

A0749-PDS-001-5 Busketts Way – Planning Proposals
Design, Access & Sustainability Statement



Photo viewing Front Property from Busketts Way
(Camera Facing North West)



Photo viewing Rear of Property from Back Garden
(Camera Facing South East)

Brief History and Surroundings

5 Busketts Way is a typical late 1950's detached bungalow finished with a mixture of red clay brick to the lower walls, with light green painted render finish above. The main roof of the main house is pitched / hipped construction finished using red plain clay tiles with bonnet hips, the rear extension is flat roof construction with a mineral felt finish. The fenestration around the property comprises of white UPVC storm casement windows with glazing bars, whilst the fascia's & soffits are black painted timber. All rainwater goods are a black UPVC. Aesthetically 5 Busketts is not particularly inspiring with no real architectural merit as it stands. There is good separation between number 5 and its immediate neighbours, although it must be noted that number 5 sits between both 7 & 3 Busketts which along with a number of other properties in the road have been extensively extended over the years, both now 2 storey houses having originally themselves also been bungalows (see below).

Number 5 Busketts Way is located mid-way along the cul-de-sac, and is on the North Western side of the Road. Busketts Way is located towards the South Western edge of the defined village of Ashurst. Ashurst is a small Semi-affluent Village located towards the Western side of Hampshire, close to the Eastern edge of the New Forest national park.

Pre-app

I note that my client, the applicant previously submitted work in progress, Preliminary Concept drawings as a Pre-app. Please note that these were never intended for submission, and we only became aware of the submission following the pre-app comments.

I note from the planning officers comments that there was some uncertainty as to whether the property would be classed as a small dwelling (less than 80mSq GIFA) I can confirm that 5 Busketts Way has a GIFA of 85mSQ, this has been the case since long before the NFNP base line date of 1st July 1982. In fact it may even be original i.e. the dwelling would not be classed as a small dwelling as of the this base line date. Please note that 5 Busketts (same footprint as presently stands) is shown on plans submitted in 1978 for a new bungalow to be built within Garden of No 5. (REF-78-09787) now understood to be number 3 Busketts which has since been extensively extended and converted in to a house)

To address other concerns raised in the Officers comments I have amended the drawings as follows:

I have removed 1 no large sky light over the ground floor rear extension / dining area

I have removed 1 no large sky light over the ground floor rear extension / family room

I have removed 1 No roof light from the Eastern roof slope over the proposed bedroom

I have removed 1 No roof light from the Southern roof slope over the Landing

I have changed the Juliet balcony doors to a smaller standard window.

All ground floor Glazing at the rear of the property is to include a heavy tint which will significantly reduce any light emittance from the property, this is in contrast to many nearby properties which have large conservatories, glazed lanterns and glazed gables / large windows etc.



With regard to the proposed roof height, it is clear that both number 3 and number 7 Busketts have been significantly extended, to include 2 storey extensions / bungalows conversion etc, both of which have a significantly higher ridges than number 5. The applicant has shared these drawings with the owners of both 3 and 5, both of whom confirm they are more than happy with the proposed designs & therefore having no concerns / support the proposals. The submitted proposals have been carefully designed to be in-keeping with the local surroundings, with a balanced and cohesive cottage style aesthetic which will sit comfortably alongside the neighbouring properties, and harmoniously within the local vernacular. There is no potential of overlooking and there is minimal potential of loss of light, especially when considering the direction of the sun's path and when applying the 45 degree rule. There would be no negative affect on the amenity of the neighbouring properties.

Examples of nearby properties approved proposals (of similar & larger scale to 5 Busketts proposals)

- 2 Busketts Way 14/00368/FULL – Bungalow conversion and extensions
- 3 Busketts Way 07/91129/FULL – Bungalow conversion and extensions
- 4 Busketts Way 99/677077 – Extensions & 2nd floor loft conversion
- 7 Busketts Way 00/70071 – 2 storey rear extension & side Dormer (property prev. converted from bungalow)
- 12 Busketts Way 03/79489 - Bungalow conversion & large 2 storey extensions
- 26 Woodlands Road 07/91715 - 2 Storey front extension, Dormers, & Conservatory

New Forest National Parks Authority Policy DP35 & 36

5 Busketts Way lies within the Boundaries of Ashurst Village, one of the defined villages within the New Forest National Park and which is not subject to the 30% increase restrictions DP35 & DP36. 5 Busketts Way GIFA = 85mSQ This property is confirmed as being this size long before July 1981 & so would not be considered a small dwelling. A good number of properties nearby have been substantially extended and or renovated over the years, whilst a number of replacement dwellings & bungalow conversions have also been implemented in recent years, a number of these have increased significantly more than double the original gross internal area.

Proposed Design

My clients now find it essential to increase the size of their family home to accommodate additional bedroom space, as well as a modern open plan Kitchen Diner & family room etc, all of which will make sense of the currently dysfunctional layout. The proposals include extended (replacement) areas to accommodate additional space enabling them to support a growing family & ensure they can achieve a modern lifestyle their 1950's bungalow is currently unable to provide. The proposed design ensures the overall property & therefore street scene will be vastly improved, with the exterior of the building being transformed and modernised with a traditional cottage aesthetic (similar in design to the front of a property we designed around the corner from number 5 (**18 woodlands Road**)). The existing roof is to be replaced with a raised pitched roof using traditional red Plain Clay Tiles to match existing, similar to many of the surrounding houses. The existing walls of the house will remain as red multi brick to the lower level with an off white Silicone based render finish to the upper walls & gables, again similar to the existing walls but with a colour more sympathetic to the local area. A new centralised Oak framed feature front porch will further transform the aesthetics providing an obvious & welcoming traditional entrance. All fenestration is to be changed from white upvc storm casement windows to more traditional style light grey flush casements, which will harmonise perfectly with the off white render. The additions and changes have been carefully designed to introduce balance & symmetry, with a cohesive



aesthetic overall There will be minimal if any impact to the neighbouring properties with little to no perceived overshadowing / loss of light and no potential for overlooking and thus no loss of amenity for the neighbours.

Sustainability & environmental impact Statement

Reduction in Carbon Emissions - New windows & external doors will incorporate new high end double or triple glazed systems with min. 16mm cavities of argon gas and low emissivity coated glass, highly efficient insulation to the walls, floors and roof coupled with high performance construction materials with a low lambda value, along with the modern fabric of the building and modern airtight methods of construction will help to ensure low carbon emissions. Where the existing fabric is to remain, additional insulation will be installed/ retrofitted where possible to improve the thermal integrity of the existing building envelope.

Energy consumption - New low energy highly efficient LED lighting will be installed throughout the property, and a new low Carbon heating system (possibly airsource) will replace the existing boiler / heating system. As part of the proposals, works will be carried out to enhance the thermal integrity of the existing building envelope. Where viable Solar panels could be added to the roof slope.

Sustainable soakaway(s) and rainwater attenuation will be installed as required to ensure no additional burden is added to local infrastructure and will be designed to ensure no knock effects resulting in increased potential of flooding etc.

Grey water harvesting may be incorporated to ensure water efficiency, whilst low pressure aerated taps and showers will be installed to ensure lower usage of water, lower volume bath(s) will also significantly reduce water consumption.

Access

There are no plans to change the current access to the site as the current access is more than adequate. Although the Parking area / driveway will be increased at the front to include 2 additional parking spaces raising the number of compliant space to 3 no spaces which is in line with the national parking standards requirement for a dwelling of this size. With regard to the proposed works, there is adequate parking available for the applicant and contractor's vehicle(s) within the site throughout the project duration, whilst the site gardens are ample enough that temporary space could be made available for further parking, material storage and skips etc...

Flood Risk

When studying the Environment Agencies flood map, it appears that there are currently no flood risk categories in place to the property itself due to its topography. In light of the site's geographical location there is minimum flood risk, furthermore I believe the proposed works should not in any way affect or be affected by flooding, and as such will not create any further risk of flooding. Any works carried out including surface and foul water drainage would be in line with the latest Building regs requirements.

Ecology report and Method statement

Please refer to the separate Ecology and protected species Impact and method statement by xxxxxxxx Ecology.

Construction Method statement

Please refer to separate document for Construction management statement.