalf of Dr I Crowder and Ms K Formalls. My clients will pay the planning fee directly. The application comprises:

- Drawings as Existing
- Drawings as Proposed
- Location and Block Plans
- Design and Access Statement

Property Description

The property is a chalet bungalow which is likely to date from the 1960s and has rendered walls with a concrete interlocking tiled roof. The property is set within a large plot and is accessed via a non-adopted gravel track. The property does not form part of any street scene, and neighbouring properties are at a reasonable distance away.

Planning Policy

The following planning policies have been considered during the design process.

- DPI 1 (extensions),
- DP6 (design principles),
- CP7 (the built environment),
- CP8 (local distinctiveness) and
- DPI (general development principles).



DIRECTOR · D.J. CUTLER BSc M.R.A.C. M.R.I.C.S.

DAVID J CUTLER LTD T/A CUTLER ASSOCIATES REGISTERED OFFICE: WINDOVER HOUSE, ST. ANN STREET, SALISBURY, SP1 2DR
REGISTERED IN ENGLAND AND WALES: No 11102689

Consideration has also been given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and special attention has been given to preserving and enhancing the character and appearance of the Conservation Area.

Design Brief

The current elevation facing the gravel track is not attractive, due to the integral garage and the awkward configuration of the roofs. It was therefore agreed that new roof pitches, the conversion of the garage, and the addition of a porch would greatly enhance the elevation facing the track. Obviously, the loss of the garage space requires a new garage to be constructed nearby. There is currently a small metal shed on the site of the proposed garage and this will be demolished to make way for it. It is also felt that a garage that is constructed with traditional materials will help improve the appearance of the front of the property. Neither the roof alterations nor the new garage impact negatively on neighbouring property and it is not felt that any of the alterations will affect the Conservation Area.

Materials

The new roof pitches will be covered in concrete interlocking tiles to match existing. The walls will be painted render.

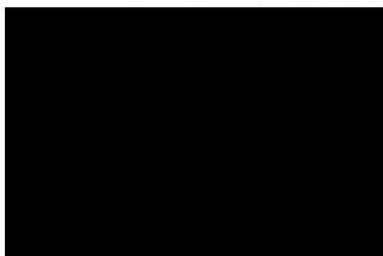
The garage will have weatherboarded walls with a low brick plinth and natural slate roof covering. The open front of the garage will be constructed in oak timber frame.

Access

There will be no change to vehicle or pedestrian access.

Should the department require any further information, please do not hesitate to contact this office.

Yours sincerely



David J Cutler
Chartered Building Surveyor