

BPS Design Consultants Ltd
Architectural Services and Structural Engineers



Design & Access Statement and Heritage Statement

**South Woods
Salterns Lane
Bursledon
Southampton
SO31 8DH**

**Alterations to Main Dwelling,
Construction of Detached Carport and
Conversion of Existing Garage into Home Office.**

Client: Mr C McCallin

Date of Survey: 26 February 2024

Prepared by: BPS Design Consultants Ltd
Seafields
Dodwell Lane
Bursledon
Southampton
SO31 1DJ

Table of Contents

1.0	Introduction.....	3
2.0	Existing Site.....	3
3.0	Proposals	4
4.0	Heritage Statement.....	5
5.0	Summary	5

1.0 Introduction

Instructions were received from Mr C McCallin to prepare a planning application for alterations and additions to South Woods, Salterns Lane, Bursledon, Southampton, SO31 8DH.

2.0 Existing Site

The existing property has undergone some previous extensions and additions, and the newest applications are listed below: -

Planning History

Case Ref:	Proposal:
<u>Dc/17/81815 - South Woods, Salterns Lane, Bursledon, Southampton, So31 8dh</u>	Discharge of conditions 3, 4, 5, 6, 7, 9, 10, 11 & 14 of planning permission C/15/76178 for the construction of a detached dwelling.
<u>C/15/76178 - South Woods, Salterns Lane, Bursledon, Southampton SO31 8DH</u>	Erection of detached five bedroom dwelling over lake with detached car port & store & new landscaping
<u>N/10/66879 - South Woods, Salterns Lane, Bursledon, Southampton SO31 8DH</u>	Notification of intent to coppice 3no. Willows
<u>C/07/61390 - South Woods, Salterns Lane, Bursledon, Southampton SO31 8DH</u>	Two storey rear extension with first floor rear balcony & single storey front extension
<u>C/07/60413 - South Woods, Salterns Lane, Bursledon, Southampton SO31 8DH</u>	Two storey & single storey rear extensions with first floor rear balcony, single storey front extension & veranda deck to rear

3.0 Proposals

A summary of the proposals are listed below and as shown on the drawings list PL01, PL02, PL03, PL04, PL05, PL06, PL07, PL08 : -

Main Dwelling

- Change external appearance of main dwelling, replace tile hanging with render, recover old render all in off white.
- Replace front timber porch and roof with new zinc flat roof porch and side as detailed on drawings.
- Replace all windows and doors and make alterations to cill heights and some fenestrations. Replacement elements to be grey in colour.
- Block up some fenestrations on the side and rear elevations.
- Remove side extension roof and replace with 2 storey construction and tie in new roof to remove stepped ridge and set back gable.
- Remove ground floor porch/utility room and make good.
- Construction of a detached stand-alone carport, open on 3 No sides. Constructed from steel posts and beams painted grey, with a standing seem style roof, colour grey.
- Installation of solar panels on car port and single storey side extension.
- Installation of external electrical car charging point.

Detached Garage

- Change external appearance of garage, replace with render, all in off white.
- Install new windows, doors and porch. Replacement elements to be grey in colour.
- Block up existing doors to create new sized openings.
- Convert internal space to home office space, to be used only in conjunction with main dwelling and not used for other purposes.
- Construct new zinc flat roof porch and side as detailed on drawings.
- Car parking arrangements will not be affected by the conversion as adequate parking exists on site.

4.0 Heritage Statement

The property lies within a conservation area. The property is not listed.

The original property was built in 1953 and has since been extended and altered. The original building has no particular heritage merit, the changes proposed would not affect and buildings within close proximity, any setting near to a listed building or be out of character with the local area.

The proposals are therefore considered to be acceptable and not affect and heritage assets within the local area.

5.0 Summary

The changes proposed are not of a major nature and are sensible alterations and additions for the location and local context.

The increase in additional first floor space has been neutralised by the removal of the ground floor utility room and decrease in porch size.

The proposed roof changes are designed to even up the dwelling and provide symmetry to roof lines. The past additions are lacking in architectural flare and design, these new amendments are designed to counter poor design and to enhance the building and elevate its external look and provide a contemporary look/feel.

The area has no real set development type or style, and we would consider these changes/additions to be acceptable and in keeping with all other local developments/building forms in the area.

Authorised for BPS Design Consultants Ltd, 26th February 2024



Robert Narramore IEng MICE
Managing Director