

**DESIGN & ACCESS STATEMENT** FOR A REPLACEMENT DWELLING:  
'LARKBY', KEW LANE, BURSLEDON, SO31 8DD



jpa

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We seek planning permission to construct a replacement dwelling and associated outbuildings on the applicant's site on Kew lane, Bursledon.

The applicants wish to build a bespoke, architect-designed home that sits well in its rural environment, that is highly sustainable, energy efficient and provides for their family's needs.

The application site extends to 0.21 Ha (0.51 acres).

The design is contemporary but utilises high-quality natural materials and responds to the environmental constraints of the site. It seeks to create a building that echoes the rural vernacular, that sits seamlessly in its setting to enhance the site.

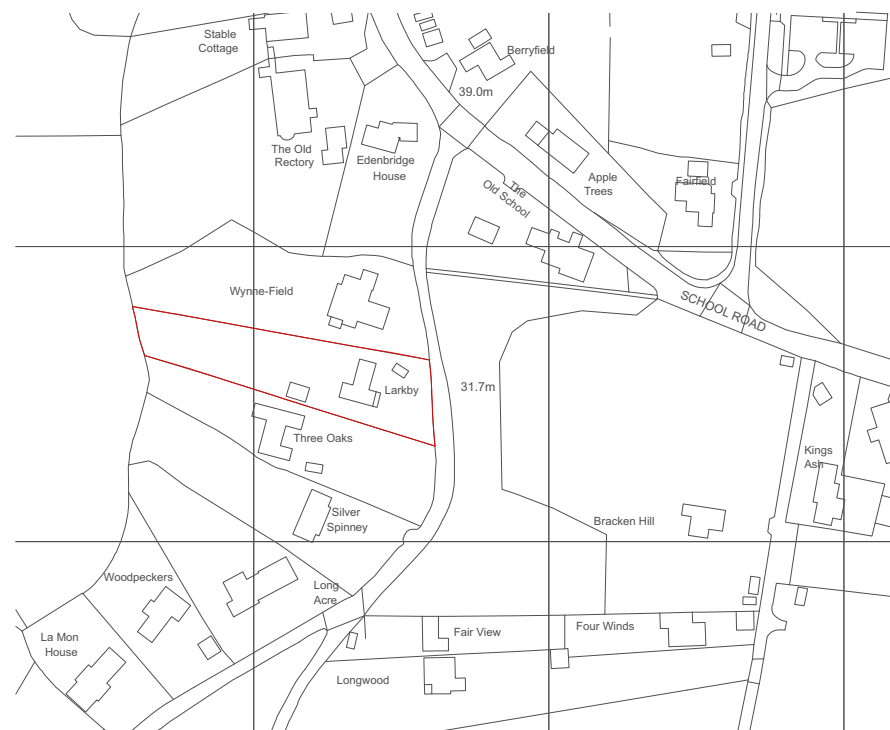
|             |                                    |
|-------------|------------------------------------|
| <b>1.0</b>  | <b>Introduction &amp; Location</b> |
| <b>2.0</b>  | <b>Existing site</b>               |
| <b>3.0</b>  | <b>The Planning context</b>        |
| <b>4.0</b>  | <b>Design concept</b>              |
| <b>5.0</b>  | <b>Design proposal</b>             |
| <b>6.0</b>  | <b>Landscape</b>                   |
| <b>7.0</b>  | <b>Ecology</b>                     |
| <b>8.0</b>  | <b>Energy &amp; Sustainability</b> |
| <b>9.0</b>  | <b>Access</b>                      |
| <b>10.0</b> | <b>CGI – Views</b>                 |
| <b>11.0</b> | <b>About JPA</b>                   |

## 01 Introduction & Location

Larkby is sited about 1 km to the west of the centre of Bursledon on Kew Lane. It sits to the east of Pilands Woods on a site that slopes downwards in a southerly direction from the road frontage towards the foot of the garden. The existing house sits some 2 metres lower than Kew Lane.

The property lies outside of the Conservation Area of Bursledon.

## DESIGN & ACCESS STATEMENT FOR A REPLACEMENT DWELLING: 'LARKBY', KEW LANE, BURSLEDON, SO31 8DD



Site location plan (NTS)



Neighbouring property to the south of Larkby



Larkby



Neighbouring property to the north of Larkby

## 02 Existing Site

A gravel entrance court leads to the single storey, timber shingle and roof tiled house.

A small garage again clad in timber shingles sits to one side of the entrance, while a large overhanging porch frames the front door with parking in front.

To the north (Wynne Field) and south (Three Oaks) are expansive chalet bungalow.

To the western boundary lies Pilands Wood and Hungerford Bottom, part of the Bursledon conservation area..

The site slopes down to the southwest with a 10m fall across the length. The site mainly is put to lawn, with a number of small to medium sizes shrubs. Along with the existing bungalow there are a number of outbuildings as well as an outdoor pool.

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Larkby seen from Kew Lane, looking westwards

## 02.1 Existing House

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Looking eastwards from garden



Outbuildings in garden



The southern boundary looking south



Panoramic view from rear of Larkby, looking west

## 04 Design Concept

The applicant's wish to build a bespoke house that draws on the local vernacular and sits beautifully on the site; the house is low energy and highly sustainable.

The design adopts a rural vernacular in its use of black timber and barn-like forms.

The original design proposal created a 2-storey frontage facing the lane containing 2 bedrooms with en-suites on each floor and an entrance hall. Rising up a half-storey from the entrance the main living spaces form an open-plan, linear space facing south.

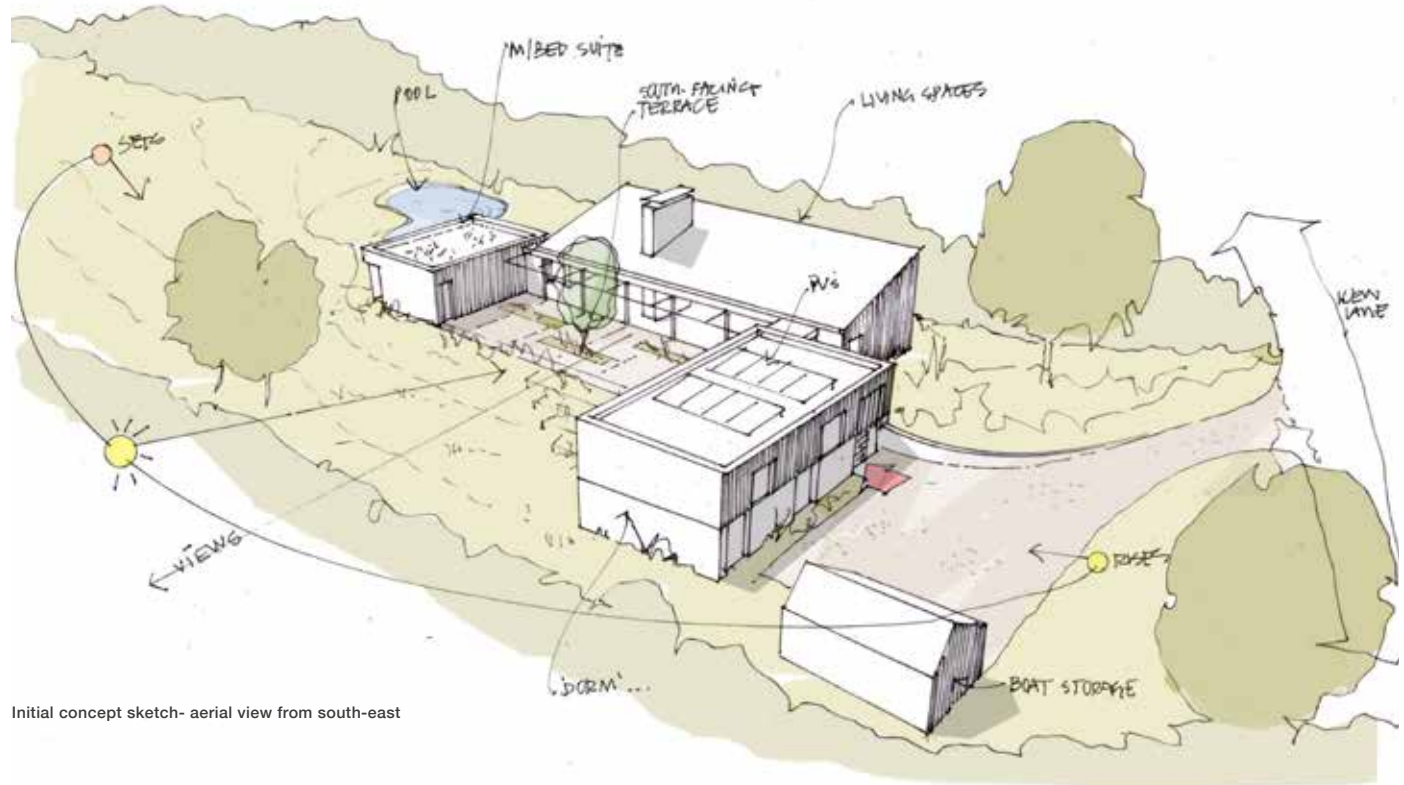
We arrived at a solution that arranged all three pavilions at the same level on the site. The front wing is now a pitched roof form; the rear pavilion is rotated to follow the shape of the site and is a long pitched roof; the central living spaces are set beneath a mono-pitched roof.

The arrangement of the pavilions encloses a central, south facing courtyard that contains a small pool and terrace.

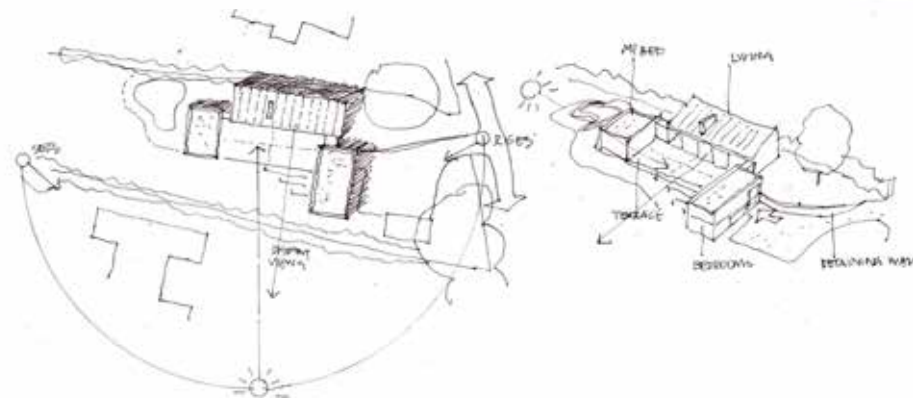


Sketch view of Kew Lane frontage

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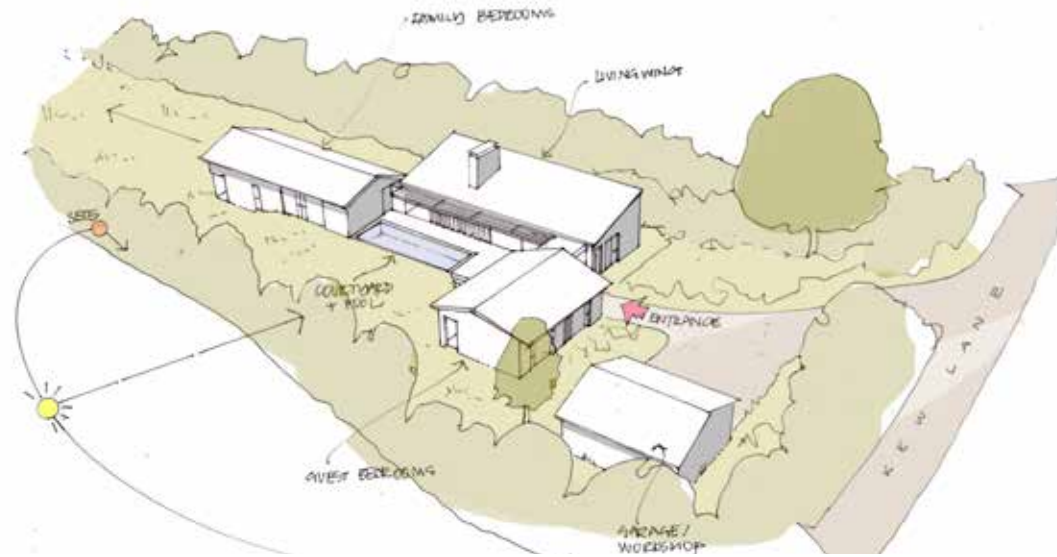
Initial concept sketch- aerial view from south-east



Concept sketches



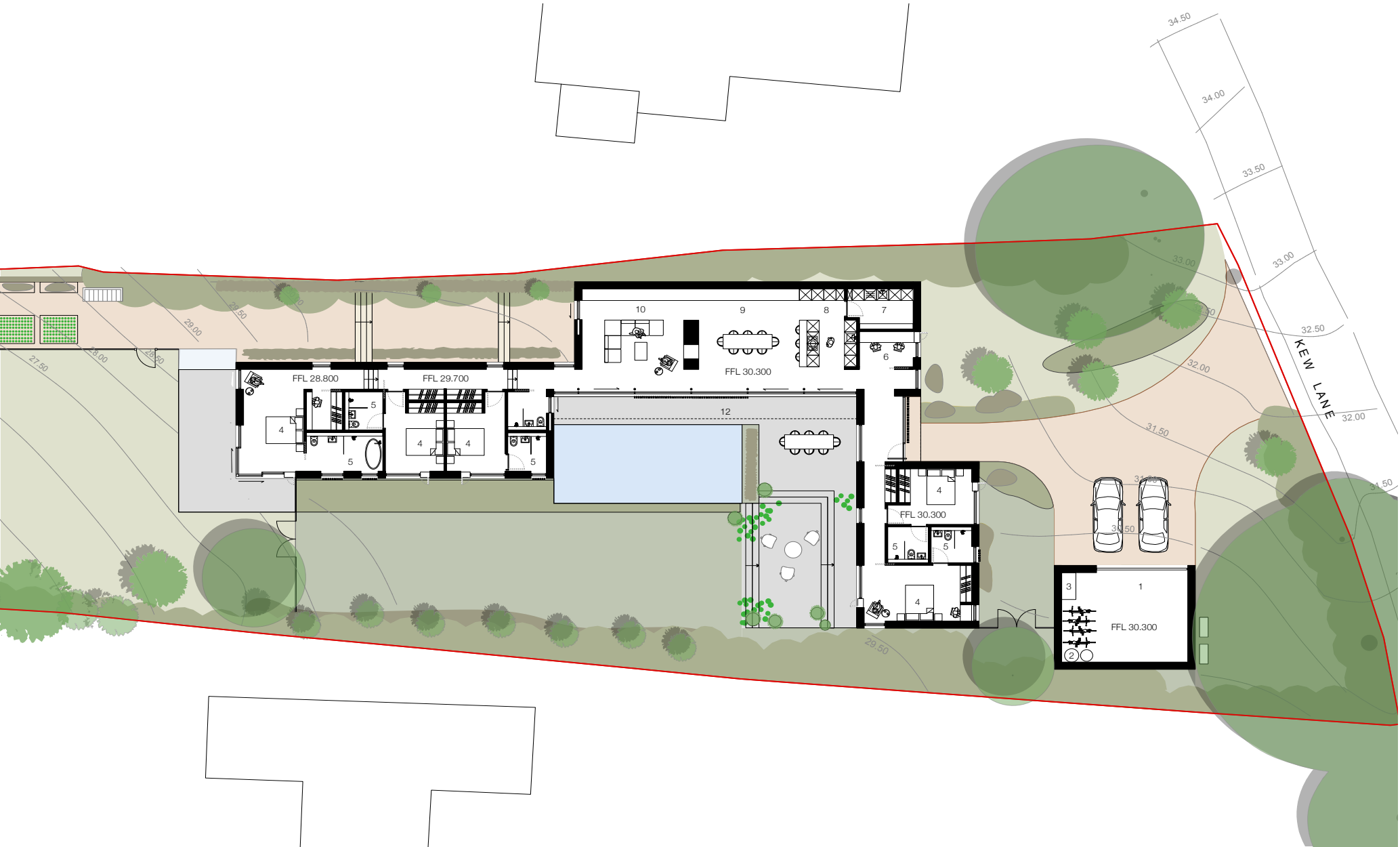
Sketch aerial view from south-west

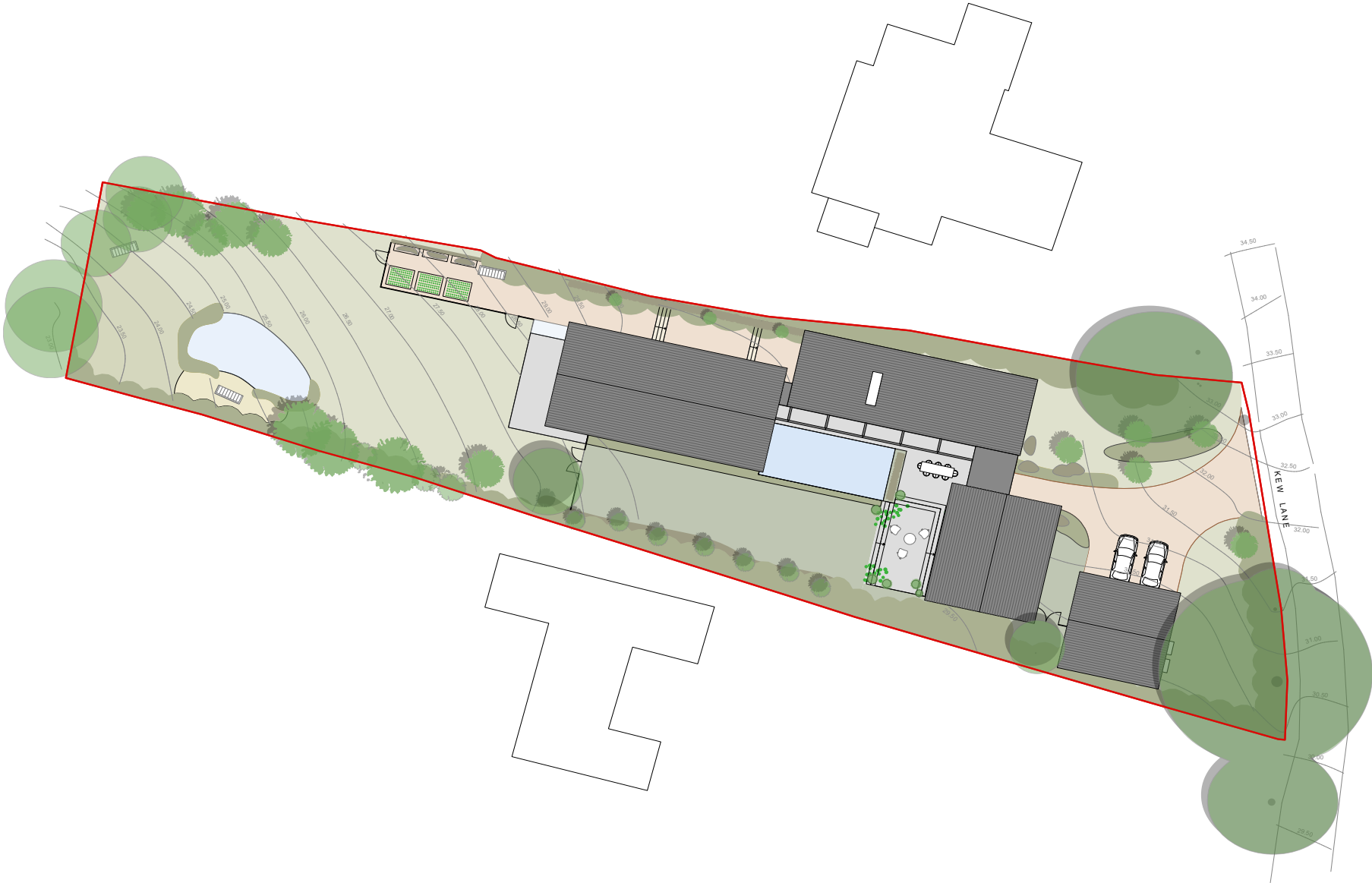


Sketch aerial view from south-east



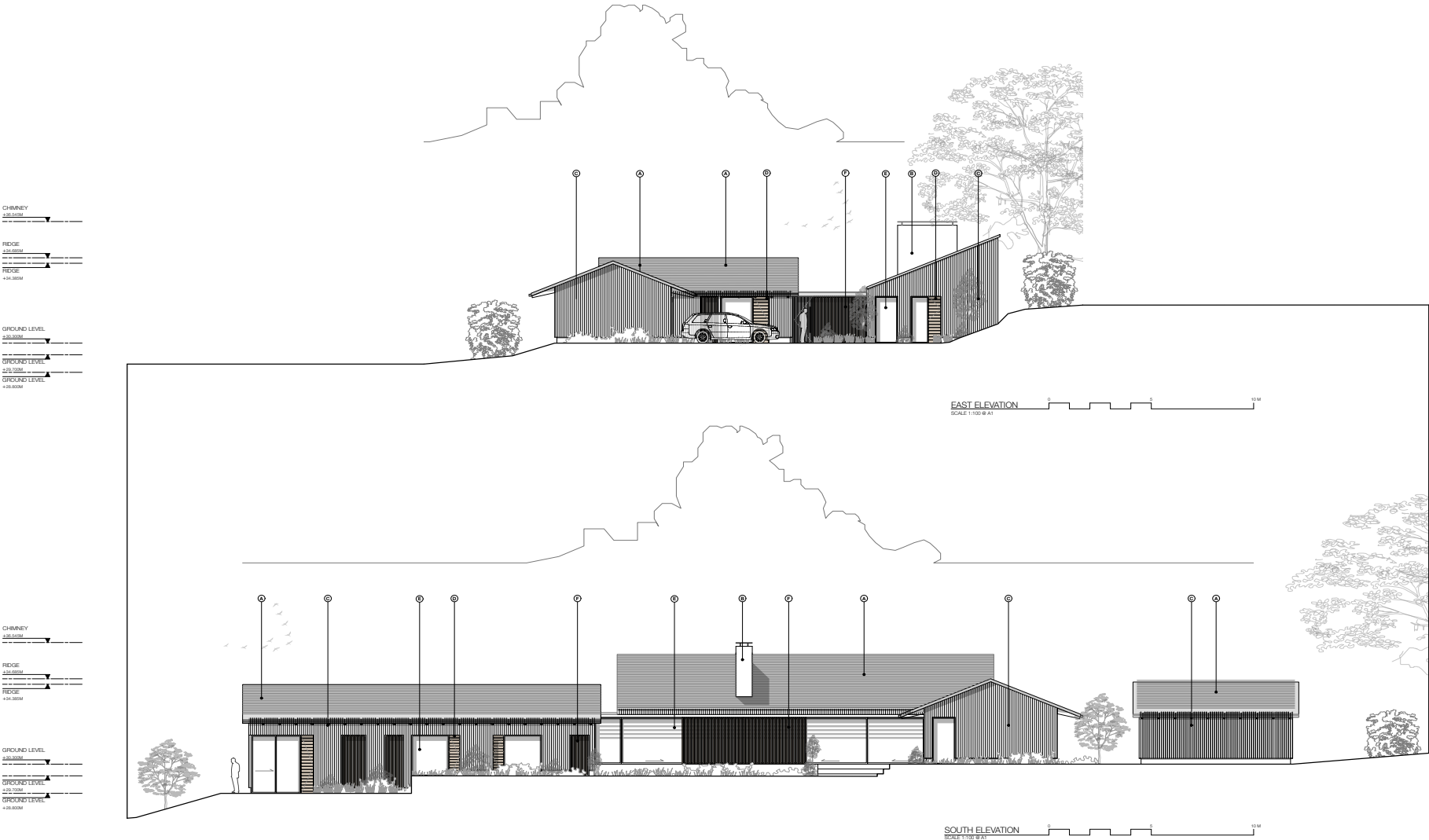
Sketch view of south facing courtyard





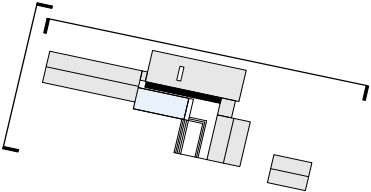
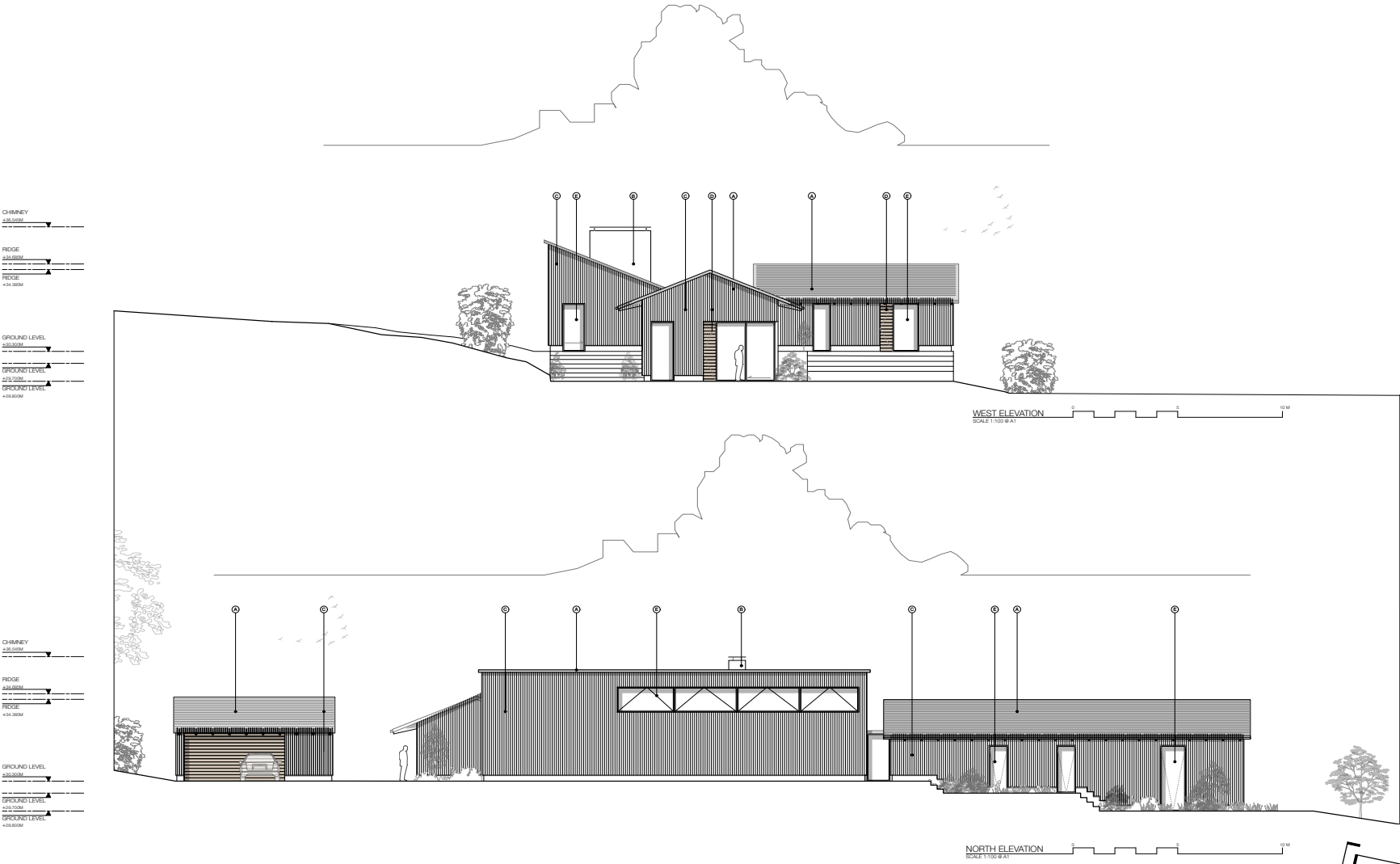
05.3 Design Proposal – Elevations

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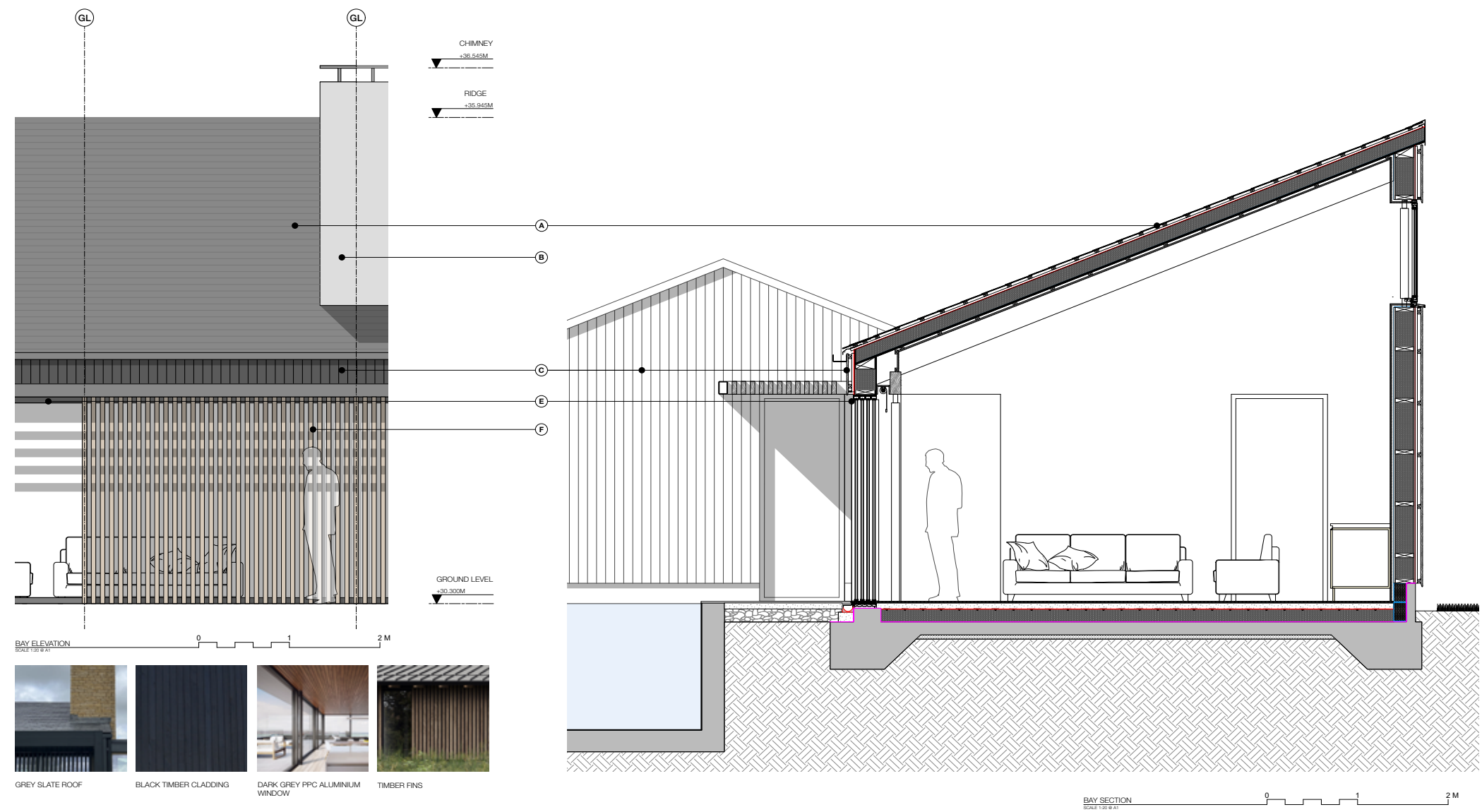
05.3 Design Proposal – Elevations

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05.4 Design Proposal – Outbuildings

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## 05.6 Design Proposal – Materials

We propose a palette of natural materials that will weather well, be visually recessive and echo the materiality of the local vernacular to resonate with the locality:

- Walls to be clad in black vertical timber boarding
- Front door/slatted screens to be in oiled hardwood timber
- Pitched roof to be natural slate roofing
- Integrated PV slates
- Grey aluminum windows

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Natural slate roofing



Photovoltaic slate roofing



Black stained vertical timber cladding



Oiled natural hardwood timber screens/ front door

A landscape masterplan has been created by Meeuwssen Muldoon:

The site feels very connected to its natural surroundings. The new garden is designed to embrace these existing qualities. Planted to enhance the feeling of a warm and sheltered woodland glade, into which the new house will sit, sensitively stepping down as the land drops away.

The staggered design of the house creates different aspects and enclosures. The house will appear to sit lodged in the natural landscape, with a quiet garden scheme of meadow and fruit trees. The boundary line blurred with new planting so the garden will seem to flow into the woodland beyond. A mixed native selection of hedging with evergreen trees will replace a half dead Leylandii hedge to the north. With a mix of Birch and Scots Pine adding to the existing forest edge. Deer will still be welcome into the garden. And a small nature pond will sit at the forests edge.

At its heart the house will enclose a sunny pool garden and lawn. This will be a domestic garden planted for colour with drifts of drought tolerant species. Large pots of herbs will dot the terrace. An enclosed vegetable garden with a south facing productive wall becomes a place to sit with a glass of wine, catching the evening light and watch the bats come out and dart over the pond.

Pool terrace steps - informal draught tolerant planting



Terrace garden steps

Steps through drift planting

Large sand blasted clay pots



Contemporary all weather furniture

Perovskia & Echinacea

Structural grass - Calamagrostis Karl Foerster

Draught tolerant perennial palette - for the south facing lawn flower border



Philomis russelliana

Stachys byzantina

Agapanthus praecox

Persicaria affinis superba

Rosmarinus officinalis

Meadow, Open field and orchard & Small wildlife pond



Mowen path

Marguerite and meadow flower mix

Orchard of small trees



Wildlife pond with deck edge

Existing Gunnera plant

Entrance - driveway and front door



Stone door plinth

Amelanchier - summer

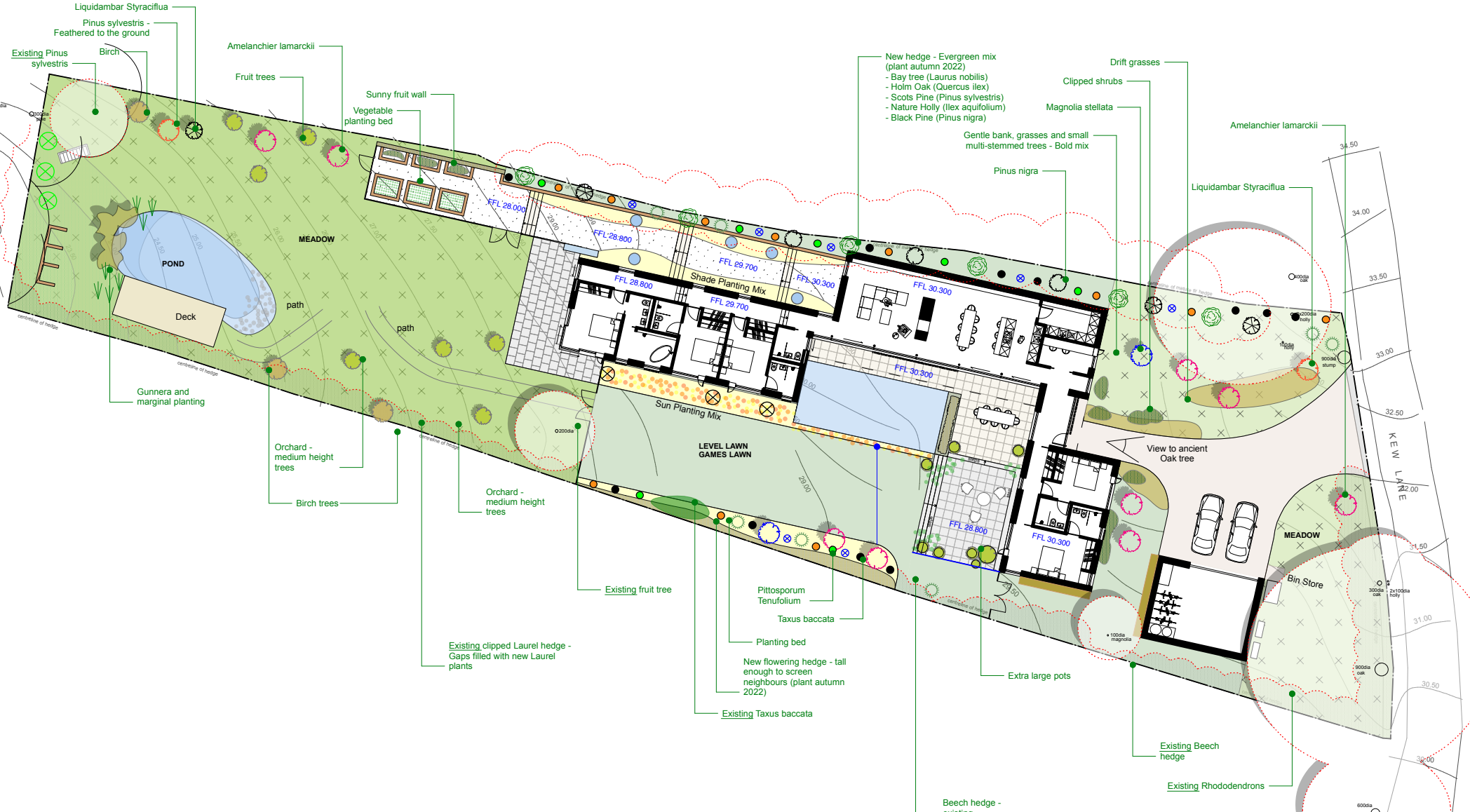
Self binding gravels - Hoggan drive surface



Drifts of grasses edging the gravel

Clipped domes edged with granite sets

Amelanchier - spring



A Ecological Appraisal by Cherry Tree Ecology accompanies this application but by way of a summary:

Reptiles

A medium population of breeding slow worms and a low breeding population of grass snakes have been recorded on site. The clearance of vegetation and groundworks during site preparation has the potential to kill and/or injure individual reptiles that may be occupying the areas of suitable habitat at the time of works. The risk of harming reptiles is highest during the hibernation period of November to March inclusive.

As areas of suitable habitat for reptiles are due to be lost as part of the development then mitigation will need to be put in place, to prevent injury or killing of animals during the works in accordance with their legal protection. An area at the west of the site which contains a small area of bramble scrub, semi improved grassland with moderate length swards with a woodland boundary will be retained and enhanced for the reptiles. This area will be used as a receptor area within the site. The mitigation strategy will include an exclusion and translocation exercise to a receptor area at the west of the site that will be fenced off and protected during the development and an ecological watching brief will be required for the destructive search of the rest of the site.

Bats

The house and the outbuilding on site were identified as holding moderate potential to support roosting bats due to several external roosting opportunities. The garage building was identified as holding low potential to support roosting bats. The emergence/re-entry surveys identified that the garage building has no roosting bats. However, the house supports summer day roosts for an individual common pipistrelle and an individual serotine. The outbuilding supports a summer day roost for an individual soprano pipistrelle.

The demolition of the existing house and outbuilding will cause the loss of the common pipistrelle, serotine and soprano pipistrelle roost. Therefore, a Bat Low Impact Class License will be sought, the mitigation strategy is outlined below.

The common pipistrelle, serotine and soprano pipistrelle roosts will be destroyed during the demolition of the house and outbuilding. Therefore, a replacement roosting feature will be installed in the new house. Two crevice cavity features suitable for pipistrelle species will be built into the wall of the new dwelling to replace the roosting opportunities for common pipistrelle and soprano pipistrelle bat species lost during the demolition of the house and outbuilding. These will involve the cutting of a 2 x 4 cm slot into the wooden cladding and then leaving 4cm gaps between several battens to allow bats to crawl between the cladding and liner and move up between several of the battens. Two bat soffit boxes will be installed in the soffit of the new garage building to provide roosting opportunities for serotines. The soffit boxes are of an inconspicuous design with only a small cut of soffit flush with the wall visible from the outside.

To provide temporary roosting provisions for the works, two woodstone bat boxes (suitable for pipistrelle species) and one Multi Chamber woodstone bat box (suitable for serotine bats) will be erected on at least two mature trees with the garden on the south or west elevation prior to works commencing.

The proposed works have been judged as the most satisfactory method for improving the living accommodations on site to meet the needs of the clients.

No satisfactory alternative

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Opportunities for Biodiversity Gain

Recommendations for ecological enhancements to provide net gains for biodiversity across the site have been made in line with the National Planning Policy Framework (2021) and Local Plan Policy:

- At least one woodstone bat box will be erected on mature tree at a minimum height of 3.5 metres on a southern-facing elevation.
- A traditional meadow management regime could be implemented in areas of retained grassland. This will involve a main “hay” cut in late August, cutting the “hay” back to approximately 50mm. The ‘hay’ is left to dry and seeds to shed for 1-7 days before removal into a compost pile in a corner of the site. The re-growth should be mowed back to 50mm in the winter, and again in the spring if this is required. No cutting should be undertaken between spring and late July to August in order to give the mix a chance to flower.
- The installation of an additional crevice feature in the cladding of the wall of the new garage will enhance the habitat for the local bat population. Bat features should be installed at the eaves on the south or western elevation.
- Small holes (13 x 13cm) will be left in any fences separating the gardens from adjacent properties to allow hedgehogs to move freely throughout the site.
- The provision of four sparrow terrace bird boxes on the wall of the new house and on the new garage, will enhance the habitat for the local bird population. These will be installed on the north or eastern elevation of at the eaves.
- Installation of bee boxes on the wall of the new garage. Provision of bee bricks can provide excellent alternative habitat for solitary non-stinging bees. These bricks will be erected 1 metre above ground level on the cladding.
- The areas to be planted as flowerbeds should include plants that provide good nectar sources for invertebrates such as bees and attract insects which will provide foraging for birds and attract moths for bats. Species include honeysuckle, jasmine, evening primrose, hebe, sedum, night scented stock, lavender, chives, geranium, foxgloves, aquilegia, wallflower and fuchsia.
- A pond is proposed in the western end of the garden, whilst this area’s primary purpose would not be wildlife it is suggested that the planting includes the use of a native pond plant seed mix such as Emorsgate EP1 and is designed with one shallow sloping side to allow animals to climb out (such as hedgehogs) and lined or clay puddled so that it holds water year-round. This would be beneficial for aquatic invertebrates, amphibians and provide drinking water for birds and mammals.

Low impact in construction

Every effort will be made to reduce the impact of materials and products used in the construction and that of the construction process itself.

Off site construction technologies will be explored such as timber structural frame or structurally insulated panels. In line with the established Waste Hierarchy, the aim is to reduce waste at source and to this end the use of proprietary closed-panel timber frame systems is an effective waste reduction strategy.

Any surplus material that is produced on site will be carefully managed and segregated in skips for off-site recycling. The location of skips will be clearly marked on a Traffic Management Plan, which will be developed in line with the Construction Phase Health and Safety Plan. The Site Manager will have overall responsibility to ensure that construction is carried out in accordance with best practice and with the aim of achieving as close to Zero Waste to Landfill as possible.

Materials and services will be sourced locally where possible with any timber sourced from sustainable managed forests. All insulation will CFC and HCFC free, with water based paints used where possible, and any coating and preservative treatments factory applied wherever possible.

Low energy in use

The buildings external envelope will be highly insulated and detailed to minimise air leakage.

A Air Source Heat Pump (ASHP) is to be used for primary space and water heating and this will be powered by rooftop PV panels so producing near zero carbon emissions. We will also be installing highly efficient wood burner in the main living space.

Along with site orientation the windows are positioned and sized to ensure excellent daylighting levels within the home, while low energy LED lighting will be provided. Smart metering will be provided to allow the occupants to properly understand and control their energy usage. A brise soleil and roof overhangs are calculated to cut out high level summer sun whilst allowing low level winter sun in.

An electric car charging point will be installed.

The replacement dwelling will utilise all existing utility connections including; water, electricity and broadband. A mini-sewage treatment plant will be installed to deal with foul drainage. Infrastructure within the dwelling will be installed as to meet the demands of high-speed connectivity to allow work from home.

Water use

Water is a precious resource and we will reduce the overall consumption of clean water for non-potable uses by using the following;

- Dual/low flush WC's
- Rainwater storage for garden irrigation
- Aerators and flow regulators on taps and showers
- Clear water meter display to drive awareness of water use run-off

Surface water

Rainwater run-off will be harvested in an underground storage tank for garden irrigation.

Permeable paving will be used for hardstanding.

09 Access

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The proposal offers space for 2 cars on plot with adequate hardstanding for turning.

A car charging point will be provided and secure cycle spaces within the outbuilding, along with storage for a wheeled bins for recycling and for refuse, with a food bin for storage outside the property and a food bin for storage inside the property.

The site is accessed directly from Kew Lane with hardstanding leading to the front door. A level door threshold gives access into an entrance lobby, with an entry level, M4[1] compliant WC facility.





**10.1** CGI View – From the garden looking north

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## 10.2 CGI View – From the garden looking east

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**10.3** CGI View – Courtyard, looking south

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## 10.4 CGI View – Interior of living space

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Trewarren House, West Wales. RIBA Award 2013  
Gold Medal Award for Architecture in Wales 2013



Narula House, Wargrave. National RIBA Award 2021



Cheeran House, Lower Basildon, Berkshire, National RIBA Award 2016  
Finalist for the RIBA House of the Year Award 2016



Phillips House, Tamar Estuary, 2021



To bring forward a new proposal to replace the existing house with a bespoke design, the applicants have appointed John Pardey Architects (JPA).

JPA have established themselves as one of Britain's leading practices in housing, with 60 national design awards, including:

The Hind House (2008) in Wargrave was shortlisted for the Stephen Lawrence Award for the best new building under £1M in the 2009 Stirling Prize Awards. It won an RIBA regional Award in 2009

The Pooley House won the RIBA 'Downland Prize' in 2012

The Watson House won an RIBA Regional Award in 2011 and was shortlisted for the RIBA 'Manser Medal'

The Trewarren House in Pembrokeshire won an RIBA Regional Award in 2013 and the Gold Medal for Architecture in Wales

Winner of two RIBA Awards in 2016

RIBA Award in 2017

Shortlisted for RIBA Award 2019

Double winner at the Housing Design Awards 2020

The Narula House won an RIBA Award in 2021 / shortlisted for the RIBA/Grand Designs' House of the Year

'Lovedon Fields housing' near Winchester won an RIBA Award in 2022.

Shortlisted for the National 'Neave Brown' Award for best residential development in the UK 2022 (to be announced in October 2022).

John Pardey Architects were voted as one of Britain's top ten practices for one-off houses in Grand Designs magazine 2012 and rated as one of the top six residential architects in the UK in the Sunday Times in 2014.

John served on the national Commission for Architecture and Built Environment (CABE) and the RIBA National Awards Panel. He is the author of four books on architecture.

In 2016 and 2021, JPA featured twice on the Grand Designs 'House of the Year' Awards. John Chaired the 'Grand Designs/ RIBA House of the Year Awards' on Channel 4 in 2019.