

Brief History and Surroundings

60 Bursledon Road is a detached property finished with a Brick and tile hanging walls The roof to the house includes Clay tiles throughout, all on a pitched / Gabled construction with a gable at the side. The fenestration around the property comprises of wooden storm casement windows typical throughout, whilst the Barge boards, fascia's, soffits and rainwater goods are also UPVC. Matching the window colour. There is good separation between its surrounding neighbours.

Proposals

We are proposing a new dwelling in the side garden.

Sustainability & environmental impact Statement

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 Proposal,

Access

There plans to alter the current access to the site as the current access is more than adequate. There is currently space to park at approx. 8 No cars within the private parking/drive. Whilst the site gardens are ample enough that temporary space could be made available for further parking, material storage and skips etc...

Flood Risk

When studying the Environment Agencies flood map, it appears that there are currently no flood risk categories in place to the property itself due to its topography. In light of the site's geographical location there is minimum flood risk, 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

Bat Habitat Statement

We believe that the existing property would not likely be deemed as providing a suitable habitat for Bats due to condition of the existing finishes including the tightly fitted interlocking roof tiles with little to no gaps at the abutments and joints.