

A0832-PDS-001-Little Wickets – Proposals
Planning, Design, Access & Sustainability Statements



Photo viewing Front / Side of Property from Road
(Camera Facing North)



Photo viewing Rear / Side of Property from Back Garden
(Camera Facing South West)



Brief History and Surroundings

Little Wickets is largely a fairly attractive traditional cottage (possibly originally a farm workers dwelling) assumed to have been built Circa early 1900's, although there have been a couple of later additions / extensions, possibly added in the 1970's, including a rear, 2 storey extension with a cat slide dormer roof, which presently has an unbalanced aesthetic and which is a little out of sorts with the original house. The front of the property including the original part of the house is finished using red plain clay multi bricks, red plain clay / peg tiles and white upvc Storm casement windows, the rear additions have cream painted bricks low level with wall hung red plain clay tiles to the upper section, and again white upvc storm casement fenestration. Although the cottage does have some attractive elements, especially at the front, there are areas that could be vastly improved. The site including gardens and driveway (approx. 0.4 acres overall) are well proportioned with ample frontage, and a good sized private / enclosed back garden.

The Property is located part way along Stock Lane, approximately 250m North of Landford manor which lies under the parish of Landford, Landford Wood is an attractive rural village located along Western edge of Wiltshire, with the property being well outside of the New Forest national park. There are 2 good sized properties neighbouring Little Wickets, Chauffeurs Cottage is approx. 18m to the North West with good natural screening between, whilst the other nearest neighbouring property is some 50m to the South West, on the opposite side of the road (Stock Lane) to the North and East of Little Wickets is open countryside. although the property and gardens are well screened and mainly hidden from public view by mature bushes and trees. It must be noted that a good number of the properties along Stock Lane have been extensively extended / refurbished with some new build properties not far away.

Planning Statement - Proposed Design

My clients (The applicants) now find it necessary to increase the size of their home and make sense of the currently dysfunctional floor layouts, ensuring their family can enjoy a modern lifestyle their property is currently unable to provide. My clients love the traditional elements of the cottage but are keen to improve the aesthetics where previous additions, including a couple of 1970's style extensions had been added with little thought or respect for the original cottage or balance of aesthetic. The rear catslide roof encompasses part of the rear of the property and as such is unbalanced and unattractive, the proposal looks to continue the catslide roof to the full width of the main house, to ensure harmony and balance throughout, matching the existing finishes of the rear of the property. The additional space created here, will accommodate an essential first floor family bathroom (the only bathroom is currently on the ground floor of the house) The Right hand, South East part of the property includes a single storey extension with a large pitched roof which is currently an inefficient and unusable loft space, by raising the roof marginally, (keeping it fully subservient to the main house) and adding traditional gable dormers, very much in keeping with the style of the main house, will ensure the internal space becomes a much needed and fully functional ensuite and dressing area serving the present master bedroom. The proposed design ensures the overall property and therefore street scene will be vastly improved, enhancing / maintaining the traditional cottage / farmhouse aesthetic. The additions and changes have been carefully designed to introduce balance and symmetry, with a cohesive aesthetic overall, there will be no impact to the neighbouring properties with no perceived, overlooking, overshadowing or loss of light, and thus no loss of amenity suffered as a result of the completed proposals. The finished proposal will provide a warm, attractive and traditional family home with vastly improved aesthetics which will prove an asset to the local area for many years to come.

Relevant policy incl: - Housing Requirement, (extensions) – Scale and design appropriate within the setting and plot - High quality design - conserve enhance landscape character – Biodiversity - Neighbouring Amenity - Re use of buildings in the countryside – sustainability and reduction of carbon emissions.

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 property, and a new low Carbon heating system will replace the existing boiler / heating system. As part of the proposals, works will be carried out to enhance the thermal integrity of the existing building envelope.

Sustainable soakaway(s) and rainwater attenuation will be installed as required to ensure no additional burden is added to local infrastructure and will be designed to ensure no knock effects resulting in increased potential of flooding etc.

Access

There are no plans to change the current access to the site as the current access is more than adequate. There is currently space to park at 3 No cars within the private drive at the front of the house, with a further 1 parking spaces within the existing detached garage. With regard to the proposed works, there is plenty of parking available for the applicant and contractor's vehicle(s) within the site throughout the project duration, whilst the site gardens are ample enough that temporary space could be made available for further parking, material storage and skips etc... Parking Standards

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

The existing property would not likely be deemed as providing a suitable habitat for Bats due to the condition of the existing finishes including the timber tile hanging which is tightly fitted with little to no gaps at the abutments and joints, the roof and eaves also provide little to no access or roosting potential for bats with the inner fascias and soffits well sealed. The rest of the property's general construction is of a similar condition. The above info is based on observations from non-ecologists, we are unable to provide conclusive confirmation regarding the above.