

A0801-PDS-001-LESSAM – Proposals
Planning, Design, Access & Sustainability Statements



Photo viewing Front of Property from Drive
(Camera Facing South West)



Photo viewing Rear / Side of Property from Back Garden
(Camera Facing North)



Brief History and Surroundings

Lessam, assumed to have been built in the 1980's, is detached property (bungalow) finished with a combination of red clay multi brick walls and white painted sand cement render panels at the front of the property, with white UPVC cladding to the end gables. The roof to the house has a pitched construction finished using red concrete interlocking tiles, there is a cat slide at the front to one of the forward projections. 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 generally also in white UPVC. Aesthetically Lessam is not particularly inspiring as it stands with no real architectural merit, although not wholly unattractive. There is good separation between Lessam and its surrounding neighbours.

Lessam is located towards the Southern end of Tavells Close, a Cul-de-sac off Tavells Lane, Lessam is the end property on the Southern Western side of the Close, which in turn is located towards the North Western most edge of Marchwood. There is a railway line Immediately behind Lessam. Marchwood Village sits on the Western Shore of Southampton Water, just outside the New Forest National Park, which is Immediately West of the village, Marchwood makes up a Semi Rural, Semi affluent village, located at the Southern Edge of Hampshire. Lessam is approximately 400m North of Marchwood Village centre (shops) as the Crow flies. The properties along Tavells Lane Tavells Close and the surrounding area, vary in size, style and age. Many of the properties close by have been substantially extended and or renovated in more recent times, whilst a number of replacement dwellings and bungalow conversions have also been implemented over the past few years.

Previous planning application

In 2022 the applicant (via another Architectural practice) submitted an application for substantial changes to the property including side and rear extensions, a large front porch and a replacement (increased) roof with dormer windows, all to accommodate first floor bedrooms and living areas etc. The application also included a Detached Garage and associated landscaping. This application was granted approval on 2nd November 2022 application Number 22/11270

Planning Statement - Proposed Design

As mentioned above the applicant previously received planning approval for a significantly larger proposal than this present application, unfortunately (due to a change in circumstances) the applicant was unable to carry out the works for the approved proposals. Landford Architectural Service was commissioned to provide a smaller scheme whilst resolving other concerns the applicant had.

My clients now find it essential to increase the size of their present home and make sense of the currently dysfunctional floor layouts. The proposals include extended (replacement) areas to accommodate additional space enabling them to support a growing family and ensure they can achieve modern lifestyle their 1980's property is currently unable to provide. The proposed design ensures the overall property and therefore street scene will be vastly improved, with the exterior of the building being transformed and modernised with a traditional home. The existing unattractive concrete interlocking roof tiles are to be replaced with more traditional Red Plain Clay tiles. The existing walls of the house will remain as red multi brick at low level with off white Silicone render to the upper walls. The upper gables will include a traditional natural timber cladding. The front entrance will include a traditional Oak framed pitched roof porch. All fenestration is to be changed to traditional flush casement windows which will harmonise perfectly with the off white render. The additions and changes have been carefully designed to introduce balance and symmetry, with a cohesive aesthetic



overall, there will be no impact to the neighbouring properties with no 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 and traditional family home with vastly improved aesthetics which will lift the street scene and prove to be an asset to the local area.

Housing Requirement (extensions) – Scale and design appropriate within the setting and plot. - High quality design. - Conserve enhance landscape character. - Biodiversity. - Neighbouring Amenity. Re use of buildings in the countryside – sustainability and reduction of carbon emissions.

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. 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. (Also see “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 4 No cars within the private drive at the front of the house, 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

Refer to separate floor risk assessment A0801 FRA-001

Bat Habitat Statement

The existing property would not likely be deemed as providing a suitable habitat for Bats due to the age of the property. The condition of the existing finishes including the UPVC cladding is tightly fitted 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.