

**A0802-PDS-001-101 Downs Park Ave – Proposals**  
**Planning, Design, Access & Sustainability Statements**



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



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



### **Brief History and Surroundings**

101 Downs Park Avenue is a typical late 1930's detached property finished with a mixture of cream painted sand cement render with red clay bricks at low level. The roof to the house is a pitched / hipped construction finished using red / brown concrete interlocking tiles, the existing rear infill (utility) extension is flat roof construction with a mineral felt finish. The fenestration around the property comprises of white UPVC storm casement windows, whilst the fascia's & soffits match the window colour. All rainwater goods are a white UPVC. Aesthetically 101 Downs Park Avenue is not particularly inspiring with no significant architectural merit as it stands. There is a marginal separation between 101 and its surrounding neighbours, although the neighbour to the right (South West) is set well back (staggered)

101 Downs Park Avenue is located towards the Western end of Downs Park Avenue, and is on the Southern side of the Road. Downs Park Avenue is within the small village of Eling towards the South Eastern Edge of Totton. Totton and Eling (both fall under the same Parish) lie on the West side of the River Test, just West of the port city of Southampton. Totton itself falls just outside the New Forest National Park which again is to the West. The properties along Downs Park Road vary in size some originally built as bungalows and some as houses, a good number of the Bungalows have been extensively extended, with many being converted to chalet style properties, some of these having been approved for planning very recently. whilst 1 or 2 properties appear to have been replaced as houses historically.

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

My client now find it necessary to increase the size of her home and make sense of the currently dysfunctional floor layout and accommodate additional space enabling her to support her growing family and ensure they can achieve modern lifestyle their 1930's property is currently unable to provide The proposals include the removal and replacement of the existing roof to form a bungalow conversion, this will be achieved by raising the external walls marginally to provide an increased ridge height, a small dormer would also be added to the side elevation to ensure adequate headroom over the staircase. The ground floor layouts will be changed to provide modern open plan living to the rear of the property (an open plan Kitchen Diner. The proposed design ensures the overall property and therefore street scene will be improved, with the exterior of the building being transformed and modernised creating modern yet sympathetic aesthetic. The existing unattractive concrete interlocking roof tiles are to be replaced with slate appearance roof tiles, similar to many of the surrounding buildings. The existing walls of the house will remain as brick to the lower level with an off white Silicone based render finish to the upper walls. The proposed upper Gables include a grey horizontal feather edge cladding. All fenestration is to be changed from white upvc storm casement windows to more traditional style grey flush casement windows which will harmonise perfectly with roof tiles and compliment the white render. The additions and changes have been carefully designed to introduce balance and symmetry, with a cohesive aesthetic overall, there will be minimal impact to the neighbouring properties with little to no perceived overshadowing or loss of light, especially when considering the orientation of the building and the sun's path. The finished proposal will provide a warm, attractive modern family home with vastly improved aesthetics which will lift the street scene and prove to be an asset to the local area.

Relevant policy incl: - 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 (FOR EXTENSION & REFURBS)**

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 (possibly airtight) 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.

A 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 1 No car within the private drive at the front of the house, with a further 2 parking spaces within the front garden which as shown will be converted in to a new parking area with a pervious / permeable gravel finish. With regard to the proposed works, there is enough parking available for the applicant and contractor's vehicle(s) whilst the site gardens are ample enough that temporary space could be made available for parking, material storage and skips etc. Parking Standards)

**Flood Risk**

When studying the Environment Agencies flood map, it appears that there are currently some slight flood potential towards the very North Eastern Corn of the Back garden (Flood zone 2) no flood risk categories are in place for the house itself, due to its topography. In light of the site's geographical location there is minimum flood risk to the house, 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.