

94321 Revision A DESIGN STATEMENT FOR KILLARNEY

KILLARNEY, FARNHAM ROAD, HOLT POUND, FARNHAM GU10 4LE

THE SITE

The existing property is a two storey, four bedroomed detached house with an adjacent double garage located on the east side of the A325 approximately 3½ miles from Farnham town centre. Located on the west side of the road is Birdworld and the Forest Lodge Garden Centre.

Properties on the east side of the road, in a southerly direction, are mostly detached houses with extensive gardens and shielded from the A class road with either 2m high fencing or dense vegetation / mature trees / hedging that provides a buffer to reduce noise and pollution and offers a degree of privacy.

Killarney adopts the same strategy in that the boundary adjacent to the road is closed boarded fencing and the majority of the other boundaries are open wired fencing for security and to prevent larger animals, mostly deer, from entering the garden.

The south boundary of the site is immediately adjacent to the Alice Holt Forest that covers an area of approximately 850 hectares and now forms part of the South Down National Park that includes the Forestry Research Station.

The site area is approximately 1.1 hectares. The land gently falls towards the rear boundary, an overall distance of approximately 120 metres. There are two ponds to the south / south east of the property; the one to the south, approximately 60 metres distant, is called Lodge Pond, is located within the forest. Therefore, used by visitors to the park and for fishing. The pond to the south east is privately owned about 120 metres from Killarney.

BRIEF

The proposed development of the property was instigated by the need of the current owners for a new principal bedroom and en-suite together with greater space at ground floor level to accommodate a growing family. To provide space for a games room and to include a study area for working from home.

The current kitchen/dining area is relatively small for the size of house and is not conducive to an open-plan family area suitable to meet the needs of modern family living. Currently there is limited association between the interior of the house and the external environment due to the relatively small windows and limited access.

The size of the double garage is to be retained for car and sports storage equipment.

PROPOSAL and DESIGN ASSESSMENT

The main house is predominantly in its original state. Changes have previously been implemented to the rear elevation with the addition of a single storey extension to the kitchen. This is to be demolished. The conservatory to the south-west elevation is also to be demolished with a new games room / home gym erected in its place.

The proposed design is based upon maintaining the appearance, as far as practicable, to the front facing elevation. Rendered areas and face brickwork to side and rear shall be retained as features with new facades created in brickwork to match.

The property is typically arranged with bedroom and bathroom accommodation at first floor and living accommodation at ground floor level.

Internally, the principal rooms on the ground floor (three reception rooms) and the four bedrooms at first floor are to be retained in their existing format with only minor alterations to preserve the detailing of cornice, skirting, doors and fireplaces etc. Some windows and external doors shall be replaced to achieve improved thermal and acoustic qualities but will be in a similar style to existing.

There is need for considerable maintenance and modernisation to the property particularly regarding insulation (to walls, roof and floors), the efficiency of services (heating, lighting and appliances) and consideration given to the long term external finishes and future maintenance of components and materials. All these aspects are addressed with the current design proposals.

The proposal is to convert the loft space to create a principal bedroom with en-suite. Access will be via a new staircase that has a small dormer window to achieve the required headroom. Otherwise the front roof retains all its current features.

The current pitched roof to the garage, that is relatively small in relation to the house, is to be removed with the interior amended to include a utility room and externally accessed store. The floor area of the existing garage is to be retained, hence the front facing wall will be further forward. The new flat roof will reflect the roof / elevation to the new games room.

The flat roof over this area will also have the benefit of introducing solar panels with the least visual distraction to the property.

To the rear of the property a new family room / extended kitchen is to be constructed. The face brickwork will match the existing incorporating the various detailed features of the existing building. A feature of the rear elevation will be the glazed panels to the garden facing rear wall.

Floor areas are indicated on Drawing 94312/ 10 : Schedule of areas

The existing floor area of the property, including the basement and garage is 372.6m². The existing roof is the attic - unoccupied. Areas within the roof void shown on drawing D10 are measured to the underside of the existing rafters, the area of which is 73.0m².

To provide sufficient headroom to gain access to the new en-suite at the upper level the rear pitched roof (over the bathrooms) is to be raised by 450mm.

The new floor area of the house, basement and garage amounts to 468.4m² plus 68.0m² achieved at roof level measured where the headroom exceeds 1500mm and assessed to the underside of proposed ceiling finish.

The property is to remain a single dwelling house for single family occupancy.

LAYOUT and ACCESS

There are two vehicular entrances to the site, both off the A325.

A separate application is being submitted together with this application for changes to the entrances. That application is to improve access and egress by improving sight lines from within the confines of the site for better visibility due to the speed of vehicles travelling along the A325.

There is no intention to change the cross-over or make any changes to the highway or kerb and therefore Highways have not been formally approached with regard to this separate application.

The principal access to the property remains at the front of the house. There is a large parking and turning area and therefore ample space to accommodate numerous cars.

RENEWABLES AND ENERGY EFFICIENCY

Additions to the property and undertaking maintenance, repairs and modernisation provides the opportunity to install several renewable systems and energy efficiency measures. A sustainability assessment is scheduled separately and included with this application.

ECOLOGY

In September 2022 ecological consultants were commissioned to undertake a bat survey principally of the loft/attic. The initial survey noted that the loft was suitable for roosting bats and external finishes (hanging tiles etc) and found evidence a day roosting of soprano pipistrelles.

A copy of the report is included with this application.

Further surveys were undertaken on the 11th and 25th May and 16th June 2023. Bat activity was recorded but no birds or bird nesting was evident.

The following, as recommended by the ecologists:

- A Natural England bat licence

- Sensitive clearance of vegetation regarding birds

- Ecological enhancements to include two bat boxes and a bird nest box

- Exterior lighting planned sensitive to nocturnal wildlife

will all be implemented at the appropriate times and the contractor advised accordingly with the timing and supervision and attendance required by the ecologist.

SCALE, APPEARANCE and CONTEXT

The house is set in grounds of 1.1 hectare and constructed circa 1900. Few alterations have been made to the structure or appearance from that time. The garden is heavily wooded and the perimeter fenced. A land survey was undertaken prior to the design work and is included with this application showing the trees and mature planting to the front garden and surrounds to the house. The rear garden to the south east of the house was measured for site boundaries but trees and vegetation were not recorded as being too distant from the proposed works.

Killarney is typical of many of the houses in this area with regard to size, garden and screening from the A325. The orientation and siting of the buildings are such that the proposal will have minimal impact on the neighbouring properties. The street scene is unaffected by these proposals.

Materials used in the construction will be consistent with the existing house, with a modern styled extension to the family room and the fenestration to the rear elevation to match.

The property lies just within the boundary of East Hants DC, with the National Park immediately adjacent. It lies outside any Settlement Policy Boundary and would have been subject to Policy H16 which seeks to restrict the extent of additions to a dwelling depending on their original floor area. However, as of January 2023, Policy H16 no longer forms part of the Development Plan. As such, the primary 'test' will be how the development impacts on the character of the property and area.

In light of the above, we consider that we have taken into consideration the impact such building work would have in relation to the above policies, the neighbours, and the building as a whole, with the extensions complementing the character of the existing house.