

PROJECT NO: BA2358
ADDRESS: **51 Church Street, Fordingbridge, SP6 1BB**
CLIENT: Mr. & Mrs. Crawford

DATE: 8th April 2024.

PROPOSED ALTERATIONS AND ADDITIONS - DESIGN STATEMENT

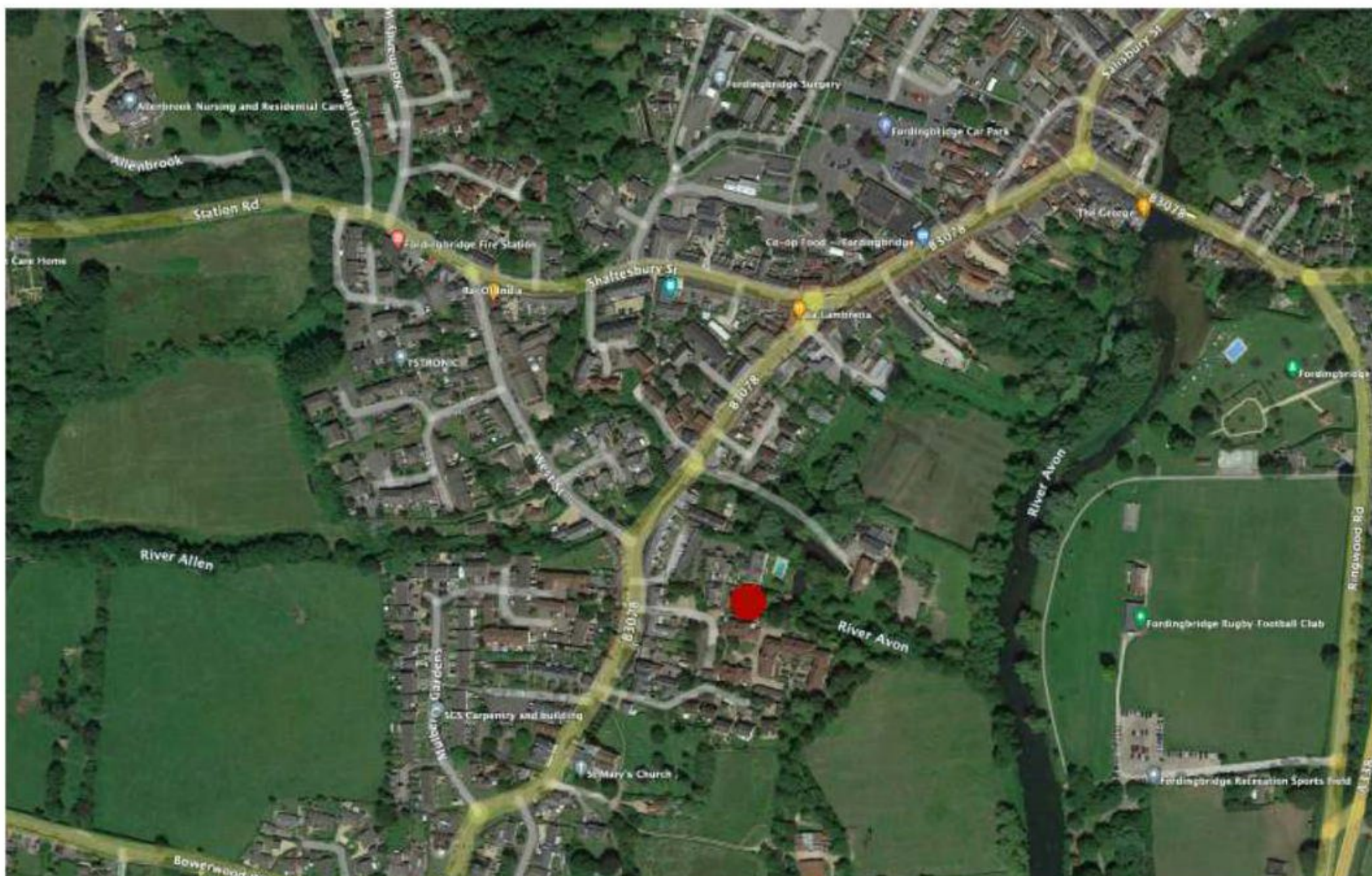
1. INTRODUCTION

The following design statement is submitted as supplementary information to the drawings submitted for Planning Approval for the proposed alteration works proposed for the above-mentioned property.

The essence of the application is to refurbish the property and bring it back into a state of good repair. The proposed works can be summarised as follows:

- Removal of existing conservatory to East of the property.
- Removal of an existing outbuilding located to the rear of the driveway to the west of the property
- Addition of new garage to the North of the property.
- Internal remodelling
- External Façade cladding upgrades
- New paving to driveway

2. LOCATION:



BEAR ARCHITECTS LIMITED

Postal Address: co Tax Agility, No 34 Lower Richmond Road, Putney, London, UK, SW15 1JP.

Operating address: 28 Branksome Hill Road, Bournemouth, UK, BH4 9LD

Contact details: Telephone: +44 7494 2699 86 Email: rogan@beararchitects.co.uk

Director and Founder: RJ DUFFY

3. THE EXISTING DWELLING:

The existing residence is currently very dated in its décor and many areas require a fair amount of repair works to bring them back into an acceptable condition. External finishes are all dated and require redecorating and modernisation to re-elevate the stature of the home.

Access to the residence is via a right of way servitude over the driveway and parking to the adjacent Timbermill Retirement Property and as such the property is not visible from any public street.

The property enjoys off street parking for 2/3 vehicles and but no garaging is available.

The existing accommodation is distributed over two floors and is to remain unchanged.

The property enjoys river frontage onto the River Avon and is set back from the rivers edge by approximately 30m and is located within the high risk flood zone. Access to the property is from outside the high risk flood zone.



Landscape features are as expected in a suburban residential garden and comprise of mostly lawn with shrubbery and small trees. No existing trees will be affected by the proposed additions associated with this application.

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Existing Entrance View



Existing view from Garden.

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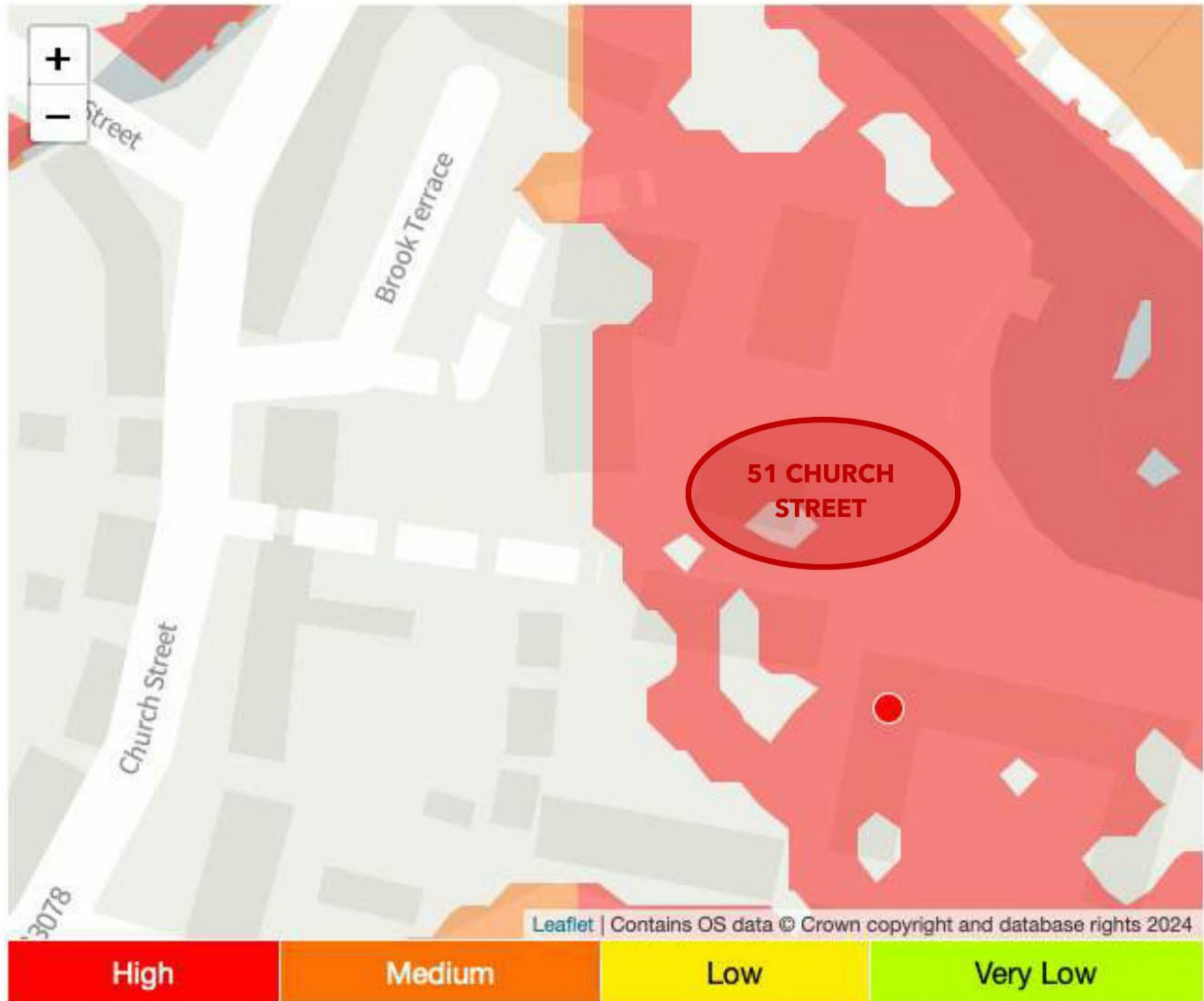
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4. THE PROPOSED ALTERATIONS AND ADDITIONS:

Although the property is located within the Fordingbridge High Risk Flood Zone, it is anticipated that the impact of flooding on the proposed alterations will be considered acceptable as the accommodation to be added is non-habitable and will only include the addition of new garaging.



The existing conservatory is in a state of disrepair and is no longer weatherproof. It is therefore proposed to be removed and replaced with an open patio upon the existing conservatory footprint. This will reduce the impact of any potential flooding on habitable space within the existing residence.





Proposed Location of Single storey Garage to North of existing Residence

5. MATERIALITY:

The extension will make use of materials to match the existing dwelling. External wall surfaces will comprise a combination of Render and Paint walls with Composite Cladding to the first floor gable ends. Careful attention will be made to ensure harmony of detailing between the new elements and the existing residence. New patio tiling will replace the old conservatory tiles and will be specified to comply with external non-slip ratings.

New interlocking permeable paving will replace the existing paved driveway surface.

New doors and windows will be double glazed and comprise white UPVC framing to match existing.

6. ACCESS:

Access to the property for both vehicles and pedestrians will remain unchanged for the proposed design.

Additional vehicle parking will be provided via the new garage.

Access to the property will remain from outside the high risk flood zone and is unchanged from the existing conditions.

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7. SERVICES:

Access to the services on the property will remain unchanged for the proposed design. All existing connections will remain.

8. PROPOSED DESIGN:

The following images serve to demonstrate the proposed extension to the residence:



Proposed View from Garden



Proposed View showing Side Garage

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9. AREA SCHEDULE

Existing Gross Internal		
Ground floor		= 135m ²
First Floor		= 78m ²
	Total	= 213m ²
Proposed Gross Internal		
Ground floor (including Garage)		= 165m ²
First Floor		= 78m ²
	Total	= 243m ²

Net increase in area = 30 m²

The impact of the proposed alterations was carefully considered and specifically any overshadowing and perceived scale. The position of the neighbouring residences and their specific usage patterns were also considered and no overlooking privacy issues result from the proposal.

The additional area comprises non habitable garage accommodation only.

10. OVERLOOKING WINDOWS

No overlooking windows are included in the proposed layouts.



Garden View showing Neighbour to the South.

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Garden View showing Neighbour to the North

11. ROOFS

The existing roof remains unchanged with the proposed alterations. A new pitched roof with crown top is to be erected to match the existing roof in terms of roof finishes, gutters, downpipes etc. Maximum height of the new roof is 3855mm above existing ground floor surface bed level and the fascia is to be located at 2.4m above FFL. The new garage roof is designed to maximise light ingress to the neighbouring property.



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12. ECOLOGY / BIODIVERSITY.

The existing unkept garden will receive new residential landscaping. The only trees on site are located close to the Eastern Boundary of the property. None will be impacted by the proposed alterations.

The proposed development is exempt from the requirements of Bio diversity net gain as it is a householder application for alterations and additions to my clients existing residence.

The biodiversity on site is typical of a residential garden with the greater expanse comprising lawn with local areas of shrubbery. No shrubbery will be impacted by the proposed alterations and only overgrown unkept lawn areas will be impacted. There will therefore be very little impact to the existing biodiversity of the site and if anything it will be improved via new landscaping features and garden upkeep.

No works are to be carried out to the existing roofs and as such no impact on any potential bat roosts will occur.

Access to the river from the garden will be improved via the removal of the close boarded fence.

A separate biodiversity report has not been commissioned due to the low complexity of the proposed development and this report is assumed to be sufficient to confirm existing conditions.

13. ENERGY EFFICIENCY:

There are no habitable rooms included in the proposed alterations. The proposal will strive to include the following initiatives:

Double glazing, Draught strips to external doors and letter boxes, permeable paving, Motion sensor lighting, low energy lighting, Smart meter and programable boiler, Hot water cylinder insulation.

14. SUSTAINABLE RESOURCES:

Local materials will be sourced where practicable to reduce carbon footprint of supply chain.

New door and window sets will be double glazed with suitable weather seals to align with best practice guidelines.

The existing central heating system is to be completely removed and replaced with system to provide for a more efficient supply of heating throughout.

The existing hot water cylinders will be removed and replaced with new efficient hot water cylinders to meet current standards.

All new light fittings will comprise low energy consumption LED fittings.

15. WATER SAVING INITIATIVES:

The proposal will look to reduce water consumption through the use of water-saving fittings and fixtures which will include shower heads, dual flush wc's etc.

16. SUSTAINABLE MEANS OF TRANSPORT:

Bicycle storage has been allowed for in the garage.

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17. CONCLUSION:

Overall, it is submitted that the proposed alterations and additions would provide an upliftment to the existing residence. The improvement to the accommodation further enhance the property and all works will be executed in a socially and environmentally conscious manner. We trust that you will look favourably upon our application and we look forward to hearing back from you.

Please do not hesitate to make contact if there is any point of clarification required or if we can be of assistance in any way.

Your faithfully,



Rogan Duffy

