

Belle Vue House, High Street, Old Bursledon Southampton

Client: Mr & Mrs Barney | May 2022

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Design and Access Statement

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1. Introduction

1.1 Introduction

This Design and Access Statement has been prepared on behalf of the Applicant to accompany the Planning Application for the proposed buildings. It should be read in conjunction with the planning application drawings, which demonstrate the quality of the design and justify the proposal in the context of both the NPPF and the Local Authorities current policies.

1.2 The Architect

David James Architects & Partners Ltd (DJA as referred to for the remainder of this document) are an established, experienced, dynamic and multi-award winning practice. We are passionate about Architecture and have a reputation for creating thoughtful, versatile design solutions, without being bound to a prescribed design style.

The practice is proud to be recognised by National and International award panels and has won a number of prominent awards. Most recently we have been awarded the Best Architectural Single Residence UK in the International Property Awards 2018-19 and Residential Property, Dorset at the UK Property Awards 2019-20.

Other recent Awards include: -

- Winning Enterprise Awards – Best Design-Led Practice, South West 2018
- Winning UK Property Awards - Best Architectural Residence South-West England
- Winning LABC – Best Small New Housing Development 2017
- Winning International Design & Architecture Awards 2016
- Winning International Design & Architecture Awards 2015
- Winning International Design & Architecture Awards 2014
- Winning Best Luxury House – What-House? Awards 2013
- Shortlisted - Architectural Practice of The Year, South Coast Property Awards 2018
- Shortlisted - two of seven categories at the prestigious Premiere Guarantee awards 2017



David James Architects & Partners Awards | image source: Google Maps Data

1. Introduction

1.3 The Site

The application site is located on land off of High Street, Old Bursledon. The land is located below the ground level of the High Street and down from the Old Post Office and Turnstones houses.

The site is located in a rural village setting with mostly large detached dwellings around the site with fields, the river Hamble and the railway track to the South of the site.

The site is located 0.2 miles from the River Hamble and local marina and 0.8 miles from Bursledon train station.



The Site | image source: Google Maps Data

2. Site Context

2.1 Site Context

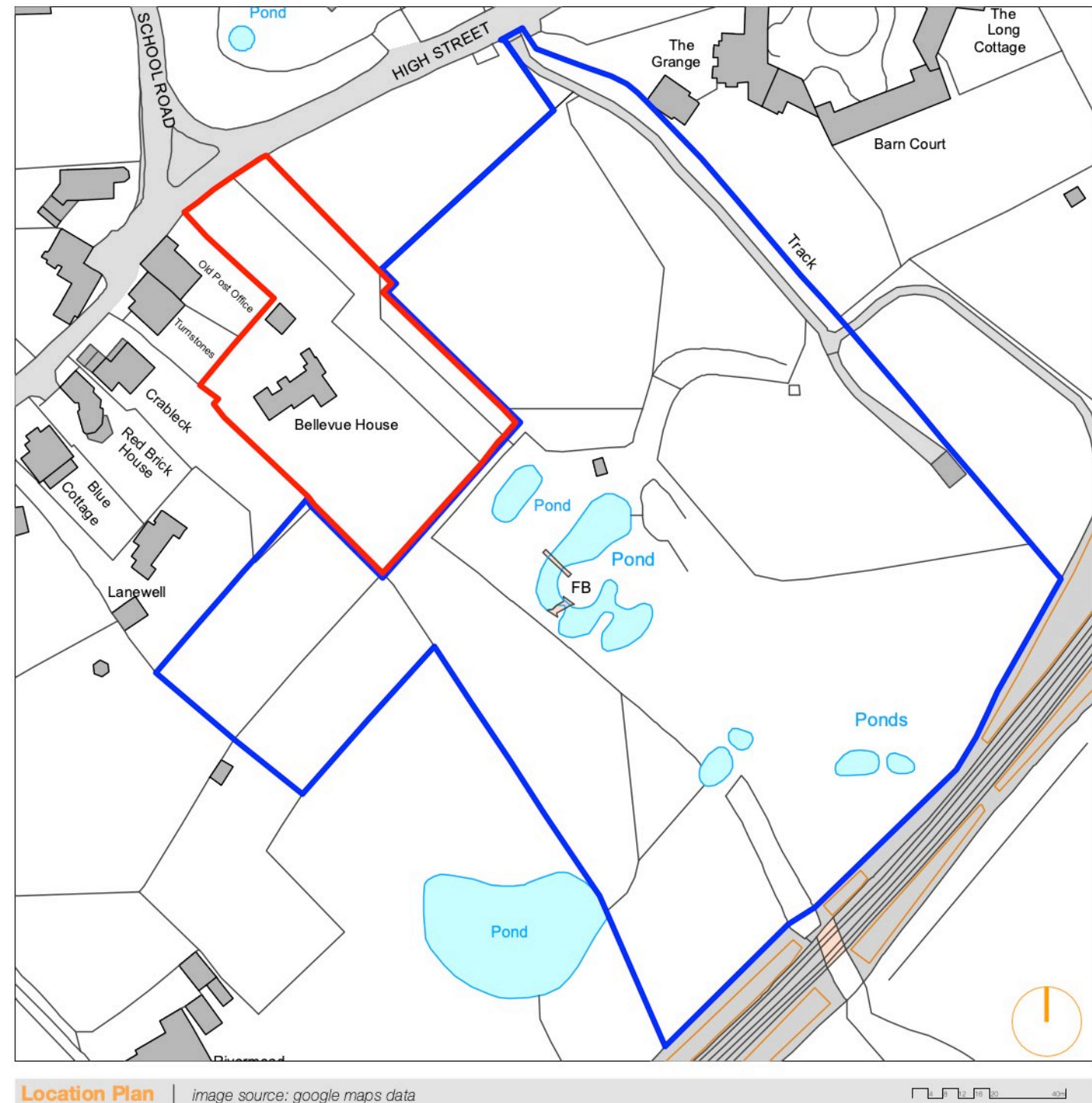
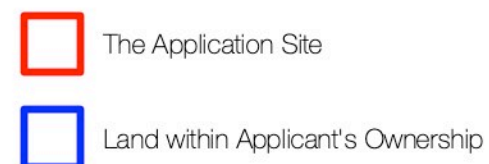
DJA have carried out an extensive analysis of the context surrounding the application site including neighbouring and approved properties in the immediate area.

The local area is typified mostly by large detached dwellings which vary in style and size.

There exists an opportunity for the application site to accommodate a new, high quality house, which would compliment the architectural forms within the immediate area.

The Application Site is discreet in its setting, sitting below the ground level of the dwellings situated on the High Street thus not obstructing there views. The site has views from the South of the property overlooking fields and the river Hamble.

The site is 4358 sqm (0.436 ha).



2. Site Context



Belle Vue House, High Street | image source: google maps data



The Old Post Office, High Street | image source: google maps data

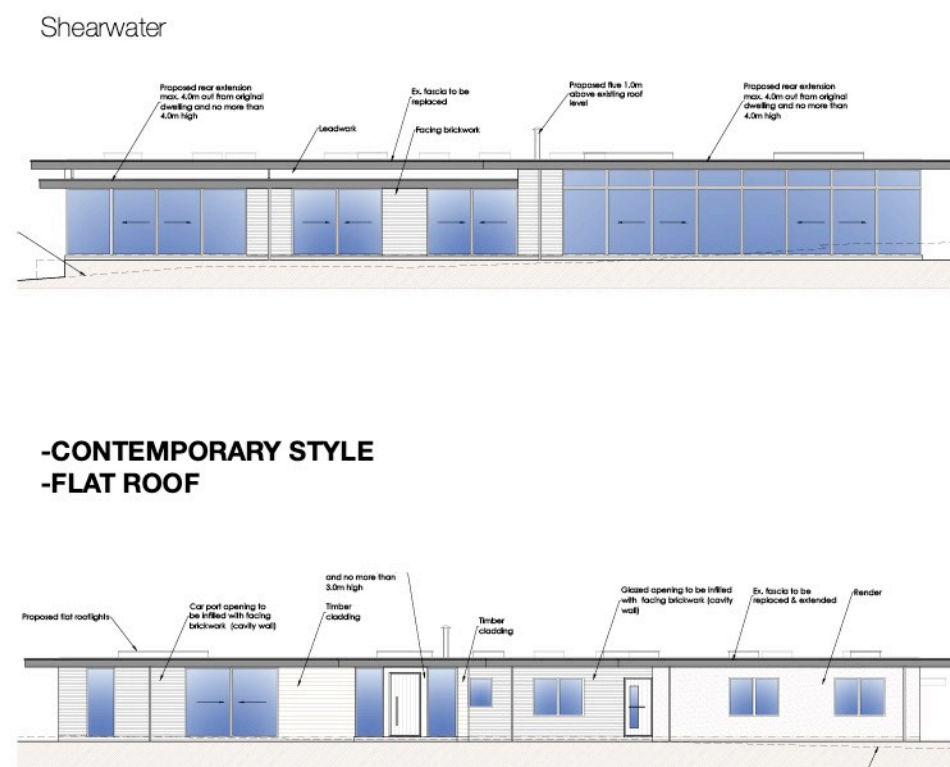


Barn Court, High Street | image source: google maps data



The GAF, School Road | image source: google maps data

2. Site Context



Shearwater, Salterns Lane (Approved application H/22/92753) |
image source: Witcher Crawford Architects



Location Plan - | Contemporary Architecture in Relation to the Site

Kebun



Kebun, School Road | image source: Witcher Crawford Architects

3. Site Analysis

3.1 Site Description

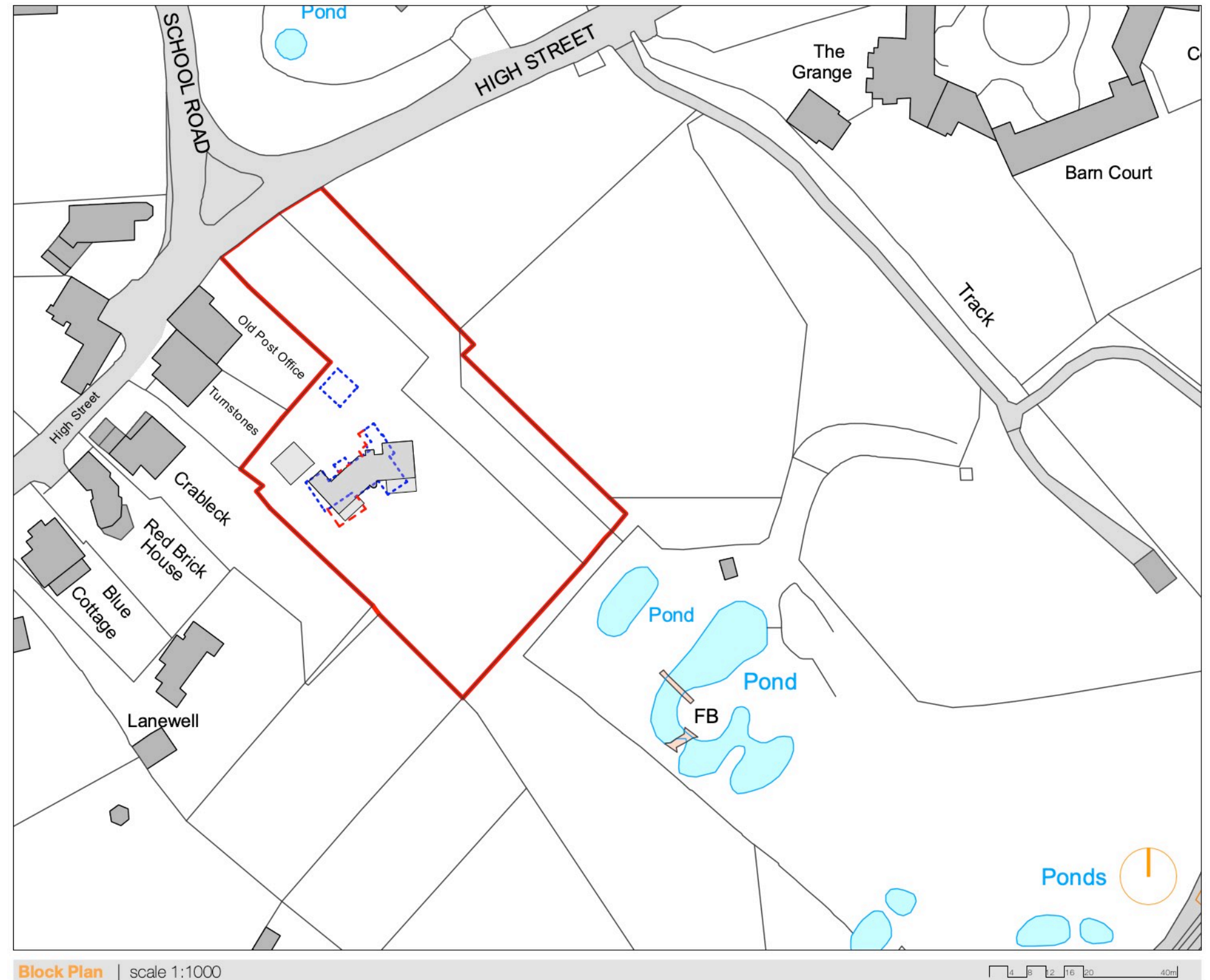
The Application Site consists of the existing dwelling Belle Vue House built in the 1980's. It is a three and a half storey dwelling with a pitched roof and is constructed of brick walls and clay tile roof and a detached garage constructed from the same materials.

The site is 4358 sqm (0.436 ha) in area and sits below the ground level of the High Street and slopes from the front to the back of the site.

The front boundary consists of a dense of hedge and timber fencing and the existing access to the site will be retained. The rear boundary of the site is also formed by timber fencing with hedges and shrubs. There are a number of trees on site which should be respected, the trees just North of the house provide natural screening from the High Street and the Old Post Office and Turnstones.

The existing building is of limited architectural merit and its replacement should not be a reason for its refusal.

There exists a fantastic opportunity to construct a replacement dwelling which provides high quality accommodation and which compliments the area.



3. Site Analysis



The Application Site | image source: google maps data



The Application Site | image source: google maps data

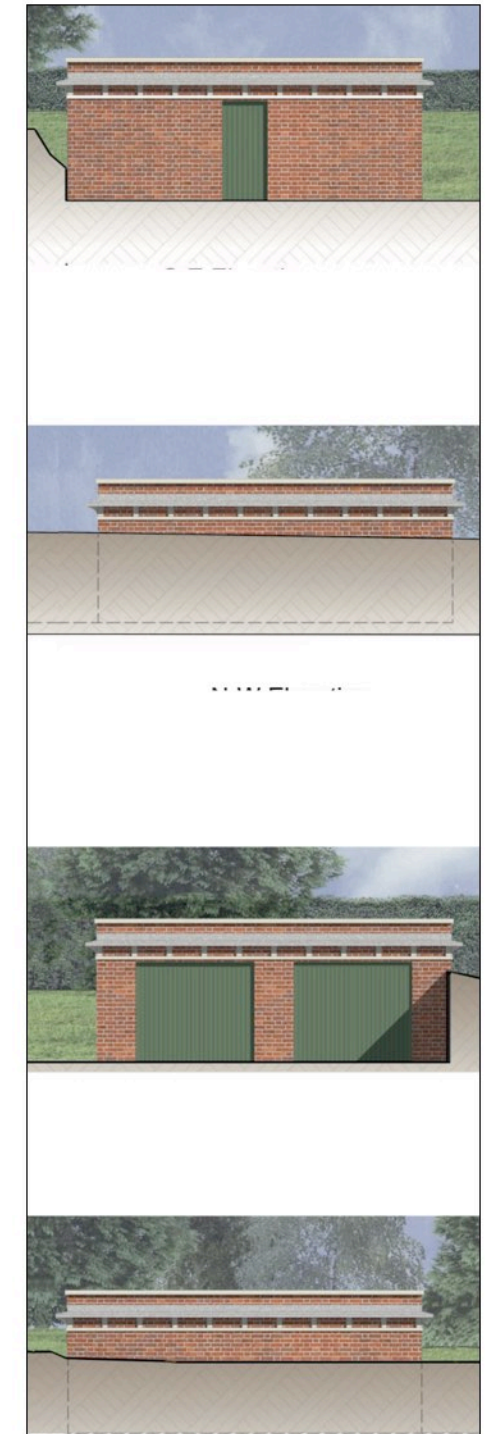
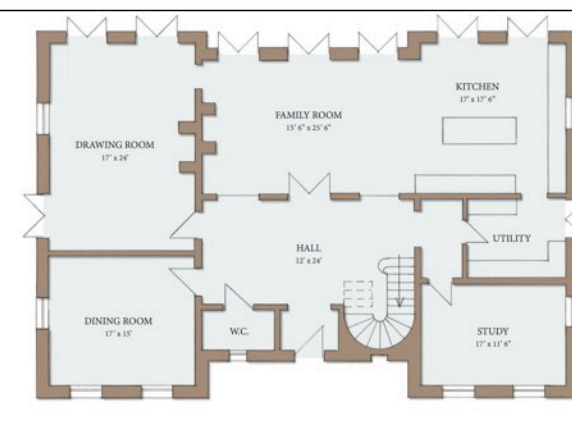
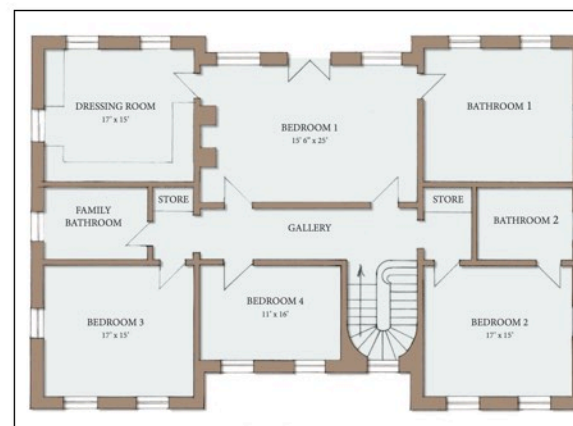
4. Planning History

4.1 Planning History

The site has been subject to various planning applications over the past few years.

April 2020 - Belle Vue House, High Street (F/20/87702)
Demolition of existing dwelling and construction of new dwelling.
Dismissed

The reason for refusal was due to a substantial increase in building size with consistently high ridge and eave heights. This resulted in a much larger massing and bulk than the existing particularity at the western end of the building.



F/20/87702 - Bellvue House, High Street

Previous Applications on the site of Bellvue House, Old Burseldon image sourced from: Eastleigh Council - Online Applications

4. Planning History

4.2 Planning History

May 2021 - Belle Vue House, High Street (H/21/90732)
Extensions and alterations to existing dwelling **Approved**

The above planning application is for extensions and alterations to the existing resulting in an expansion in size. The application also included a recladding of the external envelope changing the appearance from the existing. The inclusion of a two storey extension at the front of the property further increased its presence in the street scene and the application saw the proposed building using the volume of the existing + 25%.



H/21/90732 - Bellvue House, High Street

Previous Applications on the site of Bellvue House, Old Burseldon image sourced from: Eastleigh Council - Online Applications

5. Constraints and Opportunities

Constraints:

- C1.** Trees should be respected and retained where possible.
- C2.** The side boundary treatments should be carefully considered to ensure privacy for the site and neighbouring buildings.
- C3.** The footprint of the proposed building must respond to and be appropriate to the site area and volume must not exceed the volume of the existing + 25%
- C4.** The proposed building must not have a materially negative impact upon the setting / amenities of the area.
- C5.** The proposed dwelling must integrate well within the site and integrate within the surrounding landscape.
- C6.** The new dwelling must not stand out in term of its height, scale or mass.
- C7.** The existing hedgerows should be respected and maintained.



Aerial View | image source: google maps data

Opportunities:

- O1.** To create a high quality bespoke design that will work in harmony with the application site's established setting.
- O2.** To create a dwelling of a scale, mass and height that will accord with the setting.
- O3.** To create a high quality contemporary piece of architecture to contribute to the diverse housing stock of the local area. This will enhance the surrounding area.
- O4.** To provide a dwelling which can maximise views out across the fields and down to the river Hamble
- O5.** To provide a dwelling that benefits from daylighting from the South of the site.
- O6.** To utilise the existing site entrance to provide access to the proposed dwelling.
- O7.** To redevelop a site to provide high quality accommodation.

6. Design Response

6.1 Design Response

The design concept was conceived through a detailed appraisal, analysis and understanding of the site's constraints and opportunities.

The proposal is for the construction of a replacement residential dwelling house on the site of Belle Vue House. The construction of replacement dwellings and the expansion of properties is common for the area as evidenced by recent developments in the local area (e.g. Kebun and Shearwater).

Without harm to the character and appearance of the area or any harm to the amenity of neighbouring properties, the amount of development can be accommodated. The footprint of the proposed house constitutes a site coverage of 5.1%, therefore there is sufficient area to accommodate the proposal. The amount of development also accords with the relevant planning policies.

The proposed amount of development has been considered to reflect the surrounding residential dwellings. Due to a dynamic design utilising traditional materials in an imaginative and innovative manner, the proposal responds to the location via siting and three dimensional form. This is an enhancement to the character of the area.



Proposed Block Plan | Scale 1:500 @ A3

2 4 6 8 10 20m

6. Design Response

6.2 Layout

The proposed building has been carefully designed and located to sit comfortably within the application site and sits largely over the footprint of the existing dwelling; maximising views to the South, whilst maintaining an appropriate distance from neighbouring boundaries.

The proposed building is set over 2 stories and has two wings to the building which are angled in a way to maximise the views. The building has a typical layout with the primary living spaces on the ground floor and the bed spaces on the first floor.

The proposal is designed as a cross generational property; adaptable to any potential future needs and all stages of life by incorporating a lift and spaces that can be adapted for live in carers and extended family without the need of further development.

6.3 Access

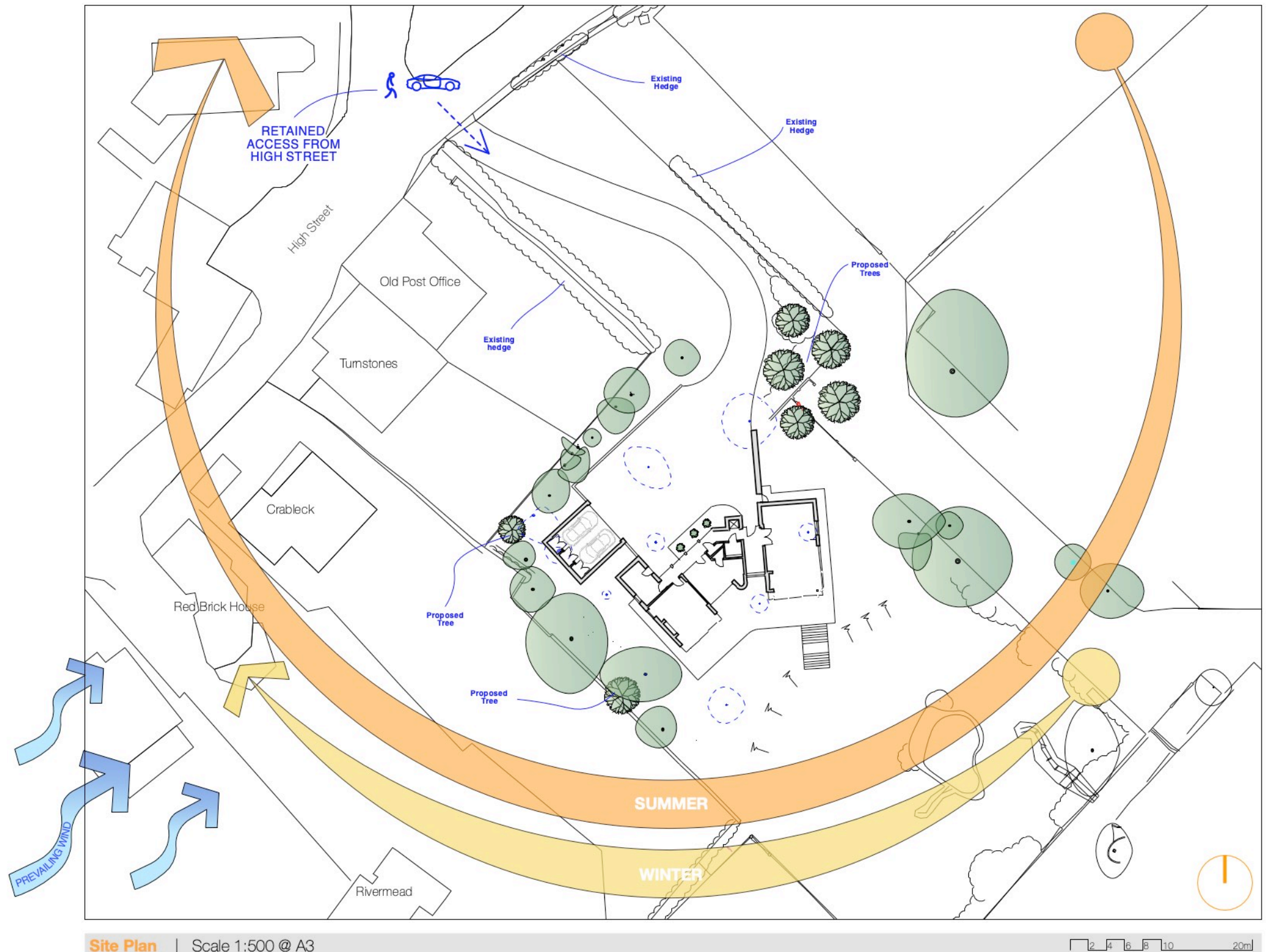
The existing vehicular access to the site has been retained.

The access into the house is at the Ground Floor level, accessible across the drive, the demolition of the existing garage allows for a wider more comfortable access from the drive.

The proposal offers parking for 2 cars in the garage and additional parking in the forecourt of the property. Bikes will also be stored in the garage.

6.4 Landscape

Proposed new terrace to serve the replacement dwelling with new steps added to serve the rear garden of the property. Proposed trees North and West of the dwelling to replace trees which are to be felled and proposed cluster of trees East of the driveway to provide screening from the road.



Site Plan | Scale 1:500 @ A3

2 4 6 8 10 20m

6. Design Response

6.4 Scale, bulk, mass and height

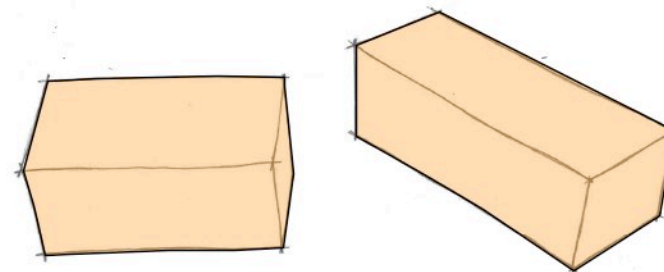
DJA have carried out an extensive analysis of development along High Street and have given a great deal of consideration to the site and how it relates to the surrounding context.

The scale, bulk and mass has been carefully analysed to ensure that the design forms a positive part, yet remains subservient to the surrounding landscape.

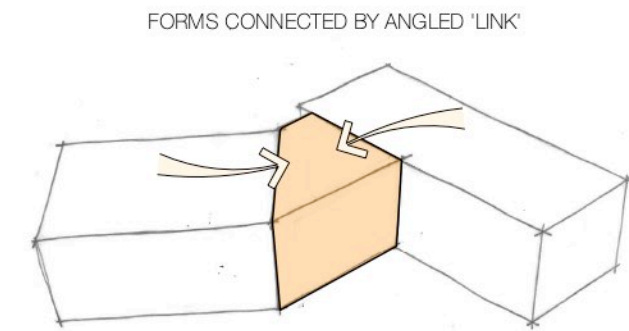
Scale is measurable to the human form and the overall scale of the building and that of its smaller respective individual elements are as one would expect with domestic residential architecture in this area.

The proposed height and overall massing of the building has been carefully considered in relation to the neighbouring properties and the wider context. The height of the proposed building is lower than the existing and therefore less prominent in the streetscene.

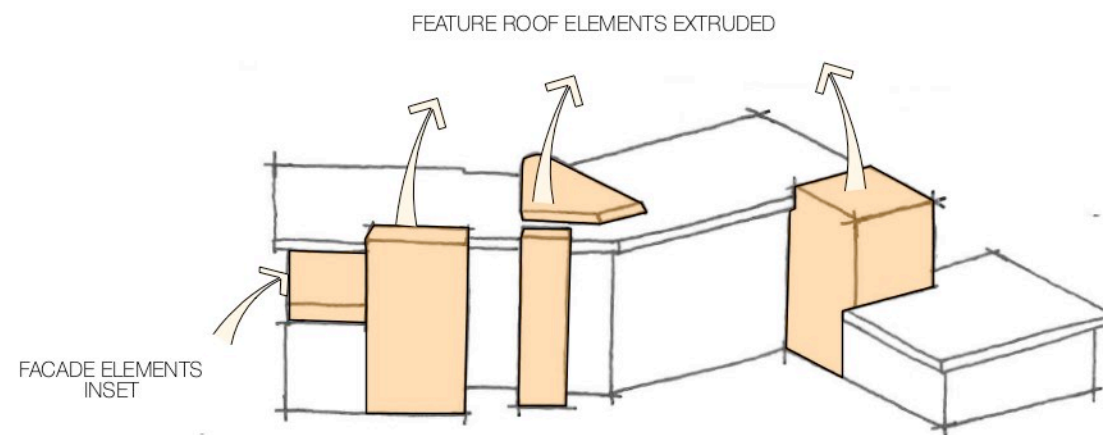
The use of a flat roof has been considered to reduce the overall massing allowing the proposal to be barely viewed from the road along with the proposed planting therefore the view from the road is not obstructed but enhanced.



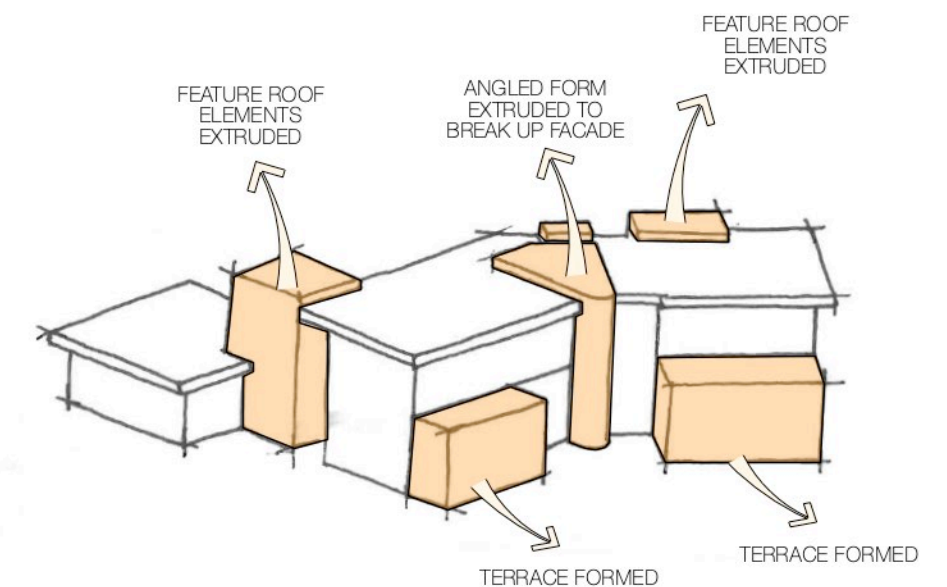
1. Initial form



2. Connection of forms



3. Articulation of facade, roof and fascias



4. Articulation of facade, roof and fascias

6. Design Response

6.5 Appearance

The proposed house is designed to form part of the landscape with a low slung flat roof and simple forms.

The proposed building is a flat roof contemporary design. The 3D form shows a massing and scale that comfortably sits in the landscape. The use of flat roof is paramount to the design, whereby it offers a longitudinal aspect to the design by hugging the ground and enforcing horizontality.

The proposed sedum roof blends the proposed building into its natural surroundings, reducing its visual impact. The sedum roof adds a further additional biodiversity gain against the current dwelling.

DJA explored the use of local and natural materials in a contemporary manner to enhance the character of the surrounding area. The proposed materials reflect traditional rural buildings, thus emphasize the identity of the village. The materials proposed are subtle and are from a muted palette. They include glass, aluminium, timber and brick. The use of different materials helps to break down the visual and perceived mass of the building whilst adding interest into the design. The proposed materials respect the character of the surrounding area and will work extremely well within the site.

The relationship between solid walls and glazed elements is strong and visually composed with great care. A mix of overhanging roofs and parapet walls are utilised to achieve the quality of the visual aesthetic that does not distract from the landscape setting.



Indicative 3D Image



Indicative 3D Image

6. Design Response

6.6 Volume

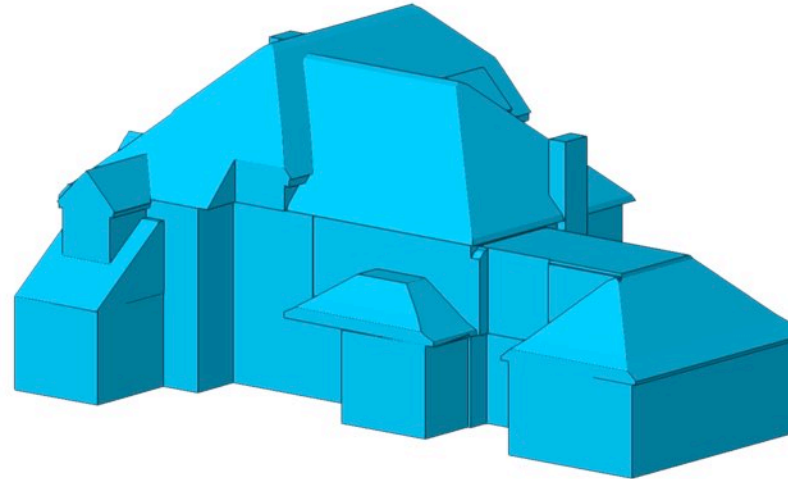
The volume of the proposed building is limited by the Old Bursledon Conservation Area and Management Proposal document.

In accordance with paragraph 179.LB, the volume of the proposed building is limited to the volume of the existing building +25% increase.

The volume of the existing building as originally built is estimated to be 817 m³. An increase of 25% to this value indicates a proposed dwelling of 1021 m³ in volume.

This is within an acceptable value, and therefore the proposed building should be supported on the basis of volume.

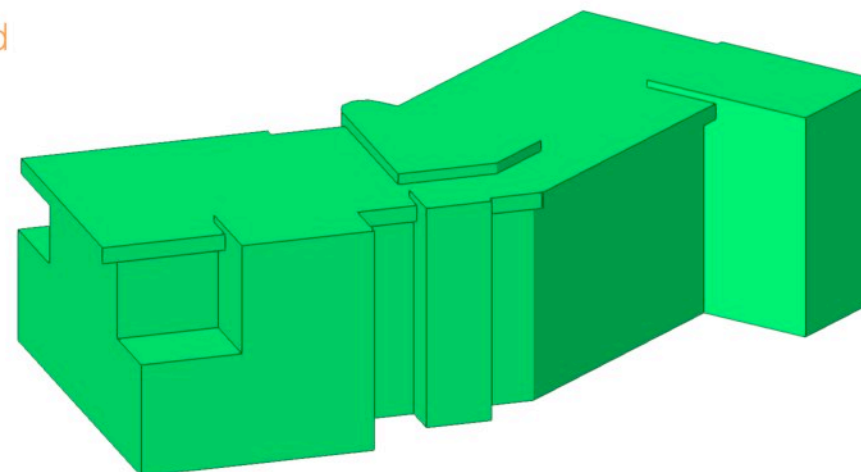
Existing



Estimated original house volume = 817 m³
(excluding post-1980's extensions and garage)

Estimated original house volume + 25% = 1021 m³

Proposed



Estimated Proposed House - 1021 m³

6. Design Response



Existing View From High Street *image source: google maps data*



Indicative Proposed View From High Street



Existing View From High Street *image source: google maps data*



Indicative Proposed View From High Street

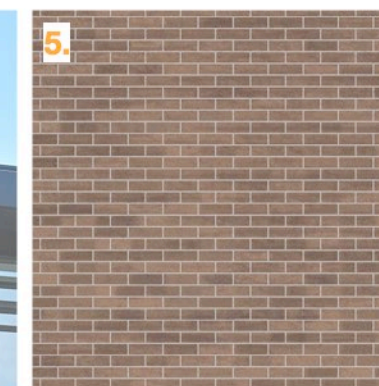
7. Materials



Indicative 3D Image

MATERIAL LEGEND

- 01. Green Sedum Roff
- 02. Dark Timber Cladding
- 03. Aluminium Capping
- 04. Aluminium Louvres
- 05. Red Brick Cladding
- 06. Glass Balustrades
- 07. Aluminium windows / sliding doors



8. Energy and Resources

8.1 Energy and Resources

A detailed Sustainability and Energy Statement has been prepared by Envision on behalf of Mr TJ & Mrs DL Iles and is submitted to support the planning application for the proposed dwelling.

Orientation - The orientation of the site is suited to benefit from a layout that takes advantage of passive solar gain and minimise the impact of east/westerly winds. Opportunity is made to include extensive glazed areas that will enable the building to benefit from solar gain throughout the day. This will also ensure good levels of daylight within the design, thereby reducing the use of electric lighting during daylight hours.

Room Layout - All principle spaces are orientated to maximise solar gain and natural light.

Thermal Mass - The building may be constructed using concrete, which will provide a high thermal mass and will enable the building to absorb heat during daylight hours and slowly at night. This will also aid cooling in the summer.

Natural Lighting - Large glazed areas will prevent the need for reliance on internal (artificial) lighting.

Ventilation - The building has large opening windows which will allow an acceptable level of natural ventilation and a heat recovery ventilation systems will also be installed to ensure good indoor air quality throughout the year.

Heating & Cooling - The energy supply for the heating and hot water will be provided by a heat pump (either air or ground), in conjunction with under floor heating.

Cooling has been provided to bedrooms, living rooms, study, gym, and library, with energy needs reduced by using low solar transmittance values (G-Values) and external solar shading.

Energy Efficiency - The use of low carbon/renewable technologies have been explored in order to maintain energy security and contribute to the region's low carbon economy.

Throughout the development, energy efficient lighting in the form of LED lights with automatic controls (PIRs) will be provided where applicable.

An array of photovoltaic (PV) panels are proposed to fulfill the building's point electrical demands, with any excess energy stored in a large battery and any surplus exported to the local electrical grid.

A Vertical Axis Wind Turbine has also been considered as part of the PV installation scheme meet the site's electrical demands.

The scheme also explores the use of hydrogen generation via electrically driven electrolysis to provide additional storage for any excess electrical generation that exceeds the capacity of the batteries.

Water Efficiency - Use of rainwater harvesting will be implemented for the maintenance of the garden once the landscaping strategy is once established.

Materials - Locally sourced and traditional materials will be used wherever possible.

Labour - Labour used will be local where possible in order to reduce travel time.

Insulation - Insulation will be of high level and will meet the requirements of building requirements Part L1 2010.

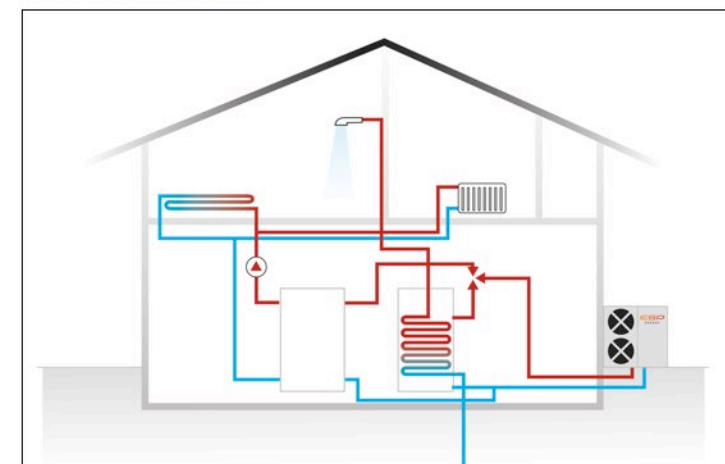
Embodied Energy - Materials used will have low embodied energy and be recyclable where possible.



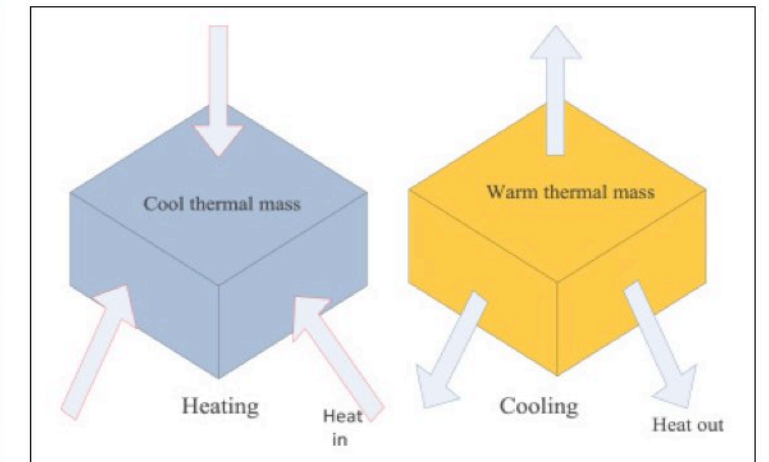
Vertical Axis Wind Turbine Example



Solar PV Example



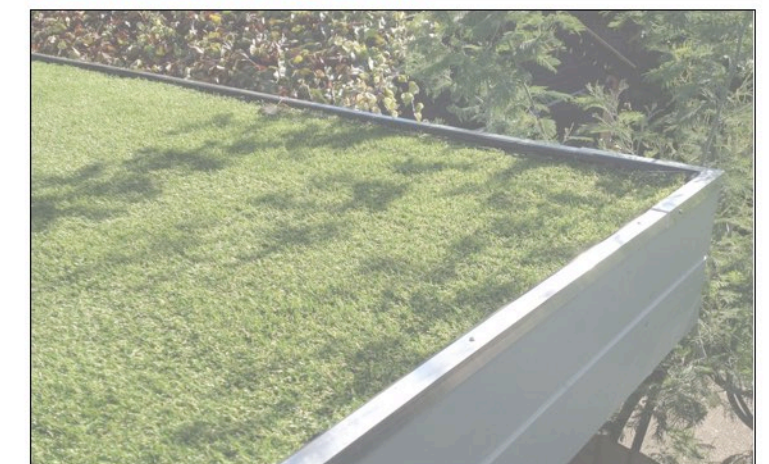
Air Sourced Heat Pump Example



Thermal Mass Example



Rainwater Harvesting Example



Sedum Roof Example

9. Conclusion

9.1 Conclusion

This Design and Access Statement has demonstrated that the proposal has been conceived through a detailed understanding of the site and the surrounding context and that it will neither harm neighbouring properties or the character of the High Street and Bursledon.

The proposed dwelling sits comfortably within the plot the proposed height is lower than the existing dwelling and is of a scale that is in keeping and respects the character of High Street as well as the wider context and character of the area and new nearby development. The proposed volume does not exceed the volume of the existing + 25 % and the height of the proposed building is lower than the existing and therefore less prominent in the streetscene

It is considered that the proposed building is well designed and utilises quality materials and will be an exciting and well conceived addition to High Street.

All access and parking requirements are successfully dealt with. There are no highways issues, no harmful impact on trees, no overlooking concerns, no issues with scale, mass and bulk, volume and no issues with design language.



Indicative 3D View