

Dear Woking Planning Department

We are a family of five and moved to 5 Berkeley Gardens in August 2023 with a view to modernising and making it our home.

We have spent a lot of time trying to work out the most effective way of achieving a large enough dwelling that will be able to cope with the family over the coming decades but in a way that has minimal impact on the environment and also the people living around us.

The property currently has a very poor thermal efficiency rating with most windows being single glazed and no cavity wall insulation. The roof needs replacing as it has leaked for a number of years causing high levels of damp and humidity in the property. The central heating system and electrics are original and in need of updating which will involve either removing the floors or putting water fed underfloor heating on top of the existing floors. To accommodate the latter, we have had to lift the ceiling height on the ground floor slightly as shown in the plans.

We intend to replace all windows with Grade A double glazing, replace the existing outer skin with more thermal efficient block and then render the entire house which will add further thermal efficiencies. We intend to replace all the electrics existing and new and replumb in the same manner.

In an effort to not seem over bearing on our neighbours and accommodate the floor height we have limited the roof height by using a pitched roof with a flat top which limits the house to just over the height that would be permitted under Class AA limits for bungalow development. We also intend to plant along the border with Darenth House, a series of Bay trees/evergreen trees, similar to the one currently growing. This will screen any windows in the front elevation, thus preventing overlooking into their garden.

Long consideration and much 'toing and froing' with the architect, has ensured we have not needed to increase the existing footprint and we have kept windows in the side elevations to a minimum. Whilst in the future the garage will need to be replaced as it structurally 'struggling', we intend to render this white. The master suit with Juliette balcony has been designed to the rear right so as not to overlook our neighbour's garden at No. 4. The same footprint ensures that the site drainage is unaffected and we are not increasing the carbon footprint of the construction with additional ground works and concrete slabs, blocks and roofing materials.

The overall design has been carefully considered. Much of the new developments in the Woodlands Collection (300m from the property) and Octagon's Broad Oaks development is neo Georgian in design and as such we felt that this property would not be out of place. It is tucked in the corner and hopefully will appear as though it has always been there. The design has been inspired by the white rendered property within the Woodlands Collection.

In summary we have tried to create a modern home in keeping with the surrounding area of West Byfleet that meets the needs of a family of 5 and has a positive impact on the environment long term.

Thank you for considering our plans.

Danni and Antony Carpenter