

DAS400
DESIGN & ACCESS STATEMENT
Proposed 1 No. Detached 3 Bedroom Dwelling on land at:
63 Underwood Road, Bishopstoke, SO50 6FX.

Location

The village of Bishopstoke is located to the east of the River Itchen consists of the historic centre bordering the river, with later development during inter and post war periods, extending eastward towards Fair Oak. Underwood Road effectively forms the eastern perimeter road for the village, linking with the main B3037 running between Eastleigh town centre and Fair Oak. The area has good transport links to the cities of Winchester & Southampton, along with the more local centres of Eastleigh and Fair Oak and the village is well served with local schools, shops & pub facilities. The immediate area of Underwood Road consists of largely 3 bedroom family homes, largely semi-detached or terraced in nature.

Site

The site consists of an area of land to the front & side (south) of no.63 Underwood Road, comprising part of the existing large garden and parking area, benefitting from direct vehicular access from Underwood Road. The site is clearly visible from the immediate northern 'loop' of Underwood Road, however the site is tucked into the north eastern corner of the 'loop' and is not prominent to users of the main highway of Underwood Road. Stoke Park woods bound the rear of the site (east), the land falling away fairly steeply beyond the boundary, limiting any views of the site from the public footpaths within the woods themselves. The topography of the site itself is characterised by a gentle fall of the land north-south away from the principle elevation of no.63. Current boundary treatments consist of timber close-board fencing of 1.2 – 1.8m height surrounding the site on all sides.

Proposals

The proposals shown on drawings numbered 400_04 & 400_04 indicate both the intended site layout and dwelling design including proposed new & retained car parking and amenity space to be separated from the existing site of no.63.

Design Principles

The proposals are for 1 no. detached 3 bedroom dwelling GIA 102m², with external amenity space of 110m² (excluding the front garden area). Parking for a minimum of 2 vehicles is to be provided on plot. As viewed from the street, the dwelling will reflect the simple gabled and brick faced form, maintaining similar height and scale to the majority of existing 3 bedroom properties within this area of Underwood Road. The roof layout has been revised following pre-application advice received, in order to reflect the existing gable orientations of adjacent dwellings as viewed publicly from the street. To compliment this change, the roof at the rear is now fully hipped form to reduce visual bulk and maximise daylighting to the rear garden area. As referred to above, the site is located in a corner position, off the main highway of Underwood Road. The position of the proposed dwelling will effectively mirror the existing properties located in the opposite corner of the 'loop' to the northwest) by developing the un-utilised land in the gap between no.63 & no.65 Underwood Road (as can be seen from the location plan drawing no. 400_04). Due to the angled orientation of the adjacent properties with the road, the proposed dwelling will be further set back within the plot and away from both side boundaries providing clear gaps between adjacent properties as demonstrated on drawing 400_04 'Street Scene'. The dwelling has been designed with habitable room windows facing front and rear, to avoid affecting the amenity of the neighbouring dwellings. The sole 1st floor window facing no.63 is to be obscure glazed, serving the bathroom and the landing window facing no.65 has an orientation and internal floorplan layout that allows only a very restricted view out from the landing area.

Access

The access will be from Underwood Road (a new dropped kerb will be installed). Refuse collection will be as existing EBC arrangements of the residents of Underwood Road. The dwelling will be within required distances from the main highway for potential emergency service vehicle access. Accessibility throughout the dwelling will conform to Part (2) of current Building Regulations for new build residential development and accord with local policy DM31 and meet the Nationally Described Space Standards.



The plot as viewed from Underwood Road



Sustainability

The detached dwelling is to be highly thermally efficient and will incorporate solar PV as indicated, along with under-floor heating supplied by ASHP to maximise energy efficiency. Water consumption is expected to be limited to 110 litres/day per person by providing fittings as per Table 2.2 Building Regulations Approved Document G (England). The new driveway and side path is to be water permeable in nature and roof storm water is to be directed from guttering and downpipes to a new soak-away located in the rear garden, to maximise infiltration on site and minimise runoff to the surrounding area. Ground conditions are known suitable, since a new soak away was installed with the side extension build at no.63 in 2018 - Percolation testing of the intended installation area along with soak away sizing is therefore anticipated to be dealt with by condition. In addition, rain water collection using diverters to water butts in the rear garden, is proposed to reduce water consumption. A planted bed to the southern boundary of the driveway will additionally aid rain water infiltration.

Biodiversity

The proposal includes the removal of two small trees (as indicated & pictured on drawing 400_05), T1 a small apple tree is in a very poor state of health and is of negligible amenity contribution. T2, further back on the plot is a small ornamental acer, this is intended to be moved and re-planted with the rear garden of no.63. The rear of the plot is bounded by mature trees and whilst there is limited opportunity to provide additional trees within the plot (since this is likely to introduce unwelcome shading to the rear garden areas of the proposed and adjoining properties), the driveway planting bed will provide some additional soft landscaping. Establishing planting within the rear garden area of the new dwelling will be possible once poultry are excluded and the installation of bat boxes, along with establishment of 'hedgehog highways' would be considered by the applicants should this be advised by the local ecologist.

Wastewater & Water Quality - Solent and Southampton Water SPA

Waste water from the new dwelling will be treated via a new package treatment plant to be installed on site, full specification and installation position anticipated to be dealt with by condition. To achieve nutrient neutrality for the development and to mitigate the impact of nitrates on the Solent and Southampton Water SPA, the applicants intend to engage with the LPA to determine whether the Council's mitigation scheme, or direct on-site nitrate reduction are most appropriate.

New Forest SPA

As per the pre-application advice received, in order to mitigate the increased recreation impact on The New Forest National Park by new residential development, it is expected that a SANG contribution will need to be secured by S106 legal agreement.