

Design & Access Statement

for

Proposed Barn Conversion
Maidenstone Heath
Blundell Lane, Bursledon
Southampton, SO31 1AA

August 2022

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by the Applicant to accompany a full planning application for a Proposed Barn Conversion at Maidenstone Heath, Blundell Lane, Bursledon, Southampton, SO31 1AA.

2.0 DESIGN PRINCIPLES & CONCEPTS

2.1 Site Description & use

Maidenstone Heath, Blundell Lane, Bursledon, Southampton, SO31 1AA. is a period detached property within a generous secluded plot at the on Blundell Lane, a road, part of which falls within Zone 1 – Bursledon Pool in the Old Bursledon Conservation Area. The dwelling is not listed but is highlighted as having a significant contribution to the conservation area within the 'Old Bursledon Conservation Area Appraisal and Management Proposals'.



Extract Plan from Old Bursledon Conservation Area Appraisal and Management Proposal
(Not to scale)



View of Maidenstone Heath from the driveway entrance



Existing Barn and Access at Maidenstone Heath

2.2 Planning Policy

The proposed barn refurbishment is required to address policies DM3 and DM8 of Old Bursledon Conservation Area Appraisal and Management Proposals, particularly with regard to preservation or enhancement of conservation areas;

DM3 *Good design - achieve a particularly high quality of design sympathetic to the character of the conservation area, where possible enhancing this character, as set out in the Council's conservation area appraisal supplementary planning document.*

D 8 *Exceptionally, uses of heritage assets and developments within their curtilage that do not accord with other policies of this plan may be permitted if this is the only way that the future of the asset can be secured, provided that the Borough Council is satisfied that the proposed development is sympathetic to the character of the asset;*

2.3 Design Proposals

The design brief for the project required the building to be rescued and converted to a self-contained annex. To achieve this, it is proposed to repair and reinstate the existing oak frame, windows, cladding and the tiled roof. It is proposed to convert the building to habitable use with minimum of adjustments to the external appearance and it will be insulated to current building regulation standards which will extend its life for many years. The street scene is unaffected. Private outside amenity space is minimally affected as the rear, side and front garden areas all afford privacy behind the existing boundary treatments. No trees require removal under the proposal and as such the landscaping associated with the barn refurbishment will have no detrimental impact on the conservation area.

3 ACCESS

3.1 Car parking & access

Off street parking to the side of the property currently exists and it is not proposed to alter the current access arrangement from Blundell Lane. Vehicle access to the dwelling from Blundell Lane will therefore remain unchanged, with two means of access to and from the property.

4.0 CONCLUSIONS

The requirement of design and planning policy objectives have been carefully considered with particular regard to:

- Preserving the character and appearance of the Conservation Area
- Minimum impact on neighbours and amenity
- Access