

**A0799-PDS-001-17 Kelvin Close – Proposals**  
**Planning, Design, Access & Sustainability Statements**



Photo viewing Front of Property from Road  
(Camera Facing North West)



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



### **Brief History and Surroundings**

17 Kelvin Close is a typical bungalow of the era and area, assumed to have been built in the 1970's the property is finished using a mixture of Red clay multi brick walls with a small panel of red wall hung tiles inset to the front elevation. The roof to the main house is pitched construction and includes brown concrete interlocking pan tiles, whilst the existing conservatory has a polycarbonate lean-to roof and the garage has a flat / low mono pitched roof with mineral felt finish. The fenestration around the property comprises of White UPVC storm casement windows, whilst the Barge boards, fascia's & soffits match the window colour, all rainwater goods are white UPVC. Aesthetically 17 Kelvin Close is not unattractive, but could benefit from the addition of subtle features and modernisation. There is fairly good separation between Number 17 its surrounding neighbours.

17 Kelvin Close is located at the South Western end of Kelvin Close Cul-de-sac, and is on the Northern side of the Road. Kelvin Close is located fairly centrally within the conurbation of Hythe town which in turn sits on the Western Shore of Southampton Water, and is just outside the New Forest National Park which lies Immediately West and North of the Parish of Hythe and Dibden. Hythe is a Semi affluent Town, known for its Tourism with access to both the New forest National park and the Water front, located at the Southern Edge of Hampshire. 17 Kelvin Close is approximately 450m South of Hythe Town centre (shops) as the Crow flies. The properties along Kelvin Close and Hollybank Crescent and Fairview Drive vary in size with a number of the properties close by have been extended and or renovated in more recent times, whilst some bungalow conversions have also been implemented over the past few years.

### **Planning Statement - Proposed Design**

My client now finds it necessary to Upgrade her home and replace her existing Conservatory, the conservatory is hugely inefficient in terms of its thermal properties, being too cold to use in the Winter and too hot in the Summer, it is tired and dated, looking out of sorts with the house and doesn't serve any sensible practical function, thus currently making the adjacent Kitchen and overall layout of these combined spaces dysfunctional with no real flow or sensible connection to the outside space. The proposal includes a replacement Orangery extension with finishes to match the main house, an Orangery style roof with Glazed lantern to ensure a balanced aesthetic whilst optimising on natural light without compromising on thermal integrity. The Extension will open fully in to the kitchen to create a modern open plan Kitchen, Diner, with direct connection to the garden / outside space for a more holistic lifestyle. The proposed additions and changes have been carefully designed to be in-keeping with the main house whilst introducing a balanced, harmonious and cohesive aesthetic overall. The existing Fenestration is also tired, dated and inefficient as such new replacement Flush Casement Windows will lift the aesthetics and improve the street scene. There will be no impact to the neighbouring properties with no perceived overshadowing or loss of light, and thus no loss of amenity suffered as a result of the completed proposals. The finished proposal will provide a warm, attractive home with improved aesthetics which will lift the street scene and thus help to enhance the local area.

Housing Requirement, Policy (Extensions / Replacements) – Scale and design appropriate within the setting and plot. - High quality design - Conserve enhance landscape character. - Biodiversity. - Neighbouring Amenity



**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 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.

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. (flood risk & Water management)

**Access**

There are no plans to change the current access to the site as the current access is more than adequate. There is currently space to park at least 2 No cars within the private drive at the front of the house, with a further parking space within the existing garage. With regard to the proposed works, there is plenty of 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... (Parking Standards)

**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.

**Bat Habitat Statement**

The existing property would not likely be deemed as providing a suitable habitat for Bats due to the location, condition of the existing finishes including the tightly fitted wall tiles, with little to no gaps at the abutments and joints, the roof and eaves also provide little to no access or roosting potential for bats with the inner fascias and soffits well sealed. The rest of the property's general construction is of a similar condition. The above info is based on observations from non-ecologists, we are unable to provide conclusive confirmation regarding the above.