

DESIGN & ACCESS STATEMENT

'RAMCREST', LOWFORD HILL, BURSLEDON, SOUTHAMPTON, SO31 8ER

PROPOSED REPLACEMENT DWELLING

acmarchitects ltd.

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Report No: 2020-DA03

Introduction and Planning History

'Ramcrest' was originally a detached bungalow in a row of variously sized properties on the south side of Lowford Hill, leading onto Portsmouth Road in Bursledon. Although the house itself is modest in size, it sits in a substantial plot, which slopes away steeply to the south affording the opportunity for additions at Ground and Lower Ground level.

In recent years the owners of 'Ramcrest' have produced various proposals for remodelling and extending the property.

F/16/78431 & F/16/79067

Following the refusal of Planning Application (**F/16/78431**), later in 2016 Planning permission (**F/16/79067**) was granted for a single storey rear extension and provision of revised decking.

H/18/82376

Following this, in 2018, Planning Application **H/18/82376** was approved for a rear extension to the original bungalow, with the approved drawing being RAM001 RevB, attached as **Appendix 1**. This extension was 9.00 metres in length at Lower Ground level and just under 6.00 metres in length at Ground Floor level.

LDC/19/84711

In 2019 a Lawful Development Certificate application was made, **LDC/19/84711**, granted in 2019, for

"The conversion of a 4 hipped roof to a gable ended roof with a dormer to the rear and a single storey side extension built in accordance with drawing number Ram 002 (Sept 2017) submitted as part of the Certificate of lawfulness dated 4 January 2019)"

It should be noted that the approved drawing RAM002, attached in Appendix 2, clearly shows the two-storey rear extension, permitted under the 2016 as being existing at that time. It has however been modified from its original approved design to be 7.00 metres long at Lower Ground storey, with an open balcony above taken the full 9.00 metre length previously approved.

H/20/89187

Following this, in November 2020 a Householder Planning Application was lodged, **H/20/89187**, for "Addition of first floor and attic storey with rear dormer, two storey front extensions single storey side extension, remodelling to exterior of property." This application was approved on 27th April 2021.

Work commenced on site to execute the planning permission in 2022, however, upon carrying out the permitted demolition of parts of the dwelling, following a site

inspection by the appointed Structural Engineer, the applicant was advised that the walls and foundations which were to remain as part of the development were structurally inadequate and unsuitable for retention as planned.

This meant that no original parts of the detached bungalow would remain and we were advised by the planning authority that in this situation the works now planned would comprise a replacement dwelling which would require a fresh planning consent even though the proposed development is in all respects virtually identical to the previously approved householder extension plans.

Outline of Proposals

As noted above, the design of the proposed replacement dwelling is identical to the previously approved plans with the following minor variations

1. Steps modified at front entrance.
2. Balcony terrace added at rear and side of Ground floor level.

As with the original scheme, it is intended that the walls of the new house will be rendered with some timber cladding on the side gables. The doors and windows will be in an aluminium finish to give sharp clean lines and maximise the glazed areas throughout. The Pitched roof will be finished in natural slate to complete the high quality finishes throughout.

The proposed additions to the property will transform a modest bungalow into a two-storey detached house. The remodelling of the front elevation in particular will add quality to an otherwise unremarkable house.

There are many such two storey properties along Lowford hill and Portsmouth Road and we believe that our proposals whilst bold and innovative, are appropriate in scale for the site and its environs and will enhance the wider streetscape.

In approving the Householder Application, the Case Officer made the following comment about the proposal to carry out the extension works –

“Although unconventional in its approach if presented as a scheme for the demolition and rebuild of a dwelling at this site there would be no objection.”

In light of this we would submit that this nearly identical proposal for a rebuild of the dwelling must therefore be acceptable.

**ACM Architects Limited
May 2023**

**APPENDIX 1 –
Approved drawing no. Ram001Rev B (H/18/82376)**