

Badnam Cottage, Old Bursledon

Design Statement

March 2024

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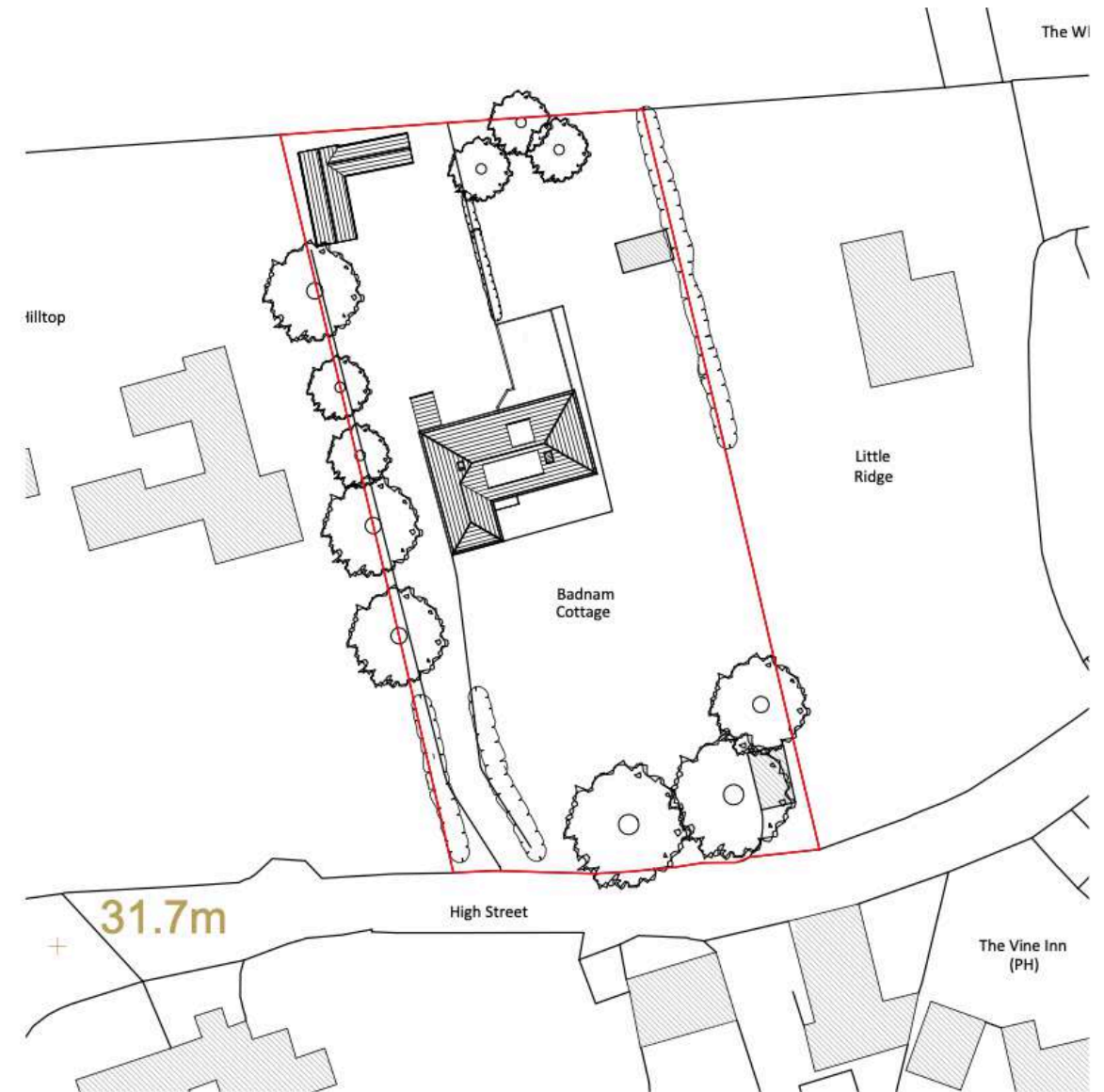
I.0 Purpose/Brief

This Design Statement outlines the proposal for demolition and construction of new dwelling at Badnam Cottage, Old Bursledon.

The proposal seeks to retain the current residential status of the site and to demolish the existing and introduce a new purpose built dwelling with the specific requirements of the occupants in mind as a one for one replacement approach.

Whilst considering the scale, massing and context, new dwelling will respond positively to the characteristics of the site and surrounding built environment,

Through analysis of the site, and the surrounding area, and a clear understanding of the requirements of the applicant, this Design Statement seeks to explain the thinking and rationale behind the proposal.



2.0 Site Location & Context

Badnam Cottage is located in the village of Old Bursledon on the River Hamble in Hampshire, it is within the designated conservation area and comes under Eastleigh Borough Council local authority.

Badnam Cottage is a small cottage/bungalow located on a generous plot. In addition to the cottage 2 garages and an annex are located on the site.

Badnam Cottage is currently a 4 bed dwelling, originally built in the 1930s but has received extension works in more recent times. Records show extensions to the North and South sides were added in 1985, however the dormers were added earlier. Some parts of the existing building are of poor building fabric and would not comply with modern regulations.

Badnam Cottage is accessed off of Bursledon High Street and is set back over 30m from the road. The existing dwelling is well positioned in the site sitting centrally within the generous plot of over 1/2 acre. The location follows a typical line of development in relation to the adjacent properties. The site is bounded by neighbouring properties of larger scale. To the rear, the property looks out onto open fields. The topography of the site is such that the dwelling is raised above the adjacent highway and therefore not visible from the road.

The local area is characterised by residential properties of varying scale and appearance, as you might expect of a historic village. Dwellings are typically detached and clad in red brick, or light coloured render. Windows are generally casement but are predominantly white in colour and roofs are often hipped and covered in plain clay and slate tiles. A mix of single, 2 storey and 2.5 storey properties are located along the street scene.

The current owners/applicants have lived in Badnam Cottage for +8 years and have integrated well within the local community. It is their intention to live at Badnam Cottage for many years to come.

The applicant has good relationships with their neighbours and wants this to continue, this has been a consideration throughout the design process. The neighbours are to be consulted prior to submission of the application.



2.1 Existing Photo Study



2.2 Context Photo Study



View of site from Hamble River

2.3 Local Precedent Study



The Croft, Salterns Lane Bursledon



Primrose Cottage, High St. Bursledon (neighbouring property)



Little Ridge High St, Bursledon (neighbouring property)



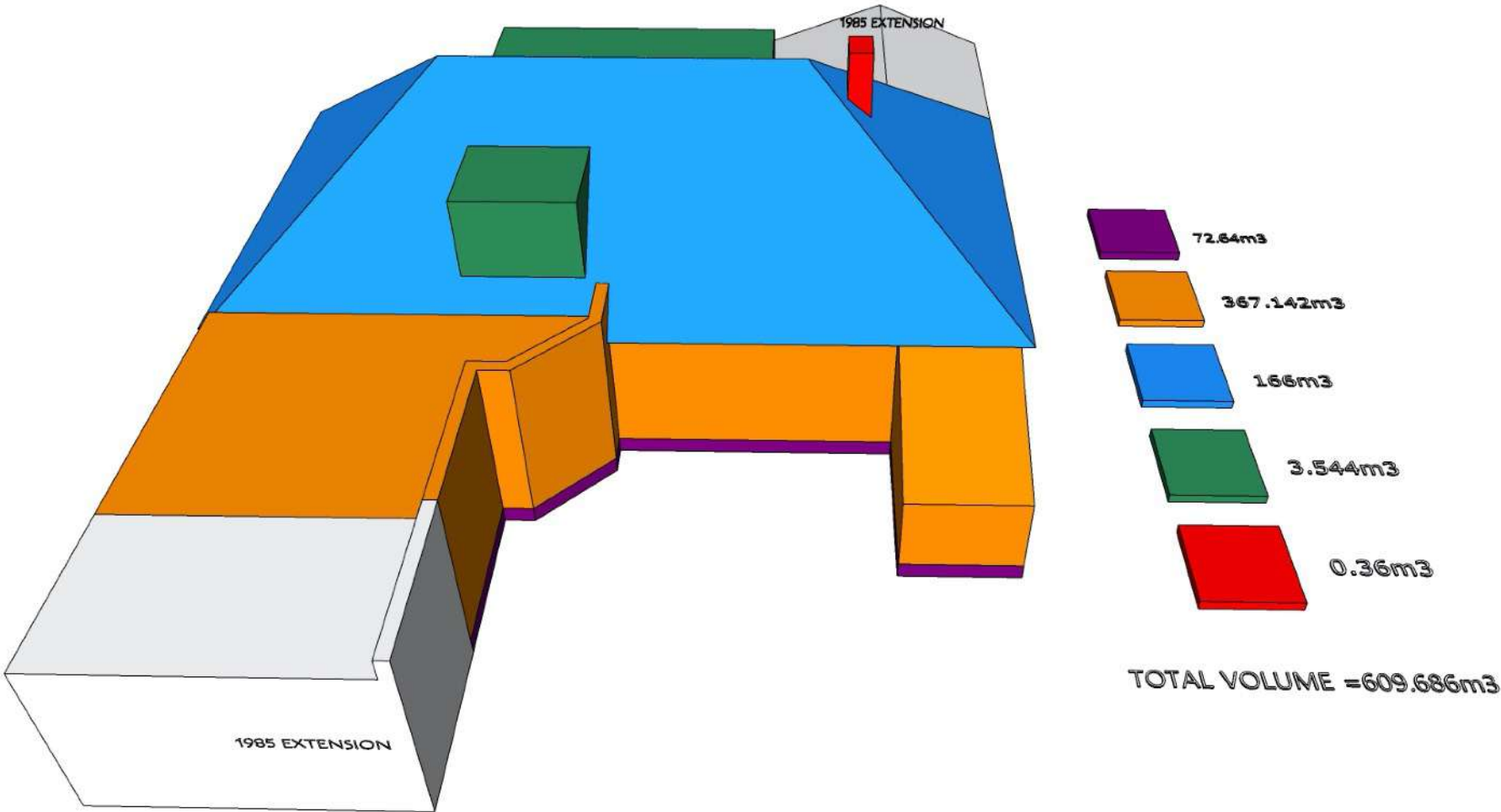
Bell House, School Rd, Bursledon (neighbouring property)

3.0 Important Planning Policy

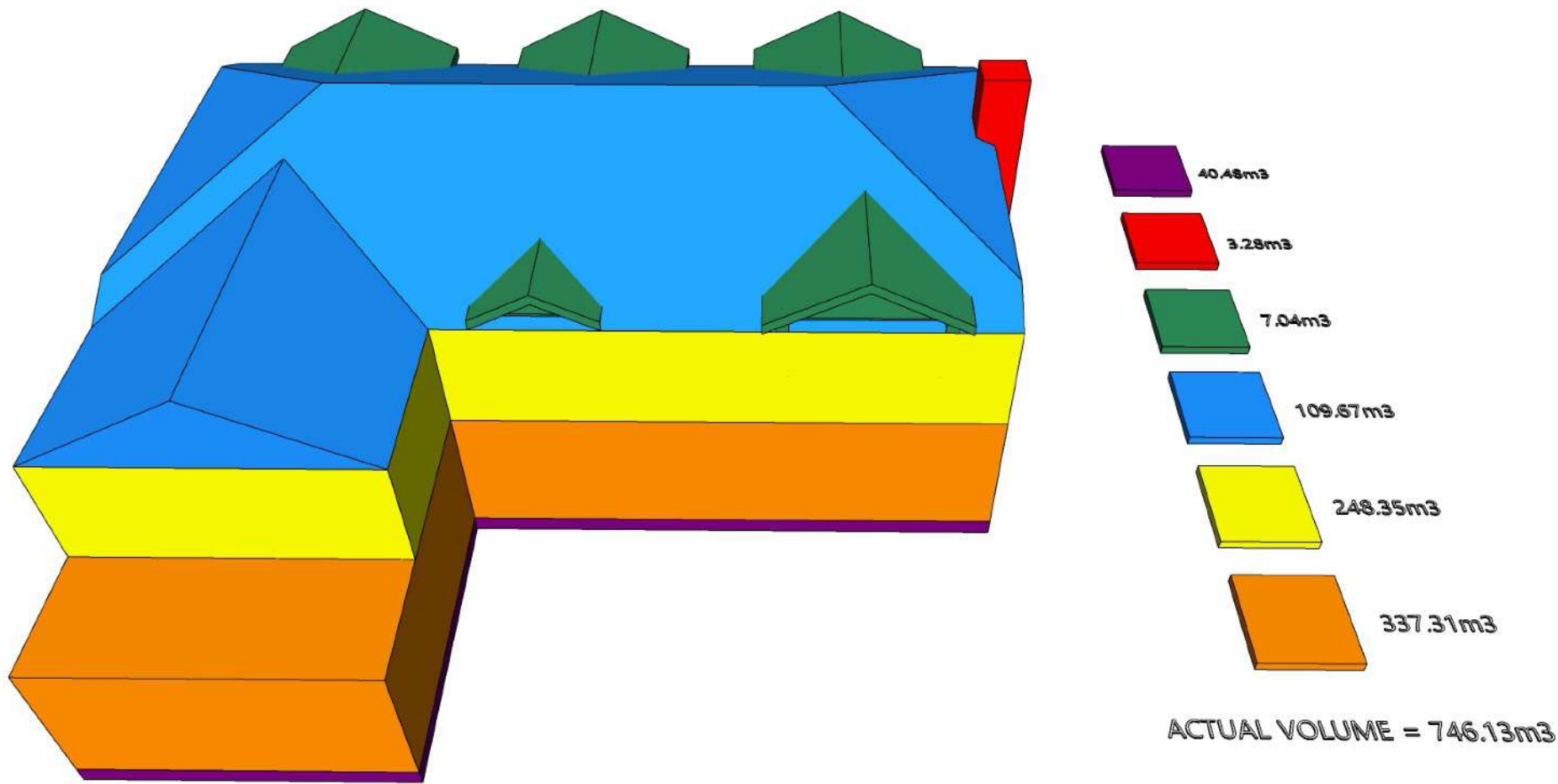
Eastleigh Borough Local Plan specific policy as recently adopted BU7 states residential extensions and replacement dwellings in the Old Bursledon Special Policy Area will be permitted provided they:

- a. do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. further extension beyond this limit will not be permitted;
- b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;
- c. do not create a dwelling disproportionately larger than the one that is being extended or replaced;
- d. are subservient to and in proportion to the existing building in form, scale and design;
- e. do not contribute to the cumulative urbanisation of the area; and
- f. are not otherwise detrimental to the character of the area as viewed from the River Hamble.

4.0 Volume Study - Existing



4.1 Volume Study - Proposed



4.2 Volume Calculations

BADNAM COTTAGE, HIGH STREET, BURSLEDON.

BELOW FLOOR = 40.48m³

GROUND FLOOR = 337.31m³

FIRST FLOOR = 248.35m³

PITCHED ROOF = 109.67m³

DORMER ROOFS = 7.04m³

CHIMNEY = 3.28m³

ACTUAL PROPOSED VOLUME 746.13m³

746.13 – 609.686 (existing volume) = 136.444m³

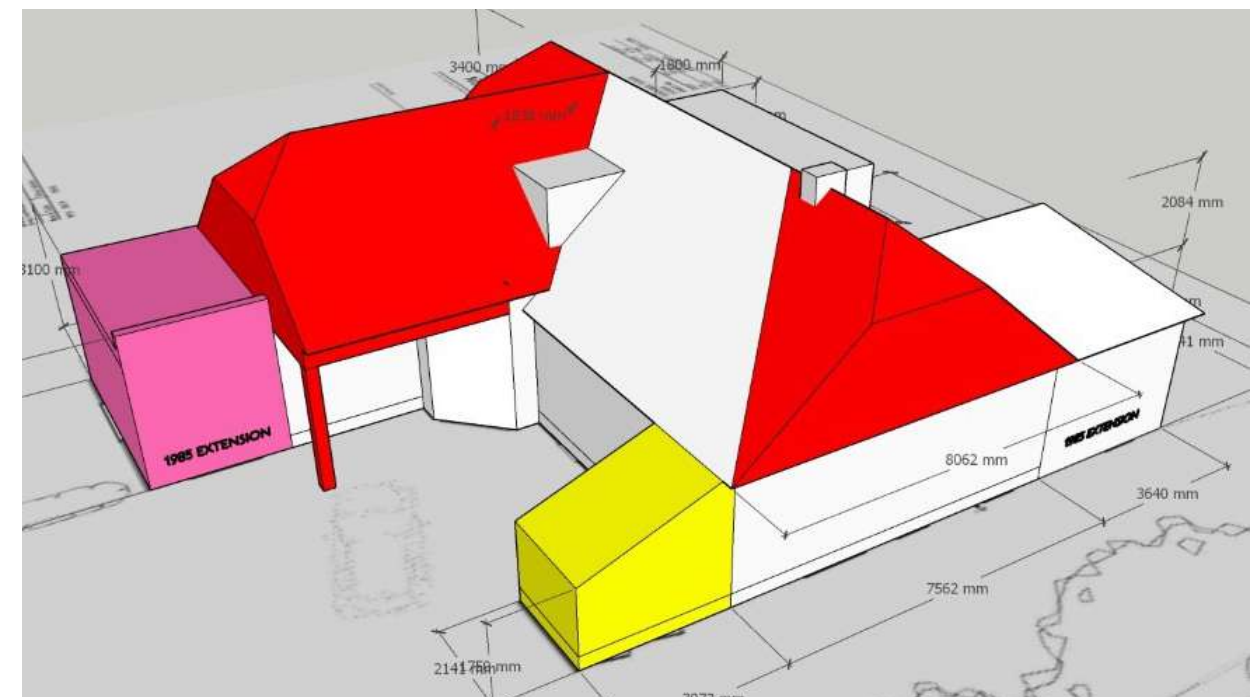
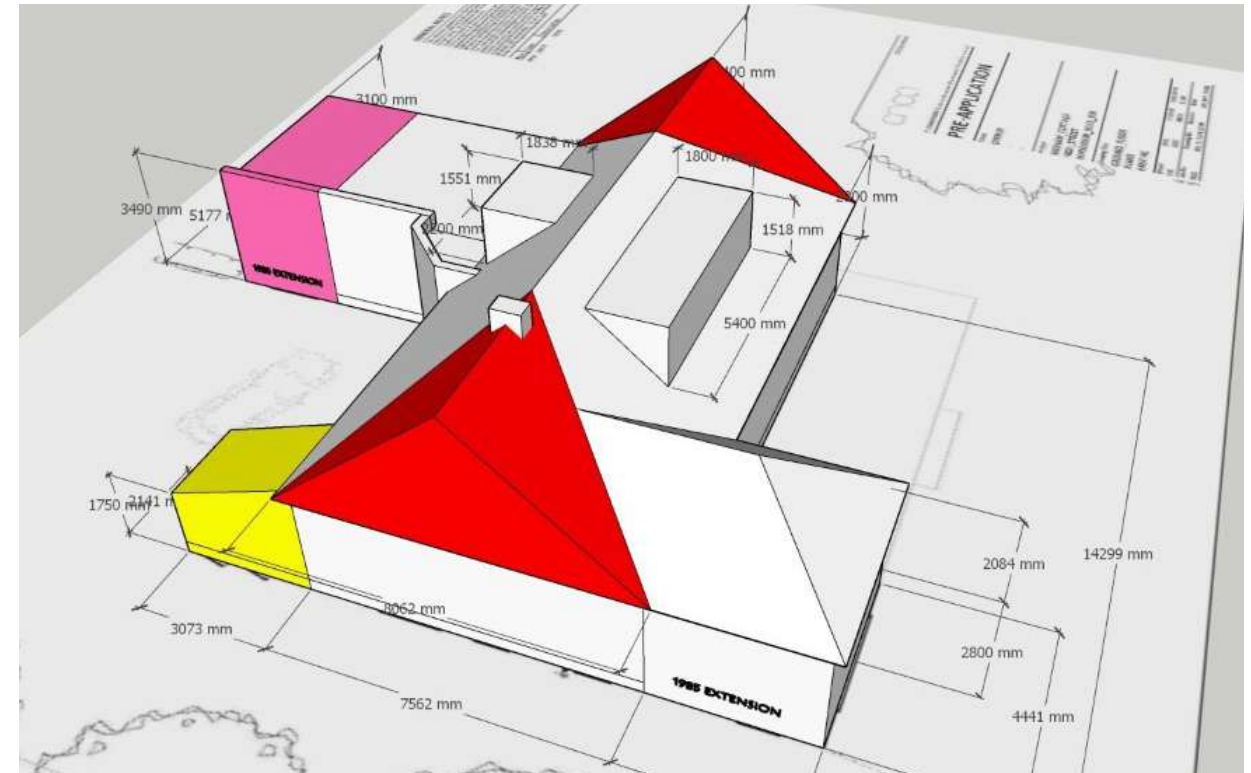
136.444 divided by 609.686 = 0.2238 x 100 = 22.38%

5.0 Design Option Study

The planning policy which supports the limit of 25% maximum expansion has been difficult to work with. The limitation on the additional volume has provided challenges. Prior to the final design for the project we explored alternative methods for developing the site at Badnam Cottage.

The initial Design Study to explore the potential for extending the existing dwelling within the parameters for expansion. The proposal looked at creating end gables and extending over the kitchen at first floor level to add bedroom area.

This approach was not efficient or feasible, did not meet the brief and added too much circulation area at first floor level. The design was starting to look very clunky and was having a negative impact on the existing spaces not enhancing them as required. We did not explore this option further than the basic volume calculation study.

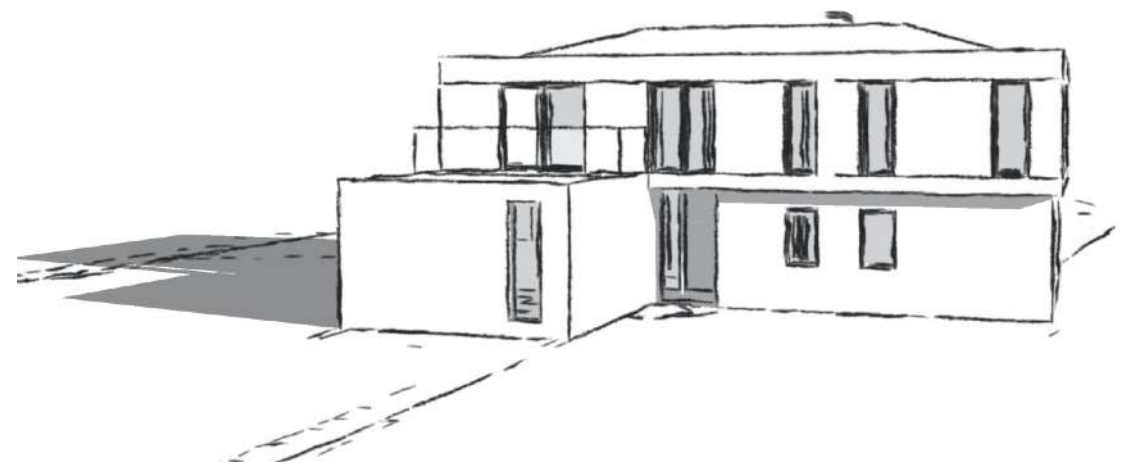
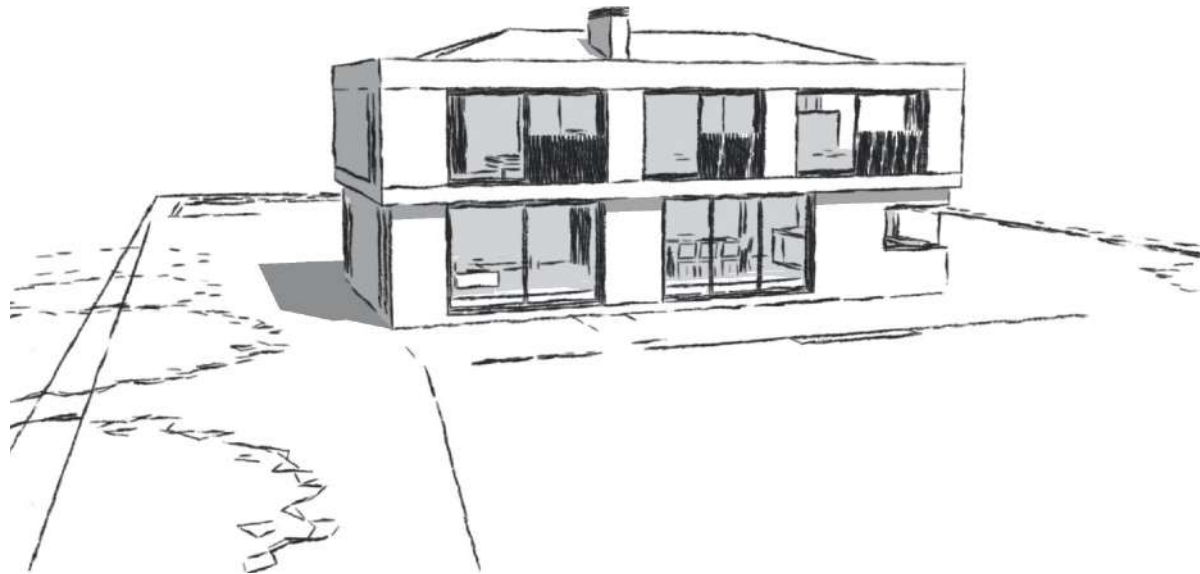
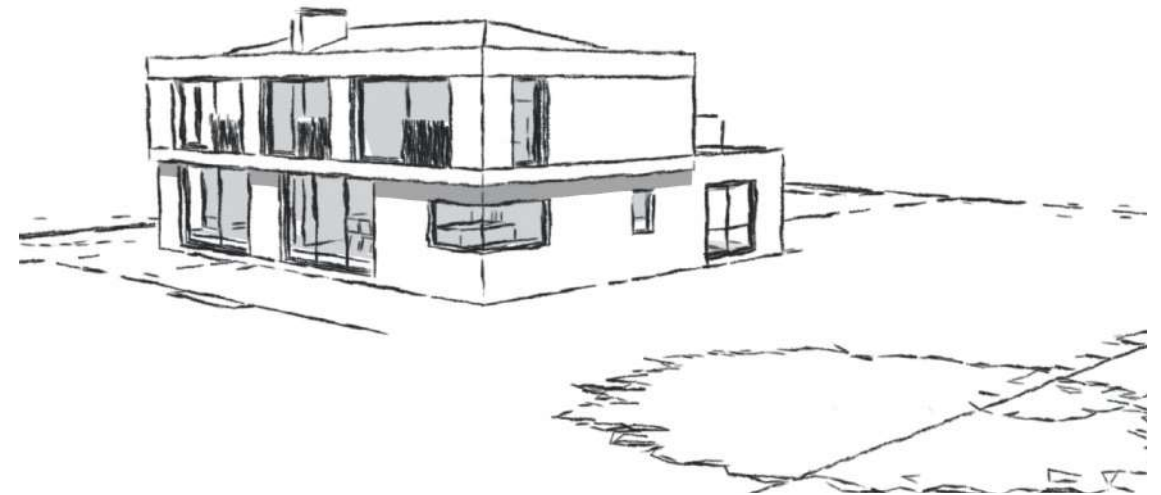


5.1 Design Option Study

We developed a design which satisfied the brief in terms of the required internal area but also sat within the parameters of the 25% rule.

With efficiency being of paramount consideration, therefor a largely flat roofed option was developed, using all the available volume, with floor to ceiling glazing where possible and using modern materials including brick, timber and zinc and modern detailing.

This was not desired by the client, it was decided that it was too modern and boxy and not in keeping with character and context of the locality. It was felt that this design may jar with the neighbours.

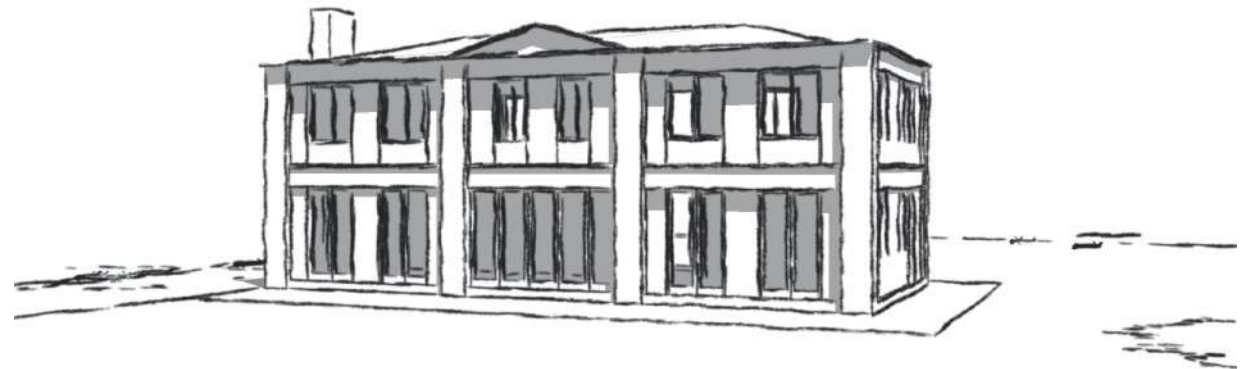


5.2 Design Option Study

A further alternative design was developed in respect of the clients preference for a more traditional design and a passion for tall sash windows and Georgian proportions. A parapet with shallow pitched roof behind

Our aim to be as efficient as possible lead towards a longer linear form allowing for well considered internal spaces. Materials would be traditional stone and brick and lead roof.

This was not desired by the client, it was deemed entirely out of character and context with the locality. The proportions did not work well due to the constraints on expansion, and was quickly dismissed as a design option.



6.0 Layout

The existing small bungalow dwelling has a total floor area of 201m² measured internally. The overall site has a total area of 2289m².

The proposed dwelling is sited largely over the existing building footprint and proposes a 1 for 1 type replacement.

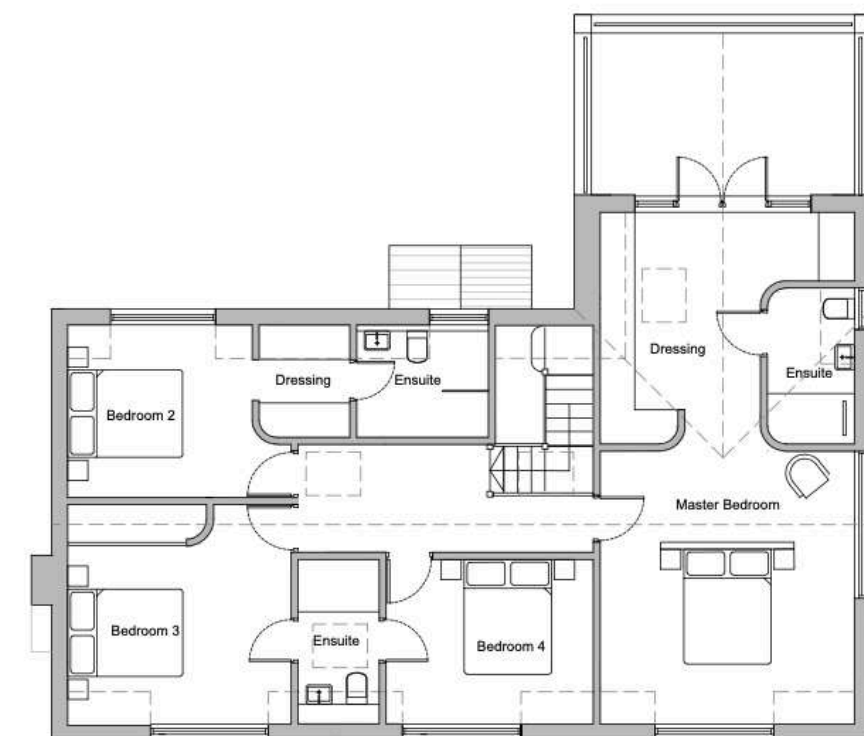
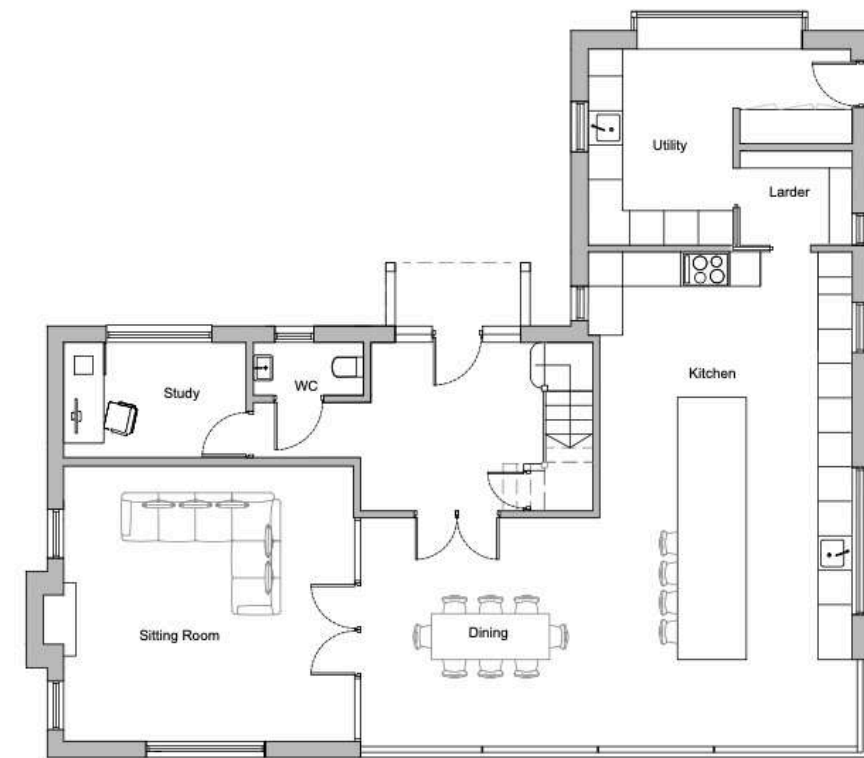
The layout of the proposed dwelling has been very carefully considered with particular requirements of the occupants of paramount consideration whilst working within the strict parameters of the local plan.

The key decision to transform the existing dwelling was to enable a more accessible, open plan space, better suited to modern family living but suited to the specific requirements of the occupants. The flow of the ground floor has been improved by opening up the kitchen/living/ dining spaces located to the rear of the property with large glazed openings offering views of the River Hamble to the South and East. The kitchen is particularly generous with ancillary spaces, utility, larder and boot room. The bedrooms have all been relocated to the first floor.

The existing staircase is narrow and steep and would not comply with current building regulations. We have worked to increase the width and adjust the pitch of the stair and to increase the circulation space at entrance hall and landing levels. Natural light and ventilation of this space is achieved by introducing sidelights at the entrance and openable roof lights to the roof above.

Additional volume has been added to the first floor to create 4 bedrooms, part within the roof slope, but with improved headroom and accessibility dormer windows improve the accessibility of the bedroom spaces. All proposed bedrooms have an adjoining ensuite.

We have tried to maximise the potential for natural light by introducing large areas of glazing. Where windows are not possible we propose roof lights.



6.1 Layout

Technical Housing Standards

Area Check

Proposed Gross Internal Area - 222m²

Total 4no. bedrooms proposed

Bedroom Areas:

Master Bed - 34m²

Bed 2 - 13.8m²

Bed 3 - 13.1m²

Bed 4 - 10.3m²

Number of bed spaces - 7

4b7p - 4bed 7 persons

Min GIA - 115m²

Proposed area of Built in Storage - 7.47m²

Min area of Built in Storage - 3m²

7.0 Scale

Our aim, to maximise the amount of fully accessible floor area with a suitable headroom in-line with the strict parameters of local authority planning restrictions.

The existing low/angled ceilings create small tight bedroom spaces to the first floor and large areas of unusable floor area and wasted area within the triangles of the eaves. etc.

The proposed first floor perimeter walls on the North and South sides are 1.5m from the floor level and the pitch at 27degrees. Generously sized, dormer windows allow for better head height at the perimeter, as well as natural light and ventilation. The ridge height has increased by approx 550mm.

The proposed new sloping ceilings will be pitched all the way into the ridge to create maximum volume within the master bedroom and hallway, giving a greater sense of space. The roof form incorporates hips to lessen the impact of mass and as a nod to the existing architecture and in keeping with the character and context of the locality.

In order to achieve more usable first floor area we have essentially taken area from the ground floor level to achieve better/workable first floor spaces, creating well considered bedrooms with wardrobes/dressing spaces and en-suites. It can be seen from the building section that the area of full height headroom is much improved from the existing dwelling.

The proposed dwelling will be considered a 1.5 storey dwelling due to the low level ridge height and the first floor room positioned partly within the roof.

We have worked through an option study design process, these options included:

1. Extend existing dwelling and re-roof - not feasible, did not meet the brief.
2. Flat roof option - not desired nor in keeping with character of the locality.
3. Shallow pitched roof option - preferred option

Whilst a flat roof was proposed at concept design stage, as a more economic solution in terms of volume, it was felt that this may have a negative impact on the locality and a pitched, hipped roof would be preferred. The proposed pitched roof will be clad in slate tiles with roof lights for increased natural light in areas where dormer windows are not suitable.



8.0 Appearance

The existing Badnam Cottage is clad in white coloured rough cast/pebble dashed rendered walls with red brick up to DPC and the roof is covered in clay tiled roof. The flat roofed area above the kitchen dining area is covered in a felt. Windows are a mix of white upvc and single glazed timber casement type with glazing bars. The dormer cheeks are clad in a grey timber.

The design we have arrived at has been carefully developed involving the client at each stage. The previous design iterations did not satisfy the brief or were not of a style that sat comfortably within the locality. The design team involving the client has put much time to getting this right, the client has always wanted a design which adds to or continues the character of the area and not wanting to add something which would upset the character of the neighbourhood..

The new dwelling has been developed with appropriate scale and proportions in mind. The design has been conceived as a modern cottage in a rural setting and commensurate with a property of this style within the locality .

The proposed material pallet:

- Grey Facing brick work
- Light coloured render
- Stone cills
- Oak framing
- Slate tiles
- Light grey framed glazing

The proposed materials are all in evidence in the local area and visible from the street scene.

We have introduced an Oak timber pergola type framing over the projecting ground floor area to tie in the the ground and first floors better creating an open gable aesthetic whilst framing the open terrace above the utility space.

The proposed roof is hipped to lessen the volume/mass but also to follow the style of the existing roof form.

All new materials proposed, are to be responsibly sourced and will be of high quality and installed in accordance with manufacturers recommendations and building control approval.

Please refer to elevations enclosed and visualisations at the end of this document.

9.0 Access/Consultation

The existing pedestrian and vehicular access is via a sloping driveway from the High St. opposite the Vine pub. There is a brick retaining wall on the Southern boundary of the site and adjacent to the High St.

The existing access to the site from the High St. is narrow and part of this application seeks to slightly widen the existing driveway improving the sweep and to adjust the existing retaining wall to enable this. The sight lines where approaching High St. from the site will be improved by the widening of the driveway and by altering the sweep of the drive. It is very hard to turn right out of the driveway. We believe by introducing these measures, it will make access and egress much safer for the occupants, deliveries and visitors and High St road users generally.

The existing gravel material will remain as the driveway surface covering. It is also a known deterrent to unwanted visitors.

Vehicle parking is located at the rear of the site on the North side and can accommodate a number of vehicles. Due to the proposed dwelling being positioned over the existing building footprint the parking arrangement remains unaffected by the proposals.

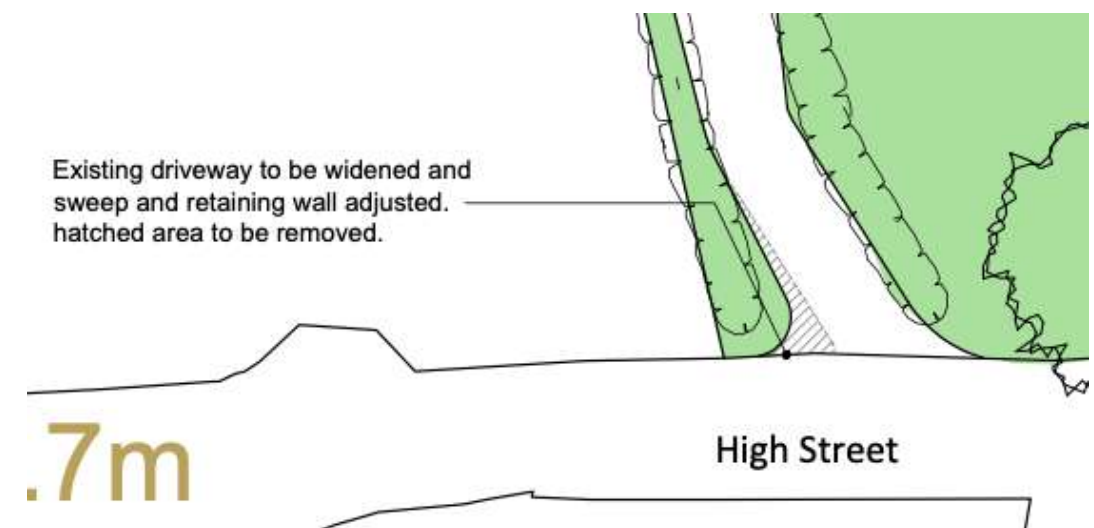
There are two existing garages located on the site one nearer the road and not currently fit for use, the other is not accessible by car and used as material storage.

The pedestrian access to the proposed dwelling is similar to the existing via the primary entrance on the North elevation. There is access to the property on the East side with a door into the boot room. The rear of the dwelling will be fully openable to the South facing garden via sliding doors.

The proposed boot room will provide a more dedicated secondary access point, better linked to the existing parking arrangement, which will be used on a day to day basis and will provide much needed storage for boots, shoes, bags and general outerwear.

The external garden space comprises, lawns and patio, an annex used as storage and 2 garages, as mentioned above, which are both not currently suitable for storing vehicles.

The local neighbours have been consulted by the client/occupant to gauge reactions to the design proposals and to militate against any objections to the application. We understand that the scheme has been well received, with supportive comments from some neighbours.



I0.0 Sustainability/Ecology

The existing dwelling is inefficient in terms of its energy usage and poor building fabric.

A new heating and hot water strategy is proposed for the new dwelling, and will replace the existing gas boiler. Zone controlled underfloor heating and hot water throughout will be provided by a new air source heat pump.

Rainwater harvesting will be incorporated for storage and use of rainwater for external use only and to serve the watering of plants etc.

Solar PV panels are proposed to the South side of the pitched roof, this will require careful consideration due to the dormer windows already punching into the roof space.

Additional sustainable energy proposals will be further considered during the construction phase. It is an important requirement of the client to create a more sustainable dwelling, better performing in terms of building fabric and sustainable technologies.

High quality sustainable, responsibly sourced materials will be proposed throughout.

All proposed work will be carried out to current legislation and in accordance with building control approval. A full SAP assessment of the property will be undertaken to ensure the new dwelling will perform sufficiently, prior to construction.

The new area of rendered masonry walling will incorporate 2no. Bee blocks and a Bat Block positioned correctly to enhance the ecology on the site.

The Bee Brick will be positioned in the south facing elevation, with no vegetation in front of the fascia, placed at least 1 metre from the ground, as recommended.

The Bat Block will be positioned at least 4m from ground level, in proximity to vegetation and linear features like hedgerow which bats rely on for navigation and food.

South or West facing will provide summer maternity roosts and north facing will provide winter hibernation roosts. The box is the same size as a standard block and will be built into course work using mortar mix as main build components in place of a standard brick or block.

Landscape does not necessarily form part of this application. the existing well established garden will remain largely unaffected.



11.0 Visualisations



11.1 Visualisations



11.2 Visualisations



11.3 Visualisations Internal

