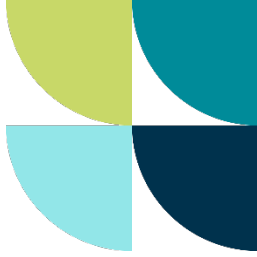


Planning Committee

8 May 2024



Planning Committee 8 May 2024 Applications Presentations



**Planning Committee
App No 23/10623**
Land at Everton Nurseries,
Christchurch Road
Everton Hordle SO41 0BF
Schedule 3a

3 3a 23/10623

**Planning Committee
App No 23/10172**
Land South of Hythe Road and East of St. Contest Way
Marchwood
SO40 4WU
Schedule 3b

51 3b 23/10172

**Planning Committee
App No 22/11268**
Middle Burgate,
Salisbury Road
Burgate, Fordingbridge SP6 1LX
Schedule 3c

66 3c 22/11268

**Planning Committee
App No 23/10926**
Crockets
Linford Road
Ringwood
Schedule 3d

105 3d 23/10926

**Planning Committee
App No 23/10454**
3 Priestlands Place,
Lymington
SO41 9GA
Schedule 3e

127 3e 23/10454

**Planning Committee
App No 23/10516**
3 Priestlands Place,
Lymington
SO41 9GA
Schedule 3f

137 3f 23/10516



Planning Committee

App No 23/10623

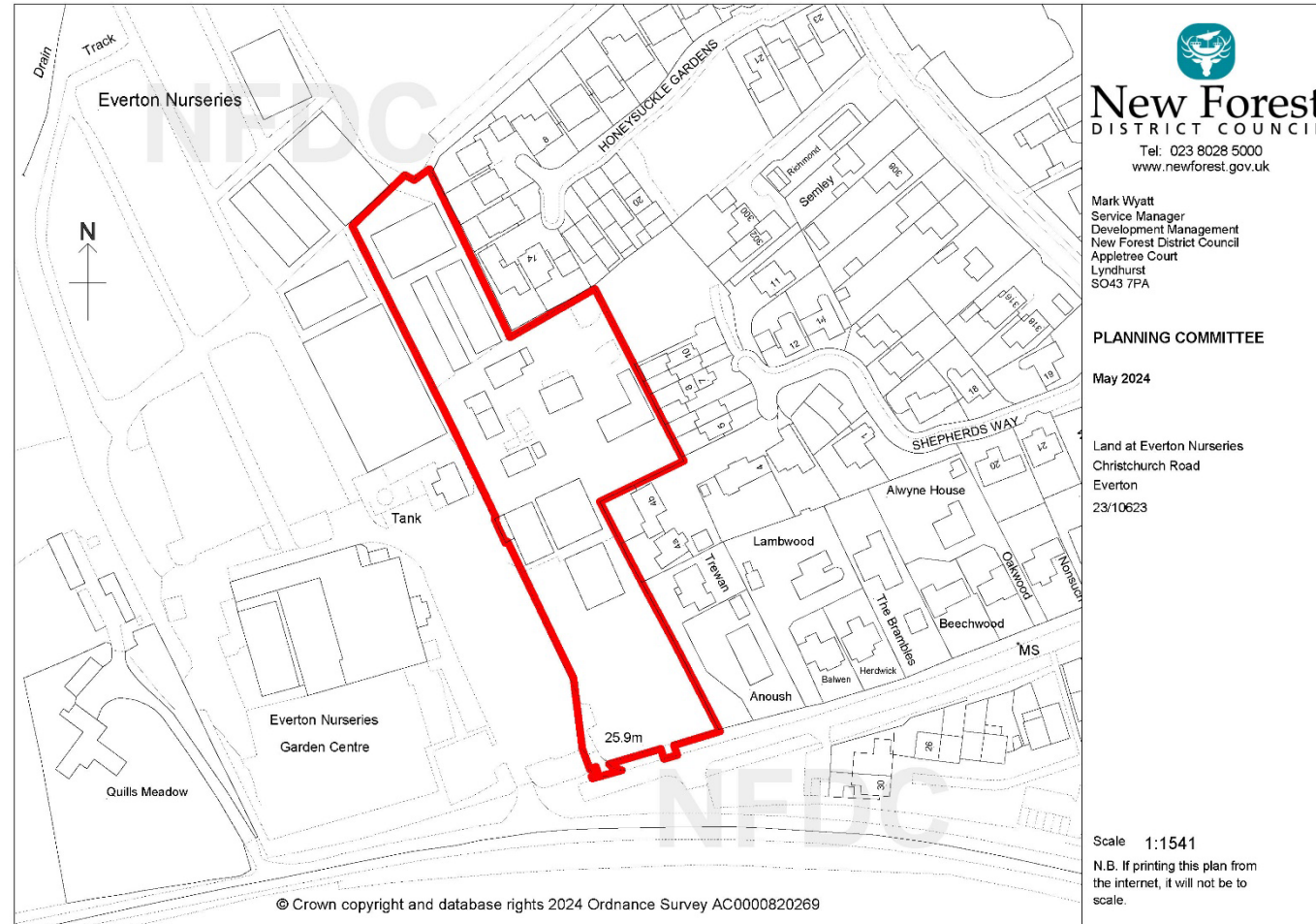
Land at Everton Nurseries,

Christchurch Road

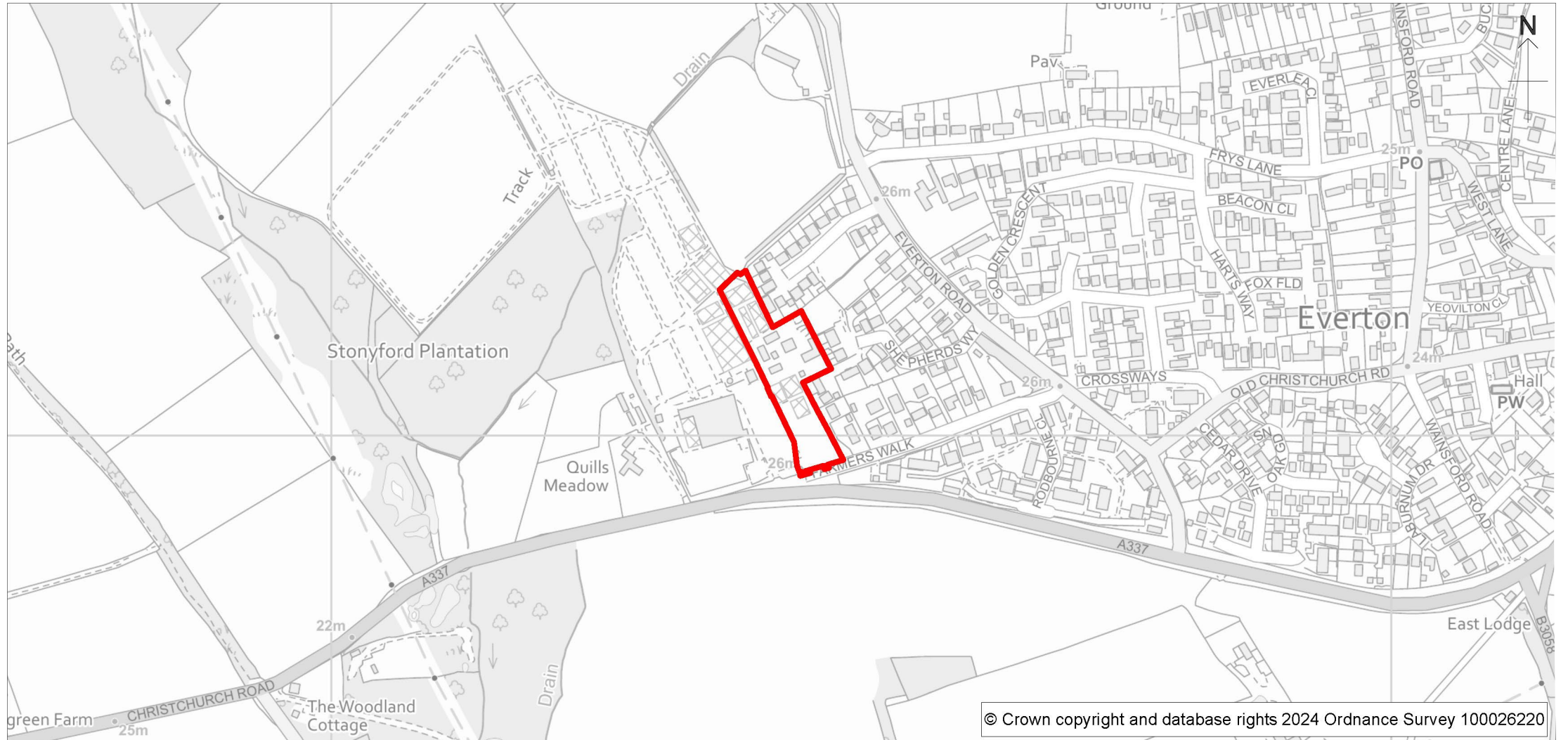
Everton Hordle SO41 0BF

Schedule 3a

Red line plan



Local context

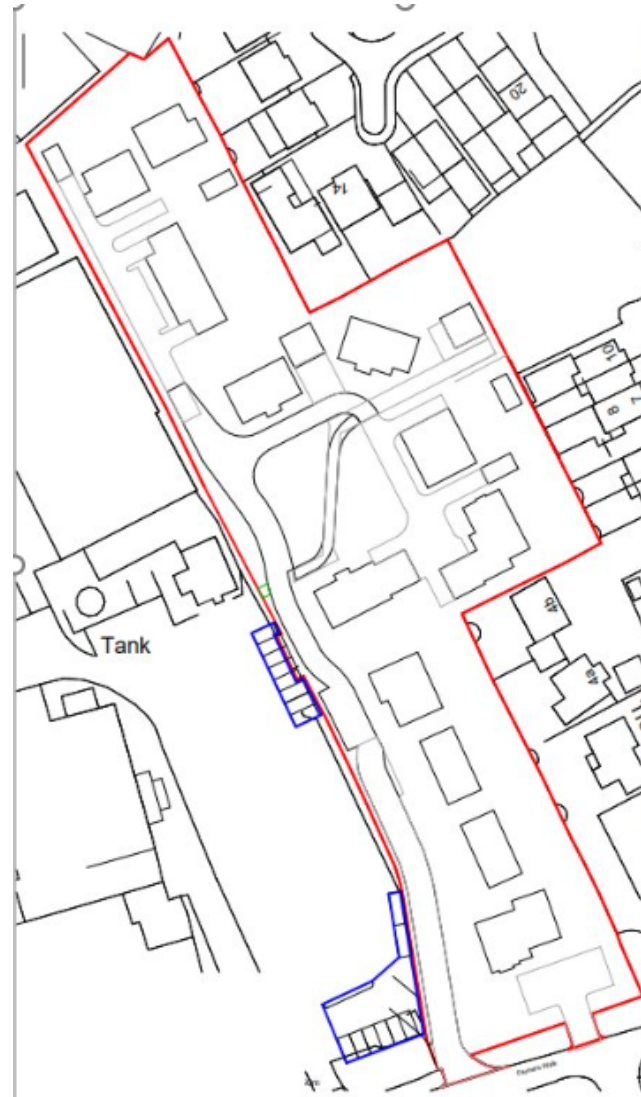


Aerial photograph



© Getmapping Plc and Bluesky International Limited 2024

Block Plan



Site Layout Plan

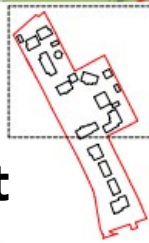


Site Layout Plans



Northern Extract

1 Site Plan Proposed Northern Extract
1:200



WLA
WilliamsLester.

E.G. Dunford Ltd

Everton Nurseries
Creswick Road, Lynton
GL21 9SF

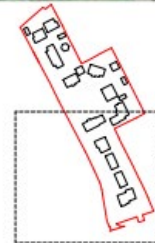
Proposed Site Plan -
Northern extract

E Developed Design
For Approval
6075-WLA-XX-ZZ-DR-A-01124



Southern Extract

1 Site Plan Proposed Southern Extract
1:200



WLA
WilliamsLester.

E.G. Dunford Ltd

Everton Nurseries
Creswick Road, Lynton
GL21 9SF

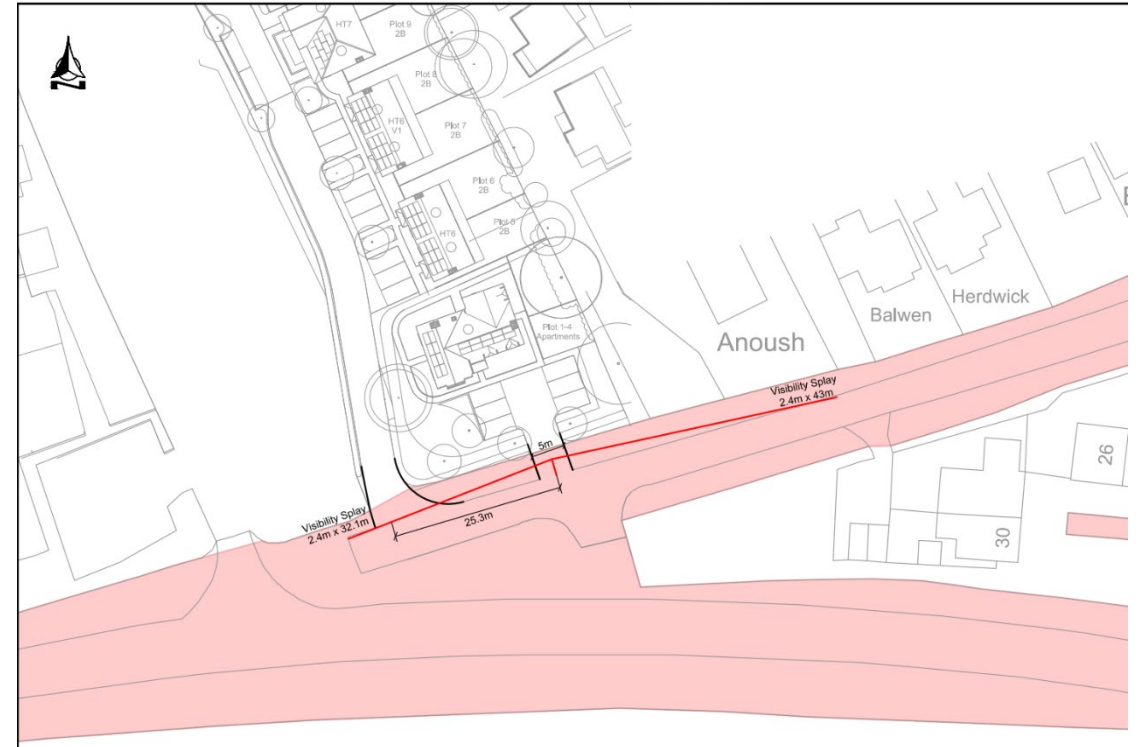
Proposed Site Plan -
Southern extract

F Developed Design
For Approval
6075-WLA-XX-ZZ-DR-A-01124

Site Layout : Plot 7 and 8 relationship



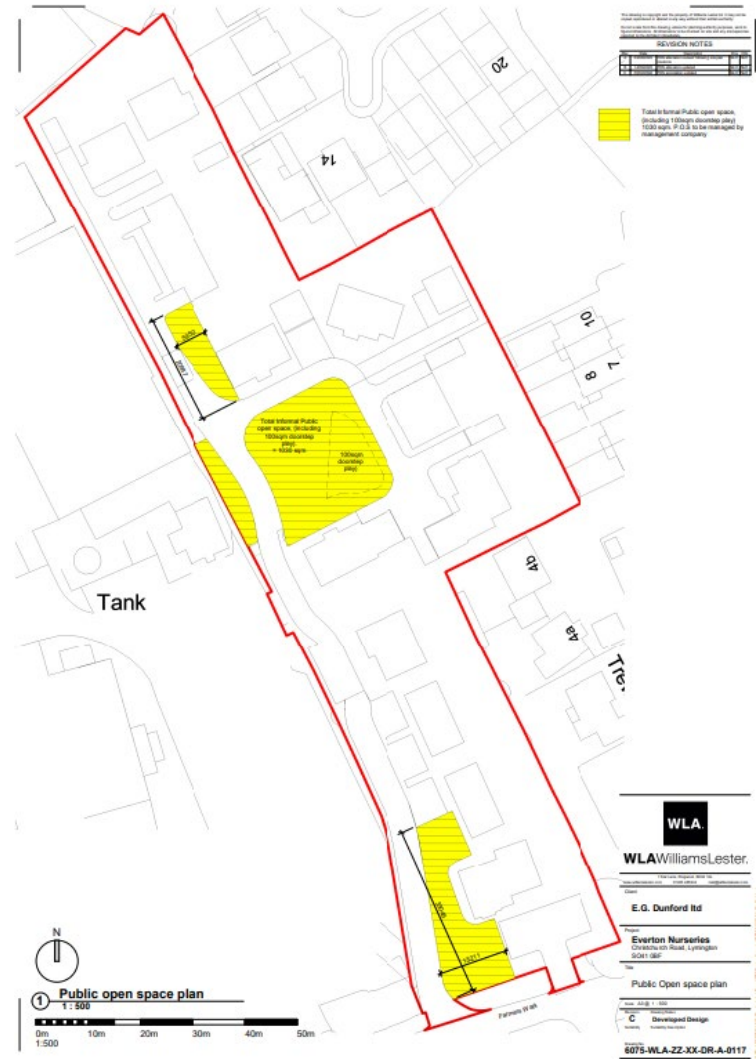
Access Plans



Landscaping Plan



Public Open Space Plan

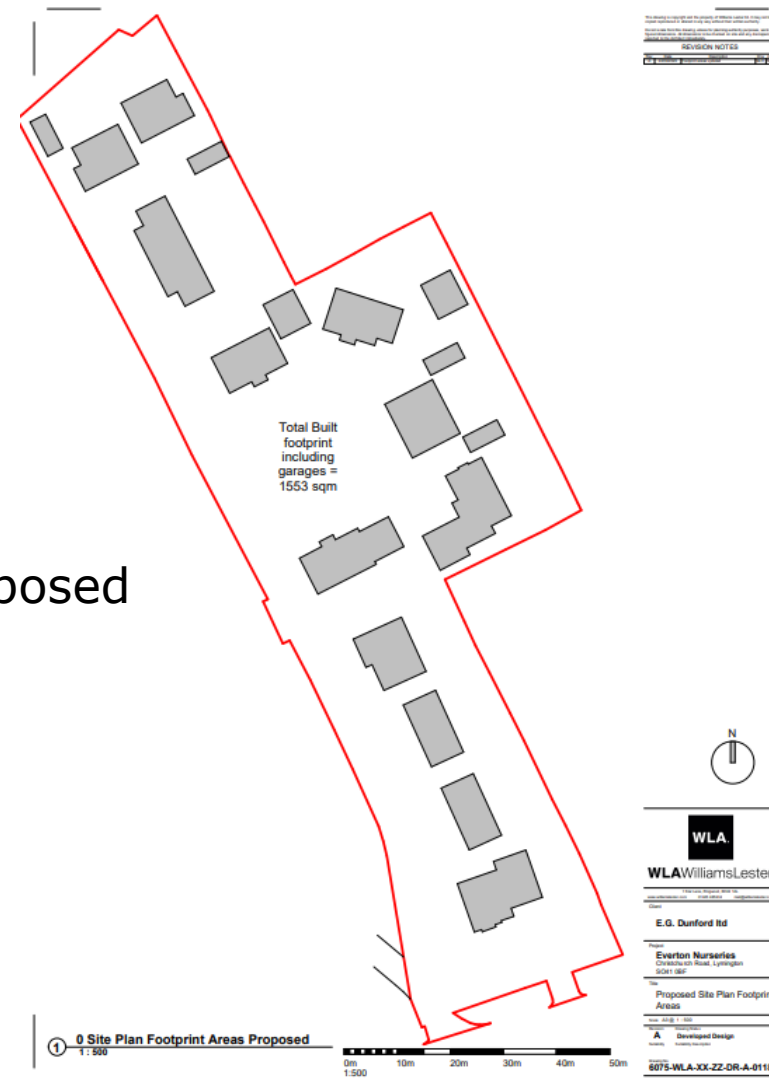


Footprint Plans

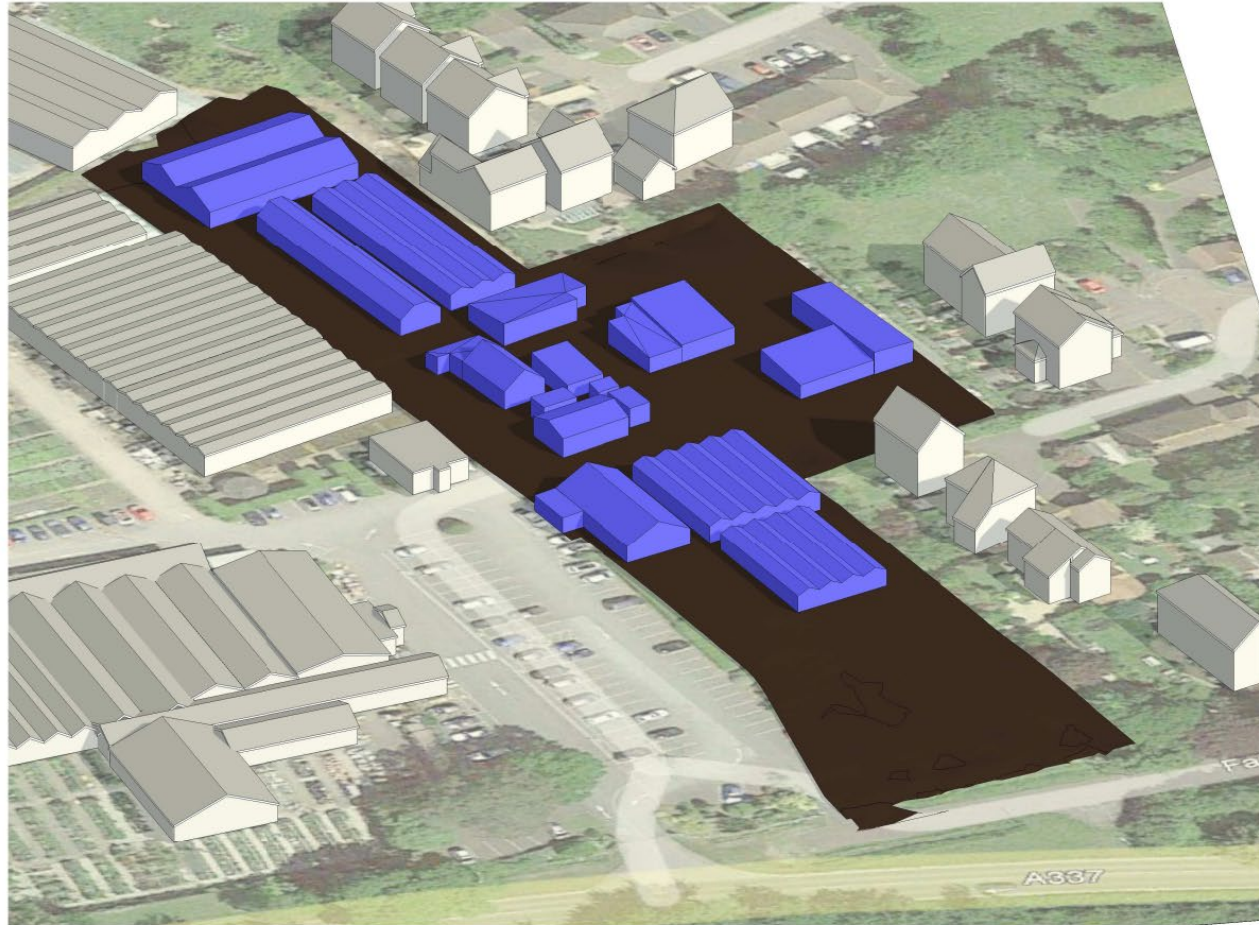
Existing



Proposed



Volumetric Plan: Existing



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Do not scale from this drawing, work to figure dimensions. All dimensions to be checked on site and any discrepancies reported to the Architect immediately.

| REVISION NOTES | | |
|----------------|------|-------------|
| No. | Date | Description |
| | | |

① Existing Volumes

Total Existing Footprint Area = 2,233 SQM
Total Existing Volume = 6,967 M3



WLAWilliamsLester.

Reference House, One Arch Lane, Weymouth, Dorset, DT96 1HP
www.williamslester.com 01328 442234 info@williamslester.com

Client

E.G. Dunford Ltd

Project:
Everton Nurseries
Christchurch Road, Lymington
SO41 0BF

Title

Existing Volumes 3D

Scale: All @ NTS

Revision: Drawing Status
Developed Design

18112_Autodesk Docs 10/2015_Everton Nurseries/01/20/15/3D/3D_Volumes_V1.rvt

Volumetric Plan: Proposed



① 3D - Proposed

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| REVISION NOTES | | |
|----------------|-------------------------|------------|
| No. | Description | Date |
| 1 | Approved for submission | 15/01/2014 |

WLA.

WLAWilliamsLester.

Williams Lester Group, One Park Lane, Regent Street, London W1B 4AL
www.williamslester.com 01202 880010 info@williamslester.com

Client

E.G. Dunford Ltd

Project

Everton Nurseries
Christchurch Road, Lymmington
SO41 0BF

Title

Proposed Volumes 3D

Scale

A3 @

Author

A Developed Design

Checker

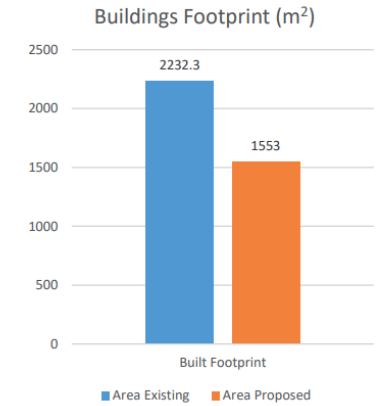
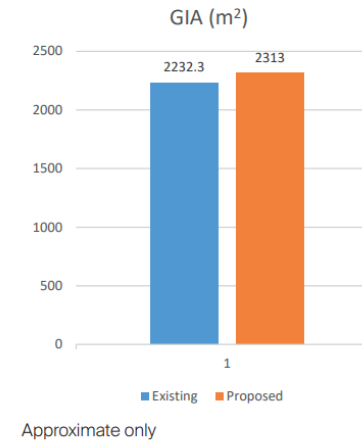
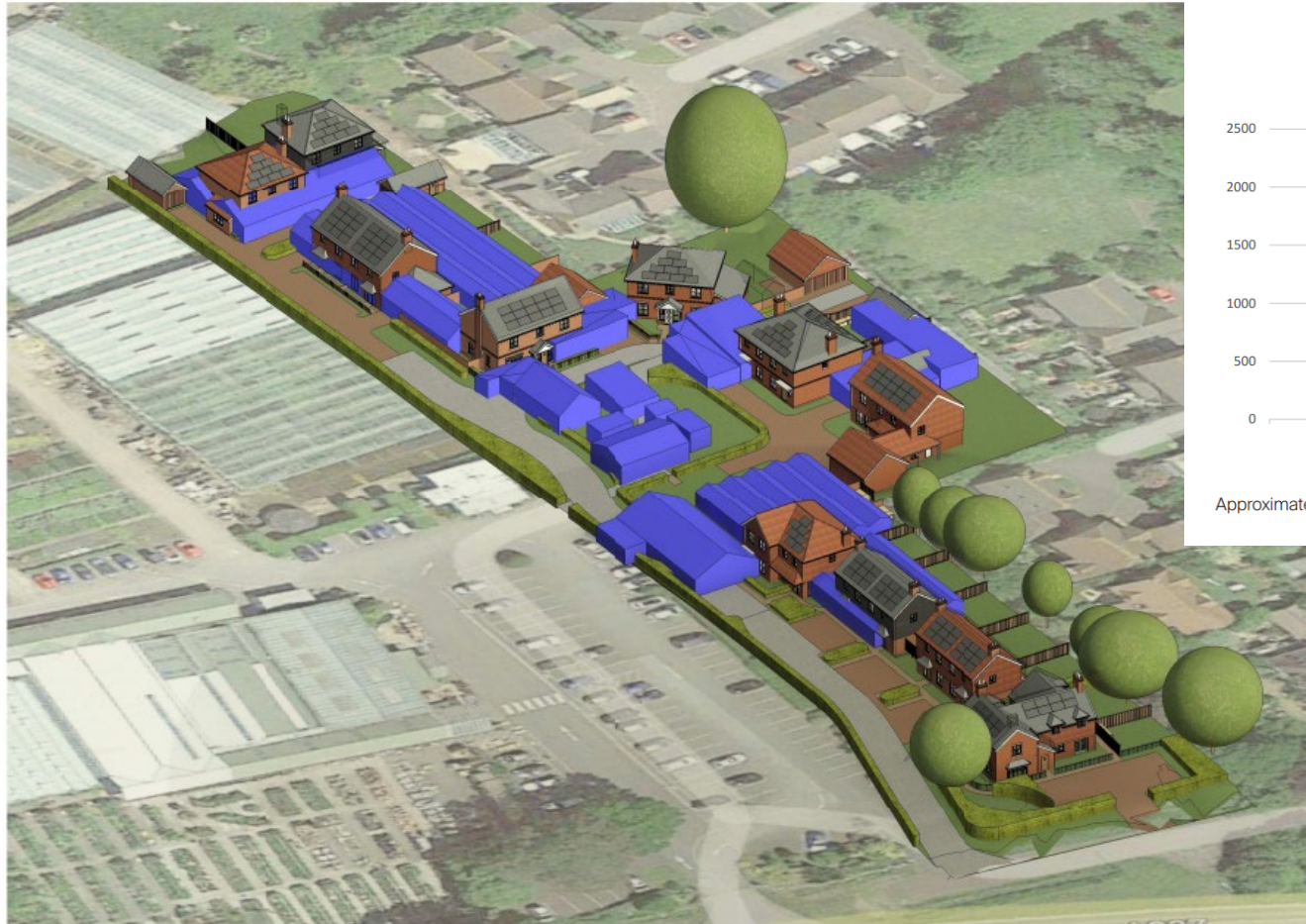
Assembly Drawing

Drawn

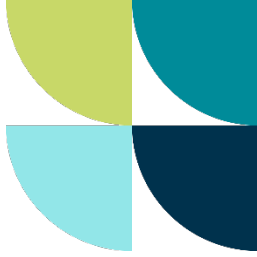
R076.WI & VV.77.DP.A.0114

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Existing and Proposed massing: comparison plan



Elevations: Flats - Plot 1-4



① **Farmers Walk Elevation**
1:100



② **Access Rd Elevation**
1:100

| REVISION NOTES | | | |
|----------------|------------|------------------------|-------------|
| Rev. | Date | Description | Drawn By |
| A | 20/03/2023 | Clear panels indicated | PL117 PL117 |



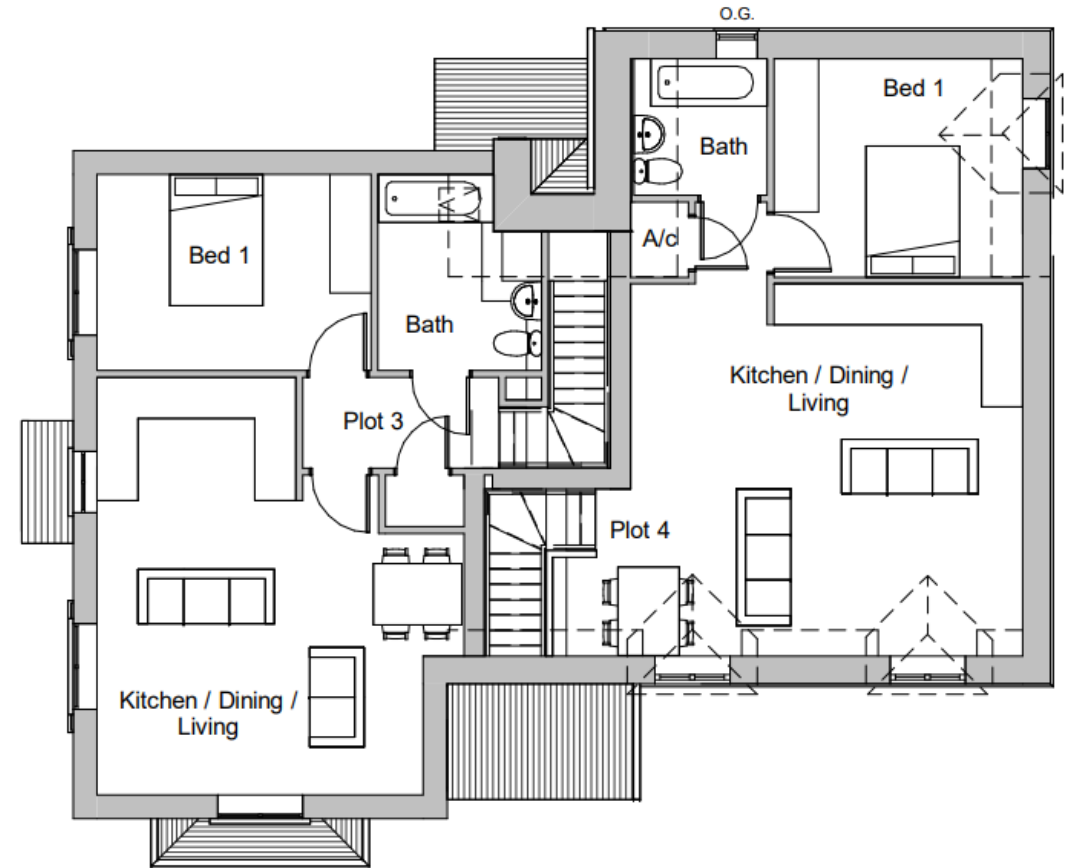
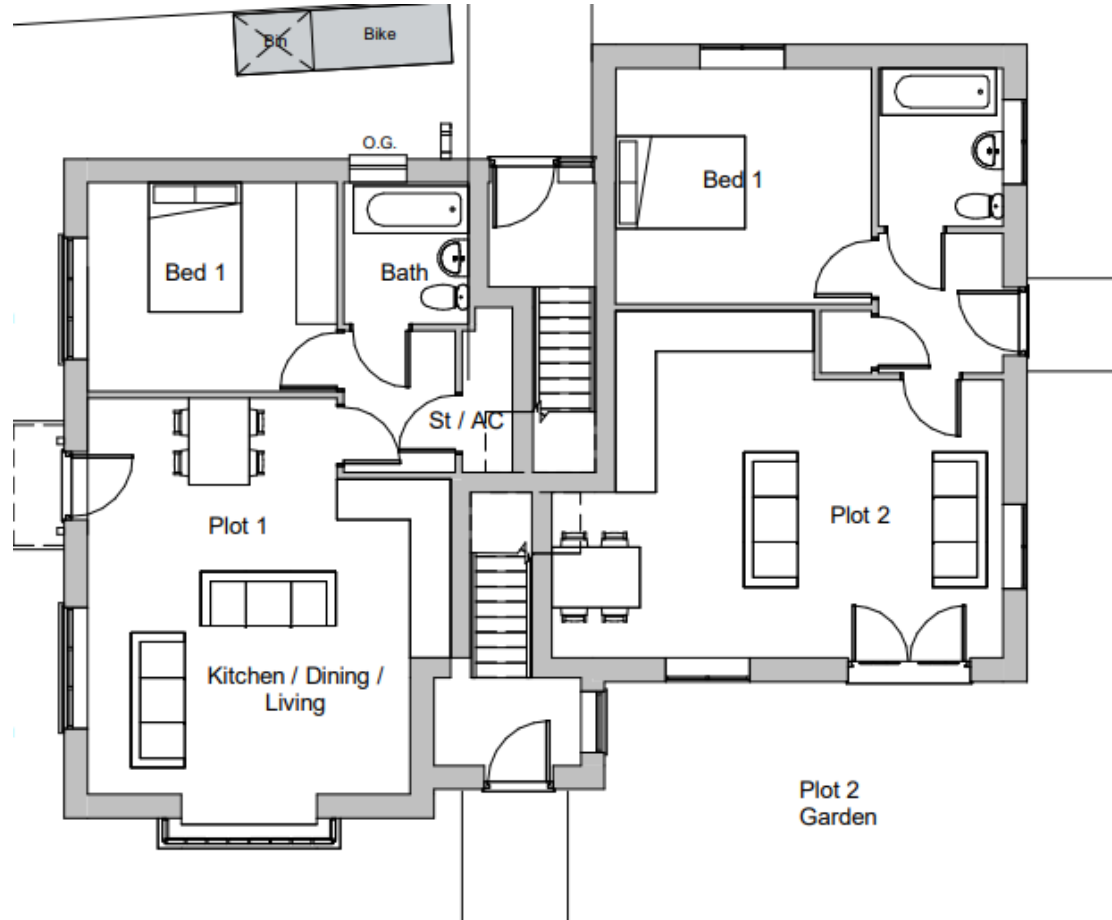
③ **North Elevation**
1:100



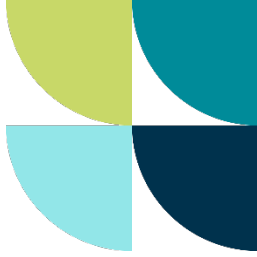
④ **East Elevation**
1:100



Floorplans Flats - Plot 1-4



Elevations HT1



① **Front Elevation**
1 : 100



② **Side 1 Elevation**
1 : 100

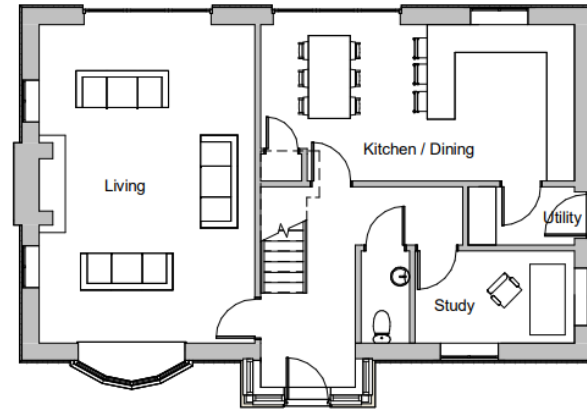


③ **Rear Elevation**
1 : 100

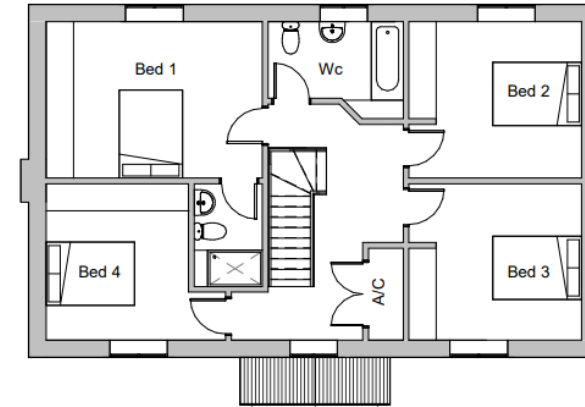


④ **Side 2 Elevation**
1 : 100

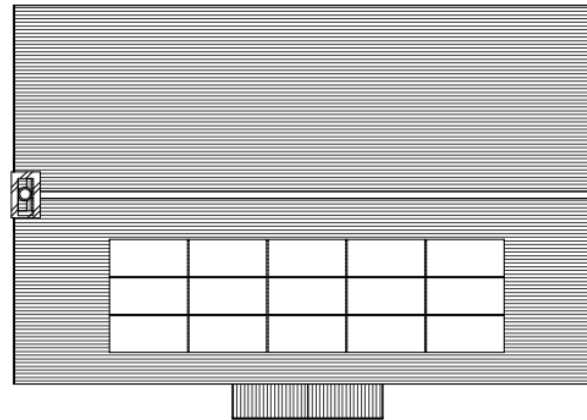
Floorplans HT1



① **0 Ground Floor FFL**
1:100



② **1 First Floor FFL**
1:100



③ **4 Roof Plan**
1:100



Elevations HT2

REV
Rev Date



① **Front Elevation**
1:100



② **Rear Elevation**
1:100

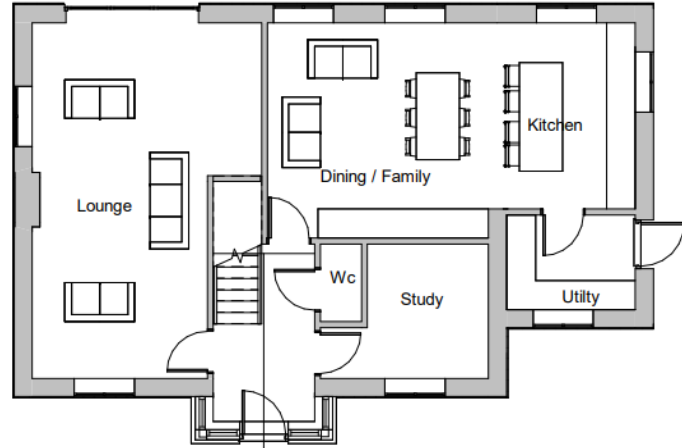


③ **Side Elevation2**
1:100

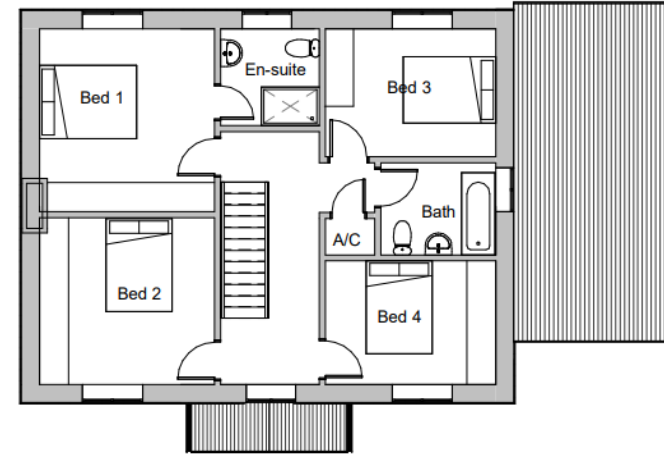


④ **Side Elevation 1**
1:100

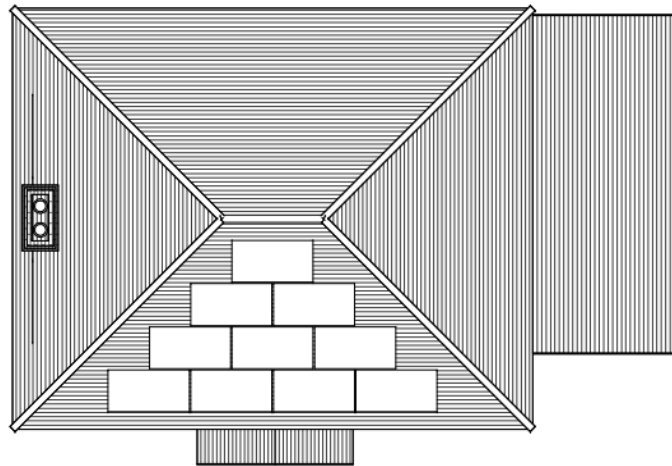
Floorplans HT2



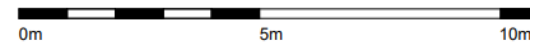
① 0 Ground Floor FFL
1:100



② 1 First Floor FFL
1:100



③ 4 Roof Plan
1:100



Elevations HT3



① **Front Elevation**
1 : 100



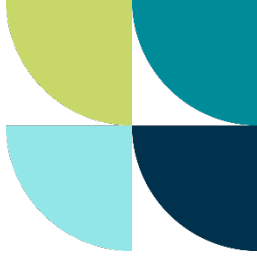
③ **Side Elevation 1**
1 : 100



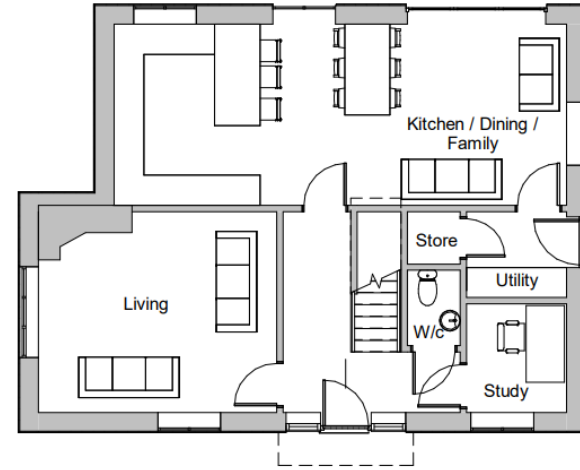
② **Rear Elevation**
1 : 100



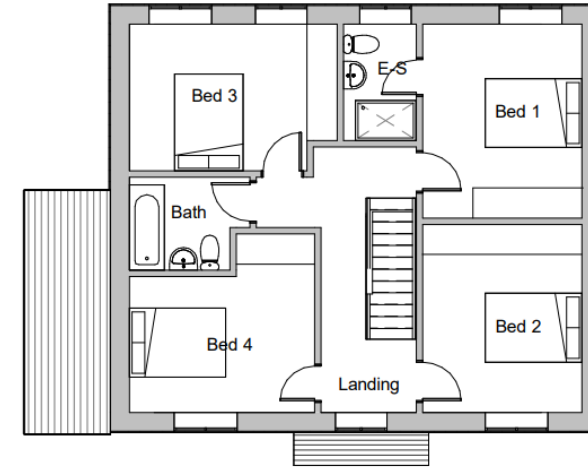
④ **Side Elevation 2**
1 : 100



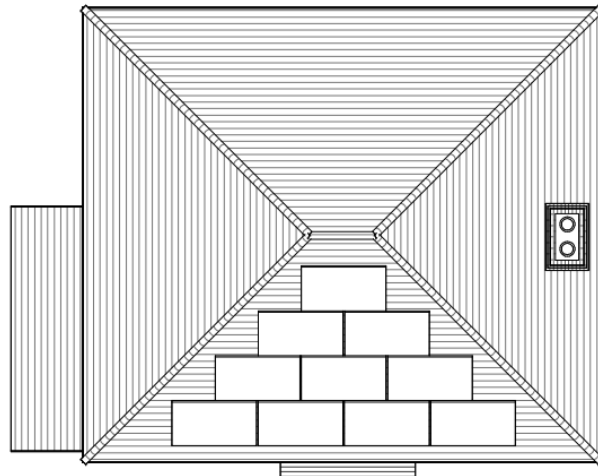
Floorplans HT3



① **0 Ground Floor FFL**
1 : 100



② **1 First Floor FFL**
1 : 100



Elevations HT4

| REVISION NOTES | | | |
|----------------|------------|--------------------------|-----|
| No. | Date | Description | By |
| 1 | 11/08/2023 | Initial concept and plan | WLA |

First Floor FFL
2775

Ground Floor FFL
0

1 Front Elevation
1 : 100

3 Side Elevation 1
1 : 100

2 Rear Elevation
1 : 100

4 Side Elevation 2
1 : 100

0m 5m 10m 15m
1:100

Project
Everton Nurseries
Everton Nurseries, Everton

Client
E.G. Dunford Ltd

WLA
WilliamsLester.

1 Blue Lane, Wigmore, SO22 5AL
www.williamslester.com 01263 592234 info@williamslester.com

HT4 - Proposed Elevations

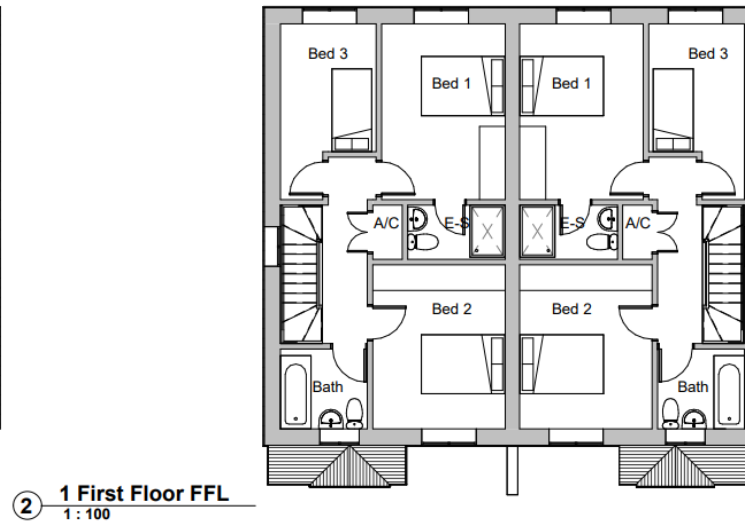
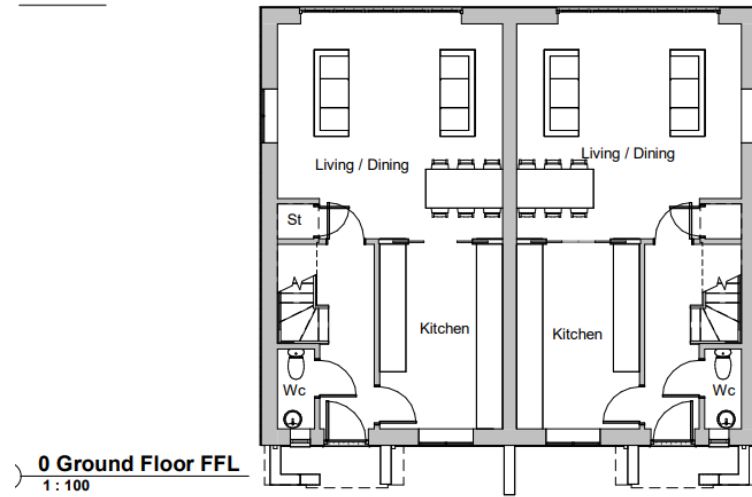
Issue: A3 (3) 1:100

Revision
A Developed Design

Availability
For Approval

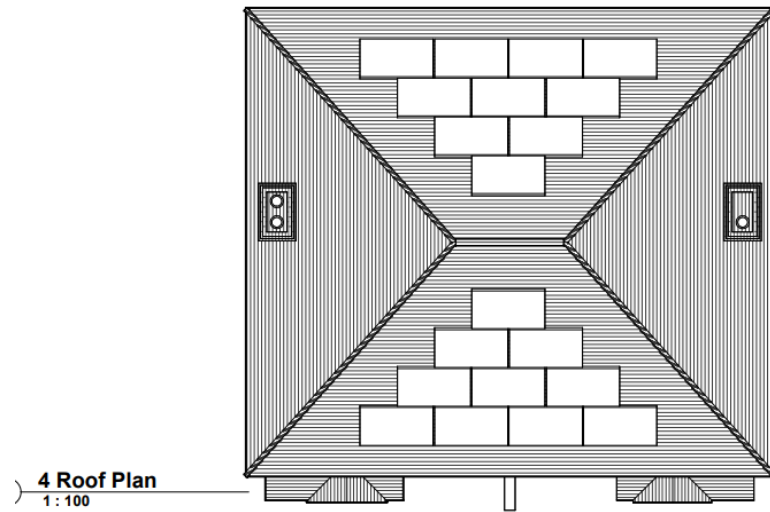
Drawing No.
6075-WLA-04-XX-DR-A-0142

Floorplans HT4



REVISION NOTES

| No. | Date | Description | By | Chk. |
|-----|------------|--------------|-----|------|
| 1 | 01/08/2023 | Final design | HT4 | HT4 |
| 2 | 01/08/2023 | Final design | HT4 | HT4 |



| House Type 4 | |
|----------------------|-------------------|
| Name | Area |
| Plot 14 Ground Floor | 48 m ² |
| Plot 14 First Floor | 48 m ² |
| Plot 13 First Floor | 48 m ² |
| Plot 13 Ground Floor | 48 m ² |

Parking:
Single Garage, plus 2no surface parking spaces each



Project
Everton Nurseries
Everton Nurseries, Everton



HT4 - Proposed Plan

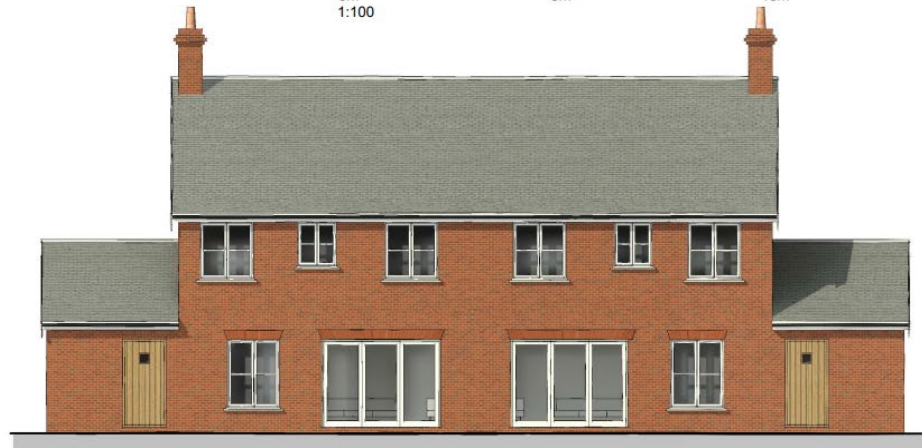
Elevations HT5



① Front Elevation
1:100



③ Side Elevation 1
1:100



② Rear Elevation
1:100



④ Side Elevation 2
1:100

| REVISION NOTES | | | |
|----------------|------|--------------------------------------------------|-----|
| No. | Date | Description | By |
| 1 | | Construction - Single raised kerbs, 450 concrete | HT5 |

Project
Everton Nurseries
Everton Nurseries, Everton

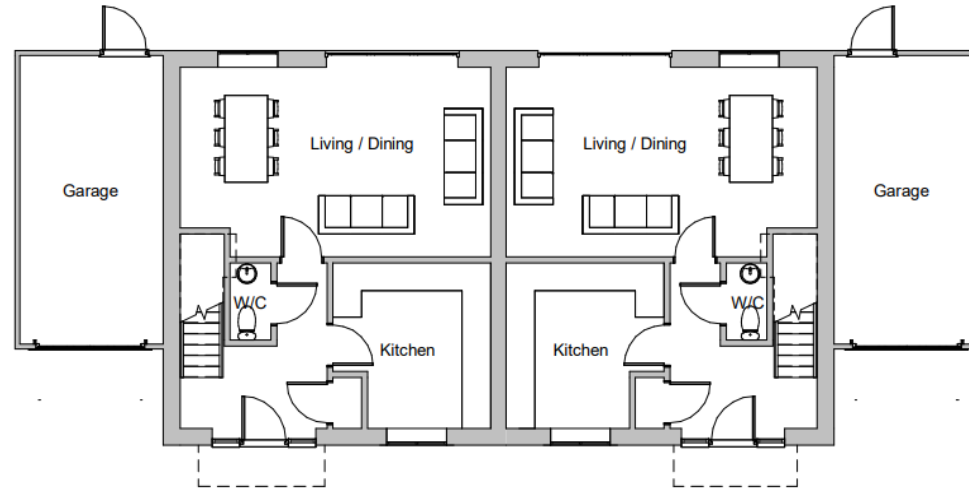
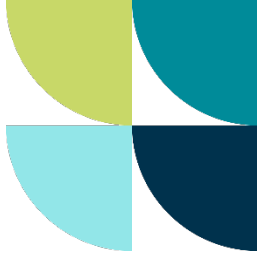
Client



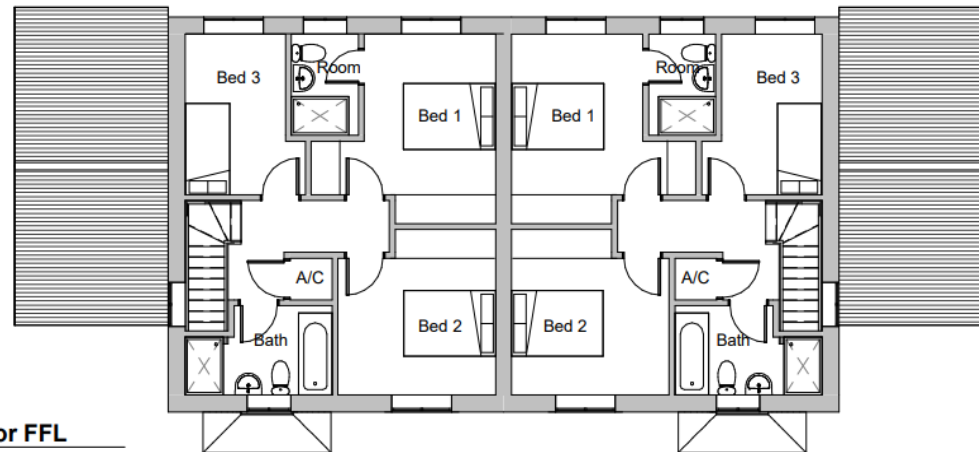
Title
HT5 - Proposed Elevations

Scale: A3 @ 1:100
Revision: Drawing Set
A Developed Design

Floorplans HT5



① 0 Ground Floor FFL
1:100



② 1 First Floor FFL
1:100

Elevations HT6 V1



① **Front Elevation**
1 : 100



③ **Side 1 Elevation**
1 : 100

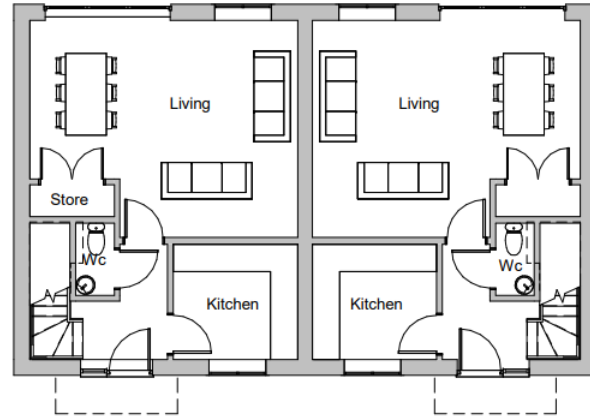


② **Rear Elevation**
1 : 100

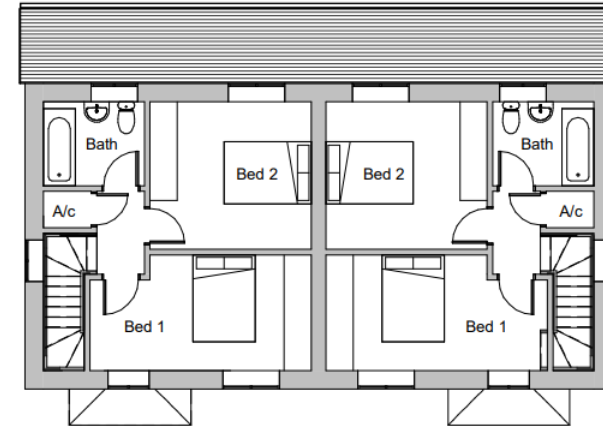


④ **Side 2 Elevation**
1 : 100

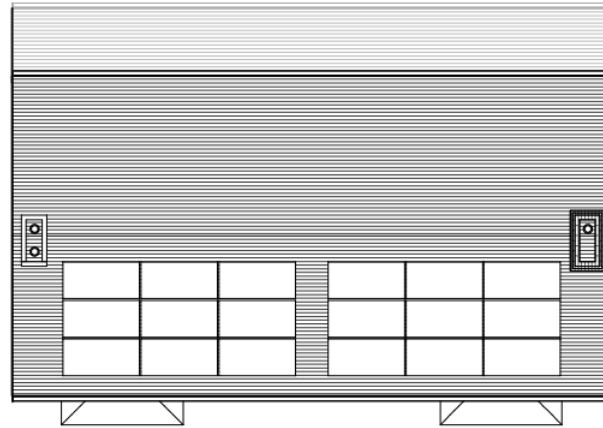
Floorplans HT6 V1



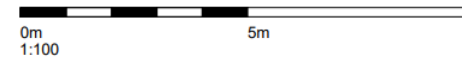
① 0 Ground Floor FFL
1 : 100



② 1 First Floor FFL
1 : 100



③ 4 Roof Plan
1 : 100



Elevations HT7



① **Front Elevation**
1 : 100



② **Rear Elevation**
1 : 100



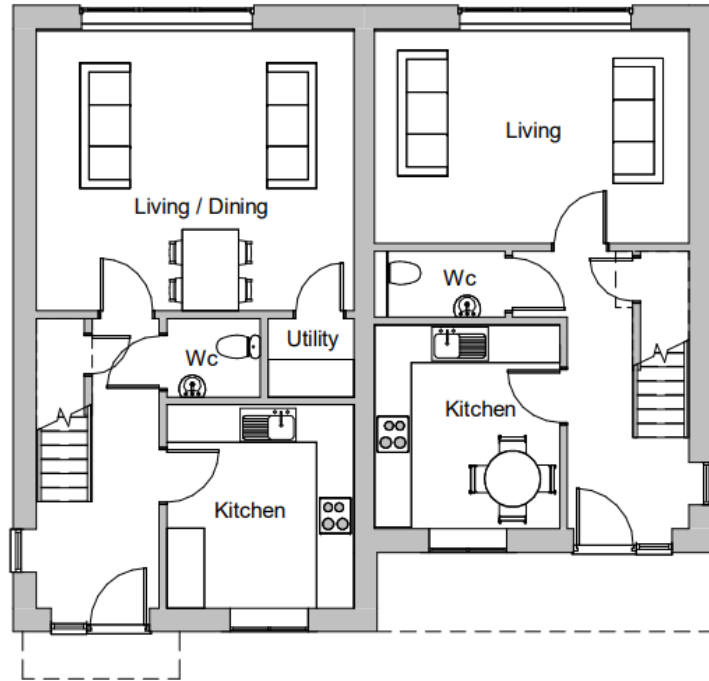
③ **Side Elevation 1**
1 : 100



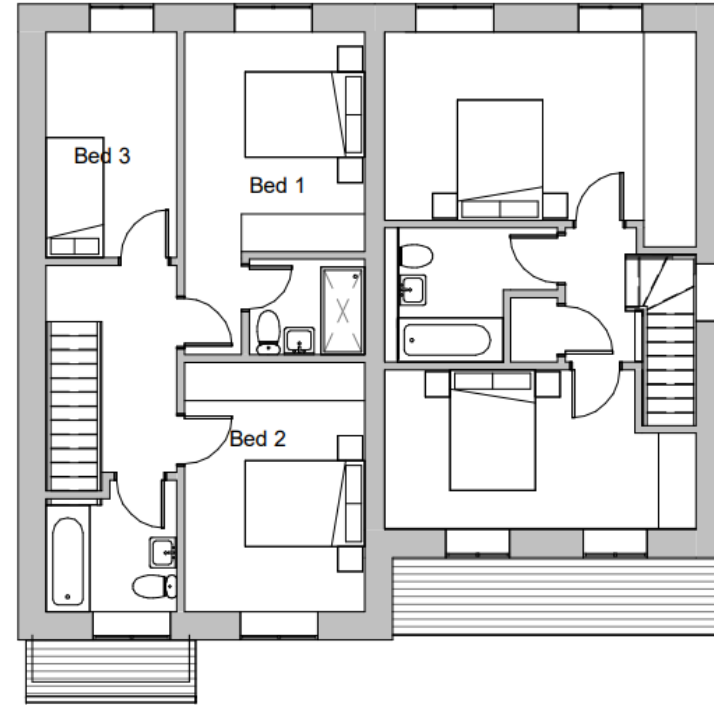
④ **Side Elevation 2**
1 : 100

| REVISION | |
|----------|---------------------------|
| No. | Details |
| A | General notes Feedback |

Floorplans HT7



① **0 Ground Floor FFL**
1 : 100



② **1 First Floor FFL**
1 : 100

Elevations HT8



① **Elevation (Front)**
1 : 100



③ **West Elevation**
1 : 100



② **North Elevation**
1 : 100

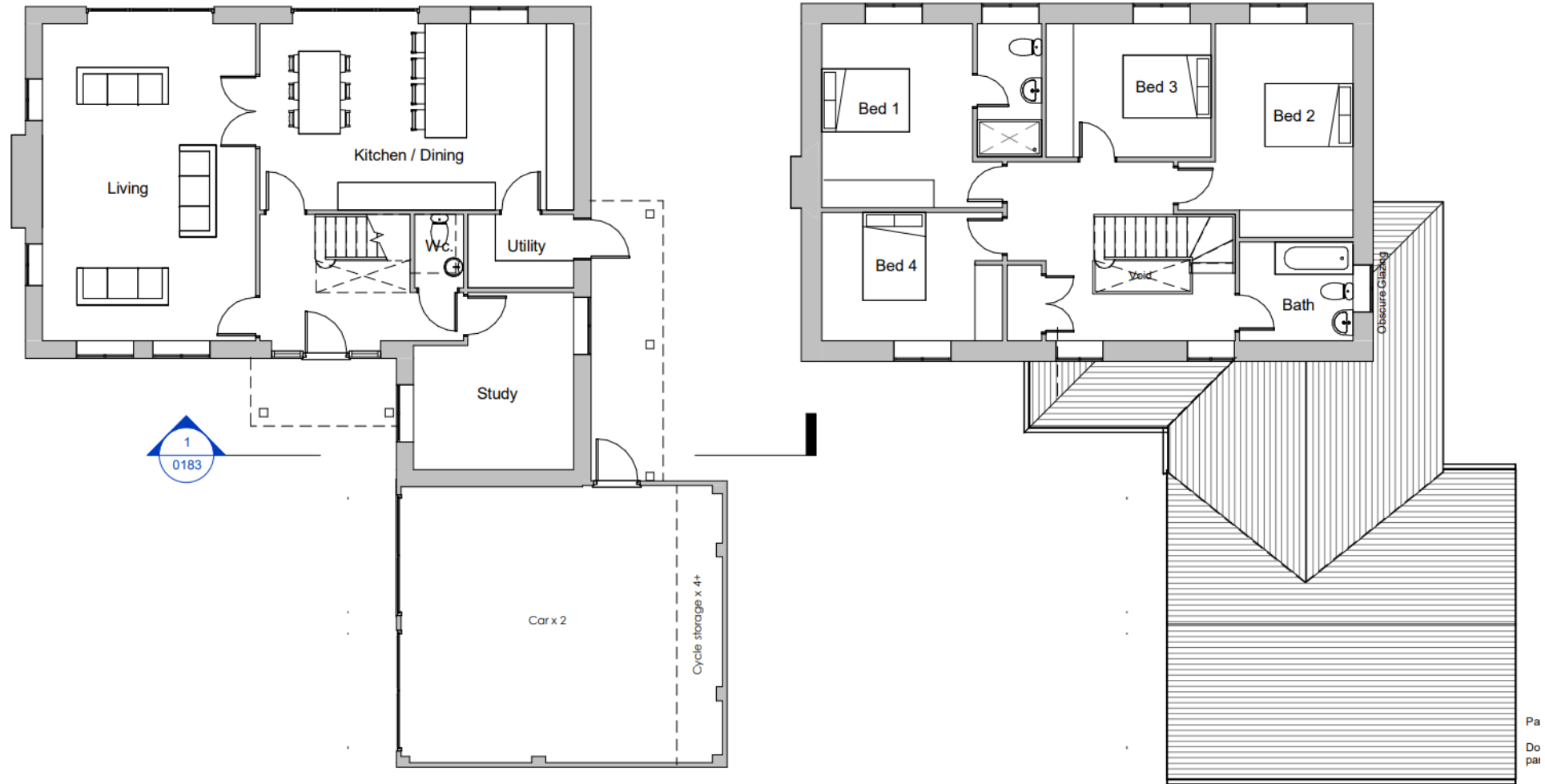


④ **East Elevation**
1 : 100



| REVISION NOTES | | |
|----------------|------|-------------|
| No. | Date | Description |

Floorplans HT8

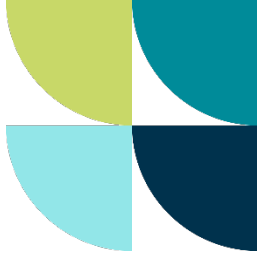


Photographs: Everton Nurseries



Main access and street scene

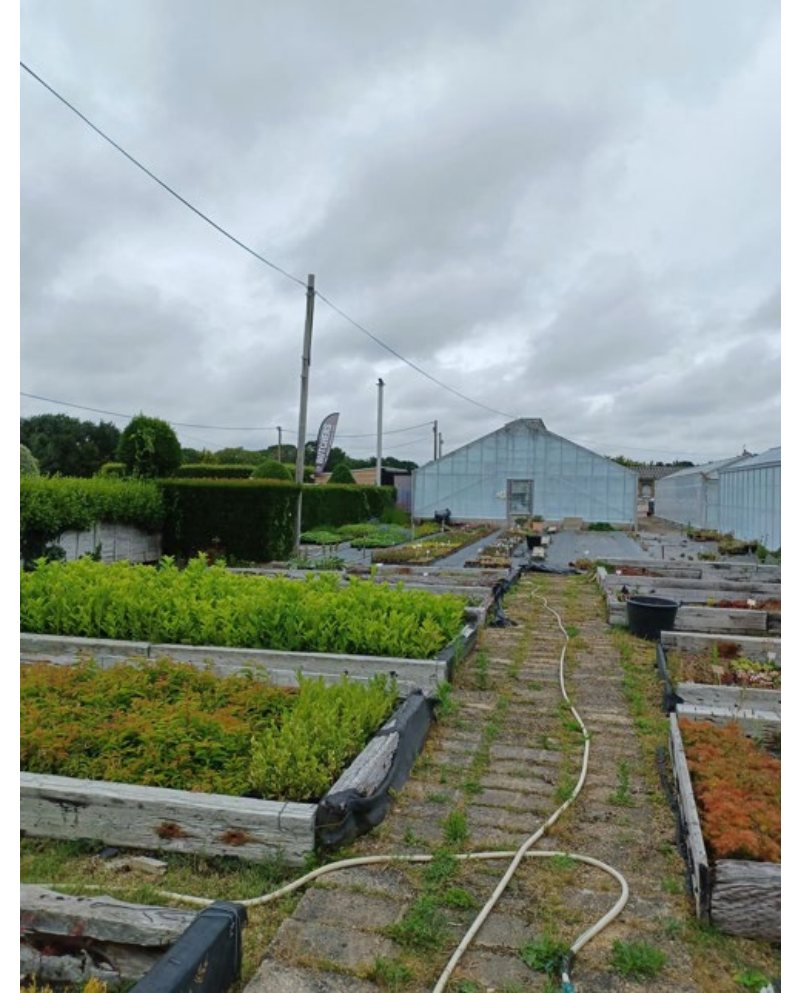
Photographs: Everton Nurseries parking area



Photographs: Farmers Walk street scene



Photographs: Existing site



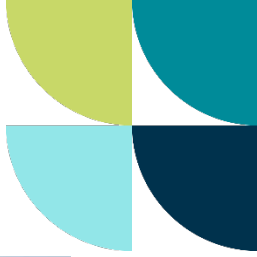
Photographs: Existing site glasshouses



Photographs: Existing site glasshouses - retained



Photographs: Existing site compound - removed



Photographs: Access Farmers Walk



Photographs: Farmers Walk taken on various days



Photographs: Rear of Shepherds Way - to east



Photographs: 4a Shepherds Way



Rear boundary 4a



From rear dormer 4a

Site Photographs: 4b Shepherds Way



Front

47



Side boundary

3a 23/10623



Site Photographs



Existing Public open space – towards site with and side of 10 Shepherds Way

Recommendation

- The site is considered as Previously developed land. The proposals would not cause substantial harm to the openness of the Green Belt and so would therefore comply with the NPPF
- The site would deliver 50% Affordable housing and Public open space
- The layout and design is appropriate for the site; Residential amenity would not be harmed and there would be no highway safety or parking issues
- Important trees would be retained and protected. New landscaping would be undertaken
- **The Recommendation is for approval subject to a S106 agreement and planning conditions**

End of 3a 23/10623 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 23/10172

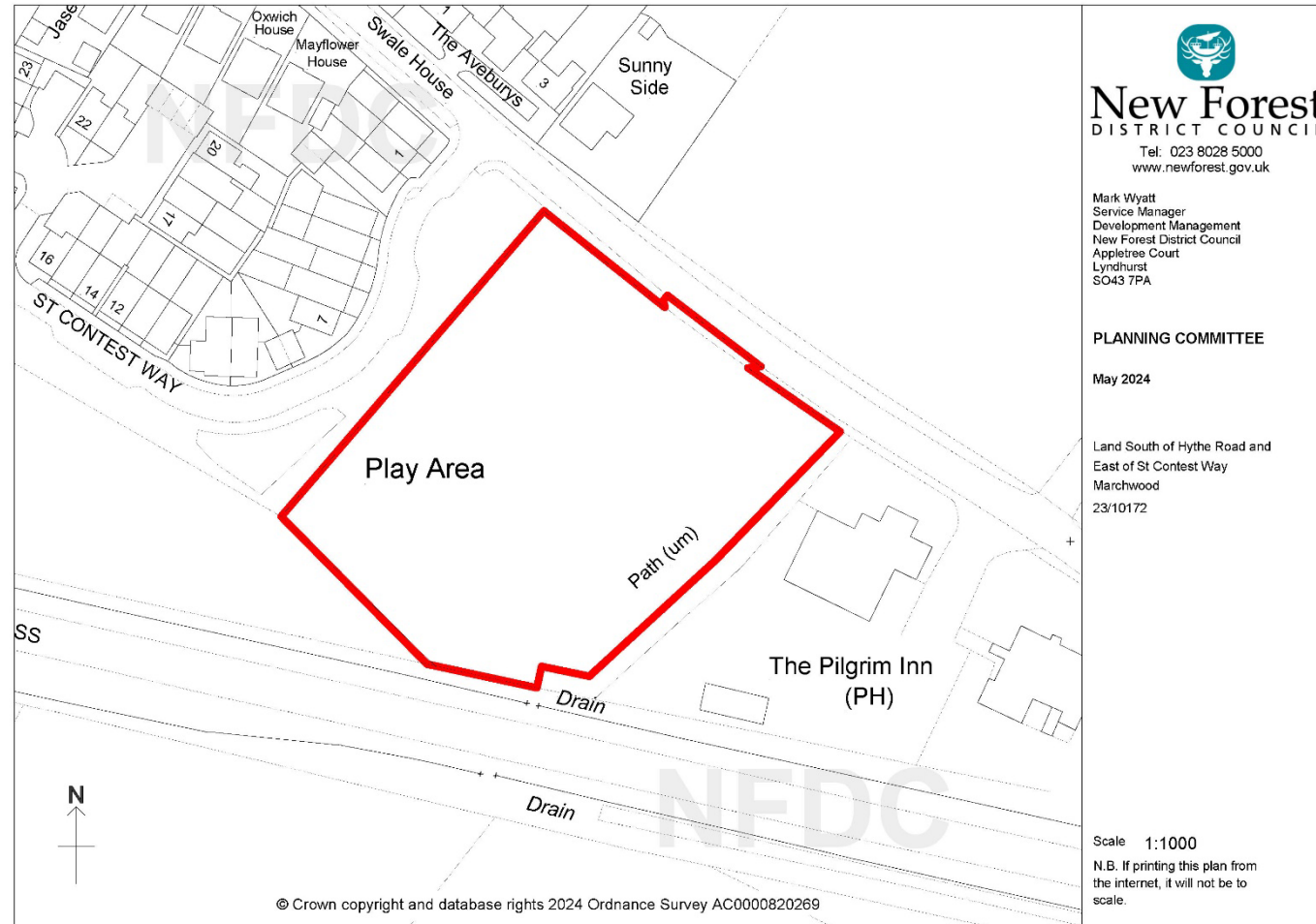
Land South of Hythe Road and East of St. Contest Way

Marchwood

SO40 4WU

Schedule 3b

Red Line Plan



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

May 2024

Land South of Hythe Road and
East of St Contest Way
Marchwood
23/10172

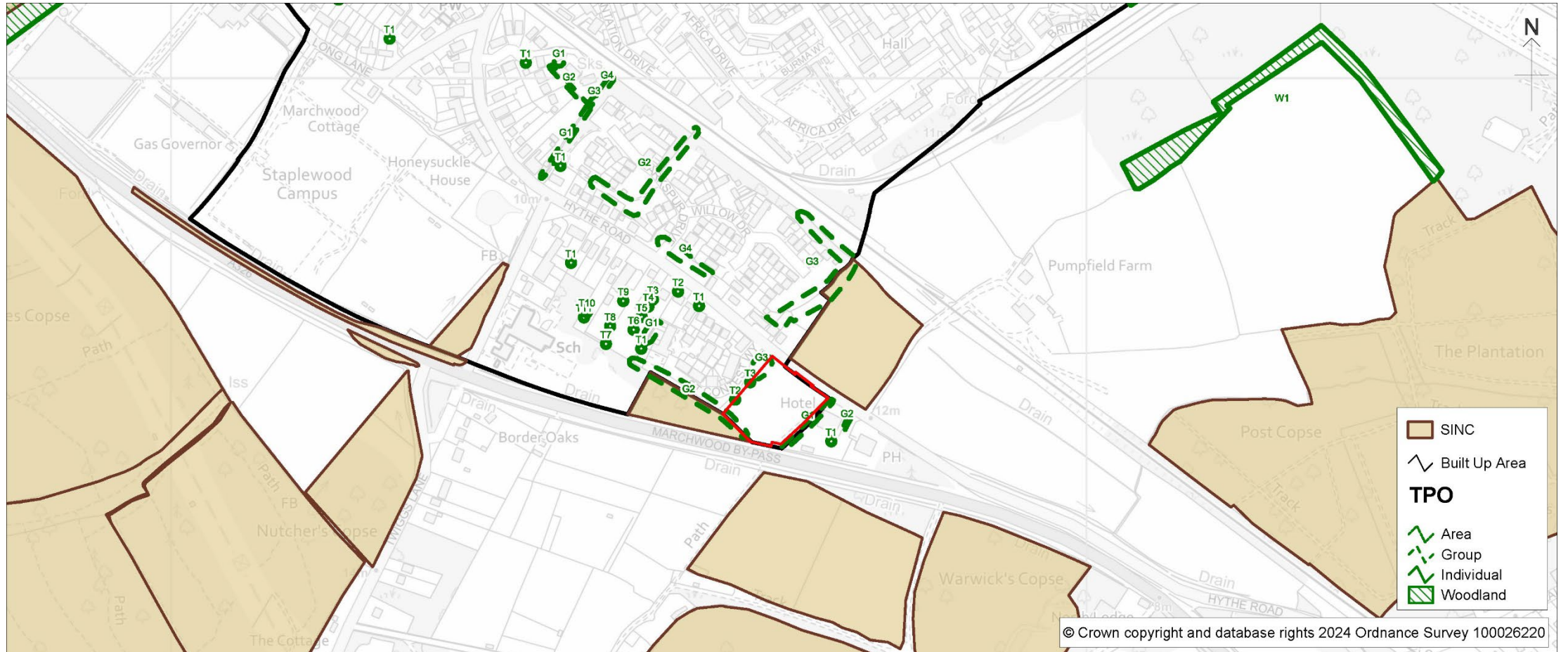
Scale 1:1000

N.B. If printing this plan from
the internet, it will not be to
scale.

Local context



Planning information



Aerial photograph



Site photographs



Site photographs



Site photographs



Site photographs



Proposed scheme layout

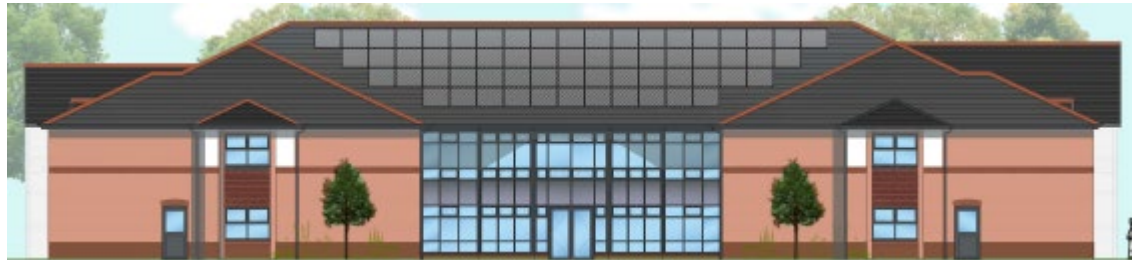


Proposed 66-bed care home
Access from Hythe Road
34 parking spaces
No tree loss
Public right of way

Proposed elevations



Front



Side elevations

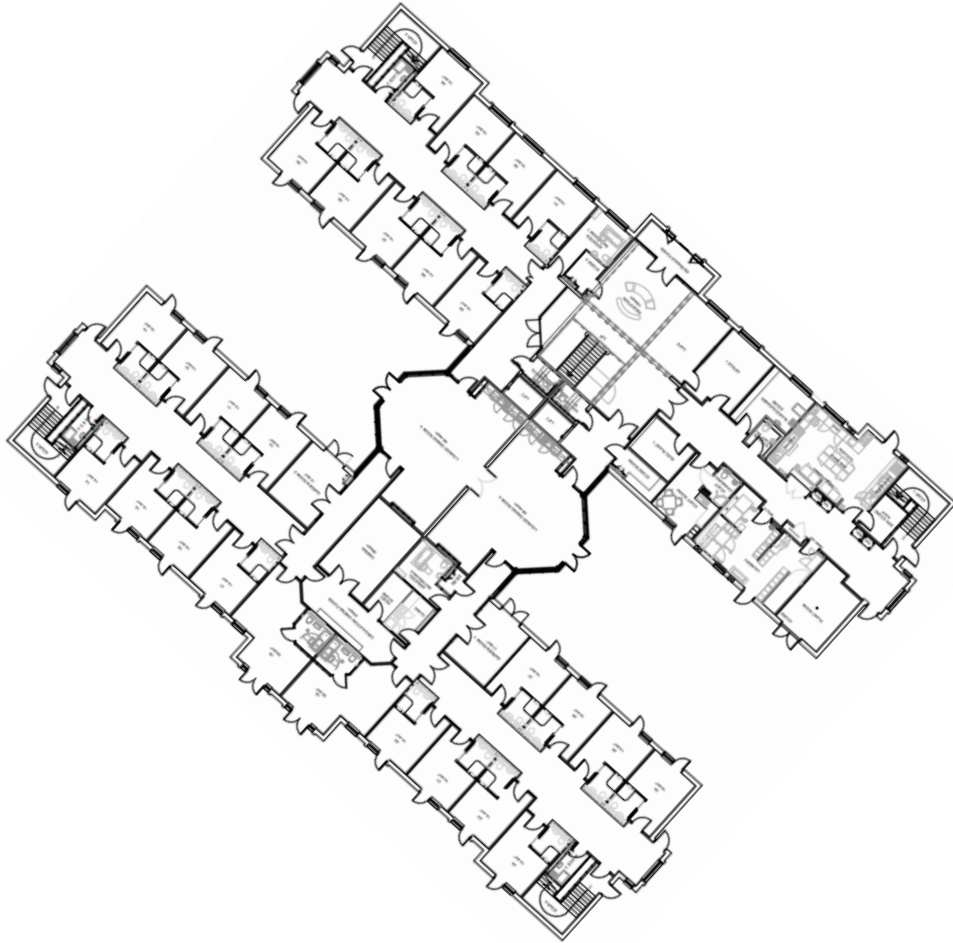
Rear



Proposed streetscenes



Proposed floor plans





Conclusion & Recommendation

- The Scheme provides 66 residential care bed spaces in the built-up area contributing to resolving the shortfall of housing in the District:
 - Economic benefits of employment during construction and on site
 - Environmental benefits of preserving significant landscape features and close to existing residential areas
 - Social benefits of delivering purpose built modern care facilities
 - Delivering a sustainable development
- **GRANT PERMISSION** subject to the imposition of the conditions set out in the report

End of 3b 23/10172 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No 22/11268

Middle Burgate,

Salisbury Road

Burgate, Fordingbridge SP6 1LX

Schedule 3c

Site Location



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Fordingbridge Strategic Sites & Planning History



SITE 17
Land at Whitsbury Road

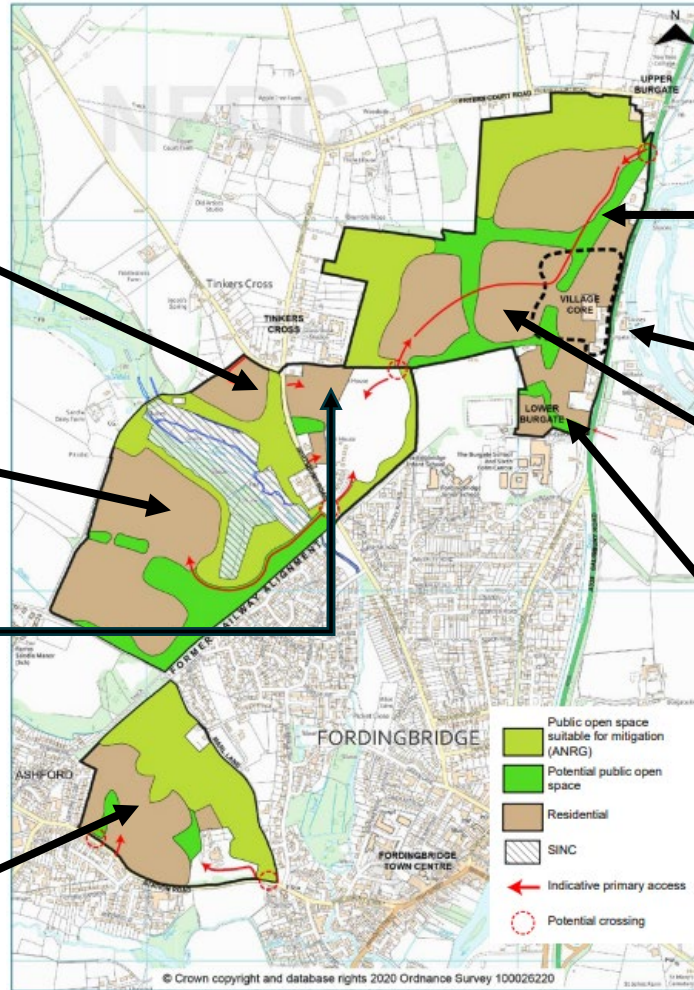
Tinkers Cross
64 dwellings
(20/11469)

Pennyfarthing main site
342 dwellings
(21/10052)

Land east of Whitsbury
Road

SITE 16
Land at Station Road

CALA Homes
198 dwellings
(23/10316)



SITE 18
Land at Burgate

Link Road application
(23/10518)

Middle Burgate 53
dwellings
(22/11268)

Pennyfarthing main site
404 dwellings
(21/11237)

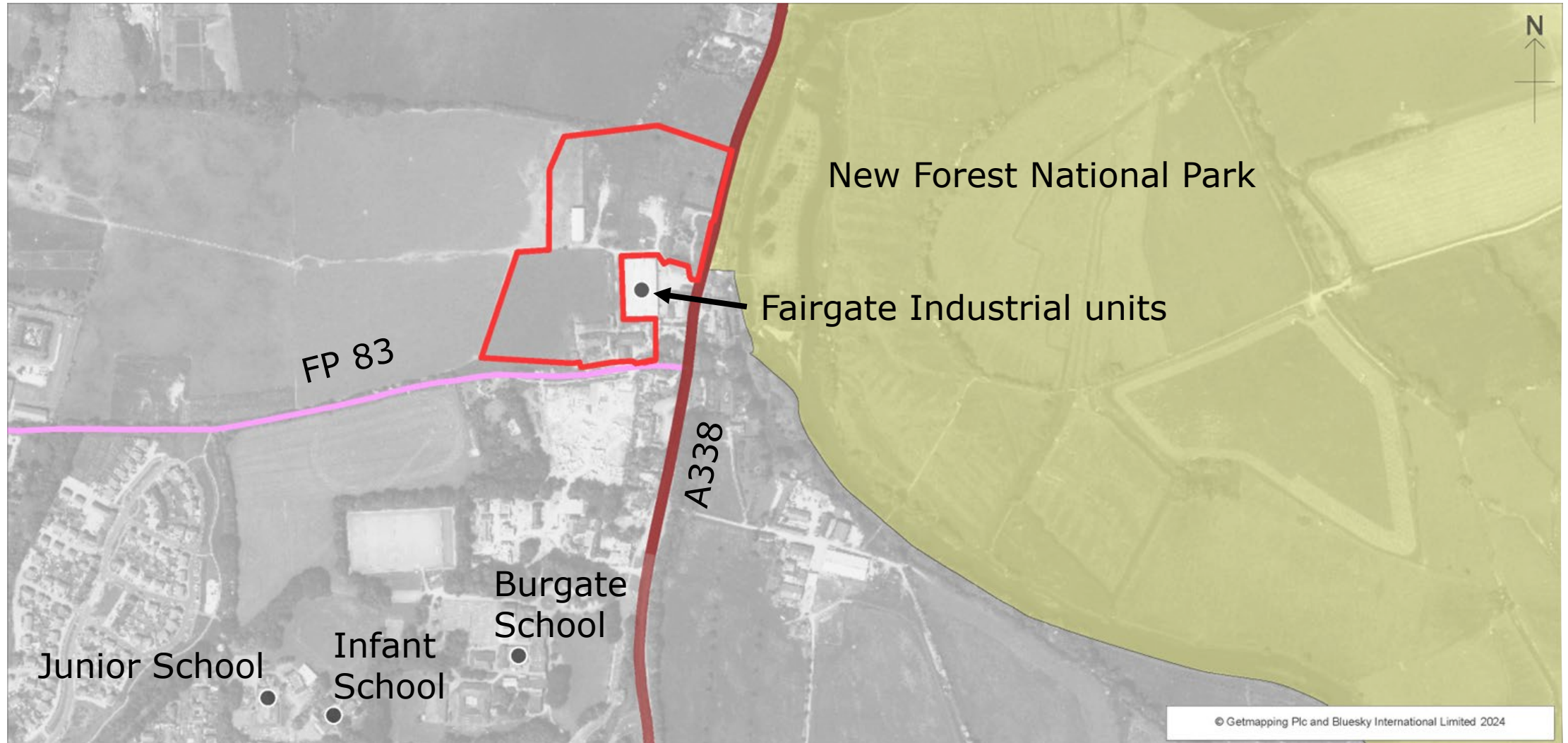
Metis Homes 63
dwellings
(20/10228)

Aerial photograph



© Getmapping Plc and Bluesky International Limited 2024

Local context



Proposed Site layout

Pennyfarthing Homes site



New junction from A338

Middle Burgate House

Fairgate Centre

Burgate Farmhouse Listed Building

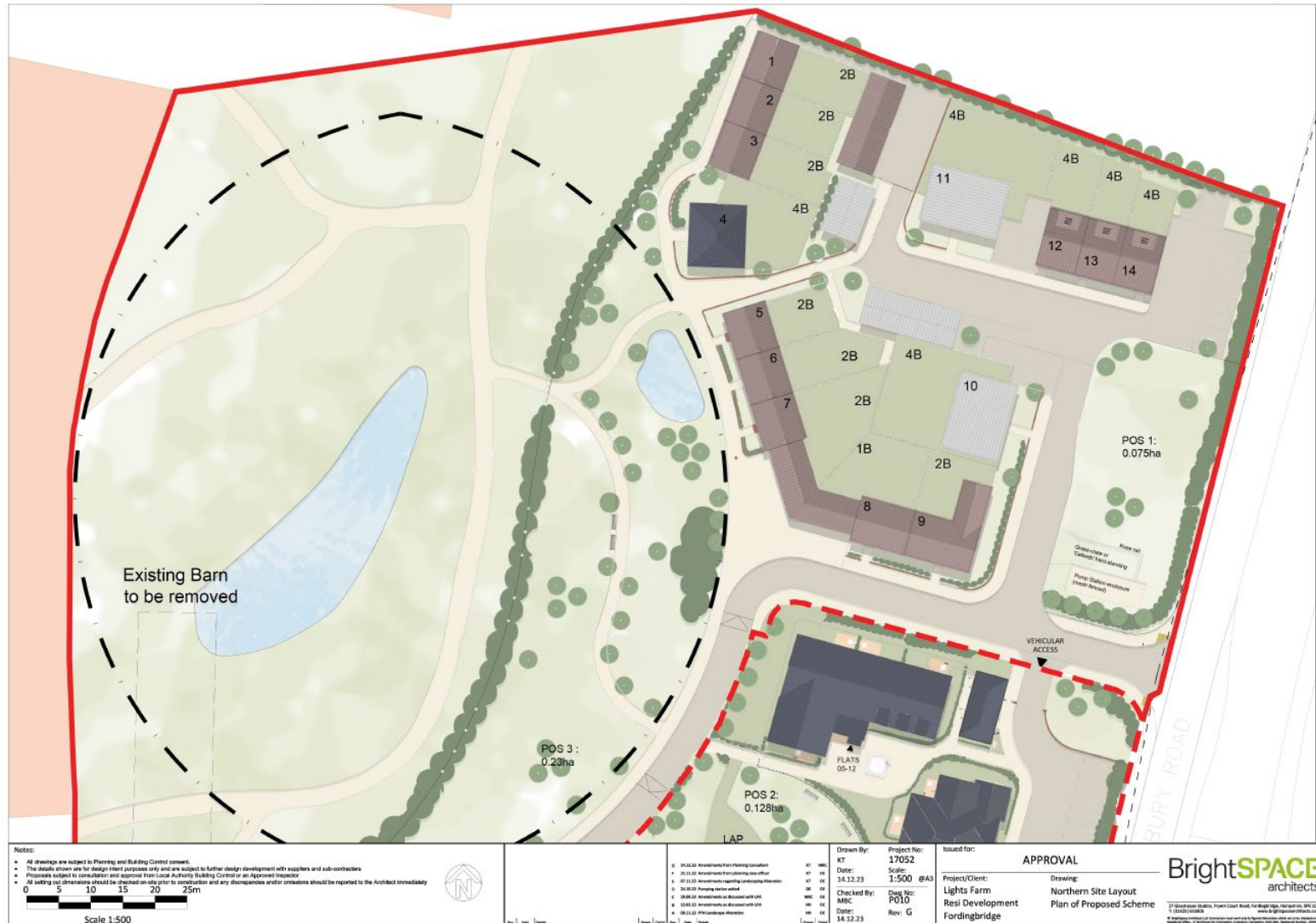
Metis Homes site



Southern site layout



Northern site layout



Photographs



North end of adjacent Fairgate Centre to proposal site.



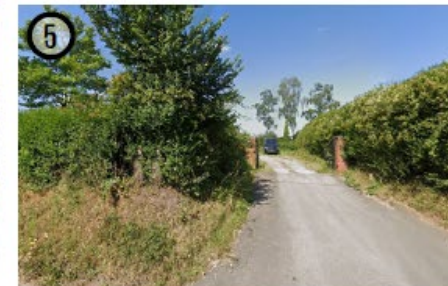
View of the disused agricultural buildings from the access road to Burgate Farm, to the south of the site off of Salisbury Road.



Western view of existing site taken from footpath running alongside the site's southern boundary.



Vehicular entrance to the adjacent Fairgate Centre for Salisbury Road.



Existing entrance into site off the A338 which will remain the location of the proposed site entrance.

Photographs



Greenhouses and food stores in the north of the site, with Middle Burgate beyond.



Disused barn on the left; the Fairgate Centre visible on the right.



Site is adjacent to the busy Salisbury Road. Middle Burgate House can be seen on the left hand side.



Disused agricultural buildings, with The Fairgate Centre visible on the left.



Disused 'Pole Barn' on the right Public footpath adjacent to southern boundary.



Existing entrance to the site from Salisbury Road.



Disused agricultural buildings and equipment in the south of the site.



Disused greenhouses and 'Middle Burgate' in centre.



The Fairgate Centre and its parking/ service yard, unaffected by the proposals.

Site Layout Plan - Middle Burgate House



Affordable Housing

Middle Burgate House and new flats block

(12 units – 23% of total no. of units)

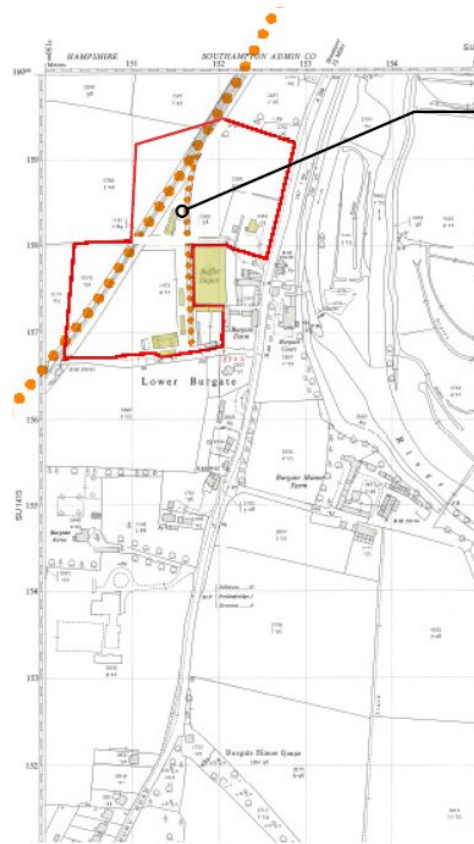
- 2 x 1 bed social rent in new flatted block
- 2 x 2 bed social rent in new flatted block
- 2 x 1 bed affordable rent in new flatted block
- 2 x 2 bed affordable rent in new flatted block
- 4 x 2 bed flats shared ownership in house



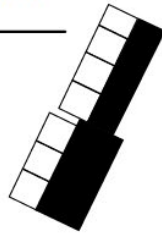
Site History and evolution of proposed designs 1

16

SITE HISTORY- AGRICULTURAL & 'RAILWAY' CHARACTER



This group of buildings are likely to have been a 'railway terrace' of houses.



The photographs opposite illustrate the agricultural character of the buildings within the site, comprising barns (of various), piggery sheds, commercial polytunnels and commercial greenhouses, which reflect the site's former use. The Edwardian house, known as 'Middle Burgate', is a sizeable property, which is as a detached and somewhat isolated building within its generously sized grounds.



Agricultural buildings and Middle Burgate House within the site.



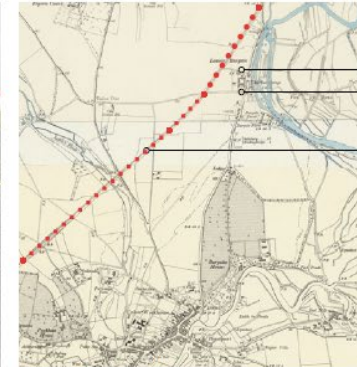
Site History and evolution of proposed designs 2

15 SITE HISTORY- 'MAFF DEPOT & RAILWAY LINE'

The existing former railway line that lies to the northwest of the town centre, and which connects to Middle Burgate and to Breamore to the north, has been a long-standing physical feature of the town centre and Lower Burgate. Before its decommissioning and removal, the rail line and its siding served the Ministry of Agriculture Fisheries and Food (MAFF) depot, the converted buildings of which are now the Fairgate business centre. Several hundred of these strategic food stores of buffer depots were built across the country by the MAFF during the Second World War to store supplies in case of food shortages. These food buffer depots were built in a range of styles and construction methods, but were typically 'agricultural' in their character and construction, such as brick, and corrugated metal sheeting; these depots would also typically be accompanied by other agricultural buildings within their compounds.



Former MAFF depot, now Fairgate centre (on the right).



Existing Railway line-1913.

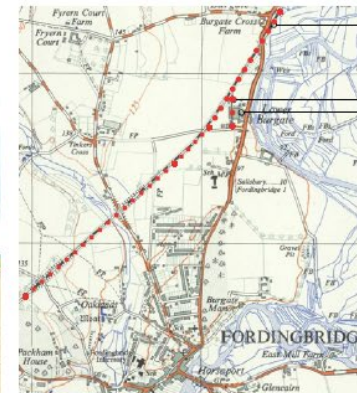
- Burgate Farm house Listed building
- Burgate Farm and agricultural buildings
- Decommissioned railway track



Site plan and existing buildings



Former MAFF buffer depot.



Existing Railway line-1961.

- Decommissioned railway track
- North to South Decommissioned railway siding
- Strategic food stores or buffer depots

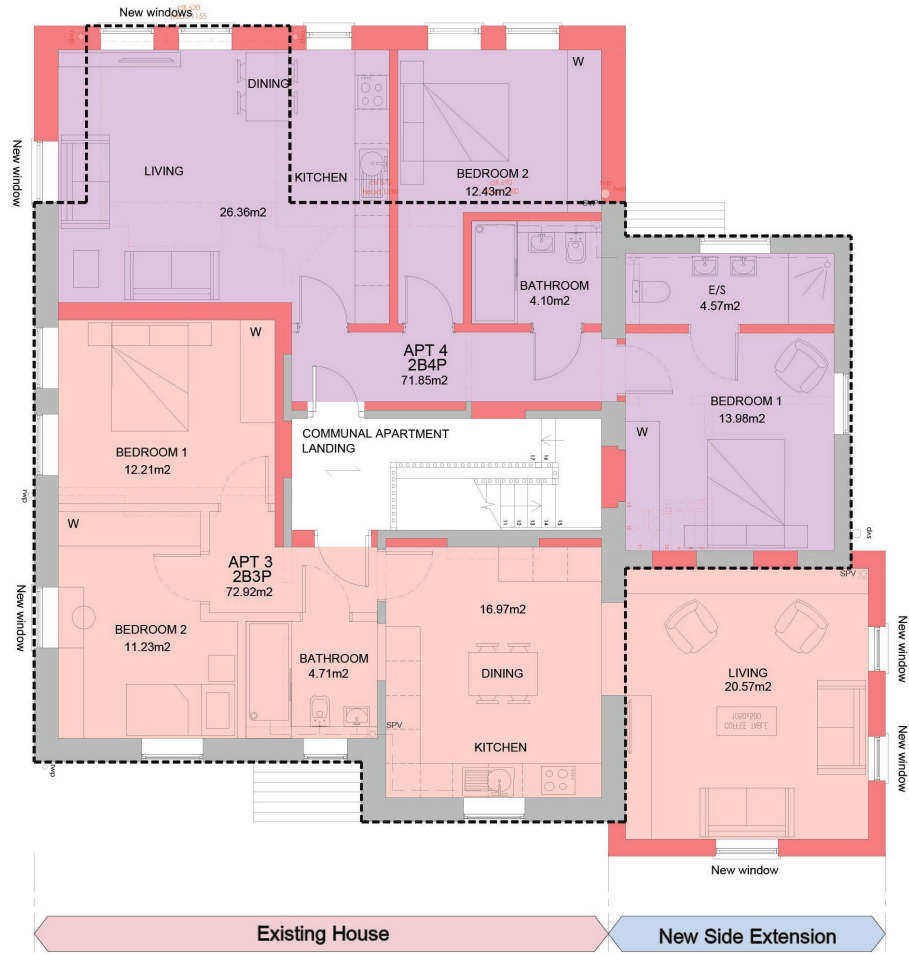
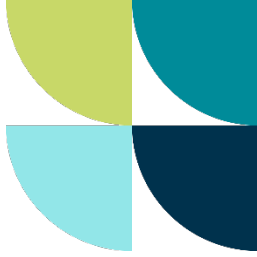
Middle Burgate House Existing Elevations



11 Existing Side (South Elevation)
01 scale - 1:100

11 Existing Side (North Elevation)
02 scale - 1:100

Middle Burgate House First Floor Plans



BLOCK 1 - FIRST FLOOR PLAN

APARTMENT 3 = 72.92m²
 APARTMENT 4 = 71.85m²
 COMMUNAL AREA = 10.60m²





TOTAL FF GIA = 163.38m²

TOTAL FF GEA = 185.12m²

TOTAL GIA = 304.00m²

TOTAL GEA = 346.85m²

PROPOSED PLANS

-  Walls to be removed
-  Existing building
-  Existing walls to be retained
-  Proposed walls



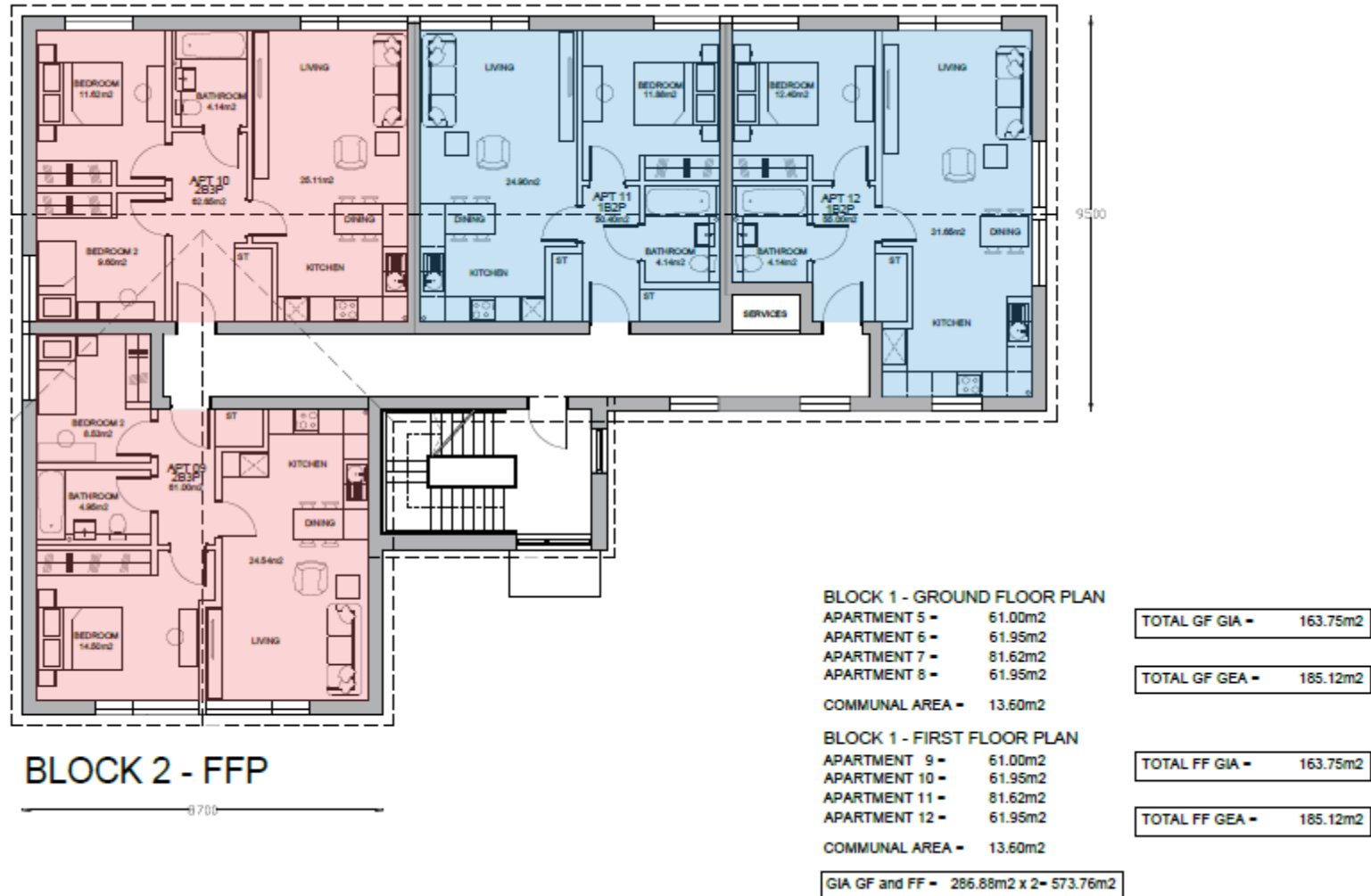
Middle Burgate House Proposed Elevations



New Flats Proposed Ground Floor Plan



New Flats Proposed First Floor Plan



New Flats Proposed Elevations



Design Code and proposed new dwellings 1



7 BUILDING TYPOLOGIES

RAILWAY TERRACE TYPOLOGY - 2 BED

TRADITIONAL



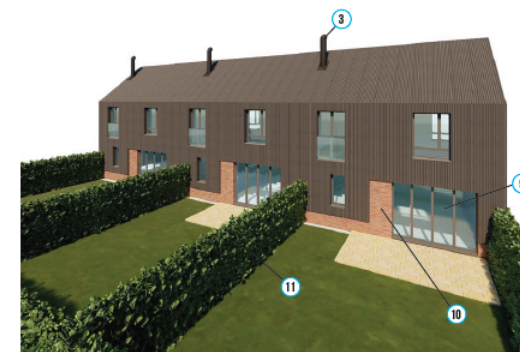
- 1 Gable ended pitched roofs @ 40-42° in slate or artificial slate.
- 2 Brick chimney stacks at gable ends and party wall.
- 3 Deep projecting barge boards.
- 4 Centre front doors with pitched roof porches/canopies over brick cheek walls.
- 5 Front facades to have greater solid-to-wall ratios. Front facades to be symmetrical.
- 6 Front gardens to have enclosure of low level walls with half round coping bricks and hedging or galvanised railings.
- 7 Any solar heating or PV panels to be recessed flush with slates.
- 8 Rear facades to have greater window-to-wall ratios with glazed doors set into larger timber panels
- 9 Rear garden enclosures not all close boarded fence; hedges used where appropriate.
- 10 Eaves, R.W. goods, barge boards etc in 'crisp' P.P.C. metal pressing.
- 11 Windows and glazed doors in P.P.C. aluminium windows generally casement and modular framing (opening and fixed appear the same).
- 12 Solid timber front door.



CONTEMPORARY



- 1 Sinusoidal (corrugated) P.P.C. metal cladding on roof and walls.
- 2 Minimal/clean arris details.
- 3 Chimneys in galvanised or P.P.C. steel with cowls.
- 4 Asymmetrical window subdivision of fixed and opening lights.
- 5 Pitched entrance canopy roof with no supports.
- 6 Brick plinth.
- 7 Front gardens to have enclosure of low level walls with half round coping bricks and hedging or galvanised railings.
- 8 Solid timber front door.
- 9 Rear facades with larger window openings as per traditional version.
- 10 Brick plinths expanded upwards around larger glazed openings.
- 11 Rear garden enclosures not all close boarded fence; hedges used where appropriate.



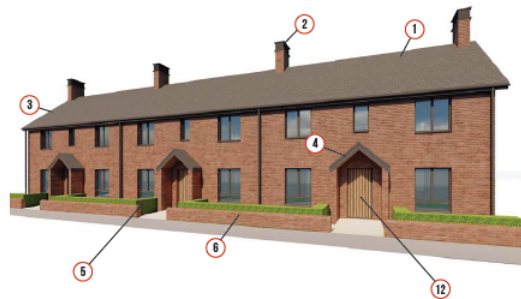
Design Code and proposed new dwellings 2



9 BUILDING TYPOLOGIES

RAILWAY TERRACE TYPOLOGY - 3 BED

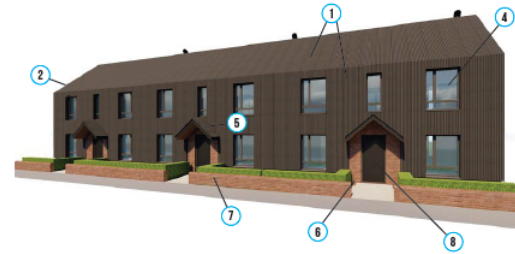
TRADITIONAL



- 1 Gable ended pitched roofs @ 40-42° in slate or artificial slate.
- 2 Brick chimney stacks at gable ends and party wall.
- 3 Deep projecting barge boards.
- 4 Centre front doors with pitched roof porches/canopies over brick cheek walls.
- 5 Front facades to have greater solid-to-wall ratios. Front facades to be symmetrical.
- 6 Front gardens to have enclosure of low level walls with half round coping bricks and hedging or galvanised railings.
- 7 Any solar heating or PV panels to be recessed flush with slates.
- 8 Rear facades to have greater window-to-wall ratios with glazed doors set into larger timber panels
- 9 Rear garden enclosures not all close boarded fence; hedges used where appropriate.
- 10 Eaves, R.W. goods, barge boards etc in 'crisp' P.P.C. metal pressing.
- 11 Windows and glazed doors in P.P.C. aluminium windows generally casement and modular framing (opening and fixed appear the same).
- 12 Solid timber front door.



CONTEMPORARY



- 1 Sinusoidal (corrugated) P.P.C. metal cladding on roof and walls.
- 2 Minimal/clean arris details.
- 3 Chimneys in galvanised or P.P.C. steel with cowls.
- 4 Asymmetrical window subdivision of fixed and opening lights.
- 5 Pitched entrance canopy roof with no supports.
- 6 Brick plinth.
- 7 Front gardens to have enclosure of low level walls with half round coping bricks and hedging or galvanised railings.
- 8 Solid timber front door.
- 9 Rear facades with larger window openings as per traditional version.
- 10 Brick plinths expanded upwards around larger glazed openings.
- 11 Rear garden enclosures not all close boarded fence; hedges used where appropriate.



Design Code and proposed new dwellings 3



11 BUILDING TYPOLOGIES

DUTCH BARN TYPOLOGY - 3 BED

TIMBER CLADDING



- ① Ground floor wall in cream or off-white render.
- ② Recessed galvanised pressed steel 'waistband' around whole terrace.
- ③ First floor clad in Siberian larch or similar timber in self-finish.
- ④ Minimal barge board/eaves detail at cable ends.
- ⑤ Barrel roof in corrugated P.P.C. cladding.
- ⑥ Larger rear facade windows to meet at metal 'waist band'.
- ⑦ Entrance doors to be 'lost' within larger 2 storey opening.
- ⑧ R.W. goods in galvanised or P.P.C. aluminium to match other metal pressings.
- ⑨ Rear garden enclosed to compliment facade materials.

STEEL CLADDING



- ① Ground floor wall in cream or off-white render.
- ② Recessed galvanised pressed steel 'waistband' around whole terrace.
- ③ First floor and roof in profile (corrugated) P.P.C. steel, in dark grey or 'red oxide' red.
- ④ Entrance door with larger opening in timber cladding.
- ⑤ Rear garden enclosed to compliment facade materials.
- ⑥ Larger rear facade windows to meet at metal 'waist band'.
- ⑦ R.W. goods in galvanised or P.P.C. aluminium to match other metal pressings.

Design Code and proposed new dwellings 4

13 BUILDING TYPOLOGIES

DUTCH BARN TYPOLOGY - 4 BED

TIMBER CLADDING



- 1 Ground floor wall in cream or off-white render.
- 2 Recessed galvanised pressed steel 'waistband' around whole terrace.
- 3 First floor clad in Siberian larch or similar timber in self-finish.
- 4 Minimal barge board/eaves detail at cable ends.
- 5 Barrel roof in corrugated P.P.C. cladding.
- 6 Fully recessed roof terrace within roof profile.
- 7 Entrance doors to be 'lost' within opening.
- 8 R.W. goods in galvanised or P.P.C. aluminium to match other metal pressings.
- 9 Larger rear facade windows to meet at metal 'waist band'.
- 10 Rear garden enclosed to compliment facade materials.



STEEL CLADDING



- 1 Ground floor wall in cream or off-white render.
- 2 Recessed galvanised pressed steel 'waistband' around whole terrace.
- 3 First floor and roof in profile (corrugated) P.P.C. steel, in dark grey or 'red oxide' red.
- 4 Entrance door with larger opening in timber cladding.
- 5 Rear garden enclosed to compliment facade materials.
- 6 Larger rear facade windows to meet at metal 'waist band'.
- 7 Fully recessed roof terrace within roof profile.



Design Code and proposed new dwellings 5

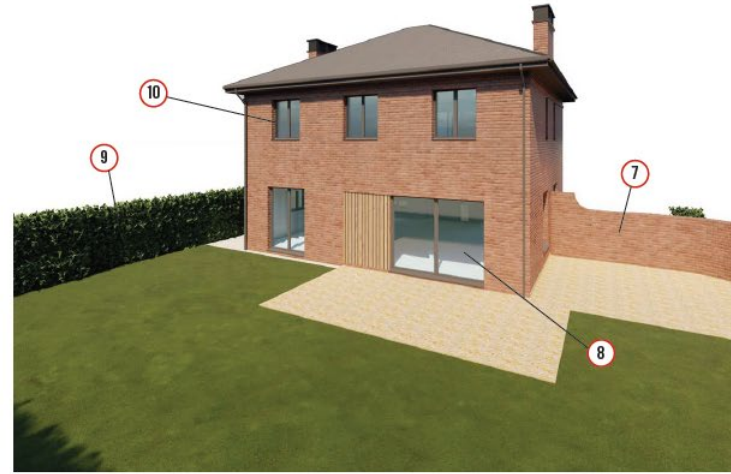
15 BUILDING TYPOLOGIES

FARM HOUSE TYPOLOGY

TRADITIONAL



- ① Hipped pitched roof at 30-35 degrees in natural or artificial slate.
- ② Deep projecting eaves over projecting brick courses and window heads. Eaves, RW goods etc, in 'crisp' P.P.C metal pressings.
- ③ Symmetrical front facades in red brick. Centred on central front door.
- ④ Exposed entrance porch with shallow pitched lead or zinc roof over trellis supports.
- ⑤ Ground floor windows larger and deeper than first floor windows.



- ⑥ Tall and wide brick chimney stacks on side walls, ideally with window either side at first floor level.
- ⑦ Garden walls attached to house with heights dropping away from the house.
- ⑧ Larger, asymmetrical ground floor openings to living - dining rooms, inset to larger apparent opening with timber side panels.
- ⑨ Rear garden boundaries in hedges where appropriate to minimise extend of close-boarded fencing.
- ⑩ Windows and glazed doors in P.P.C. aluminium. Windows generally casements and module framing (opening and fixed heights appear the same).

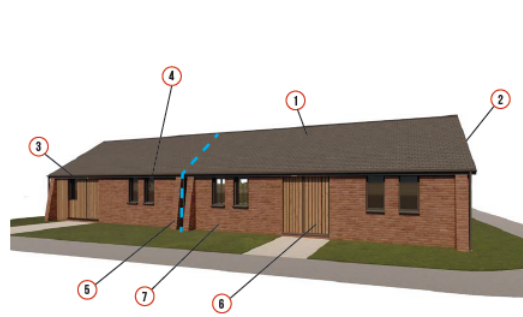
Design Code and proposed new dwellings 6



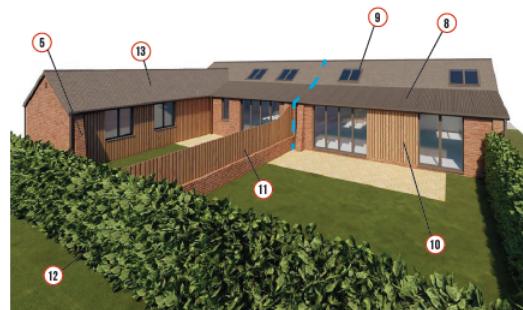
17 BUILDING TYPOLOGIES

FARM STYLE BUNGALOW TYPOLOGY

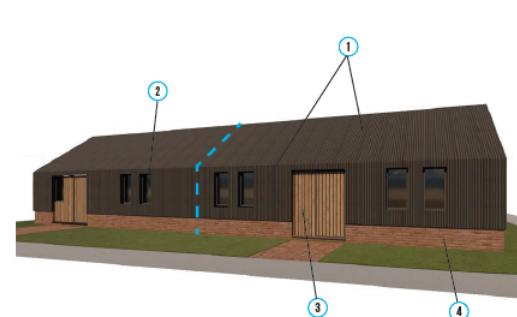
TRADITIONAL



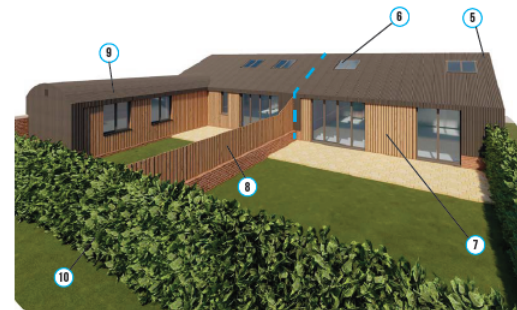
- 1 Medium pitched roofs in natural or artificial slate with red/brown clay ridge tiles.
- 2 Strong gable ends.
- 3 RW goods, eaves and barge boards in P.P.C. aluminium forming 'crisp' details.
- 4 Outward facing facades in red brick with smaller windows and greater ratio of 'solid-to-window'.
- 5 Brick buttresses at corners and party walls.
- 6 Entrance on outward facing walls incorporated in larger apparent openings in timber.
- 7 Outward facing bays in timber.
- 8 Shallower inner roof in corrugated metal sheeting.
- 9 Roof lights set into roof slopes.
- 10 Inner facades with larger windows set within timber panels.
- 11 Boundary treatment in brick, closed boarded fence and hedging.
- 12 Use of hedged boundaries to minimise use of close boarded fencing.
- 13 'L' wing subservient to main/larger wing.



CONTEMPORARY



- 1 Roof, walls and gables in P.P.C. corrugated metal sheeting with minimal details at interfaces.
- 2 Outer facing facades with smaller windows and greater solid walls.
- 3 Entrances on outward facing walls set within larger apparent openings finished in timber.
- 4 Plinth in red brick under metal cladding above.
- 5 Wider wing with asymmetrical roof.
- 6 Rooflights set into roof slope.
- 7 Inner facades with larger windows set within timber panels.
- 8 Boundary treatment in brick and closed boarded fence.
- 9 Subsequently smaller wing potentially having curved roof form.
- 10 Use of hedged boundaries to minimise use of close boarded fencing.



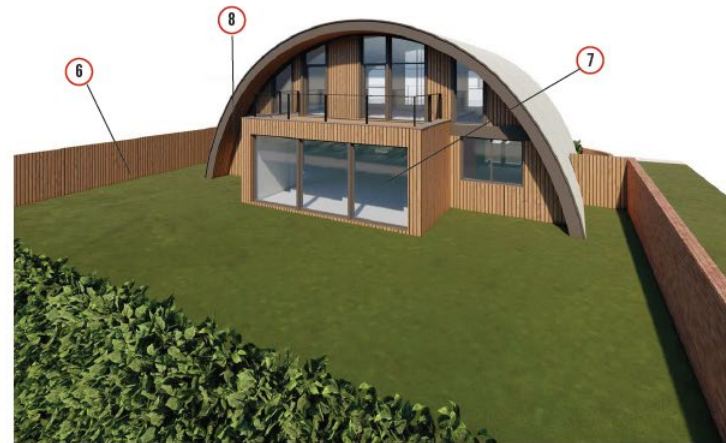
Design Code and proposed new dwellings 7

19 BUILDING TYPOLOGIES

POLY TUNNEL TYPOLOGY

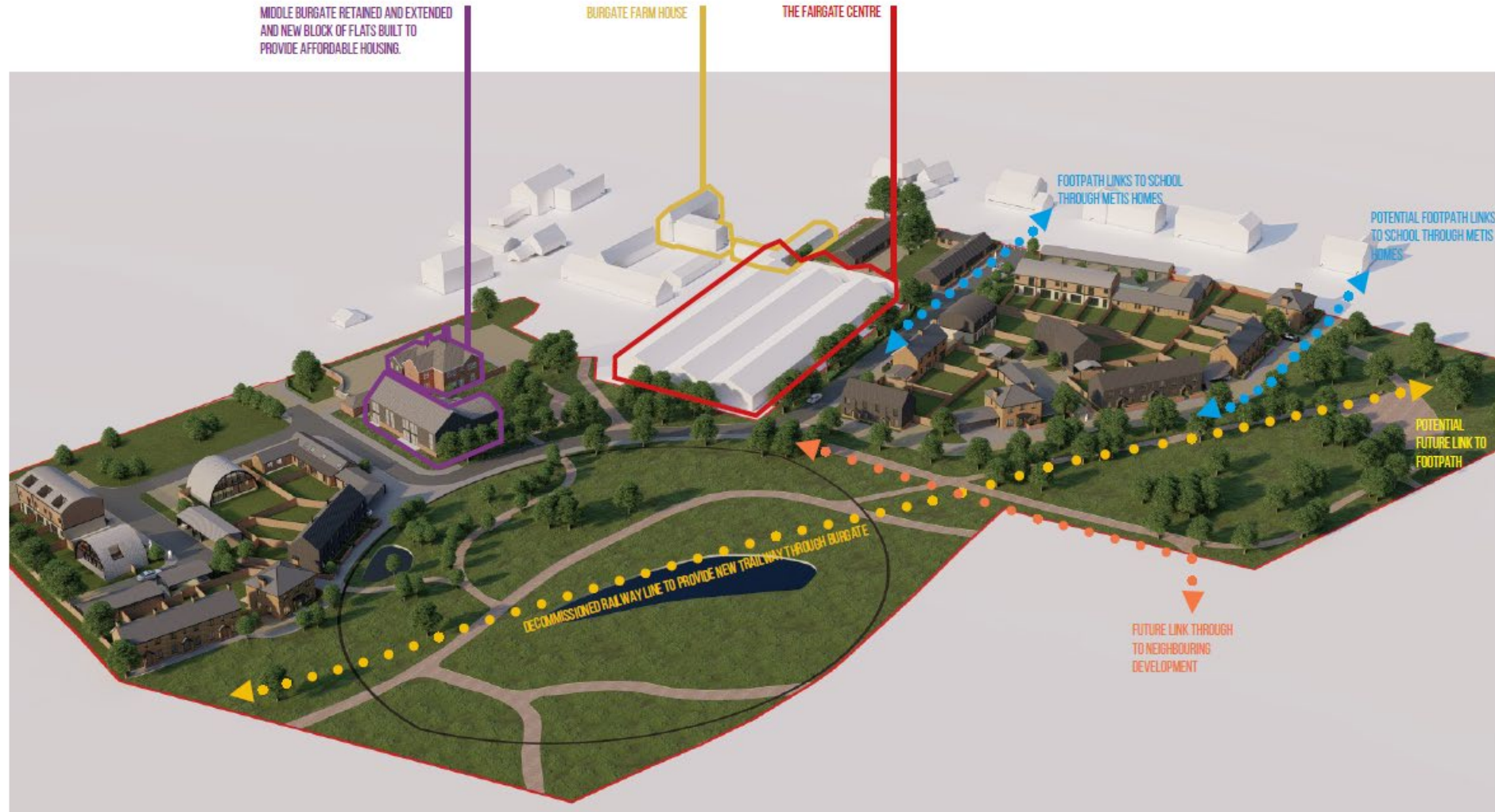


- ① Arch roof form creating front facade
- ② Strong gable ends.
- ③ Barrel roof in corrugated P.P.C. cladding.
- ④ RW goods, eaves and barge boards in P.P.C. aluminium forming 'crisp' details.



- ⑤ Recessed balcony at first floor.
- ⑥ Boundary treatment in brick, closed boarded fence and hedging.
- ⑦ Curtain wall effect glazing on front and rear elevation with timber panels.
- ⑧ Inner edge of arch clad with timber.

Artist impressions and perspectives 1



ANNOTATED AERIAL PERSPECTIVE

Artist impressions and perspectives 2



AERIAL PERSPECTIVE OF SOUTHERN RESIDENTIAL SCHEME

Street Scene 2



Proposed site sections



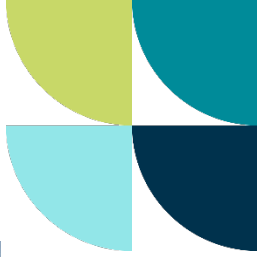
SITE SECTION AA



SITE SECTION BB



Artist impressions and perspectives 3





Recommendation

- The principle of development is agreed with the Local Plan allocation
- There are no statutory consultee objections
- The site delivers 53 new dwellings (12 affordable)
- Significant areas of new public open space and play areas
- High quality new buildings creating a sense of place
- Concerns raised by Town Council and local objectors carefully considered but the planning balance here is one of approval

The Recommendation is for approval subject to a S106 agreement and planning conditions

End of 3c 22/11268 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 23/10926

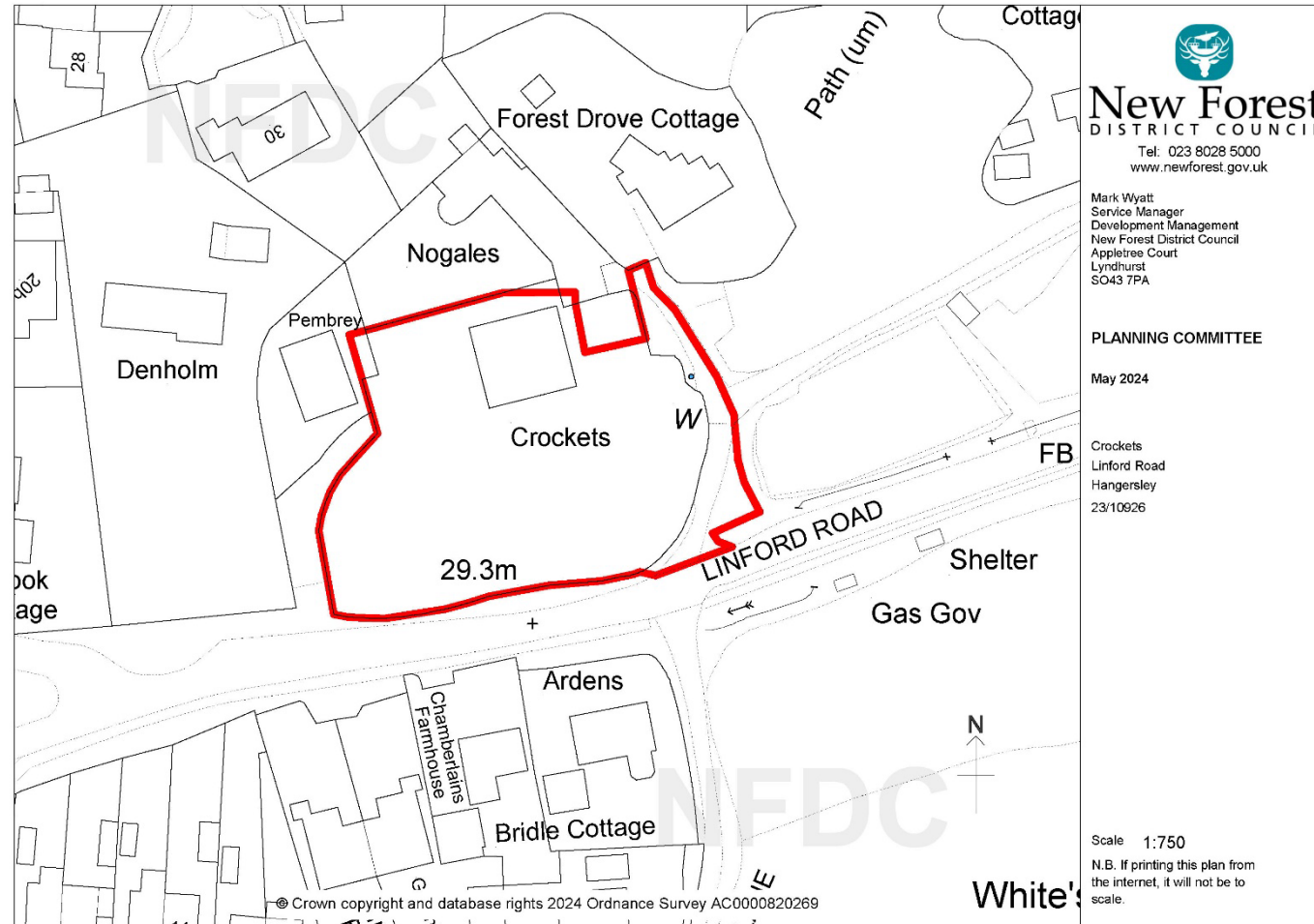
Croquets

Linford Road

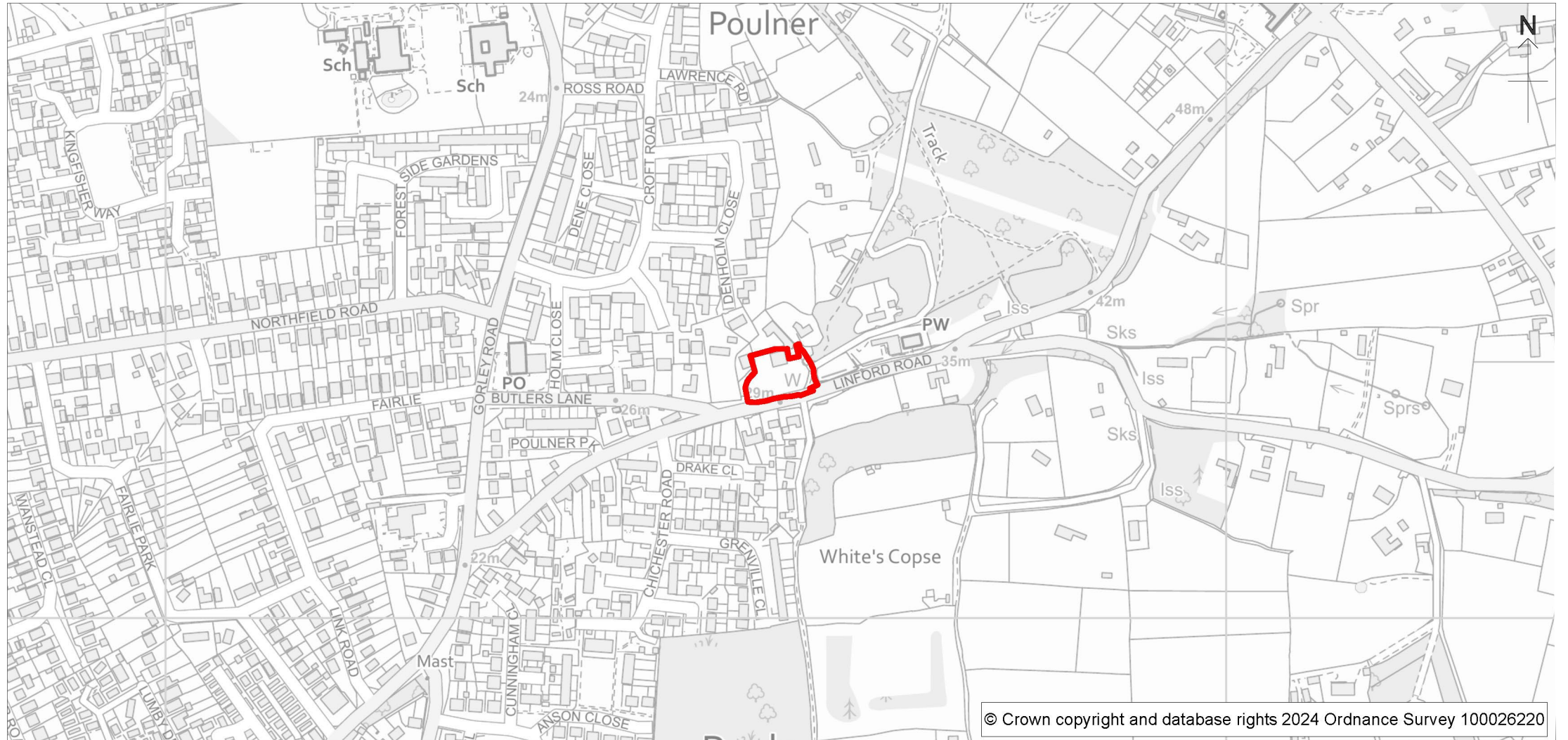
Ringwood

Schedule 3d

Red Line Plan



Local context



Aerial photograph

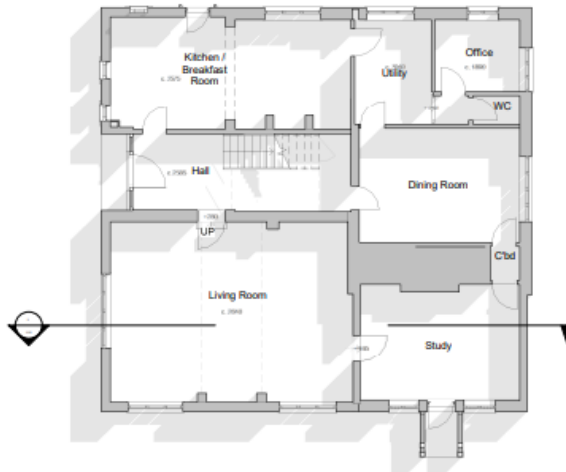


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Exiting house



Croquets - First Floor Plan as Existing
1:100



Croquets - Ground Floor Plan as Existing
1:100



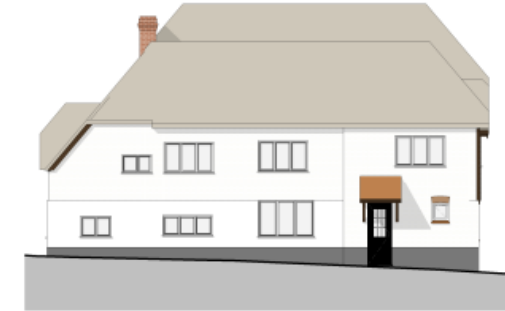
Croquets - South Elevation as Existing
1:100



Croquets - West Elevation as Existing
1:100



Croquets - East Elevation as Existing
1:100



Croquets - North Elevation as Existing
1:100



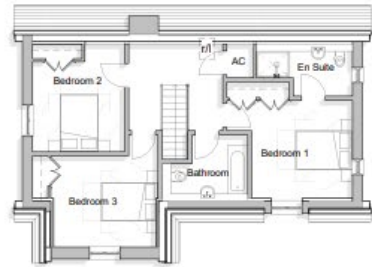
crafted
architects

| | |
|--------------|----------------------------------|
| Project Name | CROQUETS |
| Address | UNFORD ROAD BINGWOOD BH24 1TY |
| Date | Sept 2022 |
| Scale | 1:100 (E&S) |
| Drawn by | 1874 |

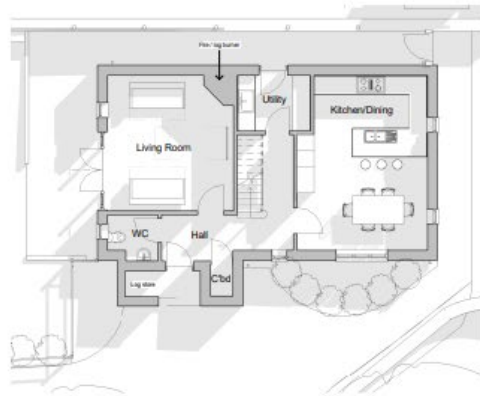
Proposed site plan



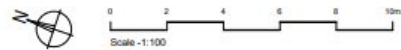
House 1



House 1 - First Floor Plan
1:100



House 1 - Ground Floor Plan
1:100



House 1 - North Elevation
1:100



House 1 - West Elevation
1:100



House 1 - South Elevation
1:100



House 1 - East Elevation
1:100

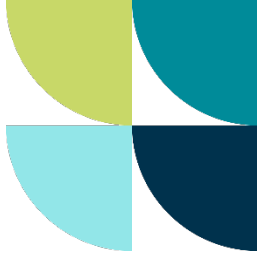
crafter
architects

| Client Name | Address |
|-------------|---------|
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| | |

CROCKETT
LIMFORD ROAD
BENGWOOD BH24 1TY

Mr M. and Mrs E. Robble
House 1 - Floor Plans & Elevations on
11/20/2024

House 2 (Crocketts)



House 2 (Crocketts) - South Elevation as Proposed
1 : 100



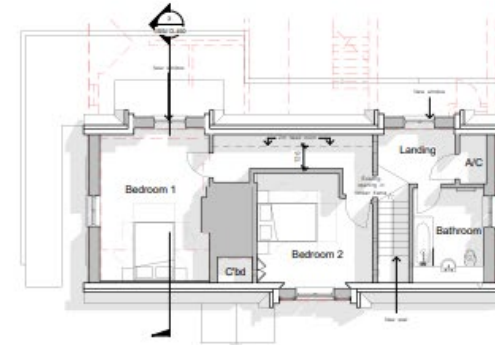
House 2 (Crocketts) - East Elevation as Proposed
1 : 100



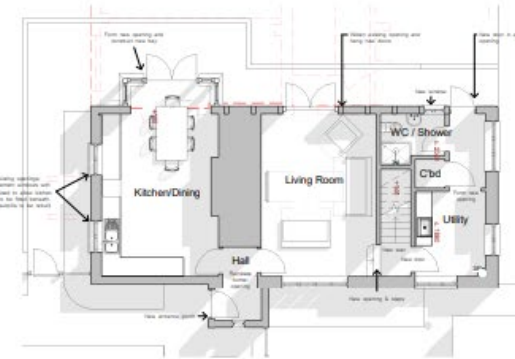
House 2 (Crocketts) - West Elevation as Proposed
1 : 100



House 2 (Crocketts) - North Elevation as Proposed
1 : 100



House 2 (Crocketts) - First Floor Plan as Proposed
1 : 100



House 2 (Crocketts) - Ground Floor Plan as Proposed
1 : 100

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archite



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House 3



House 3 - East Elevation as Proposed
1 : 100



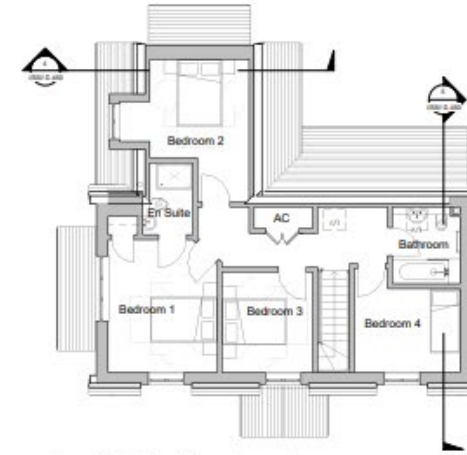
House 3 - South Elevation as Proposed
1 : 100



House 3 - North Elevation as Proposed
1 : 100



House 3 - West Elevation as Proposed
1 : 100



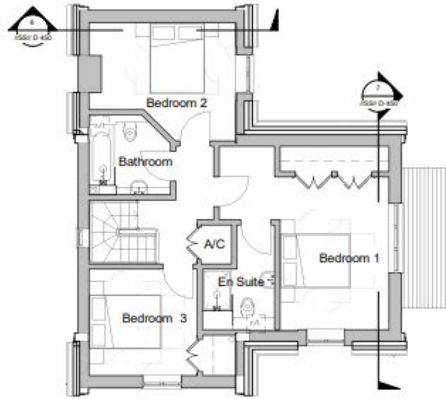
House 3 - First Floor Plan as Proposed
1 : 100



House 3 - Ground Floor Plan as Proposed
1 : 100



House 4



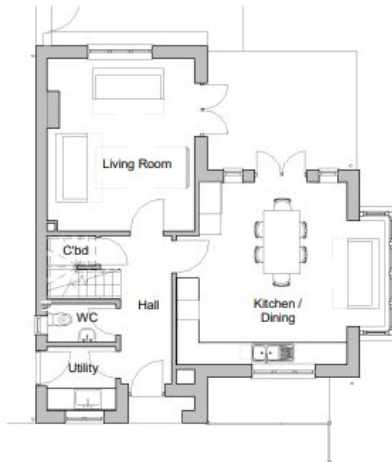
House 4 - First Floor Plan as Proposed
1 : 100



House 4 - West Elevation as Proposed
1 : 100



House 4 - South Elevation as Proposed
1 : 100



House 4 - Ground Floor Plan as Proposed
1 : 100

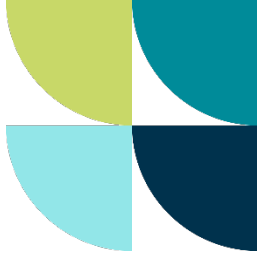


House 4 - East Elevation
1 : 100



House 4 - North Elevation as Proposed
1 : 100

Proposed street scene & aerial view



Aerial View from South West



Street Scene
1 : 200

| Rev | Description |
|-----|-----------------------------------------------|
| A | House 3 design revised |
| B | Hedges added, roadside boundary wall retained |
| C | Scheme revised |
| D | Plots 3 & 4 house and parking repositioned |
| E | Plots 1 & 4 raised by approx. 0.25m |

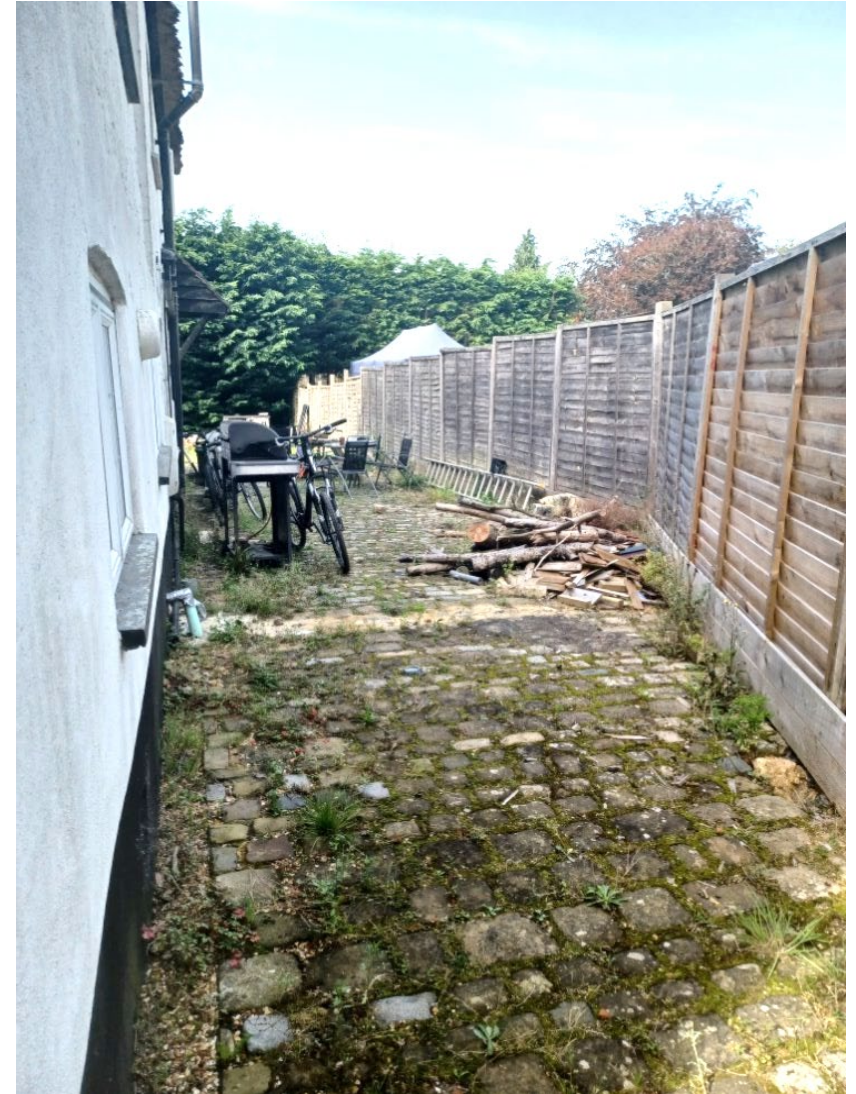
project CROCKETS
 LINFORD ROAD
 RINGWOOD BH24 1TY
 client Mr M. and Mrs E. Ricksdale
 drawing Street Scene & Aerial View from



Existing dwelling – eastern elevation



Existing dwelling – north elevation & boundary



Existing dwelling – southern elevation



Existing dwelling - western elevation



Front boundary



121

3d 23/10926

Existing accesses



Front garden



Front garden





Recommendation

- The proposal includes demolition of part of the existing dwelling which has benefits for the level of privacy at Nogales and the historic core of the 17th century farmhouse
- The provision of three additional dwellings has addressed previous concerns in respect of residential amenity, tree protection/retention, ecology and overdevelopment/layout
- Approval is recommended subject to the completion of a S.106 Legal Agreement

End of 3d 23/10926 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 23/10454

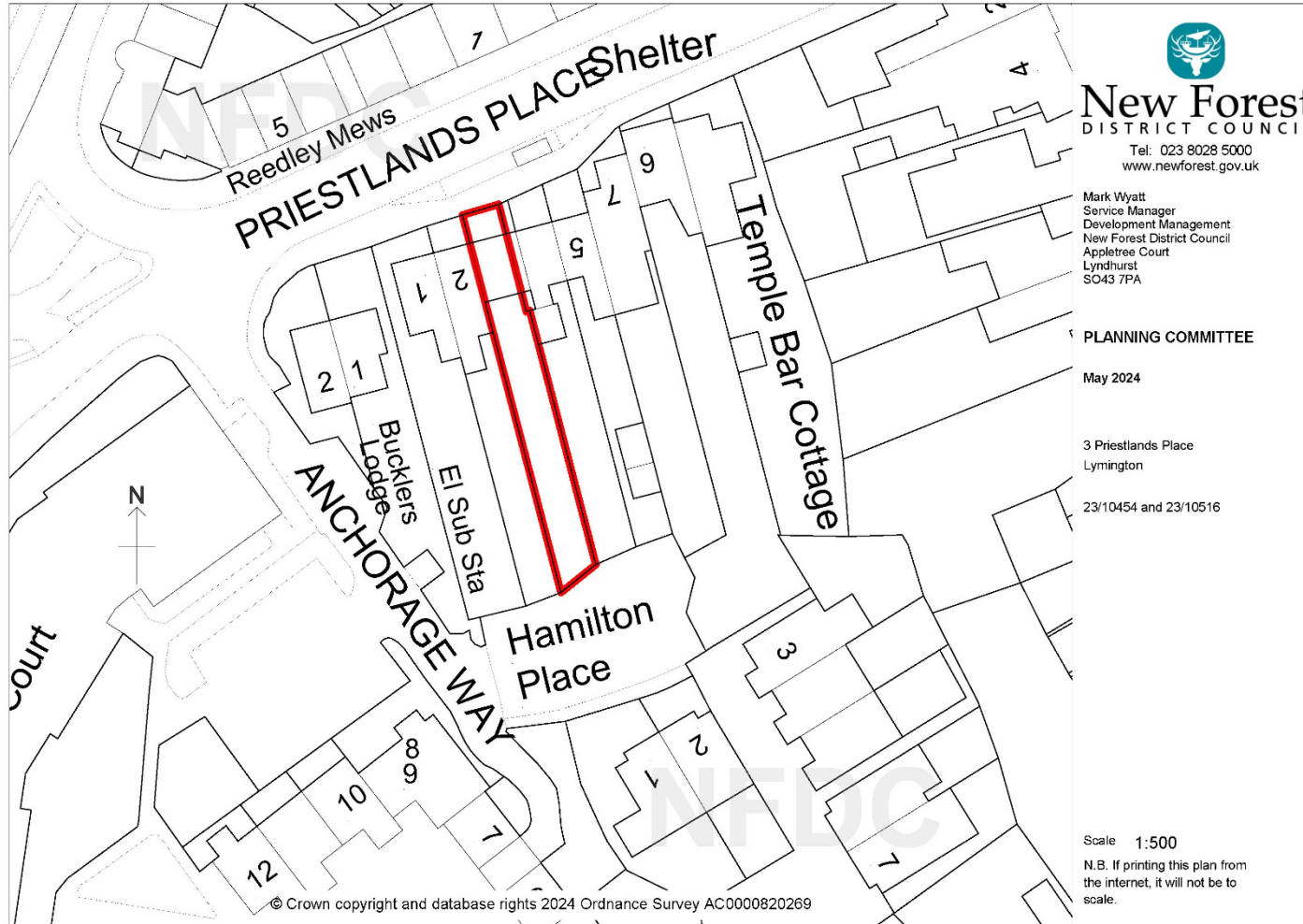
3 Priestlands Place,

Lymington

SO41 9GA

Schedule 3e

Red Line Plan



Local context



Aerial photograph



Site photographs

View to west



Application site



View to east



View to south

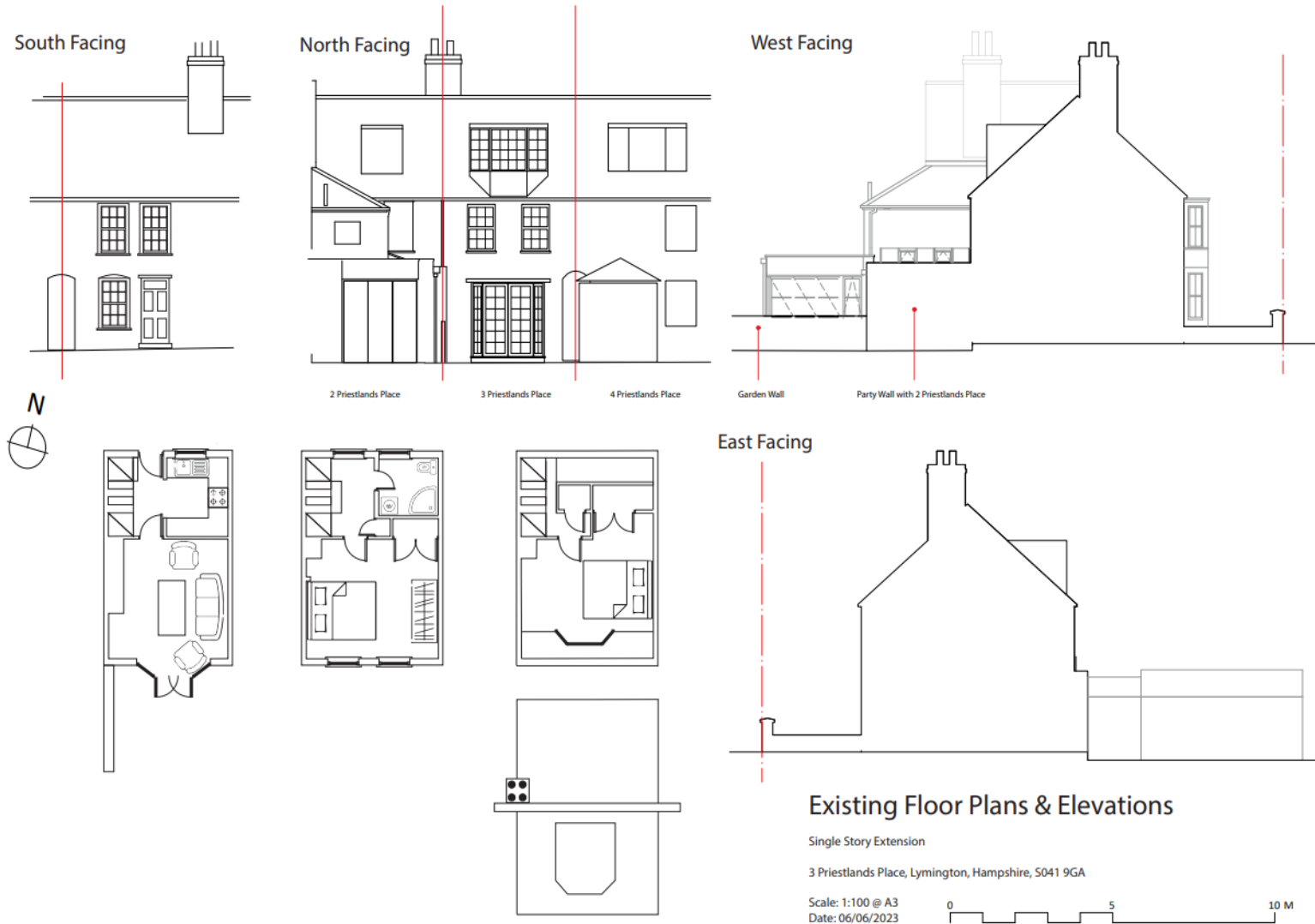


Access



View over neighbouring gardens

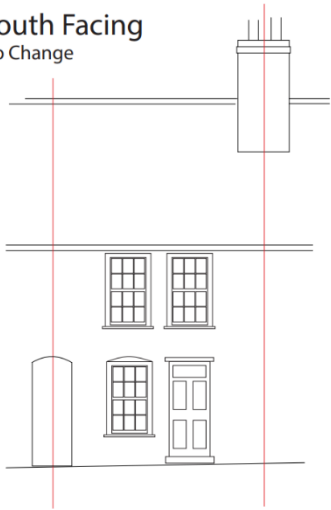
Existing plans



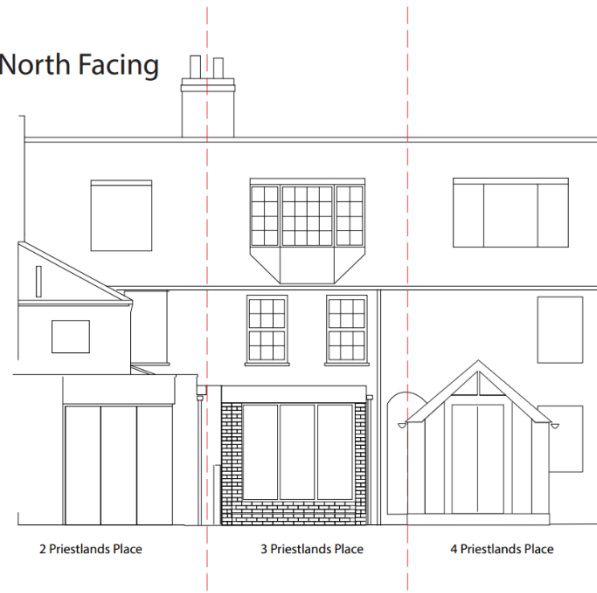
Proposed elevations



South Facing
No Change



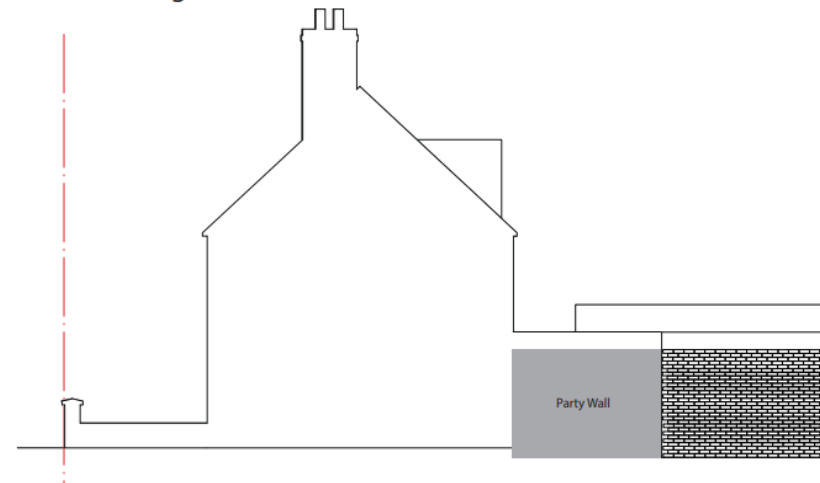
North Facing



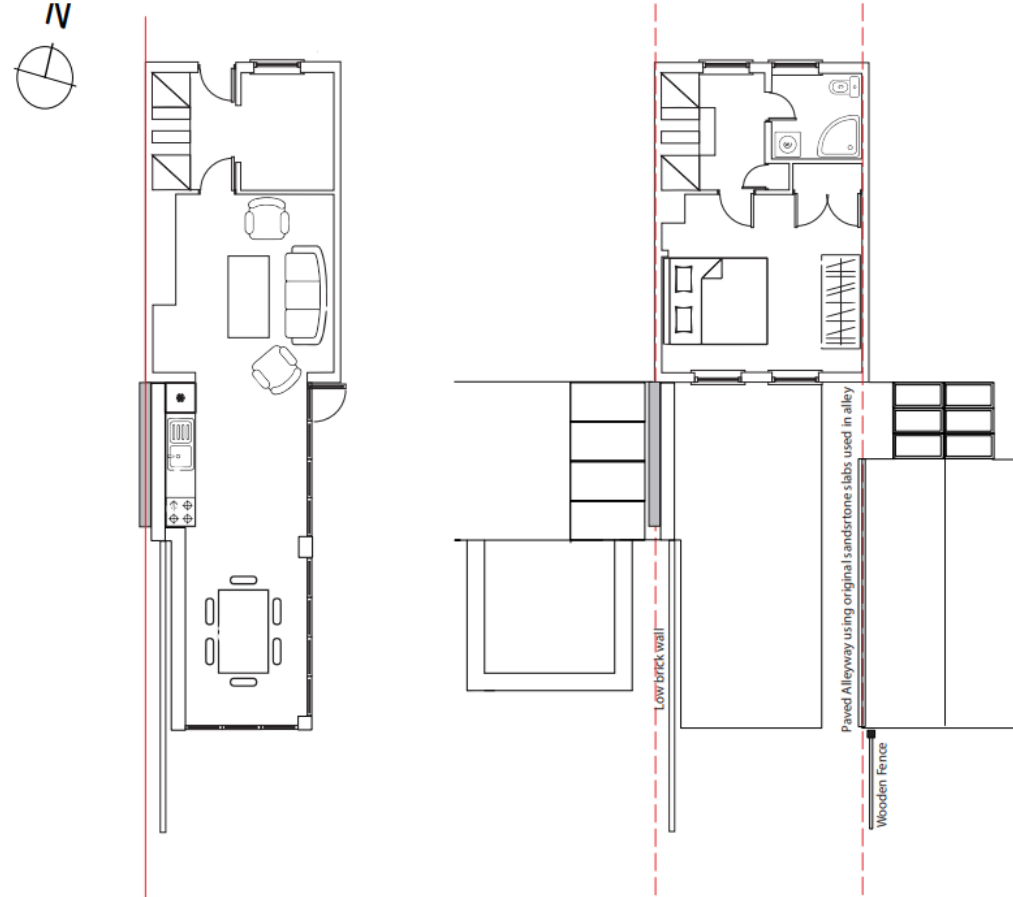
West Facing



East Facing



Proposed floor plan





Recommendation

- For the reasons laid out in the report, it is recommended that the application be conditionally approved

End of 3e 23/10454 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 23/10516

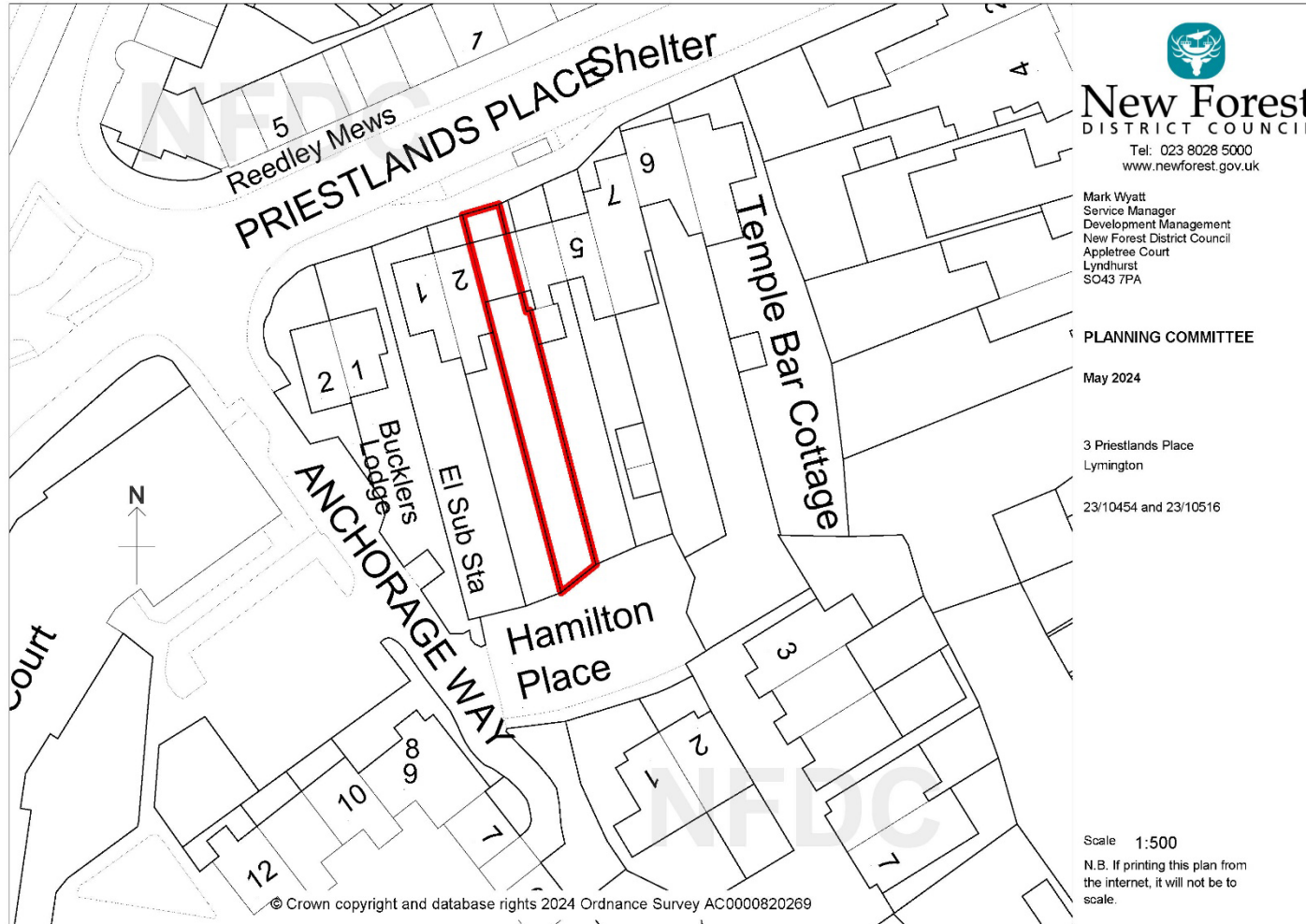
3 Priestlands Place,

Lymington

SO41 9GA

Schedule 3f

Red Line Plan



Local context



Aerial photograph



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Site photographs

View to west



Application site



View to east



View to south

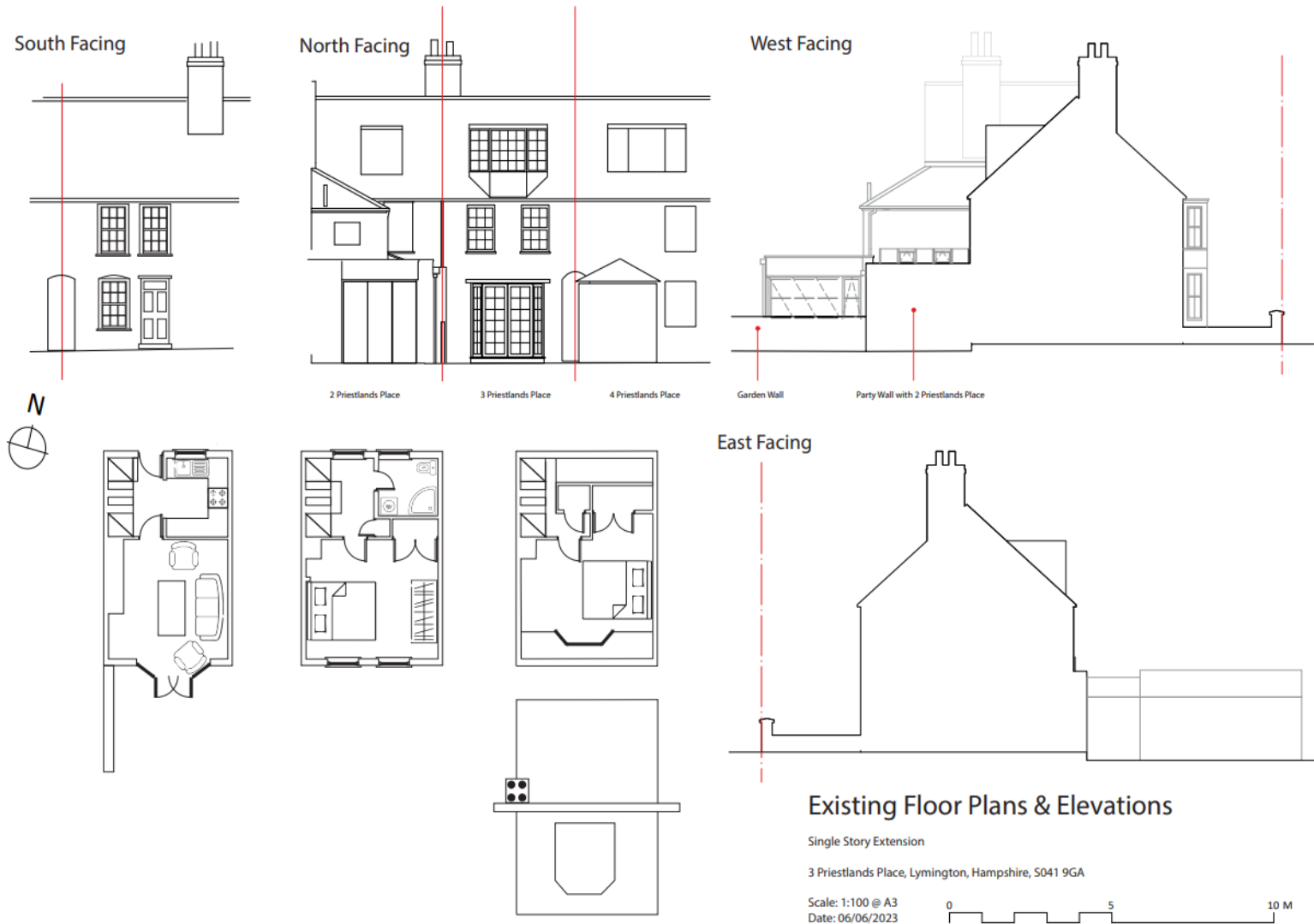


Access



View over neighbouring gardens

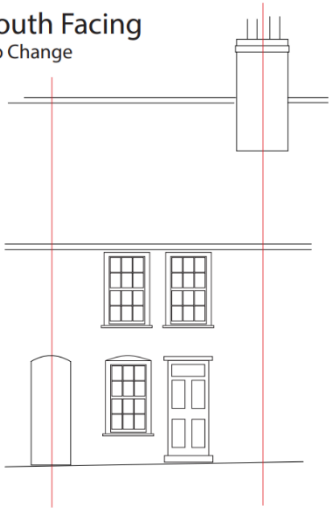
Existing plans



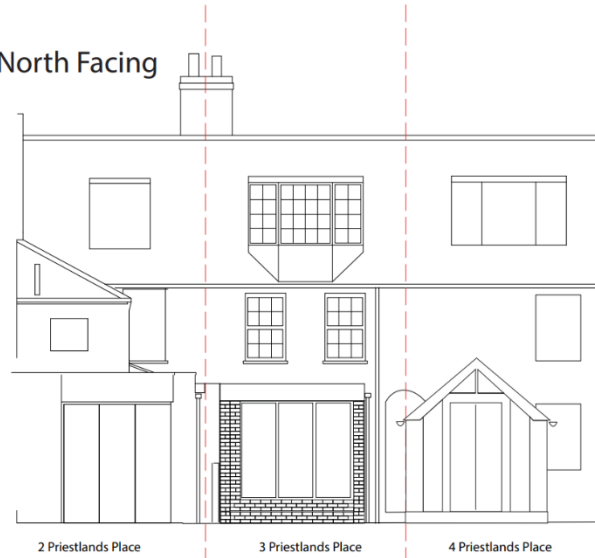
Proposed elevations



South Facing
No Change



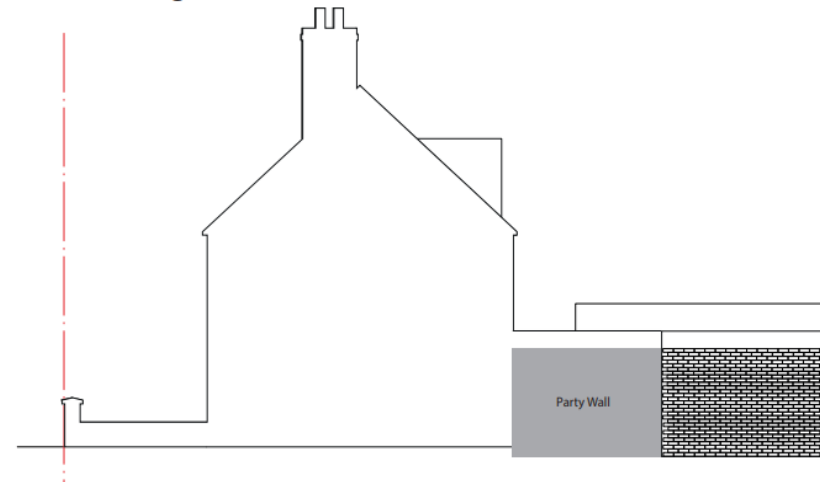
North Facing



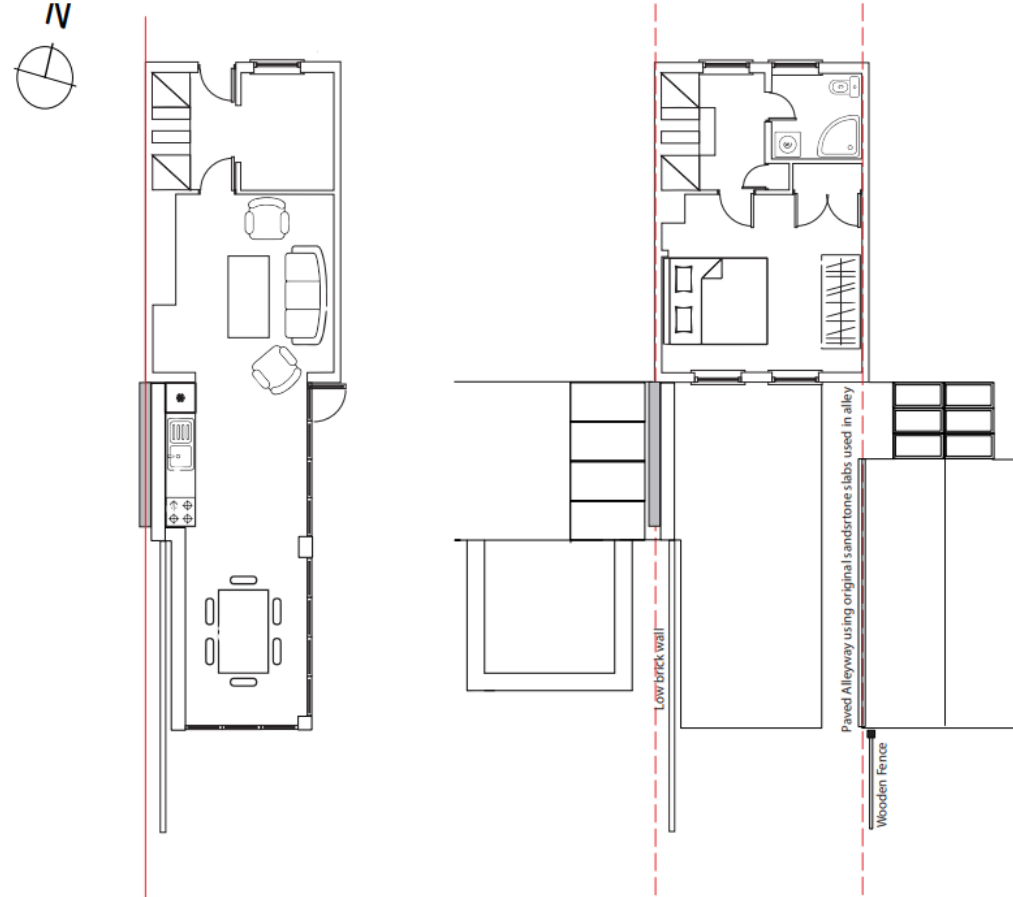
West Facing



East Facing



Proposed floor plan





Recommendation

- For the reasons laid out in the report, it is recommended that the application be conditionally approved

End of 3f 23/10516 presentation



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