



MORGAN BUILDING DESIGN

ARCHITECTURAL DRAWING & PLANNING SOLUTIONS

DESIGN ACCESS & HERITAGE STATEMENT

26 Satchell Lane (formerly 2 Crows port)
Hamble le Rice
Southampton
SO31 4HH.

June 2022

This Statement is provided on behalf of our client as owners of 26 Satchell Lane (formerly 2 Crowsport) and the application site defined by the red line on the submitted location plan.

This statement is provided in support of the current Full Planning Application for a replacement dwelling on the site and a detached single Garage.

EXISTING BUILDING

Situated on the south edge of the Crowsport Estate, no. 26 Satchell Lane, comprises a simple, yet dated, flat roof, white render bungalow which sits in stark contrast to the houses either side, which are in the Cubist style of the rest of the Crowsport Estate to the north.

The surrounding area is residential in nature and are a mix of generally two storey dwellings.

The existing bungalow has an integrated Garage and is open at the front with space for car parking. To the rear there is an essentially rectilinear, north facing garden, which is a good size, comparative to the more generous of the surrounding houses, enclosed along the boundary by a mixture of close boarded fencing and mature hedging.

The site is broadly level with some decrease in levels to the north.
There are no protected trees on-site.

Although the site is on Satchell Lane, it falls within the Conservation Area and the Crowsport Estate Special Policy Area.

PLANNING HISTORY

Whilst the application site has no previous Planning history, the surrounding properties of the Crowport Estate in general have seen applications for extensive refurbishment and improvement.

An application for informal advice was submitted prior to the submission of this application. Having worked alongside the case officer assigned to the enquiry, a small number of design changes were made and a supportive response from the officer has been received in relation to the scheme hereby submitted.

PHOTOS:



(Pic 1) Front view of 26 Satchells Lane.



(Pic 2) Rear view 26 Satchells Lane.



(Pic 3) Front view from driveway of 28 Satchells Lane



(Pic 4) Rear view no. 28 from Garden (of 26).



(Pic 5) Front view from driveway of 24 Satchells Lane



(Pic 6) Rear view no. 48 from Garden (of 26).

PROPOSED WORKS

It is proposed to demolish the existing bungalow on the plot and replace it, largely over the existing structural footprint with a 2 storey house in the minimalist style, which characterises the area.

There will be some infill extensions at Ground Floor level to square the existing footprint up, providing a large open plan Kitchen/Dining and Family space to the rear of the house, from where the Garden can be enjoyed. There will also be 3 double Bedrooms at ground level with a double height Entrance Hall with stairs up to a smaller, first floor addition, which incorporates the main Master Bedroom, Living Room and Office, all from where, glimpses of the Hamble River to the north of the site will be seen.

The guidance in the Hamble Conservation SPD is for first floors here 'not to exceed 50% of the area of the ground floor'.

It is also proposed to add a single detached Garage, which will be screened by front boundary planting, in the south-eastern corner of the site.

The design of both the main dwelling and the Garage is pared back in form, as is the character of the Crowsport Estate, with smooth white render walls and concealed guttering behind simple parapet walls. There is a modest balcony at first floor level with minimalist, frameless glass balustrading, bounded on the sides by the continuation of the walls from below, which provide visual screening of the neighbours from the balcony area.

CONCLUSION

The massing of the proposal, particularly in relation to the elevation of the more prominent front, gives the impression of a simple, low building with a smaller first floor, in accordance with the original ethos for the Estate.

The first and ground floors are linked by a physical, white rendered 'spine' which runs through the building and joins the front and rear elevations together. The simple white aluminium 'fin' detail on the large area of front glazing, offers the opportunity for privacy as well as some architectural detailing.

The Garage, although forward of the main house, does not extend past the front wall of the neighbouring house so is not considered to be overly dominant within the Street Scene. It is hoped that by tucking the low built form of the Garage off to one side, in the corner of the Plot, and that by adding good quality, mature screening plants, it avoids cars dominating the front of the house.

As previously cited within this document, the surrounding area has had much investment in updating and improving the appearance of the Crowsport Estate. To some degree the current building on the Plot of No 26 Satchells Lane is therefore conspicuous in the lack of architectural merit it lends the surrounding area.

It is considered therefore, that the redevelopment of the plot in line with the Application drawings made here, offers the opportunity to ensure the ongoing care of the site, whilst the indicative Street Scene drawing (SS.02) indicates how the proposed replacement dwelling will sit comfortably adjacent to the houses either side as well as improving and enhancing its contribution to the character of the wider surrounding area.

PROPOSED CGI IMAGES



(Pic 7) Proposed Front View of no. 26 Satchells Lane.



(Pic 8) Proposed Front View of no. 26 Satchells Lane.