

**DESIGN STATEMENT FOR 1No.
REPLACEMENT DWELLING
AT BOUNDARY COTTAGE,
DAY LANE,
WATERLOOVILLE, PO8 0SH**



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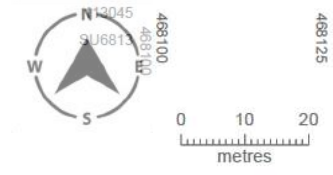
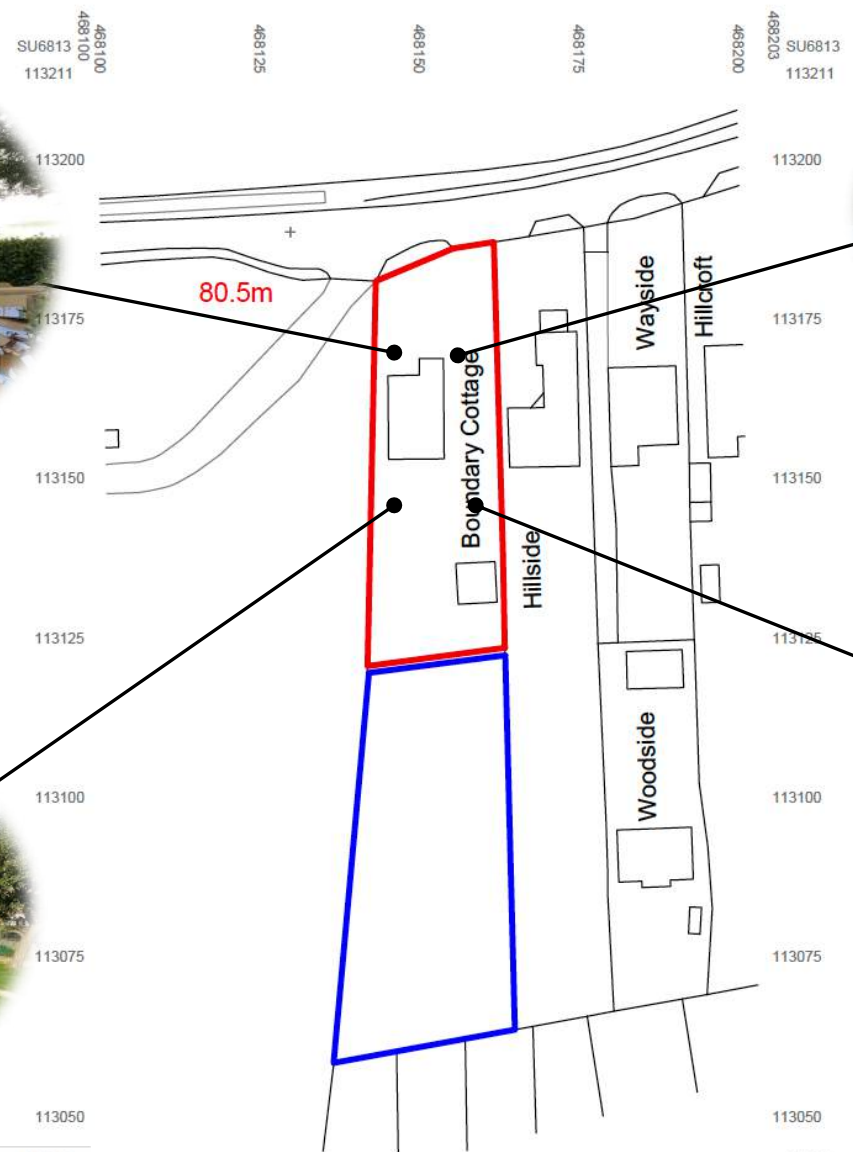
The Site





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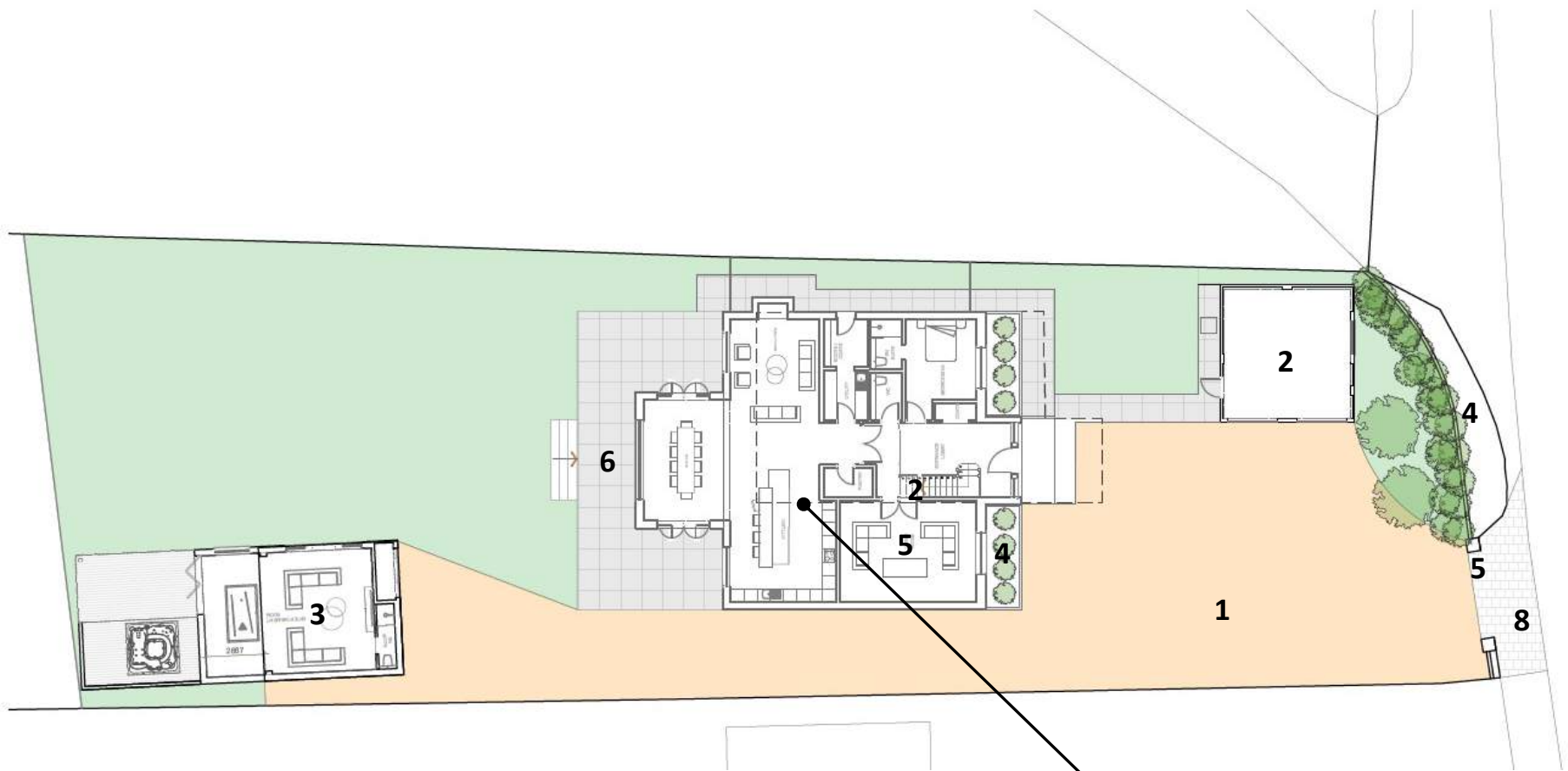


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SITE CONTEXT



KEY:

1. Permeable ground cover / 15-20mm gauge stone chippings
2. Proposed garage
3. Converted garage to garden room
4. New low-level landscaping
5. Proposed gated entrance
6. Proposed patio
7. Outline of existing building to be demolished
8. Granite sets

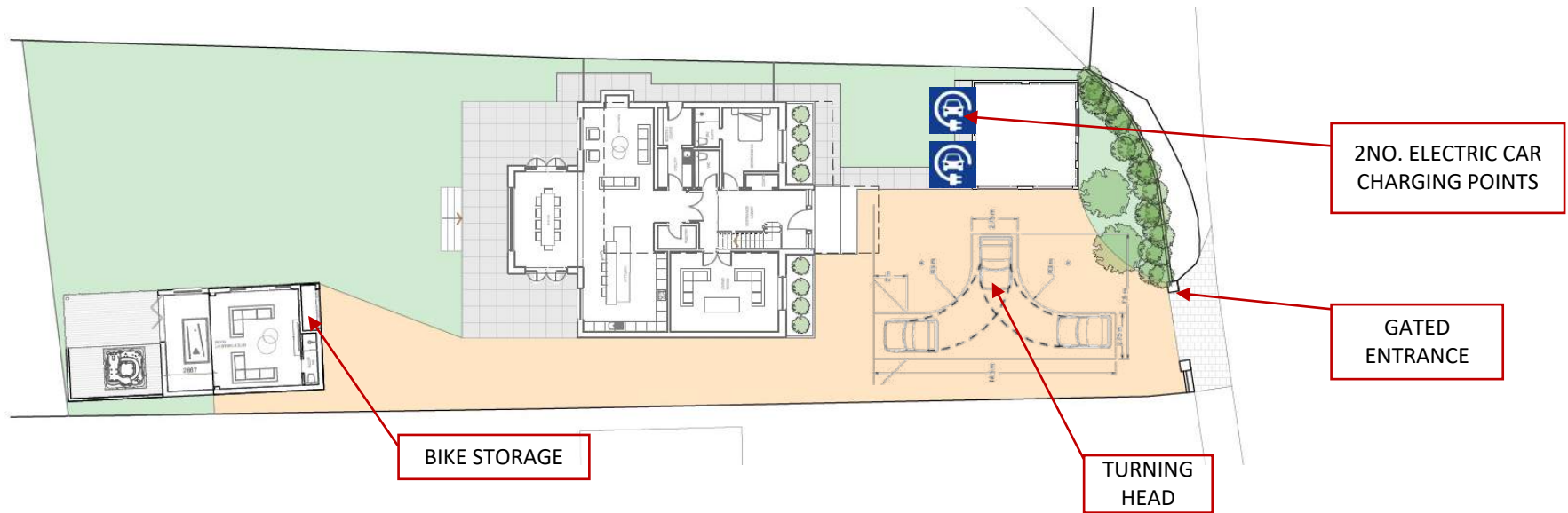


PROPOSED SITE PLAN

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An ecology report was prepared and appended to this application, this took the form of a Phase 1 habitat survey.

It is proposed to include enhancement measures with the provision of Bird boxes, Bat sensitive external lighting and wildlife sensitive landscape design.

Recommendations set out in the ecology report help ensure that wildlife and important ecological features are protected during the course of works and these can be secured by condition.

The properties will comply with Part M of the building regulations in all respects. (the existing dwelling does not achieve any of these standards).

Waste and recycling bins will be provided to meet Local Authority requirements. These will be located within garden and garage areas and will encourage residents to recycle.

A Construction Waste and Management Plan will be put in place for contractors and subcontractors to ensure proper waste management measures are observed during the construction period.

Access to the site will be via the existing access junction from Day Lane the existing dwelling benefits from a level road that has access to the rear garages to the south of the property. Proposed painted metal gates will be introduced to secure each site.

Garages are provided to the front of the dwelling with 2no. Parking parking and an additional 4 outside. 2No. Car charging points will be located within the garages. The drive to provide the off-street parking required to the local authority standards. The parking provision also allows for visitor parking.

It is proposed that the new dwellings will be built using traditional techniques.. High thermally efficient windows and doors are proposed to assist in retaining the heat within the house.

Heating will be local through high efficiency gas boilers. The dwellings are proposed to well exceed the required minimum insulation / thermal performance required to meet Part L of the Building Regulations.

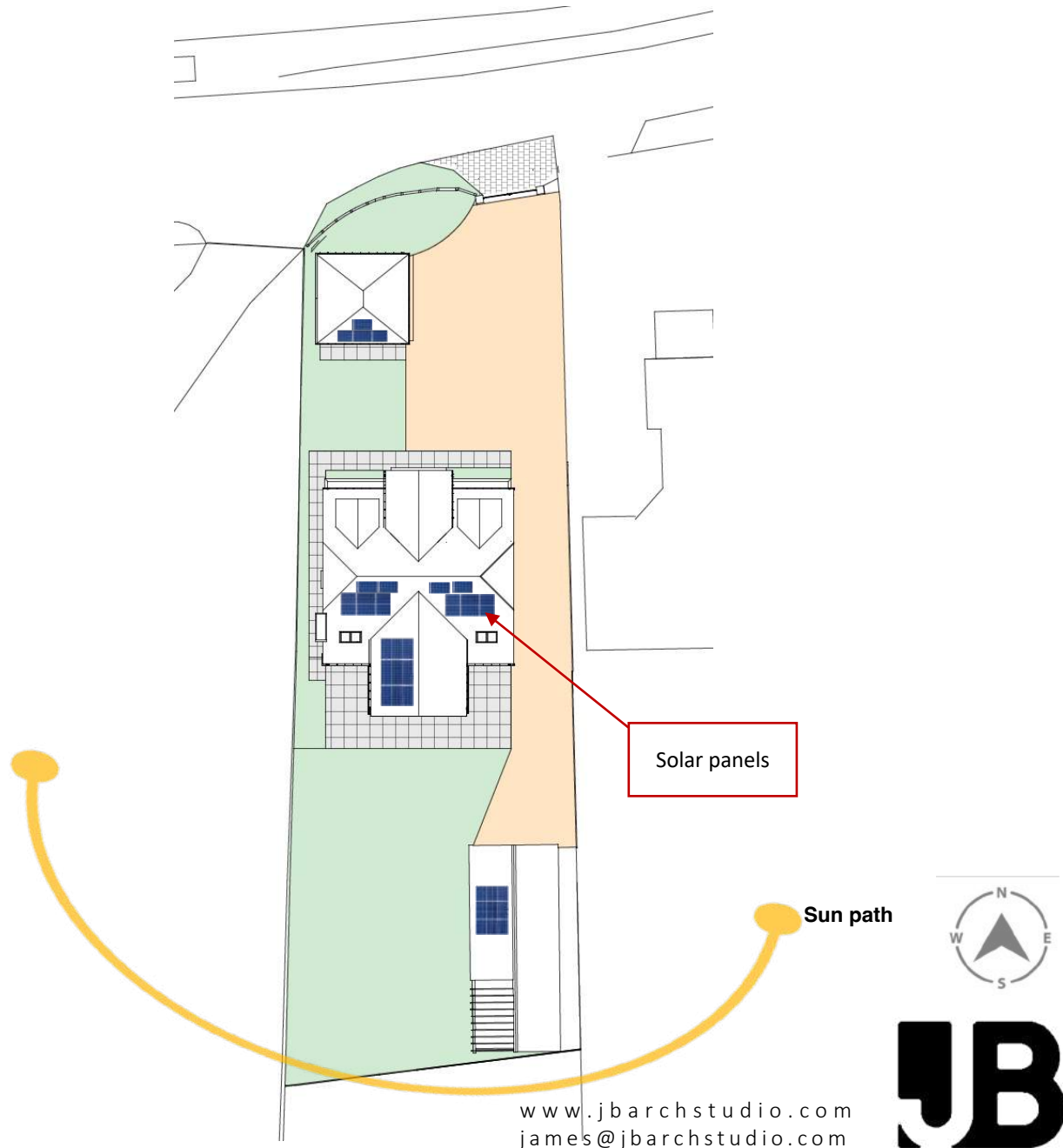
Wall thicknesses have been allowed for within the plans to contain high levels of insulation required to meet the Building Regulations limiting thermal standards.

Conservation of Water Dual flushing WCS and water saving 'spray' taps will be provided to all sinks and basins, there are to be showers to bathrooms and en-suites. Water metering will be provided to the proposed property along with water butts will be installed. Rainwater collection from all hard-surfaced roof areas is proposed to provide grey water for the flushing of sanitary appliances. These measures will reduce the potable water usage allowed under the building regulation.

To reduce surface water run-off, pervious surfaces will be used in all non-adoptable areas. These will include garage driveways, which will be permeable pavings or gravel or bound gravel. Hard surface paths will however will be provided to all external doors to each property to comply with Part M of the Building Regulations.

Construction/Materials/ Thermal Performance A number of construction measures will be used to improve thermal efficiency and reduce carbon emissions. Insulation to wall cavities, roof and floors, together with double glazed windows and thermally insulated frames are proposed. Externally natural stone facing and oak boarding is proposed. Local source stone will reduce both transport costs and, accordingly, carbon emissions.

PROPOSED SITE PLAN - EFFICIENCY STATEMENT



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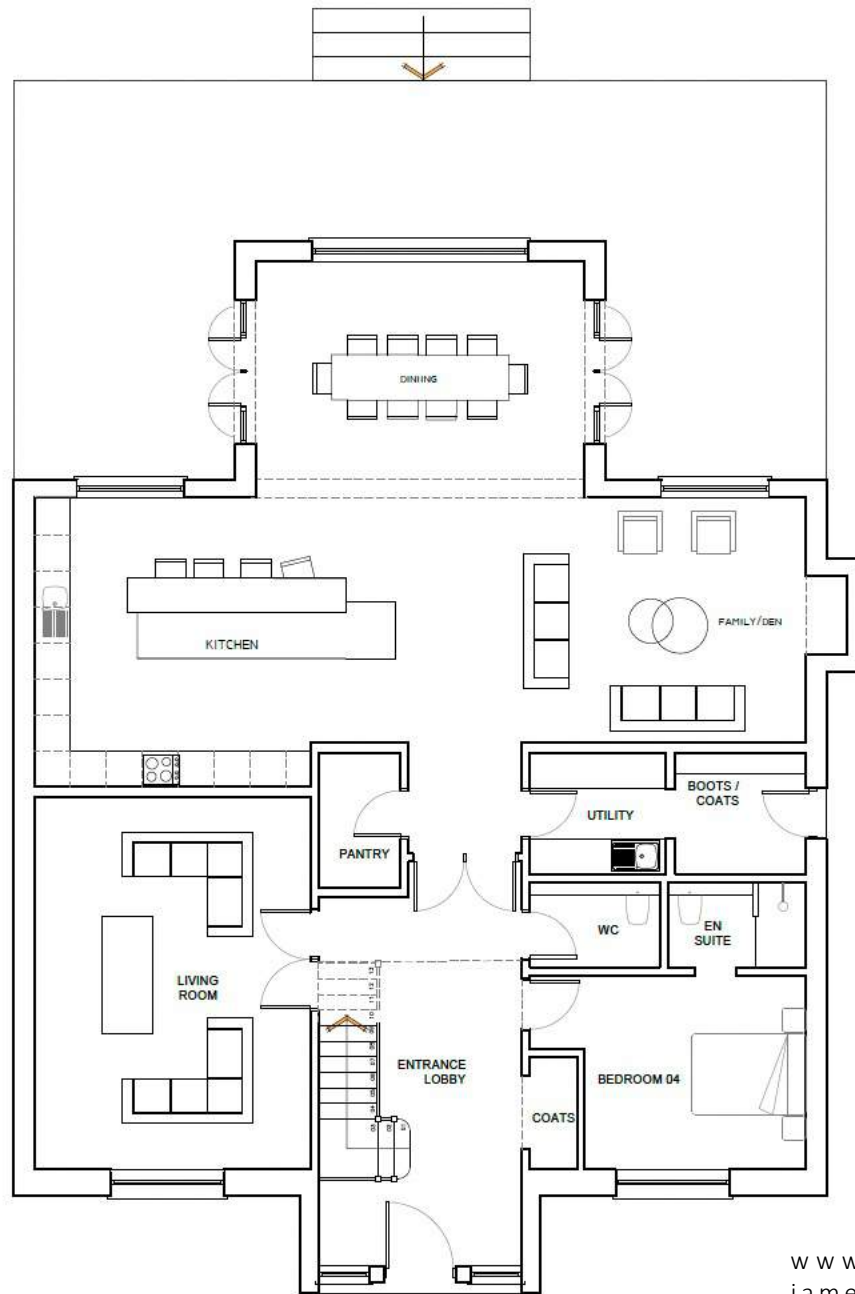
**PROPOSED SITE PLAN &
FLOOR PLANS**

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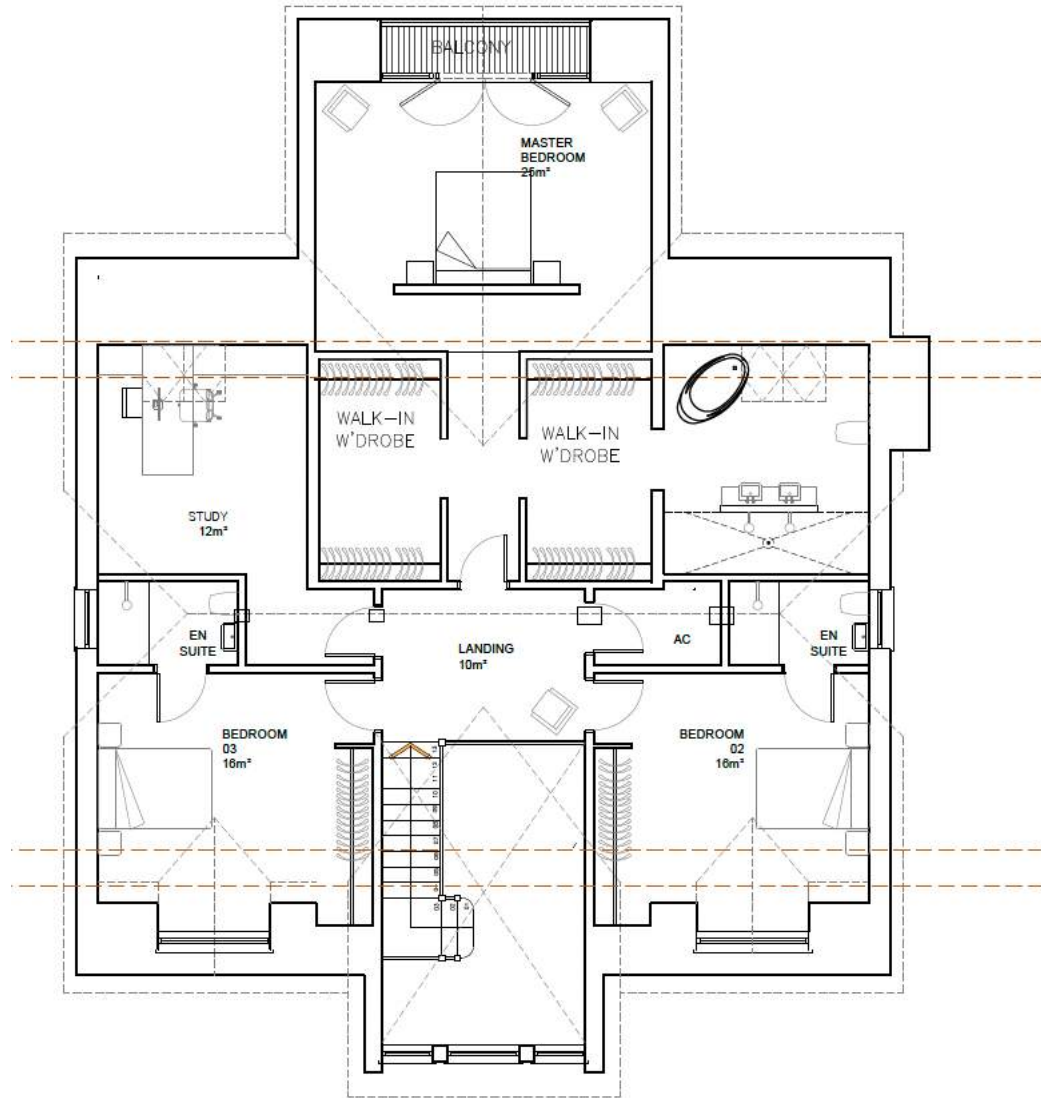
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Proposed GIA = 305 SQM



PROPOSED GROUND PLAN - NTS

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PROPOSED FIRST FLOOR PLAN - NTS

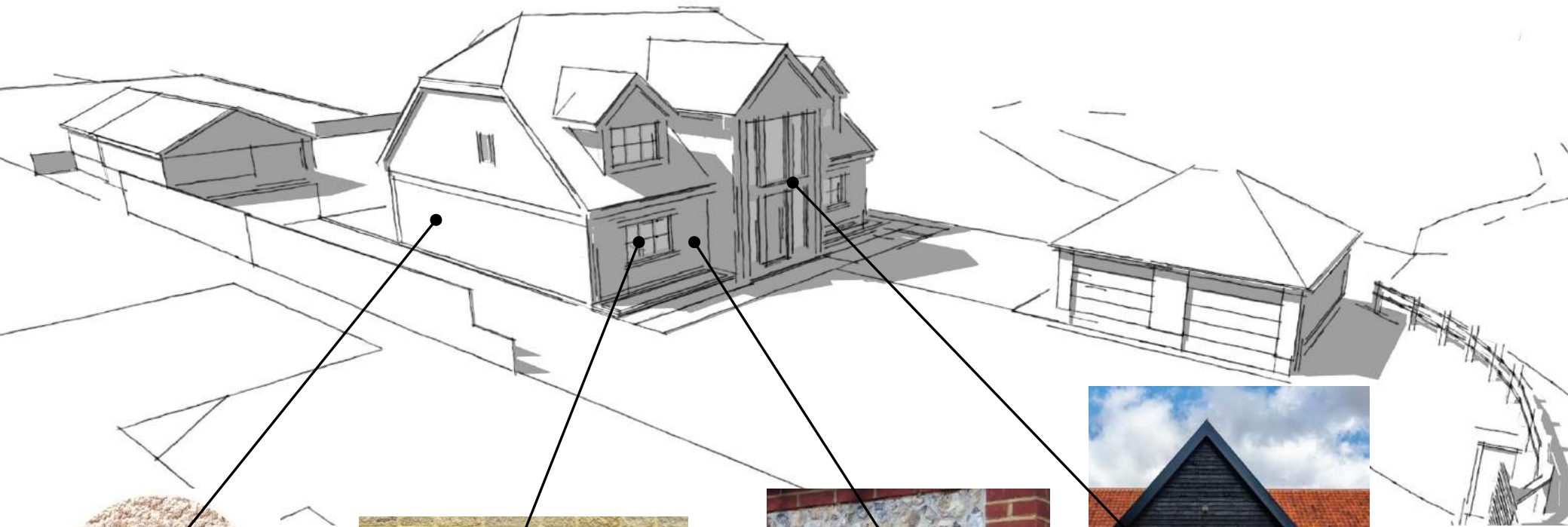
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MATERIALITY & DESIGN

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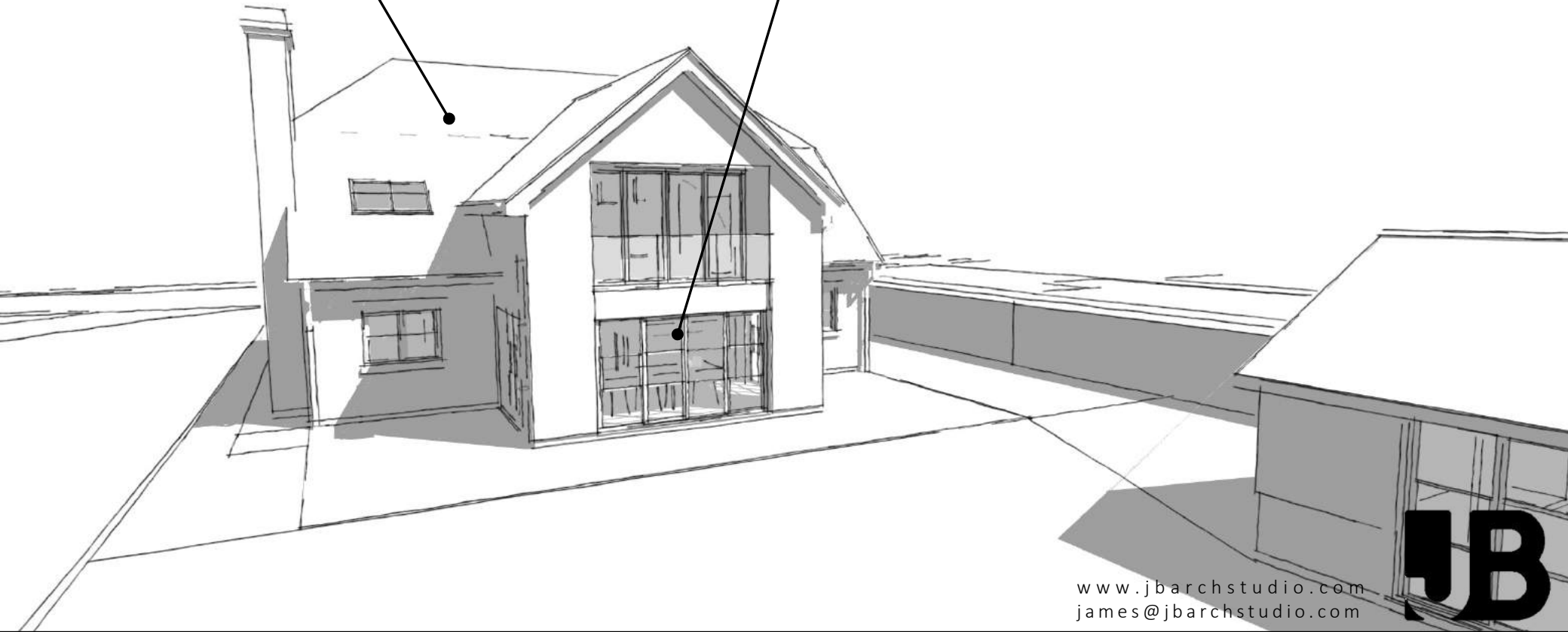
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PROPOSED ELEVATIONS

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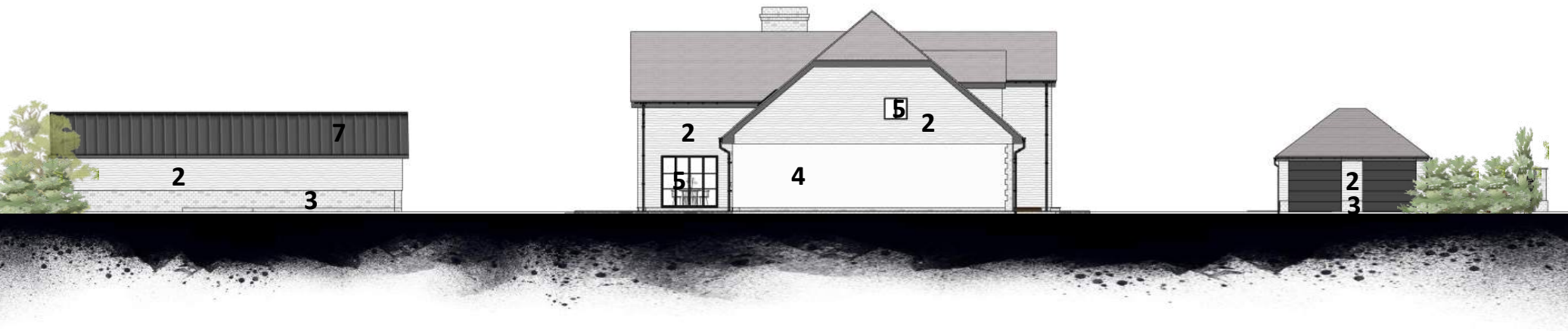
KEY:

1. Clay tile roof
2. Black timber cladding
3. red face brickwork
4. Render
5. Aluminium windows throughout
6. Standing seam roof



PROPOSED SIDE ELEVATION (WEST) - NTS

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KEY:

1. Clay tile roof
2. Black timber cladding
3. red face brickwork
4. Render
5. Aluminium windows throughout
6. Oak frame
7. Standing seem roof

PROPOSED SIDE ELEVATION (EAST) - NTS

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KEY:

1. Clay tile roof
2. Black timber cladding
3. Flint knapped wall framed with red face brickwork
4. Render
5. Aluminium windows throughout
6. Oak frame



PROPOSED FRONT & REAR ELEVATIONS - NTS

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KEY:

1. Metal gates
2. Brick piers
3. Post and rail fence

PROPOSED STREET SCENE - NTS

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3D RENDERS

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