

Town & Country Architecture

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**CRABLECK
HIGH STREET
OLD BURSLEDON
SOUTHAMPTON
HAMPSHIRE
SO31 8DJ**

PLANNING DESIGN & ACCESS STATEMENT
For
Mr & Mrs J.Burke

Proposed Extensions

Document reference 22/24/003 Rev A

January 2023

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1.0 INTRODUCTION

- 1.1 This Planning Statement supports a House Hold planning application to Eastleigh Borough Council for an extension and alterations to an existing dwelling known as Crableck, High Street, Old Bursledon, Hampshire. SO31 8DJ

This planning application seeks to extend in two areas:

- Conversion of the existing car port on the frontage to provide habitable accommodation and improve entrance focal point.
- Construction of a single storey side extension at the rear of the property.

- 1.2 The applicants are Mr & Mrs J.Burke.

- 1.3 The agents are Town & Country Architecture Ltd a Chartered Member of the Institute of Architectural Technologist based locally in Fareham, Hampshire and having over 30 years experience in the town planning and building industry.

- 1.4 The Practice specialises in one off houses, listed buildings, AONB and conservation areas where attention to detail is at the forefront of good design.

- 1.5 In recognition of the excellent standard of design and execution of previous projects the Practice have been awarded three separate Design Awards presented by The Fareham Society, where the projects were assessed for the outstanding contribution to the environment.



- 1.6 The most recent award was presented by the Fareham Society in 2016 for the design of a dwelling known as 'One Hunga' Cottage, Castle Street, Portchester in the Castle Street Conservation Area. Similar awards have been presented in 2000 and 2006 for a local Village Hall and Commercial property.

- 1.7 The Practice was pleased to have been in receipt of "Pride in the Job" awards presented by the NHBC for high standards of design and also nominated for the LABC Building Excellence Awards.



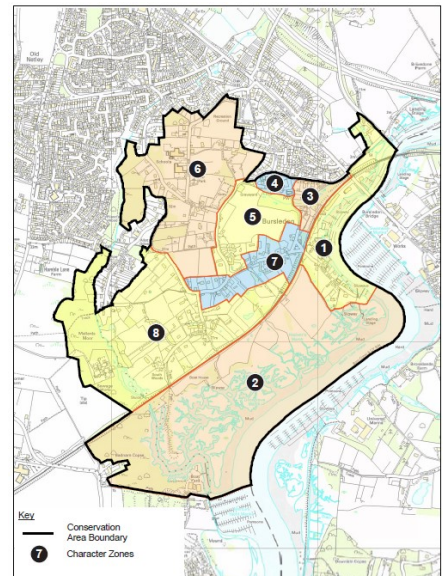
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2.0 LOCATION & SITE DESCRIPTION

- 2.1 The application site is located on the South side of the High Street, Old Bursledon, Hampshire SO31 8DJ. The site lies within the Old Bursledon Conservation Area Character Zone 7.
- 2.2 The High Street is a local access road with easy access to the (A27) a main distributor road running east/west between Fareham and Bursledon. The site is within easy reach of M27 junctions with access towards Portsmouth and Southampton.
- 2.3 There's a railway station at nearby Bursledon and have good rail links with Southampton, Portsmouth and London and beyond. Regular bus services run east/west between these urban settlements.
- 2.4 The site is also well served for access to facilities by cycle or foot with a much-loved walks along the shore of the River Hamble. Local shops are situated at nearby Sarisbury Green, Park Gate and Locks Heath. A large supermarket with petrol filling station is located at Bursledon.

CONSERVATION AREA

- 2.5 Doctors surgeries are located at nearby centres with all emergency services well catered for.
- 2.6 Upon the site sits a modern 3 Bedroom detached house over two floors with single garaging, carport and onsite parking being provided. From the frontage the dwelling takes on the appearance of a Chalet style house, whilst the rear with views towards the Railway and River Hamble is akin with being a two-storey dwelling with reduced eaves and dormers at first floor level.
- 2.7 The site has a 16.0m frontage onto the High street. The footprint sitting 1.0m approx. lower than the level of the High Street behind a retaining structure and frontage brick wall. Vehicle access is currently enjoyed directly onto the High Street via a loose gravel drive. A garage, carport and onsite parking for 3 cars is provided.



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2.8 Crableck sits on the High Street frontage within extensive mature grounds and patio area overlooking the River Hamble to the rear. The rear gardens are secured on both flanks with timber fences or brick walls reinforced with mature hedge planting and shrubs. The rear garden slopes downhill towards the Railway and the River Hamble where further open gardens/paddocks can be also be viewed with the River at the lowest point.

2.9 Immediately opposite Crableck on the High Street is The Old Cottage a Grade 2 Listed building (14/02/1983) also within the conservation area, a two storey house with exposed timber framing, brick infilling and resting on a stone base. Modern clay plain tiles on a pitched roof, gabled at one end and half-hipped at the other end. Casement windows include 2 old diagonal leaded lights to upper floors. The Old Cottage is sits slightly elevated above the High Street with direct pedestrian and vehicular access.



GOOGLE EARTH MAP -Crableck

2.10 To the East of Crableck is a two-storey cottage known as Turnstones with vehicular access adjoining that of Crableck. Turnstones is an off white rendered dwelling under a pitched plain roof tile of modest proportions.

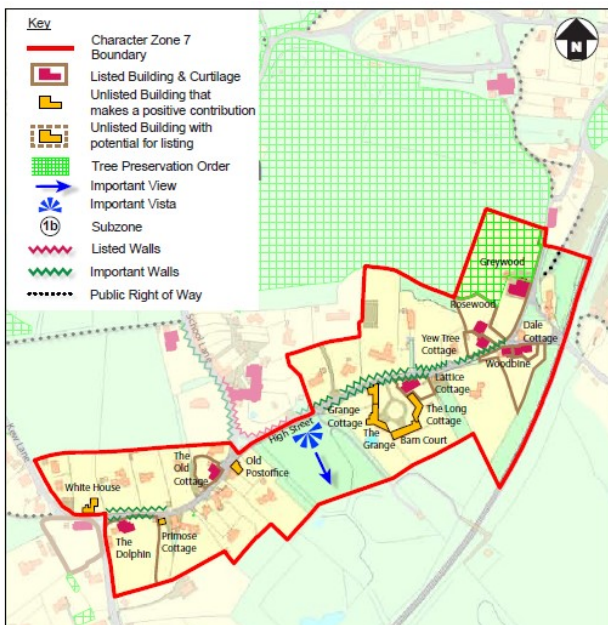
2.11 On the western flank is The Red Brick House, a large replacement dwelling house of unsympathetic scale and height for this conservation area in our opinion, built of red brick and clay plain roof tiles. Extending somewhat beyond the rear building line of Crableck appearing to dwarf and over shadow the neighbour property.

2.12 We understand that the site is not subject to any tree preservation orders. However due to the Conservation status of the Area, any existing trees would naturally benefit from same protection afforded any TPO. There are no trees, hedges and shrubs that would be affected by these current proposals.

2.13 Exacts from Old Bursledon Conservation Area Appraisal and Management Proposal states the following:

Character Zone Area 7 – High Street, forms the centre of the conservation area and would have been the historic centre of the village.

Although in parts of Old Bursledon the mix and style of properties has changed considerably, in general terms most houses are two-storey, pitched roof with chimneys and red/brown clay tiles or natural slates, brick built with tile hanging or weather boarding and white painted timber windows.



There is a range of building sizes, with a number of small properties still remaining that make an important contribution both to the character and vitality of the area. There is also a number of properties that have expanded in size over time to create large dwellings, not always successfully. The plot sizes range from very small to very large with plots often generous in proportions to the buildings within them.

CONSERVATION AREA – Character Zone 7

Many front boundaries are brick walls, these similarly make a significant contribution to the character of the conservation area, providing visual continuity and added interest to different parts of the area.

The roads that provide the boundaries to many of the character zones have their own character. Many of them have the character of narrow, winding country lanes and a sense of enclosure from high banks and vegetation. Roads throughout the High Street conservation area do not have footpaths. Roads are bounded by verges, ditches, banks, hedges, brick walls and timber fences that combine to give the area an informal enclosed character.

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There is a network of well-used footpaths that allow access and views across land that would otherwise not be visible from the public realm.

In some places where properties have been extended unsympathetically this sense of space within the plots have been eroded, creating a more urban character harmfully impacting on the road and historic character of the area.

The LPA will seek to retain the sense of space and openness within the plots which makes a vital contribution to the character of the conservation area.

Proposed extensions should be subservient to and in proportion to the existing building in form, scale and design.

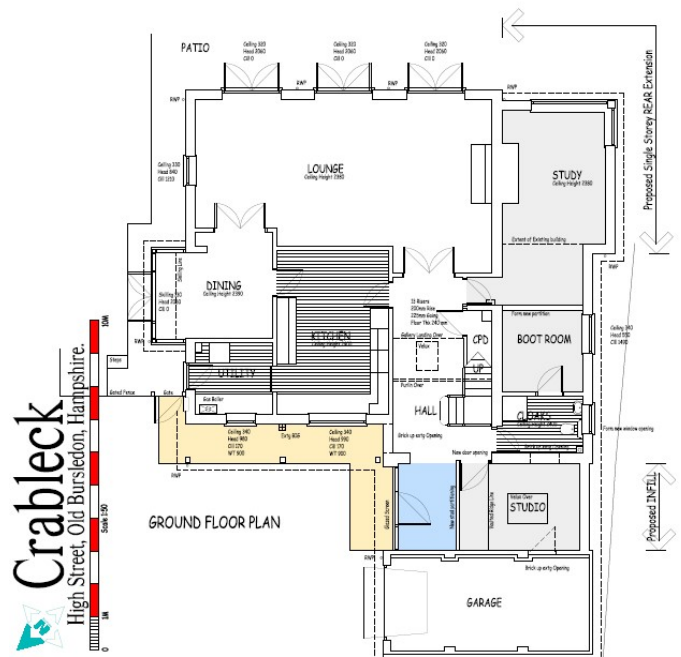
3.0 PROPOSAL

3.1 This planning application seeks to extend the existing dwelling in two areas:

- Conversion of the existing car port on the frontage to provide habitable accommodation and improve entrance focal point.
- Construction of a single storey side extension at the rear of the property.

3.2 The property currently has a covered car port between the main house and single garage. It is brick built under a tiled roof with materials matching the dwelling. The car port has become an open store for domestic refuse bins, garden furniture and as such has never been suitable for car parking purposes.

It is proposed to infill this space to provide an Artist Studio, whilst improving the entrance focal point into the dwelling. All external facing materials will be to match the existing dwelling.

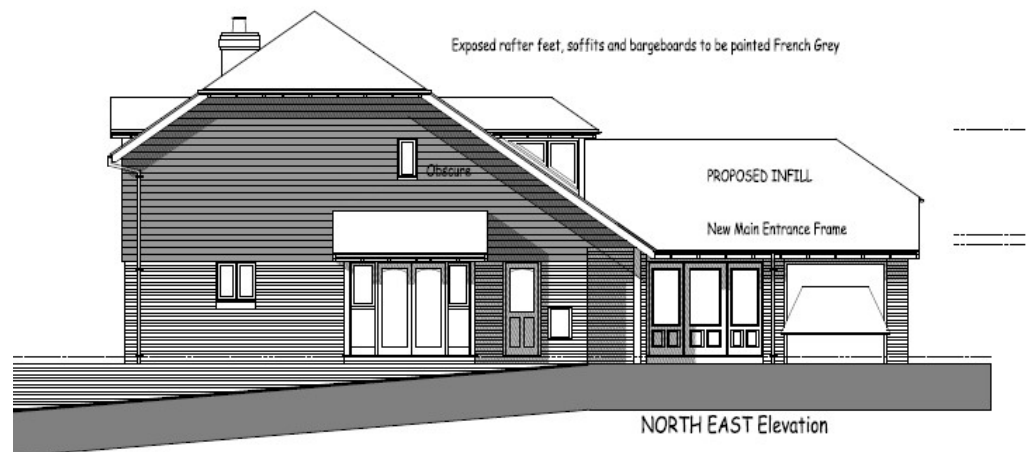


PROPOSED GROUND FLOOR PLAN

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It is proposed the ceiling within the Studio to be vaulted and a velux rooflight inserted the existing roof scape to provide a light and airy space below.

The rear of the existing car port is to be bricked up and those lost window cloakroom window is to be re-positioned on the flank wall with obscure glass and vented casement openings to provide natural ventilation to this existing space.



PROPOSED ELEVATIONS – North East

A vestibule lobby is to be created at the entrance with an improved entrance focal point for visitors whilst enhancing the street view.

The front brick paving will be diagonally extended toward the new vestibule entrance to match the existing paved area.

No garden or amenity space will be lost by this proposal. No trees, hedges or shrubs will be removed.

With exception of the rooflight no tiles will be disturbed in this conversion.

3.3

The second part of this planning application seeks to provide a single storey side extension towards the rear of the property to extend the current Study area. The current line of the single storey aspect of the dwelling will be extended south whilst provide a small stagger to offset the location of the existing chimney breast whilst blending the odd works into the new proposal.

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Good quality clay stock facing bricks (stretcher bond) with natural coloured mortar will be used, whilst the roof will be clay plain roof tiles to match the existing work. A corner aspect glazed window is proposed to maximize light and views on the garden and beyond. A small section of the new roof will need to be flat roof so as to accommodate the existing bathroom window at first floor. The flat roof will be weathered with no.5 lead code covering albeit out of general view.



PROPOSED ELEVATIONS – South East

Town & Country Architecture are mindful that any extensions should be subservient to and in proportion to the existing dwelling in form, scale and design. We are confident that the works will make a vital contribution to the character of the conservation area and will not impose on the amenities enjoyed by other neighbouring properties.

The location of the proposed built form will minimise overlooking and over shadowing of the adjoining properties.

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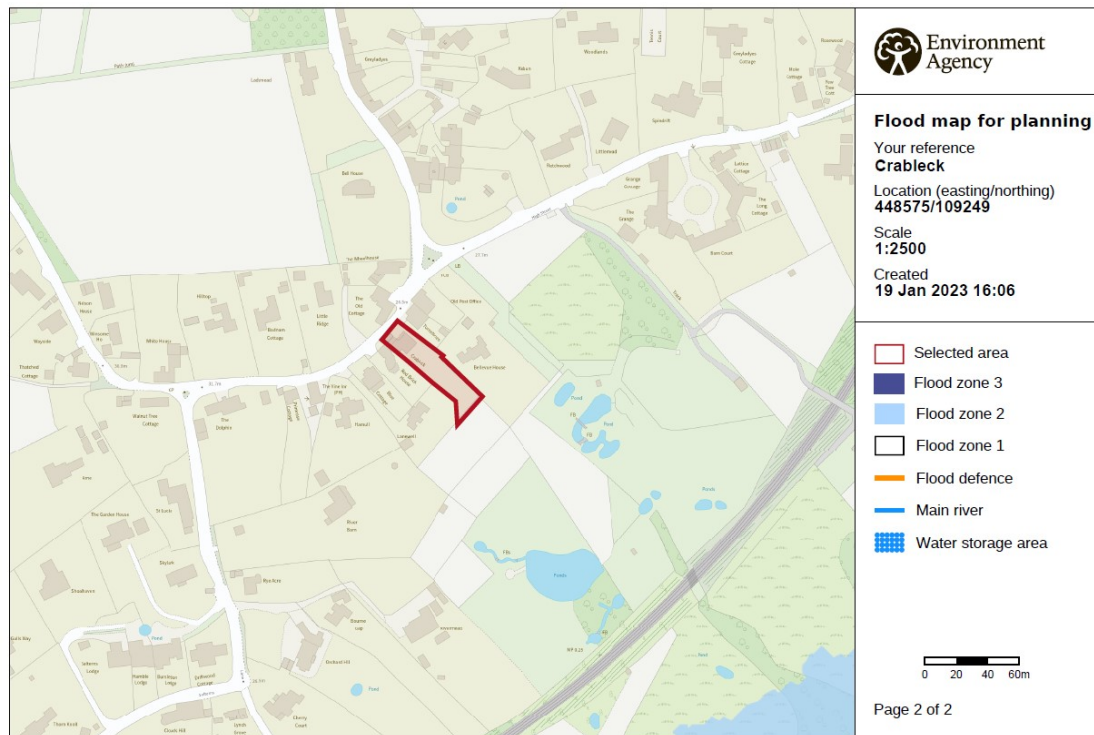
3.4 All materials shall be of the highest quality (to be agreed) as suggested below:

- FACING BRICKWORK - Stock clay brick with natural mortar
- JOINERY - SW painted French Grey
- ROOFING - Clay plain roof tiles to garage roof.
- REAR ROOF - Clay plain roof tiles
- RWP GOODS - Grey UPVC

3.5 No trees or hedges are to be removed as a result of this application.

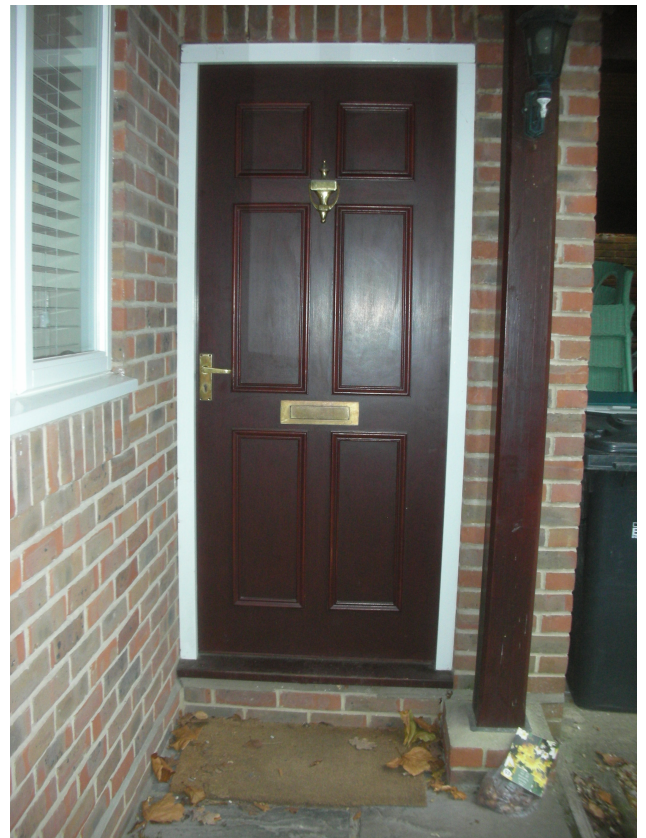
3.6 We have undertaken a walk over survey of the land and have established that flora and fauna will not be affected by these proposals.

3.7 A search of the Environment Agency website would conclude this site is at low risk from Tidal or Surface water flooding.



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PHOTOGRAPHIC MONTAGE OF THE EXISTING SITE



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FRONT ELEVATION – High Street

PHOTOGRAPHIC MONTAGE OF THE EXISTING SITE



REAR ELEVATION – River Hamble

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4.0 RELEVANT PLANNING HISTORY

- 4.1 A search of the local planning applications can reveal the following applications relating to Crableck, High Street, Old Bursledon.

[Z/29755/001/00 - Land Adjoining The Red House, High Street Old Bursledon,](#)

- Valid date: **20/06/1990**

ERECTION OF DETACHED HOUSE WITH GARAGE AND CAR PORT

- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 28/09/1990

[Z/29755/000/00 - Crableck \(Land Adjoining The Red House\), High Street Old Bursledon,](#)

- Valid date: **19/08/1987**

ERECTION OF HOUSE WITH INTEGRAL GARAGE

- Type of Application: Full planning
- Status: Decided
- Decision: Refuse Planning Permission For
- Decision Date: 20/10/1987

- 4.2 A further search of local area can reveal the following relevant nearby applications.

[H/22/92576 - THE OLD COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ](#)

- Valid date: **11/04/2022**

Retention of new lead roof and roof light above conservatory

- Type of Application: Householder planning
- Status: Decided
- Decision: Permit
- Decision Date: 18/05/2022

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[L/22/92628 - THE OLD COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ](#)

- Valid date: **11/04/2022**

Retention of new lead roof and roof light above conservatory.

- Type of Application: Listed building
- Status: Decided
- Decision: Grant Listed Building Consent
- Decision Date: 18/05/2022

[H/17/81122 - THE OLD COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ](#)

- Valid date: **08/08/2017**

Garage conversion and new roof over garage/ breakfast room to create additional ground and first floor living accommodation with rear roof deck.

- Type of Application: Householder planning
- Status: Decided
- Decision: Permit
- Decision Date: 03/10/2017

[L/17/81069 - THE OLD COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ](#)

- Valid date: **08/08/2017**

Listed building application for garage conversion and new roof over garage/ breakfast room to create additional ground and first floor living accommodation with rear roof deck.

- Type of Application: Listed building
- Status: Decided
- Decision: Grant Listed Building Consent
- Decision Date: 03/10/2017

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C/31142/008/00 - Turnstones, High Street Bursledon Hants,

- Valid date: **24/10/2001**

CONSTRUCTION OF GARAGE AND BOUNDARY WALL TO SIDE, AND FRONT PORCH

- Type of Application: Conservation area
- Status: Decided
- Decision: Refuse Planning Permission For
- Decision Date: 22/01/2002

C/31142/007/00 - Turnstones, High Street Bursledon Hants,

- Valid date: **07/08/2001**

CONSTRUCTION OF GARAGE AND CARPORT AT SIDE AND FRONT PORCH

- Type of Application: Conservation area
- Status: Withdrawn
- Decision: Withdrawn By Applicant
- Decision Date: 28/09/2001

C/28396/005/00 - The Old Cottage, High Street Bursledon Hants,

- Valid date: **24/04/2001**

CONSTRUCTION OF CONSERVATORY FOLLOWING DEMOLITION OF EXISTING CONSERVATORY

- Type of Application: Conservation area
- Status: Decided
- Decision: Permit
- Decision Date: 11/06/2001

L/28396/003/00 - The Old Cottage, High Street Bursledon Hants,

- Valid date: **03/04/2001**

LISTED BUILDING CONSENT: CONSTRUCTION OF CONSERVATORY FOLLOWING DEMOLITION OF EXISTING CONSERVATORY

- Type of Application: Listed building
- Status: Decided
- Decision: Grant Listed Building Consent
- Decision Date: 25/05/2001

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5.0 DESIGN STANDARDS, SOURCES & GUIDANCE FOLLOWED

- Approved Document Part M
- Designing for Accessibility
- Local Authority Guidelines
- BS 8300 Code of Practice
- English Heritage Easy Access to Historic Landscapes
- English Heritage Easy Access to Historic Buildings
- Conservation Management Plans
- BT Countryside for All
- Disability Discrimination Act, An intro for small businesses

6.0 PHILOSOPHY & APPROACH

- 6.1 To adopt the principles of inclusive design to provide a workable, pragmatic and cost-effective solution for all users of the development whilst recognising differing needs and accommodating them in away that is universal.
- 6.2 The Applicants and their Architectural Consultant/Designers are keen to adopt the principles of inclusive design recognising the benefits, both social and economic of building high-quality, cost-effective structures that are accessible to all.

7.0 PROPOSED DESIGN, ANALYSIS & EVALUATION

- 7.1 To have regard to protecting ecology and to safe guarding good specimen mature trees in the country.
- 7.2 Proposed design is to create a domestic building of merit with modern facilities and accommodation.
- 7.3 To protect and enhance the environment.
- 7.4 To have regard to the Conservation Area setting and amenities of the surrounding area.
- 7.5 To safe guard the structure and neighbouring properties.

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8.0 DISABLED ACCESS PROVISION

- 8.1 Vehicle access and parking arrangements will be contained wholly within the application site and give easy wheelchair access through the lower floors. Level thresholds shall be provided.
- 8.2 The Applicants are aware of their duty under the Discrimination of Disable Persons Act and will have due regard for occupants and visitors to the property.
- 8.3 Disabled bathroom will be provided, whilst internal circulation spaces will enable good wheelchair access. New switch plates and controls set at accessible heights in strict accordance with the Building Regulations Part M.

9.0 NATURE & IMPACT OF ENVIRONMENTAL CONSTRAINTS

- 9.1 Town & Country Architecture have undertaken a visual survey of the trees on or near the site and found that none are at risk as a result of this proposal. We have also undertaken a walk over survey of the land and have established that flora and fauna will not be affected by these proposals.
- 9.2 We are aware of the importance of safe guarding the fabric of adjacent buildings and our design and management of this work will have regard to this.
- 9.3 Access to the works and material deliveries will be through the existing entrance during normal working hours and have regard to the interest neighbouring properties and their owners.
- 9.4 Working hours will be restricted to normal 8.00 - 18.00 Monday to Friday, 8.00 – 13.00 Saturdays. No work will be undertaken on Sundays or Bank Holidays.
- 9.5 No burning of building rubbish will be undertaken on site.
- 9.6 The Applicants will take every opportunity to sort and contain all surplus building material for re-cycling and will employ only registered and approved waste disposal companies.
- 9.7 Spoil from foundations will be removed from the site. Access roads will be swept clean at every occasion when required.

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10.0 STEPS TO ENSURE INFORMATION IS MADE AVAILABLE

- 10.1 This document will form part of the planning consent and will be included in the Health & Safety file.

11.0 SOURCES OF ADVICE & CONSULTATION

- 11.1 Documents listed above.
Design advice documents issued by Local Authorities, and others in Summary the primary planning policies of relevance to the proposal have been considered:

- National Planning Policy
- Regional Policy Guidance
- Structure Plan Policy
- Local Plan Policy
- Local Planning Initiatives
- Emerging Policy and Statements

On behalf of

Mr & Mrs J.Burke

Town & Country Architecture Ltd

January 2023

