

16 Keble Road, Chandler's Ford

16 Keble Road, Chandler's Ford
Willow Garden Developments Ltd.

Design & Access Statement
P18-079-02B
July 2022

16 Keble Road, Chandler's Ford

Proposed residential development at:

**16 Keble Road,
Chandler's Ford
Eastleigh
SO53 3DS**

Client: Willow Garden Developments Ltd.
Rev B- July 2022

16 Keble Road, Chandler's Ford

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1.0 Introduction

1.1 Credits & Drawing Schedule

This Design & Access Statement is to be read in conjunction with:

All plans and elevations prepared by Barclay + Phillips Architects.

This document is intended to be a positive and helpful tool for the Council and invested third parties and demonstrates how the design proposals have evolved, having regard to site opportunities and constraints. The proposal has taken into account national, regional and local planning guidance.

This Design & Access statement has been prepared by Barclay + Phillips Architects on the behalf of Willow Garden Developments Ltd to accompany a full Planning Application. This application is a re-submssion following a earlier refusal ref F/19/85922.

This document is intended to promote the development of a high quality residential development at 16 Keble Road, Chandler's Ford. The document will highlight the design considerations of the surrounding site and context, and take into account the previous reasons for refusal.

CREDITS

APPLICANT:	Willow Garden Developments Ltd
Architects:	Barclay + Phillips Architects The Studio 5 Oakridge Office Park Southampton Road Whaddon Salisbury SP5 3HT
Topographical Survey:	P Stubbington Land Surveys The Mead, Durley Brook Road, Durley, Southampton SO32 2AR
Tree survey:	HELLIS Arboriculture and Landscape Design Castleton Steps, The Old Pump House, Osborne Rd, Sherborne DT9 3RX
Sewer & water:	Southern Water Southern House Capstone Road Chatham Kent ME5 7QA
Transport:	Nick Culhane Idlewild Fairclose Drive Littleton Winchester SO23 8QW

DRAWING SCHEDULE

P18-079-02-02-001A	Location & Block plans
P18-079-02-02-002E	Proposed site plan
P18-079-02-02-003A	Proposed site plan (At First floor level)
P18-079-02-02-004A	Proposed site plan (At Roof level)
P18-079-02-02-005A	Location plan 1-500
P18-079-02-02-006	RefuseCollection
P18-079-02-03-001A	Proposed Floor plans
P18-079-02-05-001B	Proposed Elevations in context (Sheet 1 of2)
P18-079-02-05-002C	Proposed Elevations in context (Sheet 2 of2)
P18-079-02-05-004C	Proposed Elevations - Type 2
P18-079-02-05-005A	Proposed Elevations - Type 1
P18-079-02-91-001	Existing Location Plan
P18-079-02-91-002	Existing site Plan
P18-079-02-91-003	Existing Floor Plans
P18-079-02-91-004	Existing Elevations
7571/01	Topographic Survey
TP-P-001	Tree survey

1.0 Introduction

1.2 Site location

SITE LOCATION

The site is located in the village of Chandler's Ford, in Eastleigh, which is located approximately 5 miles North of Southampton and approximately 8 miles South of Winchester.

Located off the Keble road, the site has good access to the M23 and M27.



1.0 Introduction

1.3 Site Description

SITE DESCRIPTION

The site currently comprises a single storey dwelling located to the East side of the site with associated outbuildings and garage. Dense, high vegetation form site boundaries.

The area surrounding the site is mostly residential, however to the West-side is located the Chandler's Ford Industrial estate.

Currently, the site is accessed from Keble Road via an existing vehicular access located between No. 12 & 18 Keble Road plots.

PROPOSAL OUTLINE

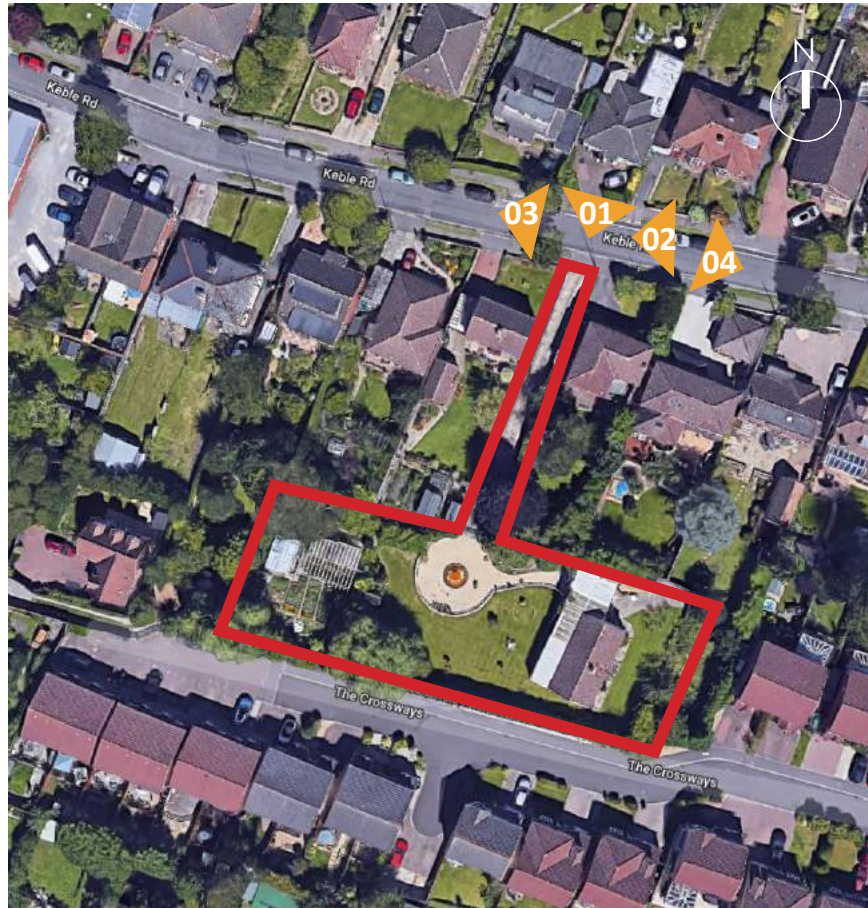
The proposal is to redevelop the site with the removal of the existing dwelling and outbuildings, and the formation of 4no. high quality detached houses with associated garaging.

This is a re-submission of an earlier application which was refused on Refuse and Nitrates grounds, both of these concerns have been overcome as noted in 4.1 of this document.



1.0 Introduction

1.4 Key site views



2.0 Site Context

2.1 Movement & Connections

VEHICULAR

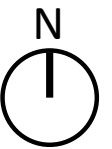
16 Keble road is located off Keble road. The site has good access to Southampton and Winchester via M3.

PUBLIC TRANSPORT

The nearest bus stop is located on the Chalvington Road, a 0.2 miles walk North-East or 0.3 miles South-East of the site.

The nearest train station is in Chandler's Ford, about 0.5 miles away from the site.

-  Site
-  Bus Stop
-  Secondary Vehicular Routes
-  Existing Access Route



2.0 Site Context

2.2 Area Overview & Local Landmarks

- 01 Chandler's Ford Train station
- 02 Chandler's Ford Industrial estate
- 03 St Swithun Wells Catholic Primary School
- 04 Toynbee School
- 05 Making Miracles Nursery
- 06 Eastleigh Fire Station
- 07 Pennine Way Recreation Ground
- 08 Retail park
-  Site



2.0 Site Context

2.3 Site Analysis



Block Plan 1:500

2.0 Site Context

2.4 Aerial views



South view



North view



West view



East view

2.0 Site Context

2.5 Site photos 1



View 1



View 2



View 3



View 4



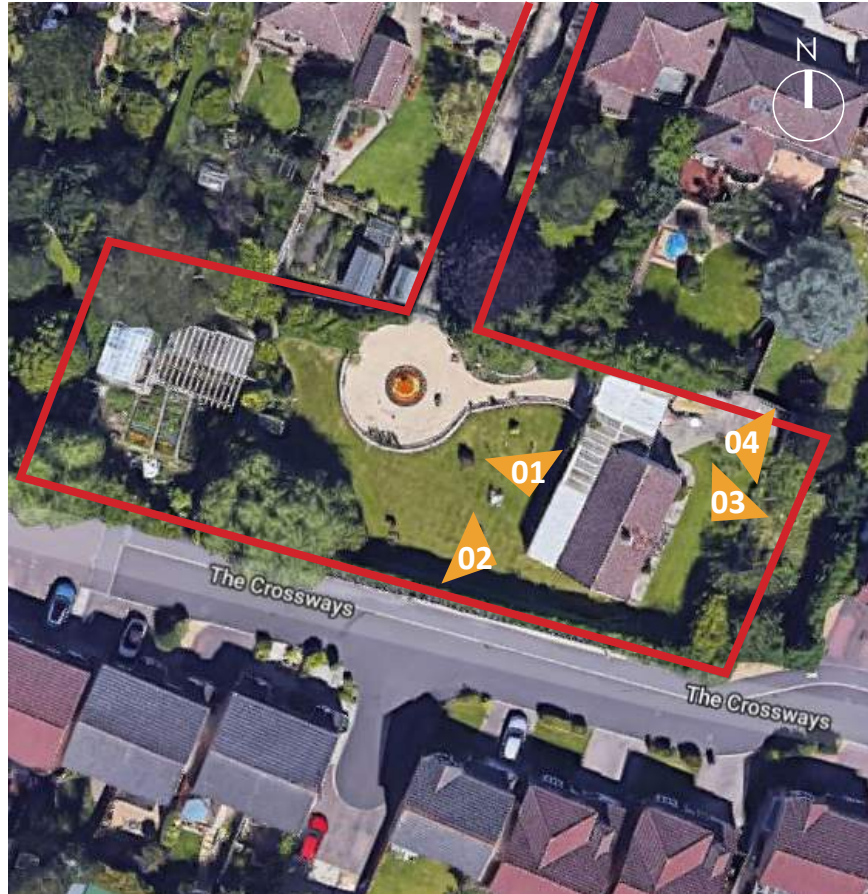
View 5



View 6

2.0 Site Context

2.5 Site photos 2



View 1



View 2



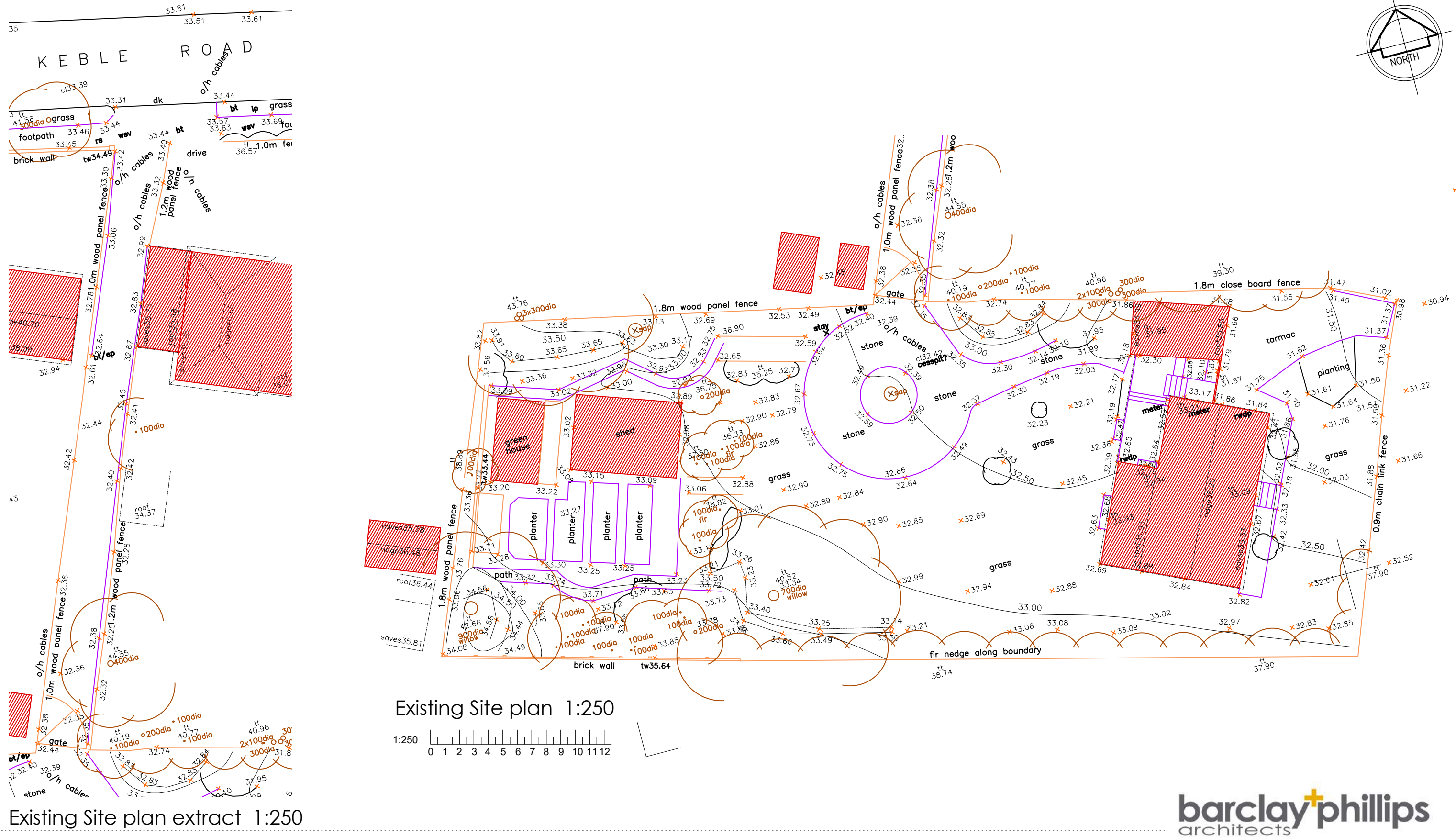
View 3



View 4

2.0 Site Context

2.6 Site Topographical



3.0 Development

3.1 Planning Policy 1

PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

Achieving sustainable development. The purpose of the planning system is to contribute to the achievement of sustainable development.

The presumption in favour of sustainable development:

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy;

EASTLEIGH BOROUGH LOCAL PLAN 2016 – 2036 – *This plan is still under review and has yet to be adopted so therefore any planning policy can only be taken from the 2001-2011 Local Plan.*

EASTLEIGH BOROUGH LOCAL PLAN 2001-2011

BUILT ENVIRONMENT CONTEXT It is essential that we meet the reasonable needs of our communities for development and that we meet those needs in ways which:

- Make our towns and villages more rather than less attractive places to live.
- Protect and conserve as much countryside as possible. These objectives will only be met if new development achieves high standards of design with as much of it as possible being accommodated on previously developed land in built-up areas.

POLICY 59.BE - Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

- i. they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;
- ii. they make the most efficient use of the land; they incorporate an appropriate mix of dwelling type and land-use where appropriate;
- iv. they provide a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside;
- v. they have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services;
- vi. include, where appropriate, provision for the secure storage of bicycles;
- vii. they are an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting;
- viii. they make adequate provision for the storage and collection of refuse and where appropriate include facilities for the collection of recyclable materials;

- ix. they include, where appropriate, measures which provide shade and protection from the sun; and
- x. new development should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design.

POLICY 74H: Affordable housing is housing the cost of which is significantly lower than average for the type of property on the open market locally, such that it can be afforded by households below the income threshold where the cost of housing would be in excess of 25% of gross household income. To secure the provision of affordable housing, the Borough Council will seek to ensure all of the following: i. that a target of 35% of the new dwellings provided on sites which meet the other criteria set out below are affordable; ii. that affordable dwellings are provided on all sites capable of accommodating 15 or more dwellings.

SUPPLEMENTARY PLANNING DOCUMENTS

CHANDLERS FORD AND HILTINGBURY CHARACTER APPRAISAL

In 2005 a character area study for Changers' Ford and Hiltingbury was published. This defines a number of areas in Chandler's Ford and Hiltingbury where the quality and distinctiveness of the local environment is such, that it deserves to be acknowledged when considering development proposals in those areas.

PROPOSALS FOR DEVELOPMENT

- All proposals in Chandler's Ford and Hiltingbury whether or not they are within a character area, will be welcome, where they respect, maintain or enhance local distinctiveness.
- As set out in the second deposit version of the Local Plan Review policy 59.BE, all planning applications should be accompanied by a statement of the planning and design principles which have been adopted in drawing up the scheme.
- It is difficult to generalise but the following characteristics help to define local distinctiveness in Chandler's Ford and Hiltingbury:
 - Plot size and plot ratio
 - Building line

3.0 Development

3.1 Planning Policy 2

- The separation between buildings
- The street-scene
- Trees and other landscape features
- Boundary treatments/open plan
- Dwelling types and style
- Greenways and footpath links
- Materials used
- Plot access
- Building height
- Building scale and mass
- Features and views which make the locality distinctive

THE OBJECTIVES FOR CHANDLER'S FORD AND HILTINGBURY

The following objectives are considered appropriate for the area:

- To maximise the use of urban land
- To improve the appearance and character of the existing built environment where appropriate
- To ensure that the form, scale, height, style and setting of new buildings is appropriate to the character of the locality and to reject poor design
- To retain buildings and features of historic, landscape, open space or nature conservation interest
- To protect the character and local distinctiveness of the area, particularly the wooded nature of much of the locality

3.0 Development

3.2 Planning History 1

PLANNING HISTORY

Appeal Ref: APP/W1715/W/20/3262999

- Decision date:
- Erection of 4no. four bedroom detached dwellings with associated garages and hard & soft landscaping following demolition of existing bungalow.
- Status: **Dismissed.**

Ref: F19/85922

- Decision date: 05/01/2021
- Erection of 4no. four bedroom detached dwellings with associated garages and hard & soft landscaping following demolition of existing bungalow.
- Type of Application: Full Planning
- Status: **Refused.**

Ref: T/15/77361

- Valid date: 09/11/2015
- Limb reduction by 3m to 2no. Willow trees
- Type of Application: Consent under Tree Preservation Orders
- Status: **Approved.**

Ref: T/08/64087

- Valid date: 06/11/2008
- 30% Crown reduction to 2no. Willow trees
- Type of Application: Consent under Tree Preservation Orders
- Status: **Approved.**

Ref: T/40635/000/00

- Valid date: 05/01/2004
- CROWN REDUCTION OF WILLOW TREE AT SIDE
- Type of Application: Consent under Tree Preservation Orders
- Status: **Approved.**

Ref: T/40635/000/00

- Valid date: 05/01/2004
- CROWN REDUCTION OF WILLOW TREE AT SIDE
- Type of Application: Consent under Tree Preservation Orders
- Status: **Approved.**

3.0 Development

3.3 Planning History 2

PLANNING HISTORY

Appeal Ref: APP/W1715/W/20/3262999

I am unable to conclude that the proposal would make adequate provision for the collection of domestic waste and recycling, having regard to highway safety and the character and appearance of the area. As such, the proposal would fail to accord with Saved Policies 28.ES, 59.BE and 102.T of the Eastleigh Borough Local Plan Review 2001-2011 (2006) and Emerging Policies DM1 and DM13 of the Submitted Eastleigh Borough Local Plan 2016-2036 (2018). These policies, amongst other things, require new development to make provision in the design and layout for the storage and collection of domestic waste and recyclable materials, not cause or increase danger to road users, and not have an unacceptable impact on the character and appearance of urban areas.

The Council's second reason for refusal, had the application been determined, relates to adverse effects upon the integrity of the Solent and Southampton Water SPA arising from the appeal proposal in combination with other plans and projects. This is as a result of nutrients, including phosphates and nitrates from domestic wastewater associated with the additional dwellings entering the water and resulting in eutrophication. The appellant has agreed to make a financial contribution in accordance with the Council's adopted nitrate mitigation strategy, which involves removing agricultural land from a Council land holding at Horton Heath, to off-set the nitrogen that would be generated by the proposal. However, this payment has not yet been secured through the planning application or the appeal process, and such payment remains unsecured.

I conclude that the appeal should be dismissed.

Planning Application F19/85922

Application No. F/19/85922 In pursuance of their powers under the above Act and in accordance with your application received on Monday 24 June 2019 the Council, as Local Planning Authority hereby Refuse Planning Permission For the following :

Description: Erection of 4no. four bedroom detached dwellings with associated garages and hard & soft landscaping following demolition of existing bungalow. Site: 16 KEBLE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DS For the following reasons:

1 The layout of the proposed development would not allow sufficient access and turning space to for satisfactory collection of domestic waste from within the site such that collection of waste would have to take place on Keble Road. The resultant number of bins being placed on Keble Road on collection days would have an adverse impact on highway safety and function for vehicles and pedestrian and an adverse impact on the appearance of the locality from bins being left on the pavement between collections. The proposal is therefore contrary to Saved Policies 28.ES, 59.BE and 102.T of the Eastleigh Borough Local Plan (2001 – 2011), Policies DM1 and DM13 of the Eastleigh Emerging Local Plan (2016 – 2036) and guidance contained in the NPPF.

2 The application fails to secure provision for mitigation of the proposed net gain of 3 dwellings on the site that would lead to an unacceptable increase in Nitrates leaving the site which would result in an in-combination adverse impact on the Solent and Southampton Water Special Protection Area contrary to the Habitats and Species Regulation (2017).

4.0 Proposal

4.1 Proposal Description

PROPOSALS

The proposals are to demolish the existing single storey property, garage and surrounding outbuildings to allow for the creation of new residential development. The new development will comprise 4 no detached houses with associated driveways and detached garages.

Each dwelling is designed to provide 4 bedrooms and a bathroom to the first floor with living and kitchen areas to the ground floor.

The proposed dwellings have been developed in accordance with the following principles:

- To be in keeping with and respectful of surrounding properties;
- To preserve and enhance the character of Chandler's Ford;
- To provide a high-quality residential development;
- To enhance the existing site to form an attractive addition to the housing in the town;
- To provide a scale of development appropriate to the locality, reflecting both scale and density found in the surrounding area.
- To introduce modern design which respects the grain, scale and mass.

The constraints of the site are an important element that needs to be understood when considering development. As such a review of the site and its surroundings were undertaken to help to inform the design process. The constraints and opportunities are as follows:

Layout constraints

- Existing dense hedgerows and mature trees to site boundaries.
- Proximity and locality of neighbouring dwellings to the North of the site.
- Existing structures within site boundary that will be removed as part of the application.
- Level change within the site sloping downwards from south-west to North-East by 3m.
- Surrounding properties predominantly being brick or rendered façades
- Retention & enhancement of existing boundary treatments.

Layout opportunities

- Enhancement of site and surroundings creating low density site with high quality dwellings.
- Opportunity to provide properties that relate to the surrounding context
- Retention of existing trees and hedgerows along all boundaries

AESTHETICALLY

The existing dwellings along Keble Road and Shaftesbury avenue are a mixture of brick and rendered façades.

Proposed materials - Fibre cement vertical cladding with white render façades and fibre cement slate roof.

SUSTAINABILITY

The proposed dwellings will incorporate a number of features which will allow for a good environmental performance. These will include:

- Quality windows and doors with high U-Values
- High performance combi boiler
- High levels of insulation
- Electric car charging point.

LANDSCAPE

There are some existing landscape features on the site in the form of a number of trees to the side and rear of the proposed dwellings and a variety of vegetation to the boundaries of the site. It is proposed that where possible existing landscape features are retained and enhanced.

FLOOD

The site is not situated within the Flood Zone.

REFUSE

Refuse Storage is provided within each plot, with a revised collection point situated at the entrance to the Site.

NITRATES

The applicant has agreed to make a financial contribution in accordance with the Council's adopted nitrate mitigation strategy, which involves removing agricultural land from a Council land holding at Horton Heath, to off-set the nitrogen that would be generated by the proposal.

ACCESS

There are good vehicular connections to the surrounding areas of Southampton, Winchester, Basingstoke and Portsmouth via Junction 12 of the M3 motorway located at the top of Otterbourne Hill with its connection to the M27. Access can also be gained via Junction 13 in Leigh Road. The motorway can be reached in approx. 5 minutes.

There is a mainline railway station at Southampton Parkway (Airport) connecting to London (Waterloo). Chandler's Ford itself has a railway station (10 minute walk) which connects Romsey to Eastleigh.

The bus route is located in Bournemouth Road and Chalvington Road with bus stops in both directions within 5 minute walking distance of the site.

Secondary, Junior and Infant schools are within 20 minutes walking or 5 minutes by car. Local shops, Restaurants and Doctors surgeries are also within 15 minutes walking time.

Leisure and Sporting facilities are available at Knightwood Leisure Centre or Fleming Park/Places Leisure 1.2 miles away.

Access into the new dwellings will meet the requirements of Building Regulations Part M.

CONCLUSION

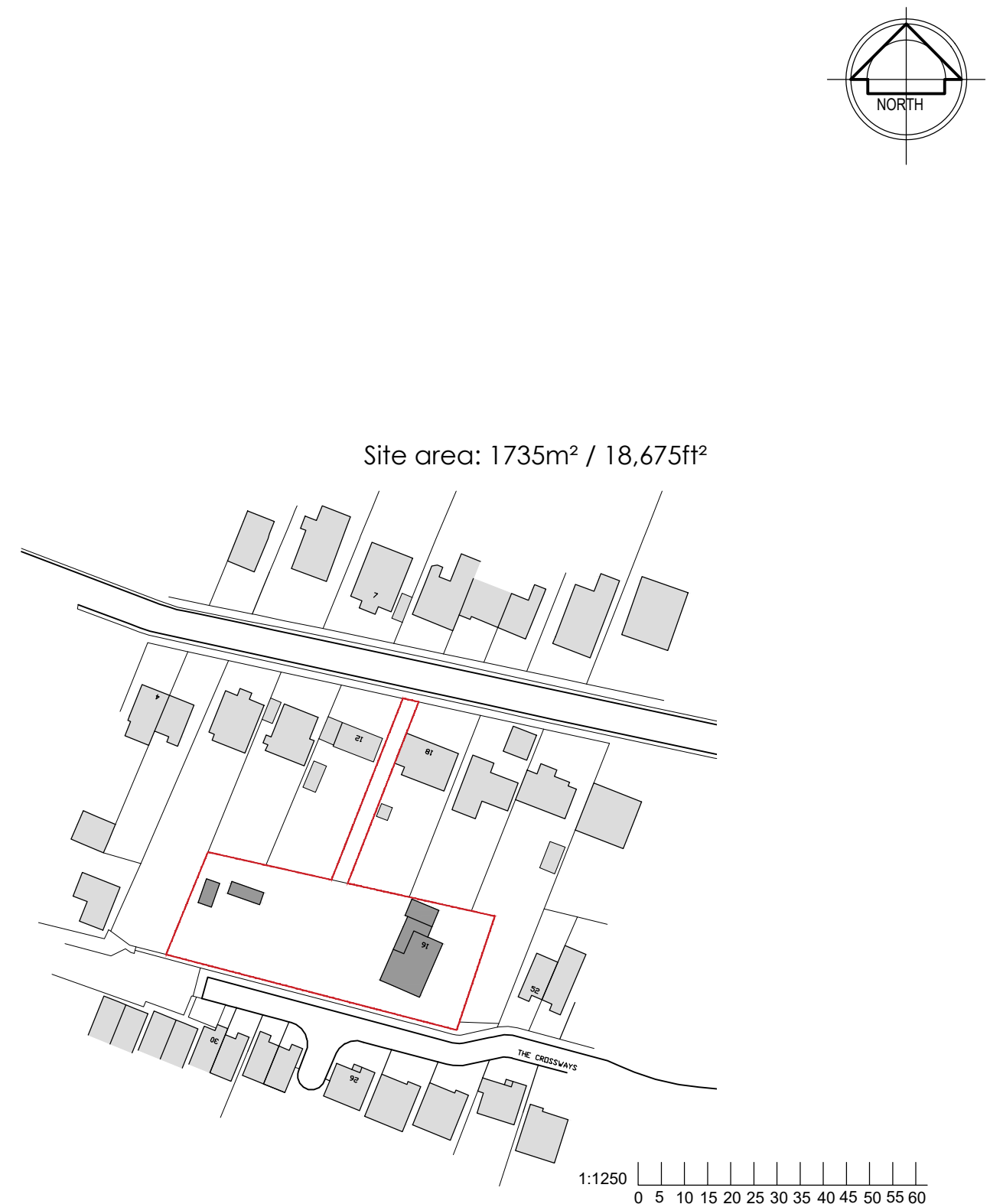
As set out in this Design and Access statement, we believe the proposals provide good quality, well designed and sustainable accommodation, whilst seeking to enhance and add further to the character of the area. They do not cause any material harm or undue impact on the surroundings. Planning policies both national and local have been taken into account in the preparation of this scheme. The reasons for the earlier refusal, Refuse and Nitrates have been taken into account and have been overcome.

4.0 Proposal

4.2 Existing Location & Block plan



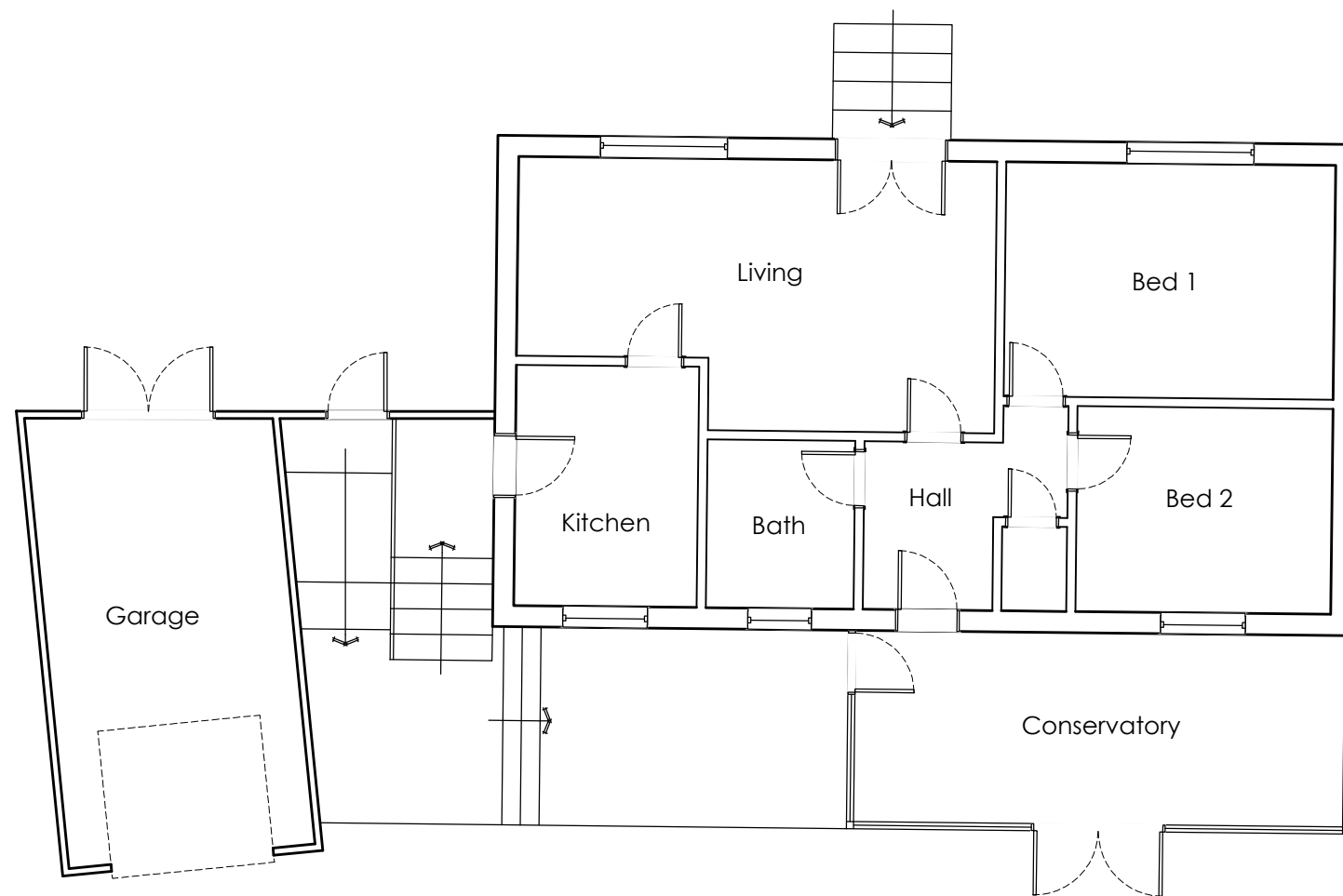
Block Plan 1:500



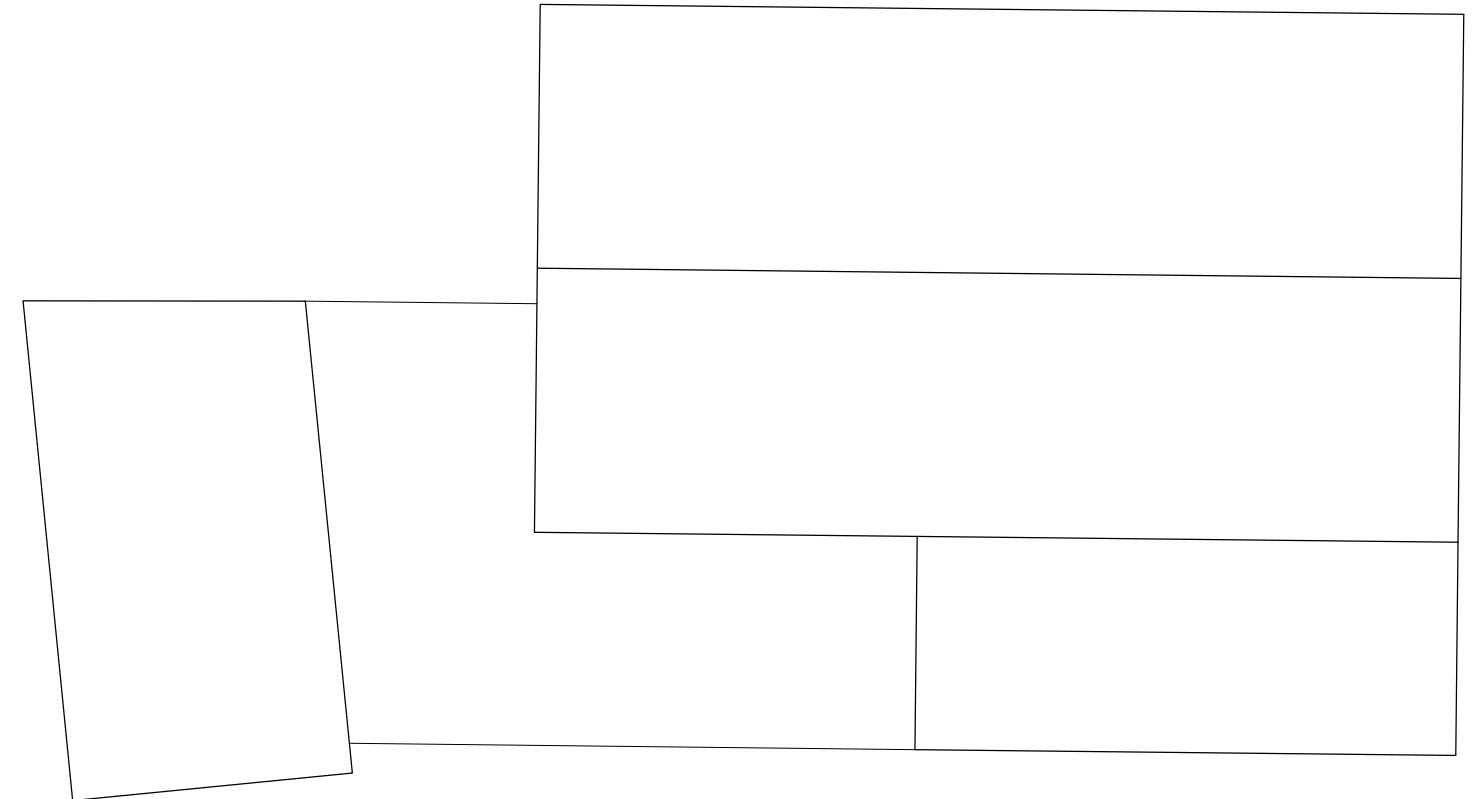
Location Plan 1:1250

4.0 Proposal

4.3 Existing Floor plans



Floor Plan 1:100

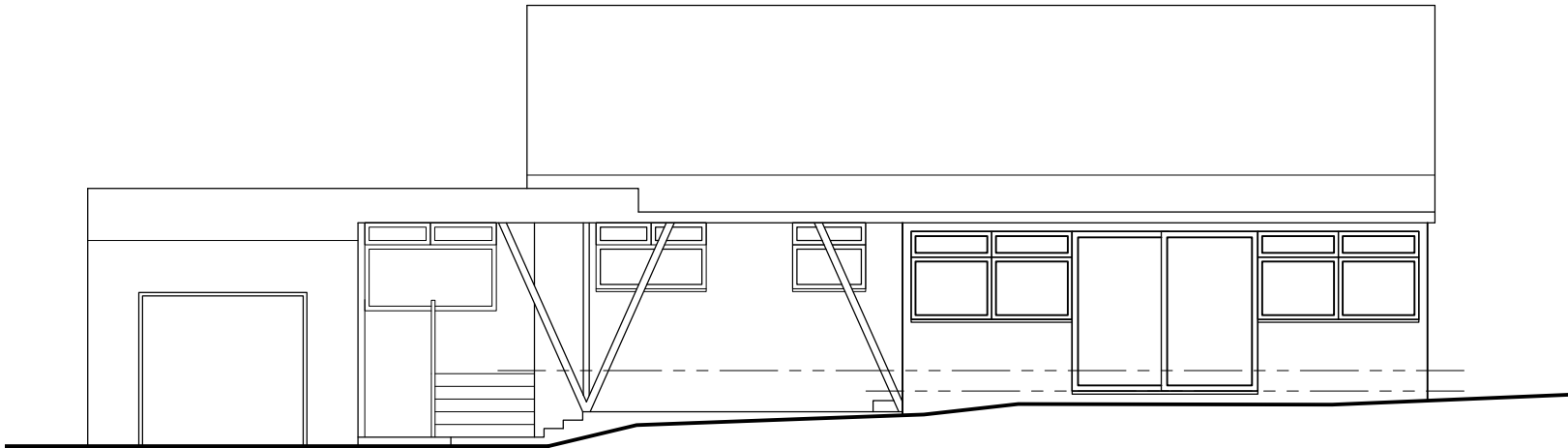


Roof Plan 1:100

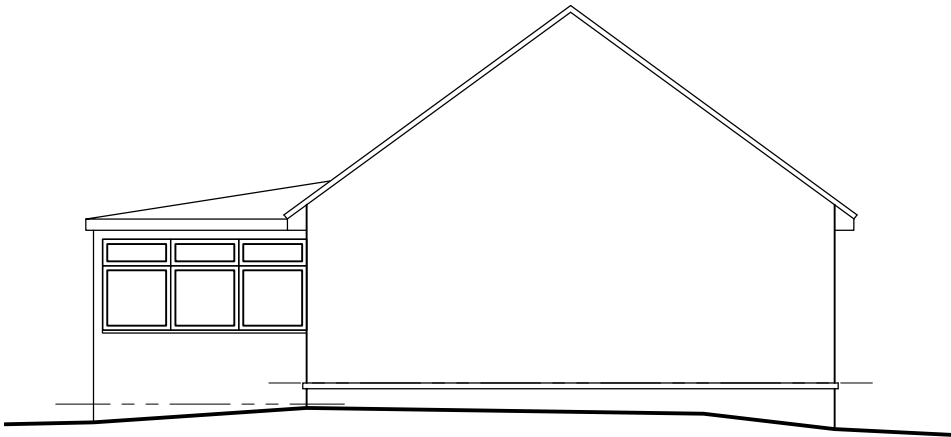
1:100 0 1 2 3 4 5

4.0 Proposal

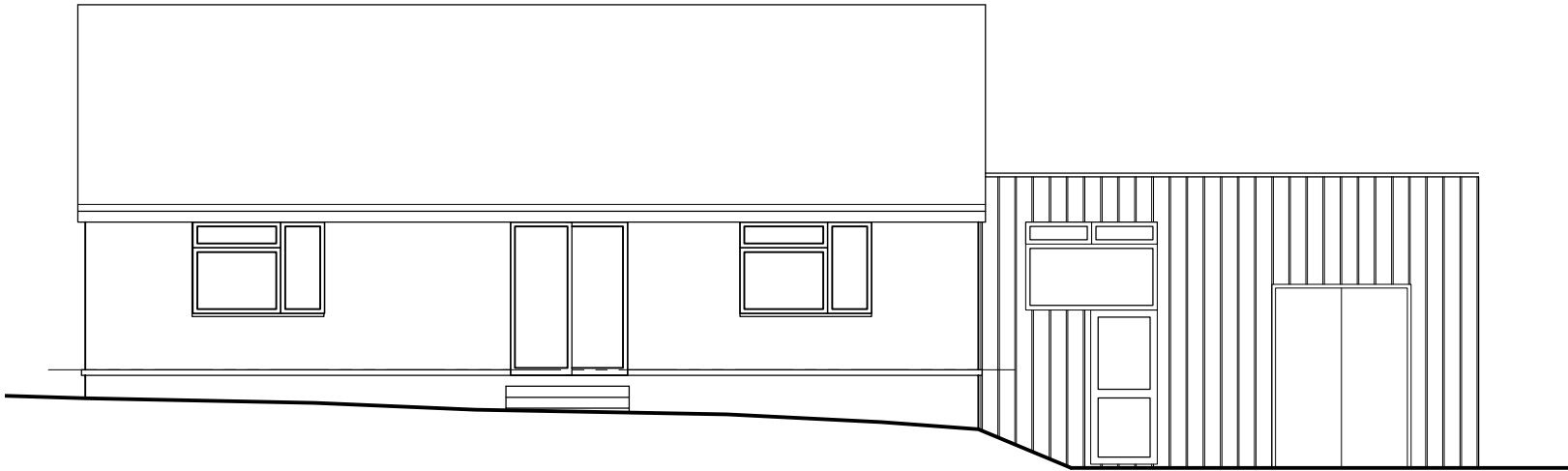
4.4 Existing Elevations



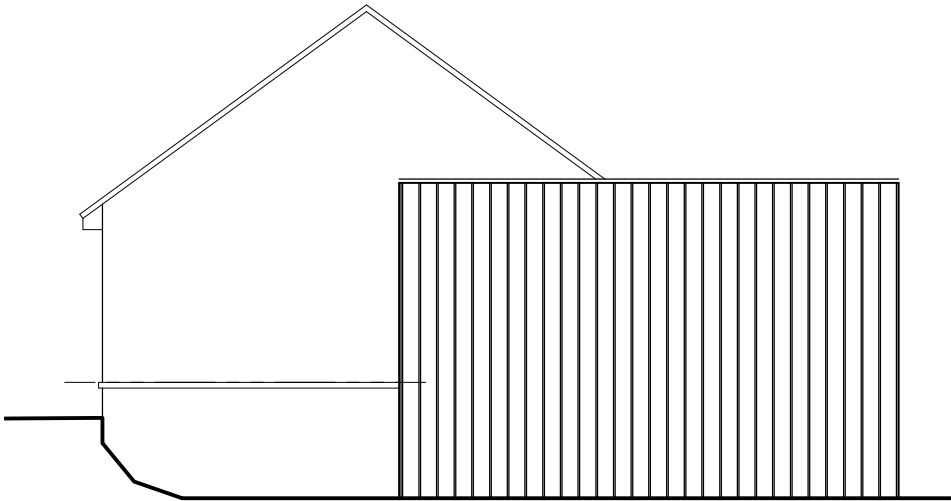
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

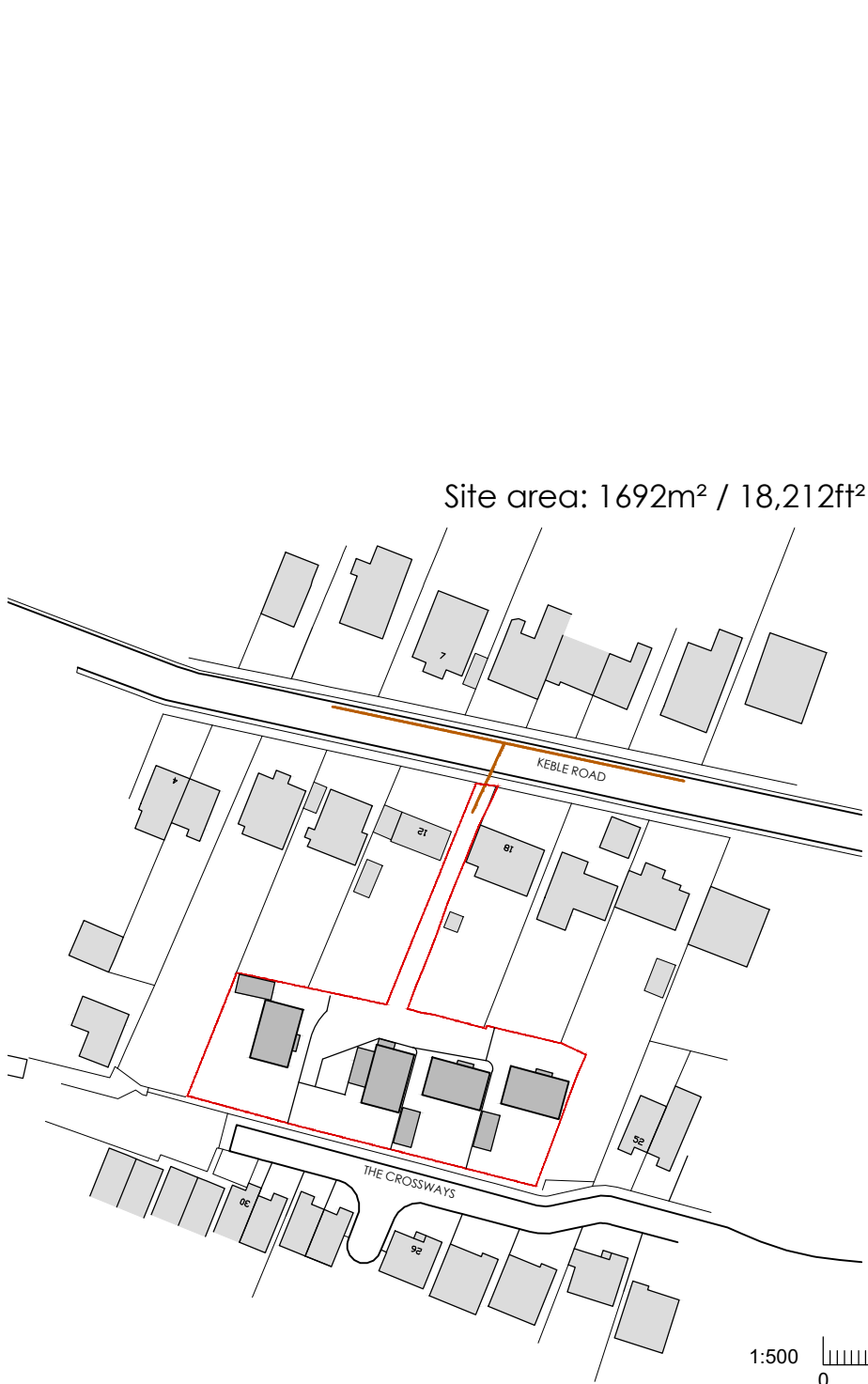


4.0 Proposal

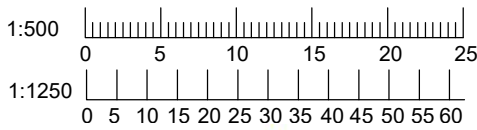
4.5 Proposed location plan



Block Plan 1:500

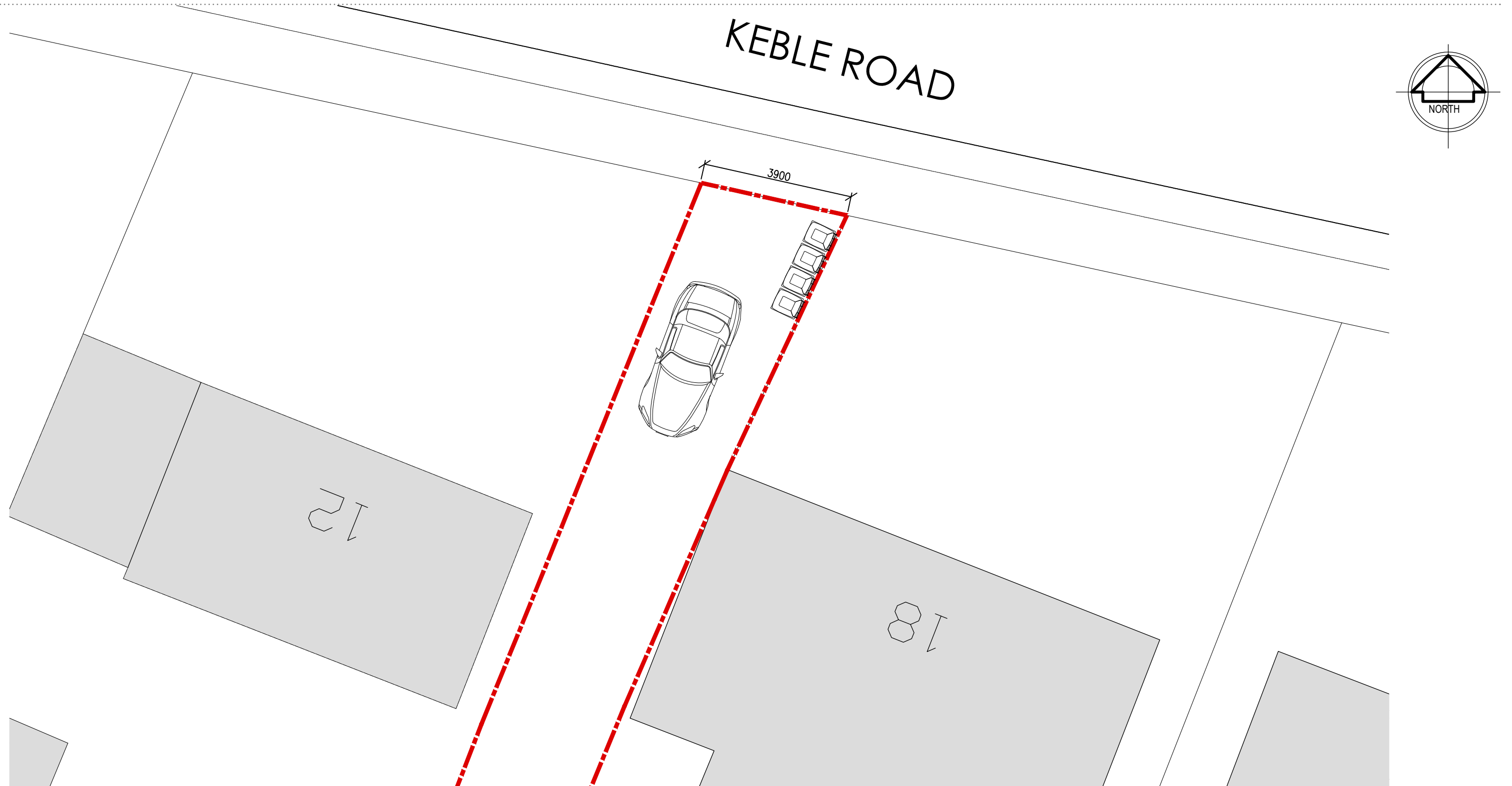


Location Plan 1:1250



4.0 Proposal

4.6 Proposed Site Entrance



4.0 Proposal

4.7 Proposed Site plan



4.0 Proposal

4.8 Proposed Ground floor Site plan



4.0 Proposal

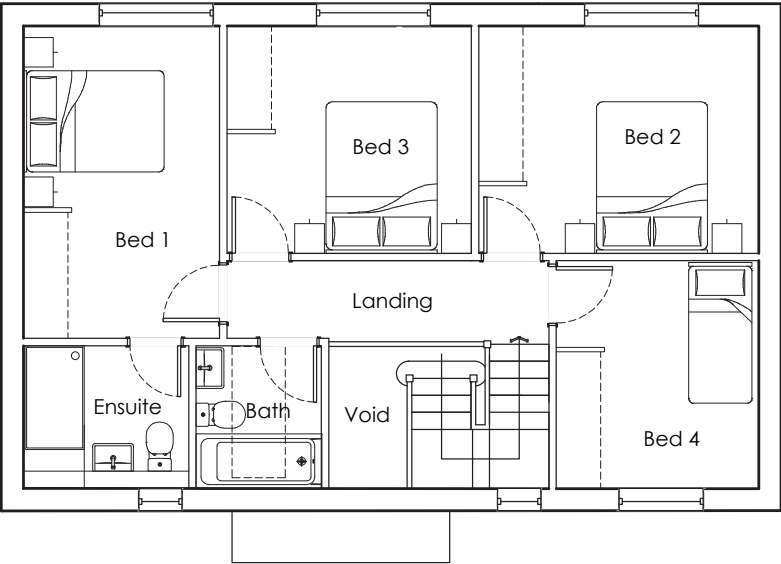
4.9 Proposed First floor Site plan



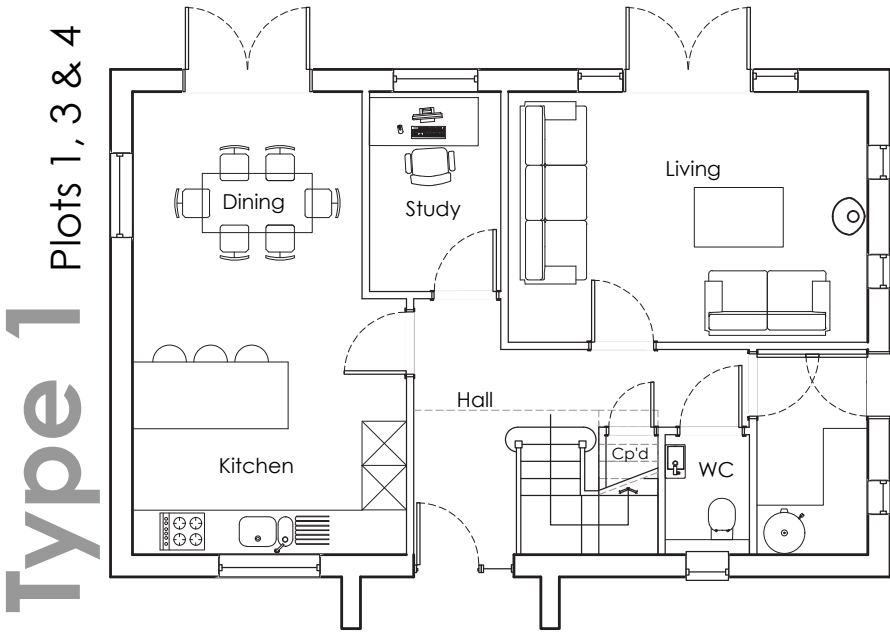
Proposed Site plan (At First floor level) 1:200

4.0 Proposal

4.10 Type 1



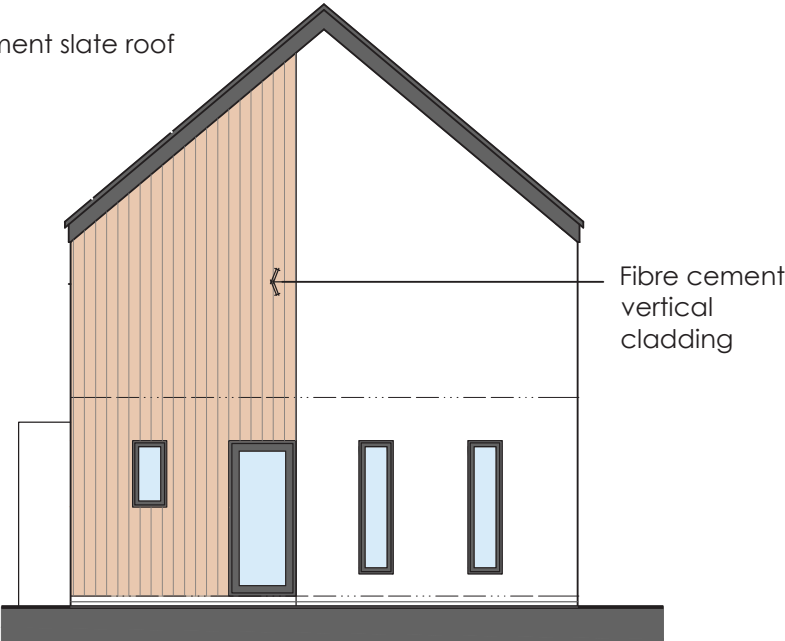
First floor plan 1:100



Ground floor plan 1:100



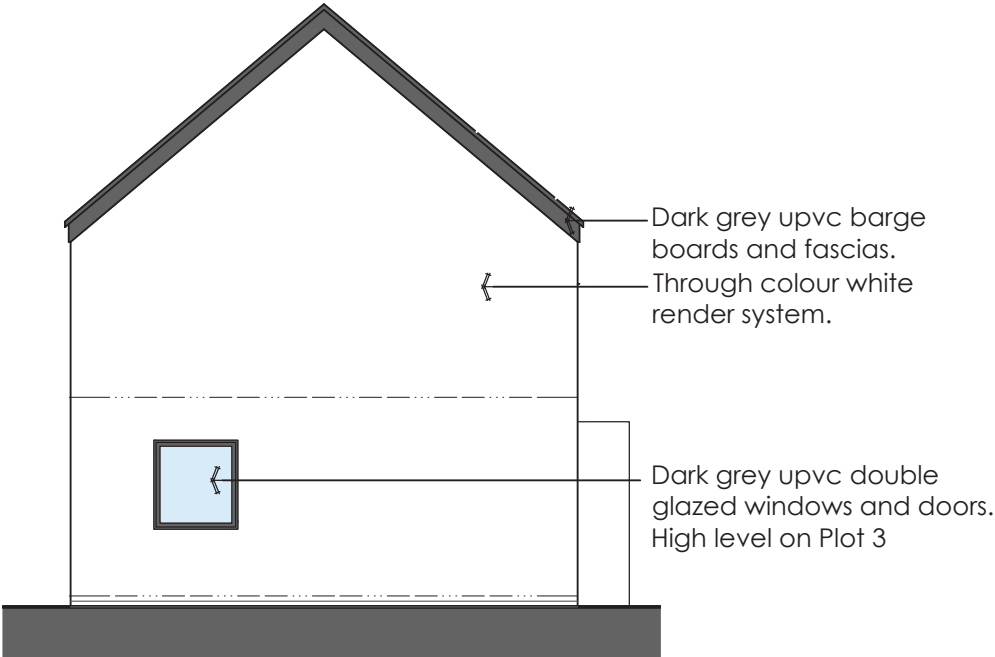
East elevation (Plot 1) 1:100
North elevation (Plots 3 & 4) 1:100



North elevation (Plot 1) 1:100
East elevation (Plots 3 & 4) 1:100



West elevation (Plot 1) 1:100
South elevation (Plots 3 & 4) 1:100



South elevation (Plot 1) 1:100
West elevation (Plots 3 & 4) 1:100

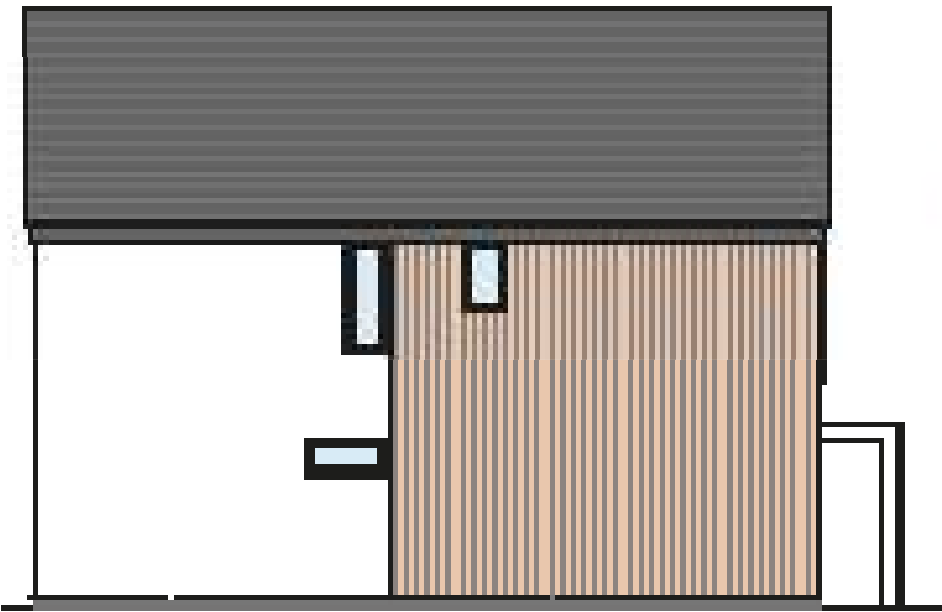


4.0 Proposal

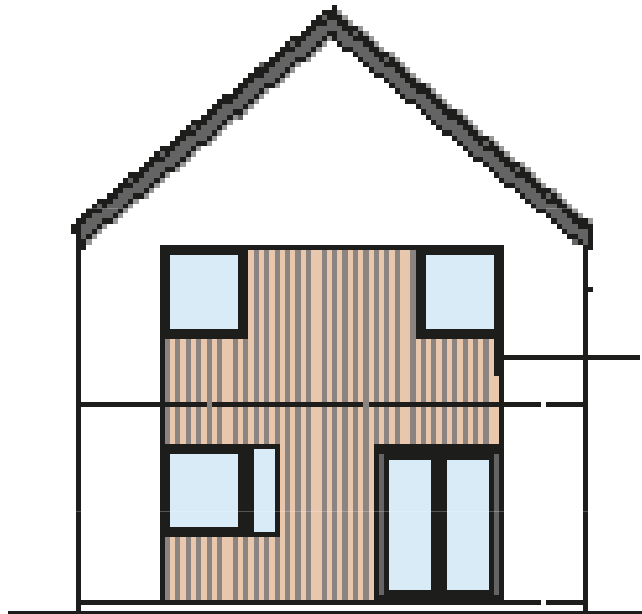
4.10 Type 2



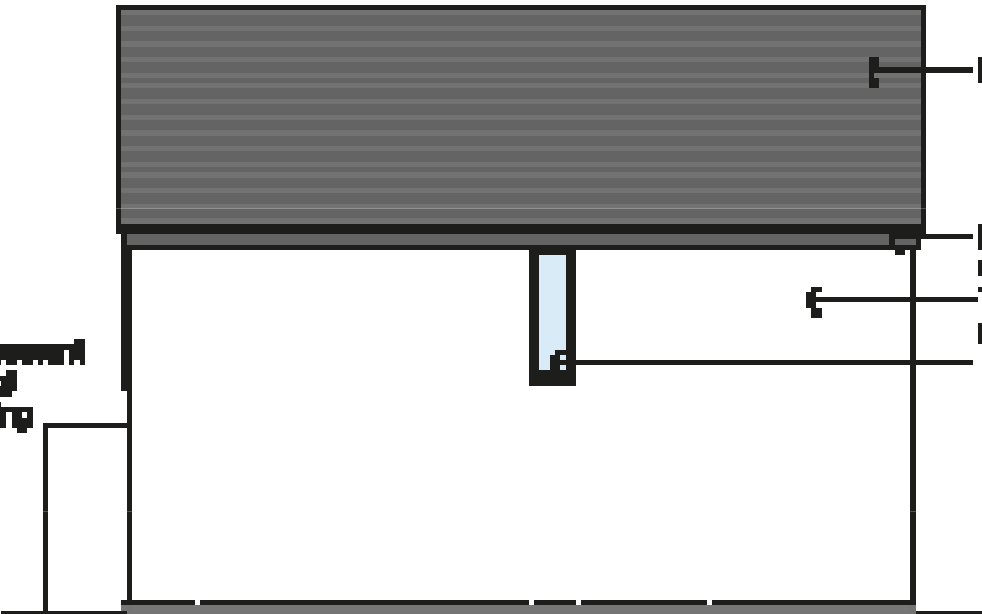
North elevation 1:100



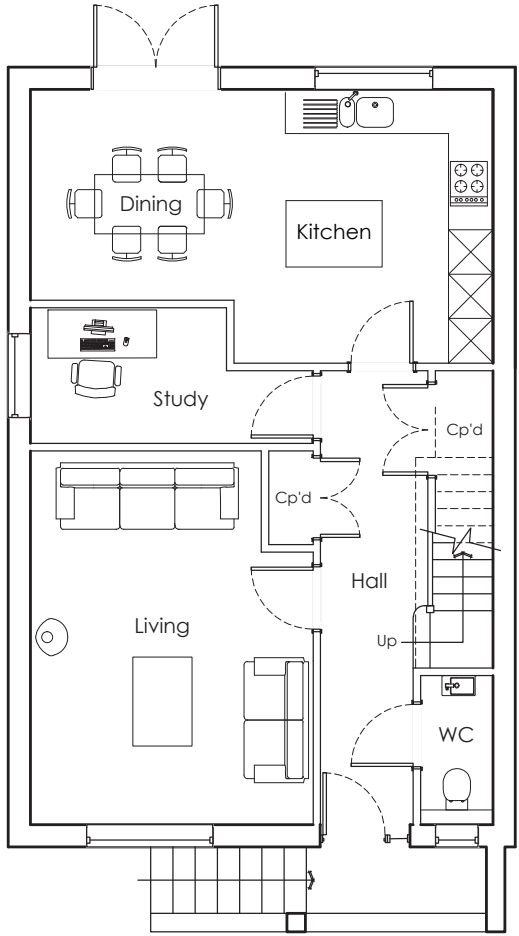
East elevation 1:100



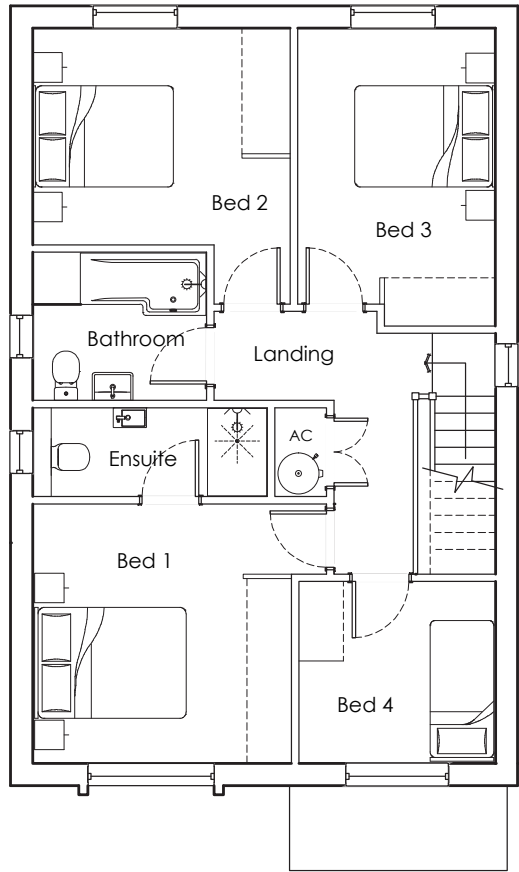
South elevation 1:100



West elevation 1:100



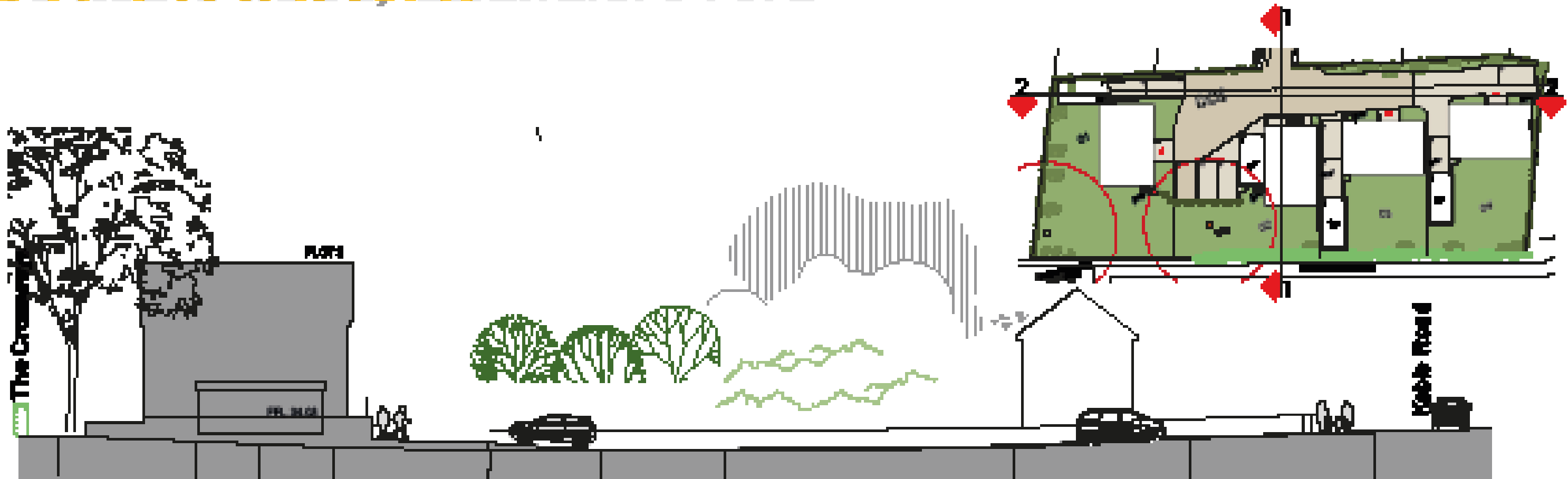
Ground floor plan 1:100



First floor plan 1:100



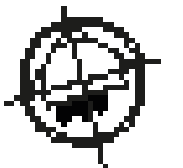
4.0 Proposal



North elevation 1.1 (Along access drive) 1:200



East elevation 2.2 1:200



4.0 Proposal

4.11 Site sections 2



South elevation 3.3 (From The Crossways) 1:200



East elevation 4.4 1:200



West elevation 5.5 1:200



4.0 Proposal

4.12 Materials



Dark grey upvc windows and doors



Fibre cement vertical cladding



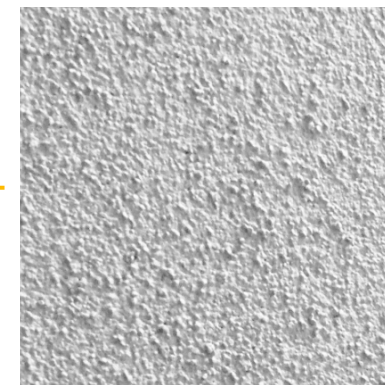
Dark grey timber door



Fibre cement slate roof



Dark grey upvc fascias and guttering



White render

5.0 Visualizations



5.0 Visualizations



5.0 Visualizations



6.0 Access Strategy

6.1 Overview & Accessibility

VEHICULAR ACCESS

Vehicular access for the site is provided allowing for safe shared access for entry and exit from the site onto Keble Road (see Transport Statement by Nick Culhane) .

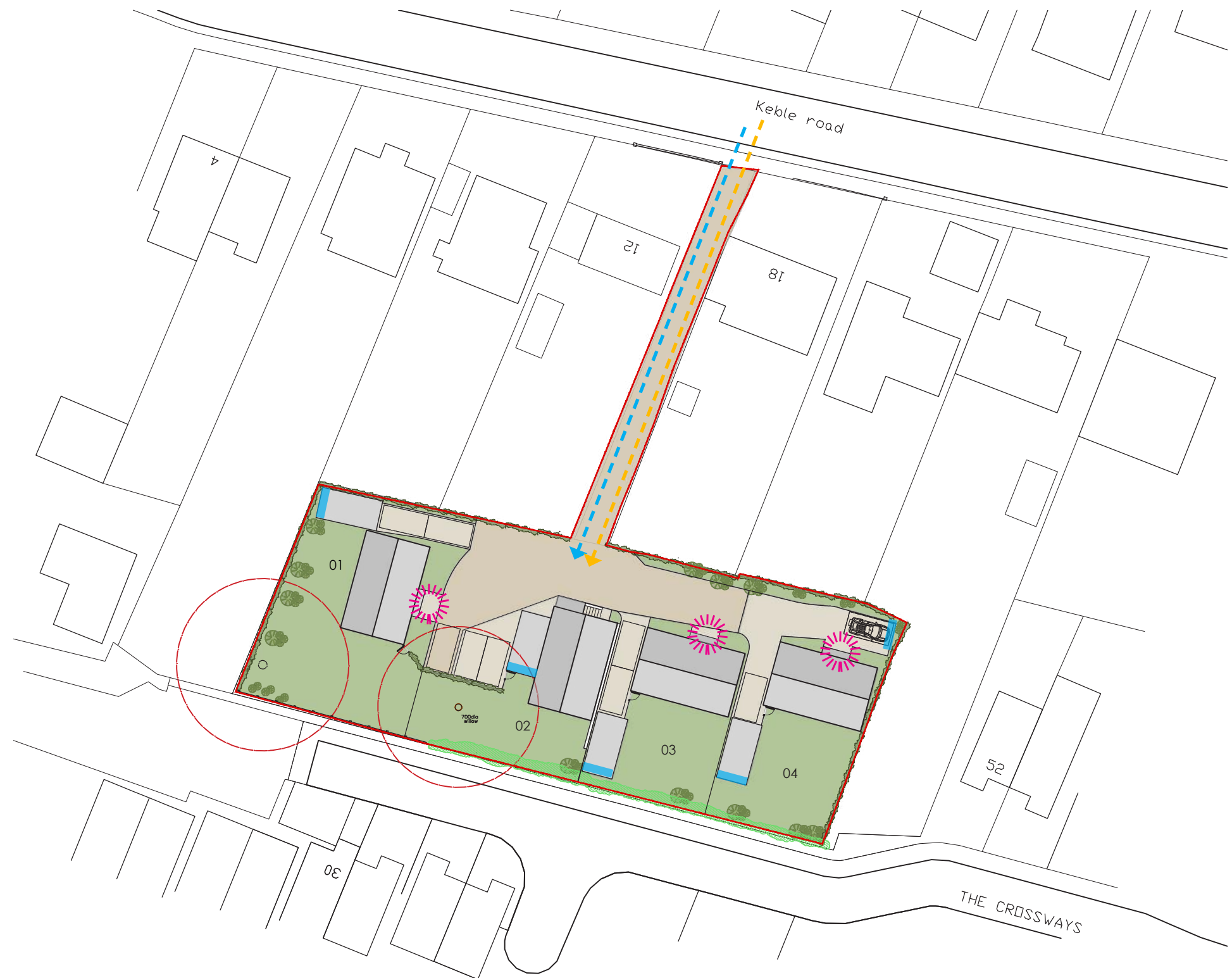
BICYCLE ACCESS

Access for bicycles is provided along the vehicular access routes with individual storage areas in the garage for each property.

ACCESSIBILITY

All dwellings have level access to the site, with Plots 1, 3 & 4 having level access to the main entrance.

-  Vehicular
-  Pedestrian & Bicycle
-  Bicycle storage Area
-  Level Access into Building



6.0 Access Strategy

6.2 Refuse

REFUSE

Refuse storage for the dwellings is in the garden of each property. The collection point is at the entrance to the site.

- Refuse Collection Point
- Refuse Storage



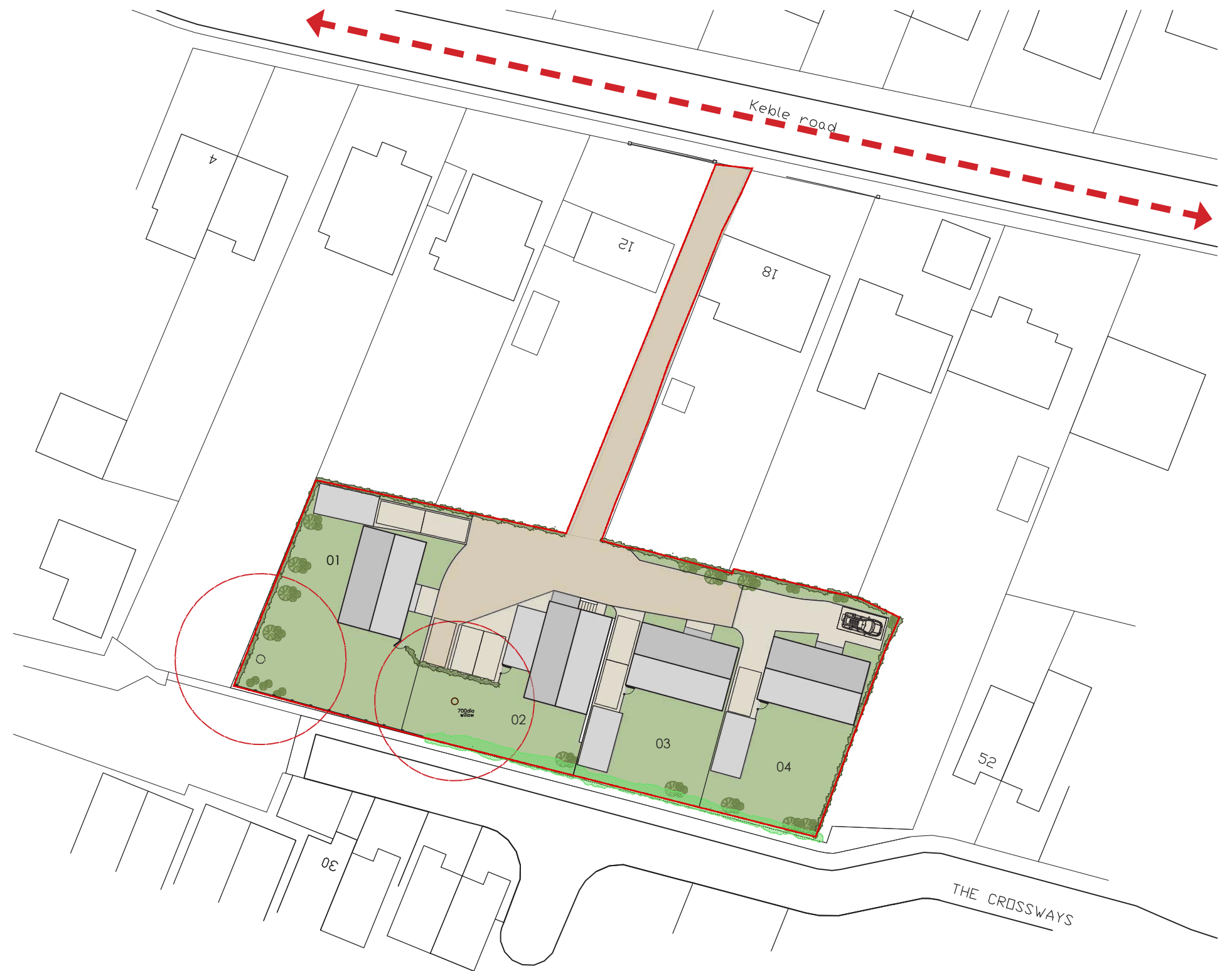
6.0 Access Strategy

6.3 Fire

FIRE

In the event of fire all dwellings will be able to be accessed via Keble road.

← - - - → Emergency Access



6.0 Access Strategy

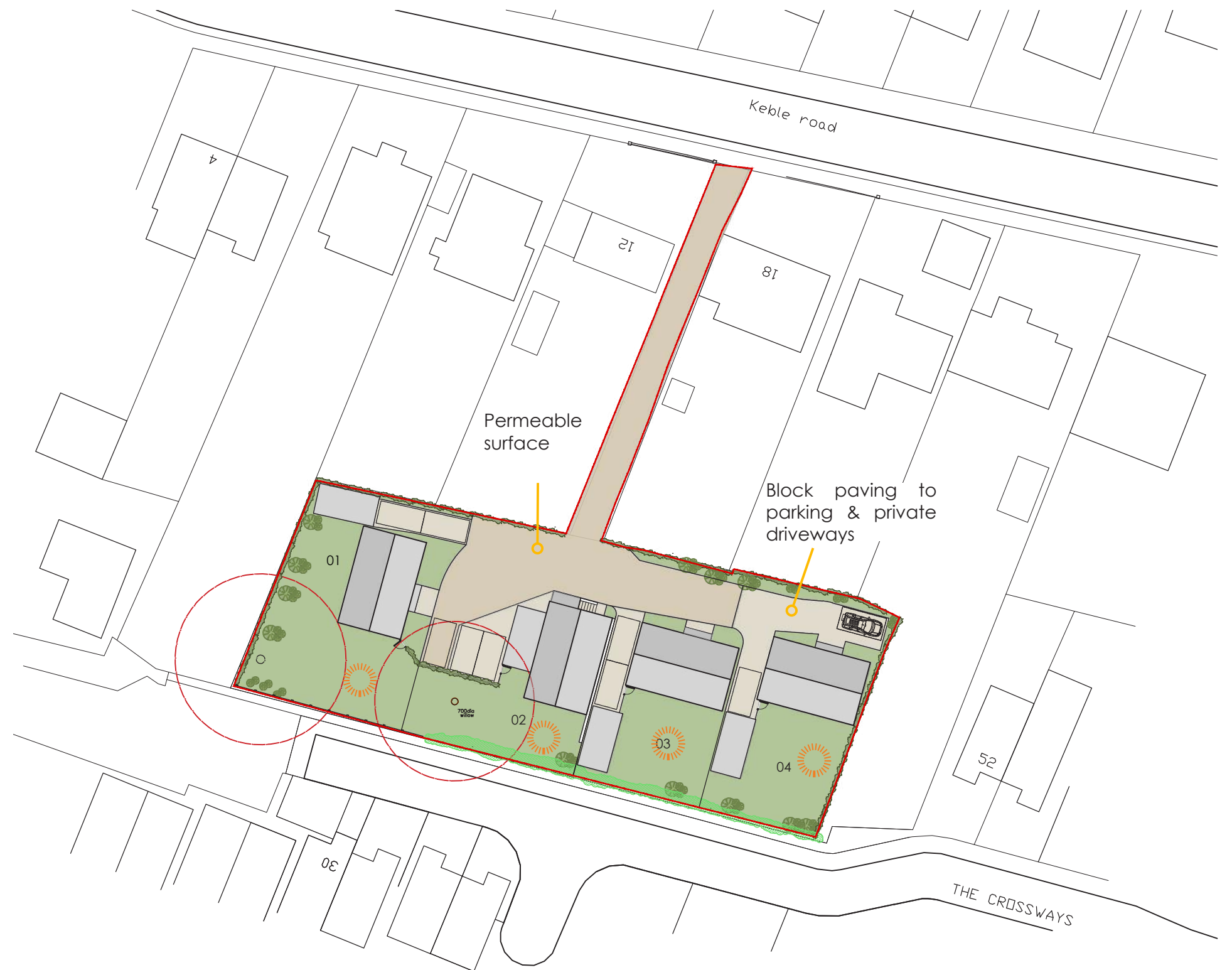
6.4 Drainage

To deal with surface run-off and drainage for the dwellings it is proposed that permeable surfaces are used for the shared access and block paving to parking and private driveways.

Soakaways can also be provided in the rear gardens of each dwelling.



Potential soakaway locations



7.0 Schedule of Accommodation

16 KEBLE ROAD, CHANDLER'S FORD

EXISTING

Existing footprints (Including all outbuildings) = 192m² / 2,066ft²

Total site area = 1692m² / 18,212ft²

PROPOSED

PLOT 1 = 240m² / 2,583 ft²
Dwelling = 124 m² / 1,334 ft² (GIA)

PLOT 2 = 320m² / 3,444 ft²
Dwelling = 124 m² / 1,334 ft² (GIA)

PLOT 3 = 226m² / 2,432 ft²
Dwelling = 124 m² / 1,334 ft² (GIA)

PLOT 4 = 249m² / 2,680 ft²
Dwelling = 124 m² / 1,334 ft² (GIA)

8.0 Precedents



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