

Heritage Assessment and, Energy & Resources Statement

6 Pinewood Road, Branksome Park, Poole

Outline Application for a scheme of 3 Flats with associated parking and landscaping. Supporting statement to the Plans as provided by Barry J Mills
November 2023

Heritage Assessment

The site is located within the Avenue Conservation Area and the Council's character appraisal for the area states the following with regards to Pinewood Road;

'The properties on Pinewood Road are a particularly good example of Edwardian architecture and possess a uniformity of style derived from the use of steep gables, broad areas of fenestration, divided into vertical sections and bold angular bays. A major feature of this area that adds to its character is the preponderance of low brick walls that survive on the front garden boundaries. They are around one metre in height and are decorated with dentil courses and panels. A sense of open aspect is created as a result of the sylvan character of the area'.

The character appraisal makes the following recommendations in terms of seeking to encourage the preservation and enhancement of the area; • Mature landscapes should be protected • Low brick walls should be preserved

- The proposed plans follow a very similar footprint of the building, the driveway and splays as per the plans granted APP/17/01531/P November 2017. Further consultation was provided for by the Council's Transportation Department with regard to surface parking, which these plans follow. Therefore, these plans are considered to be compliant with the Council's guidance and Adopted SPD January 2021.
- The removal of the existing property and its associated double garage will improve the appearance of the site, as the proposed style of the new property will be of Edwardian style architecture and possess a uniformity of style derived from the use of steep gables, areas of fenestration, and bold angular bays.
- With regards to landscaping, the existing vehicular access point to the site is to be retained so will the existing low wall along the front garden site boundary will also be retained, along with the mature hedging on all boundaries will remain. The mature tree on the site (Sycamore T1) will be preserved. Care and consideration has also been taken to construct the footings so as to comply with regulations and good treatment of the tree's roots. No branches of T1 will be affected either.
- The proposals are similar in design to those of the original Edwardian property on this site, which was converted to flats in 1955.

It is concluded that the proposed plans enhance the character of the site with an Edwardian appearance rather than the existing 1970s design of the existing property, and returns the site back to the once elegant Edwardian design of the original building which sat there.

This in turn will improve and assist with the overall character of the Conservation Area. The proposals are therefore compliant with the test of paragraph 131 of the NPPF.

Energy and Resources Statement

The orientation of the site is principally east-west, and the proposed flats have been designed to maximise the potential for passive solar gain, particularly across its southern elevation.

The building will be constructed to meet the relevant Code for Sustainable Homes, whilst a minimum 10% of energy demand will be from renewable resources through the inclusion of features such as:

- High density, low 'U' value thermally insulated walls, roof, doors and windows
- Exacting air-tightness construction methods
- Minimising of thermal bridging
- Passive solar orientation
- Solar and/ or photovoltaic panels on the south facing roof
- Ground or air source heat pump technology for hot water
- High efficiency boilers where required
- Enhanced double glazing
- Low energy light fittings and control systems
- Energy efficient appliances
- The re-use of the existing sewer connections and drainage system
- Rainwater collection and recycling

Policy PSC35 of the Poole Core Strategy requires an inventory of how the Lifetime Homes Standards have been incorporated into the development, a checklist is shown below;

- Approach to dwelling from parking is made accessible for those with a wheelchair;
- Approach to all entrances: As the site is fairly level, the approach to the building will be level;
- Entrances: The main entrance to the building will be in excess of regulation width for wheelchair access.
- Circulation space: The living rooms are large enough for a wheelchair to turn around.
- Entrance level living space: The main living rooms are approached along good level access.
- Entrance level WC and shower drainage: WCs are provided at ground floor level in the new apartments to be created.
- WC and bathroom walls: Walls in the bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails.
- Potential for fitting of hoist in bedroom/bathrooms
- The structure of the main bedroom and bathroom ceilings will be capable of supporting ceiling hoists if required.
- Bathrooms: A bathroom is located on the same floor as the main bedroom in each of the proposed new homes.
- Glazing and window handle heights: Proposed windows will be double glazed with easily accessible handle heights.
- Location of Service Controls: The location of service controls will be confirmed at the Building Regulations approval stage.
- 4 Pinewood Road, would not become isolated, since the adjacent roof at Number 6 has been angled with only roof lights providing mainly light to Number 6, so as to provide a good transition between the two properties and no overlooking, therefore it is acceptable to Policy PCS05.