



64 Satchell Lane

Design and Access Statement

Introduction

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 64 Satchell Lane, Hamble, Southampton, SO31 4HL.

This document outlines the proposed works to include:

- Internal alterations across the ground floor and first floors
- Small ground floor front extension
- First floor rear extension
- Refurbish the exterior of the dwelling
- Alterations to the existing roof and addition of solar panels.

The application is for Household Planning Permission. The following documents accompany the application:

- 22084 Drawing Collection
- Community Levy Infrastructure Form 1
- Design & Access statement
- Biodiversity Checklist
- Ecology Survey and Report

A measured survey and topographical survey has been undertaken by P Stubbington Land Surveys Ltd, to accurately establish existing floor levels, heights, internal and external details of the dwelling. The OS extracts are to show site location plan and block plan only.

Relevant Planning History

HD Architects worked on a previous scheme on the site at 64 Satchell Lane (H/22/94076.) for - *Loft conversion with dormer and balcony at the rear, single storey front, side and rear extensions, two storey side and rear extensions, remove porch from side to front elevation, garage side extension, alteration to fenestration and new landscaping to form lower terrace at the rear.* - Which was withdrawn in December 2022.

The proposals in this application are for a reduced scheme and will be a re-submission of the previous application.

The following planning applications relate to applications for the immediate neighbouring sites, which were approved planning permission by Eastleigh Borough Council.

66 Satchell Lane (F/11/68685)

Install solar PV panels on south facing roof slope and flat roof – Permitted.

62 Satchell Lane (F/15/77711)

Single storey side extension & alterations to roof including 2n° new dormers and enlargement . – Permitted.

60 Satchell Lane (F/10/67577)

Construction of 2 storey dwelling with access & garage, following felling of trees. – Permitted.

Relevant Planning Policy

NPPF (July 2021)

Eastleigh Borough Council Local Plan (April 2022)

S1 – Delivering Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

S2 – Approach to New Development

The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan

DM1 – General Criteria for New Development

All new development should not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; biodiversity. Development should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.

DM3 – Adaption to Climate Change

All development should be designed to adapt to the predicted climate change impacts for the Borough. To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented.

DM5 – Managing Flood Risk

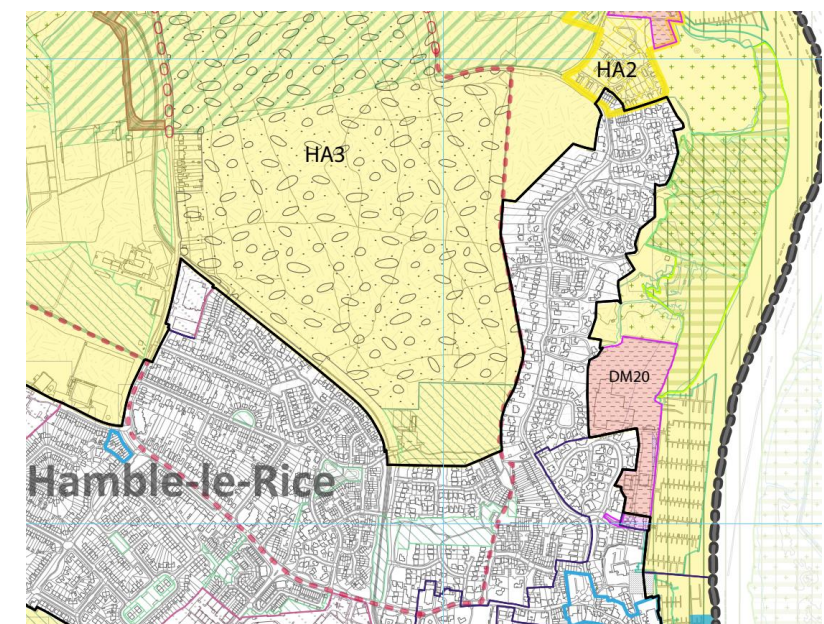
Development should not increase flooding elsewhere.

DM11 – Nature Conservation

The application site sits within 100m of a SINC and within 200m of a SAC and SPA.

DM23 – Residential Development in Urban Areas

Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan.



The Site Location

64 Satchell Lane is a modest detached dwelling located on a sloping site north of Hamble. The house sits adjacent the road and has a long garden that slopes down towards the River Hamble which lays approximately 300m to the east of the site.

No. 64 is situated on the east side of Satchell lane, the site sits on an east-west axis.

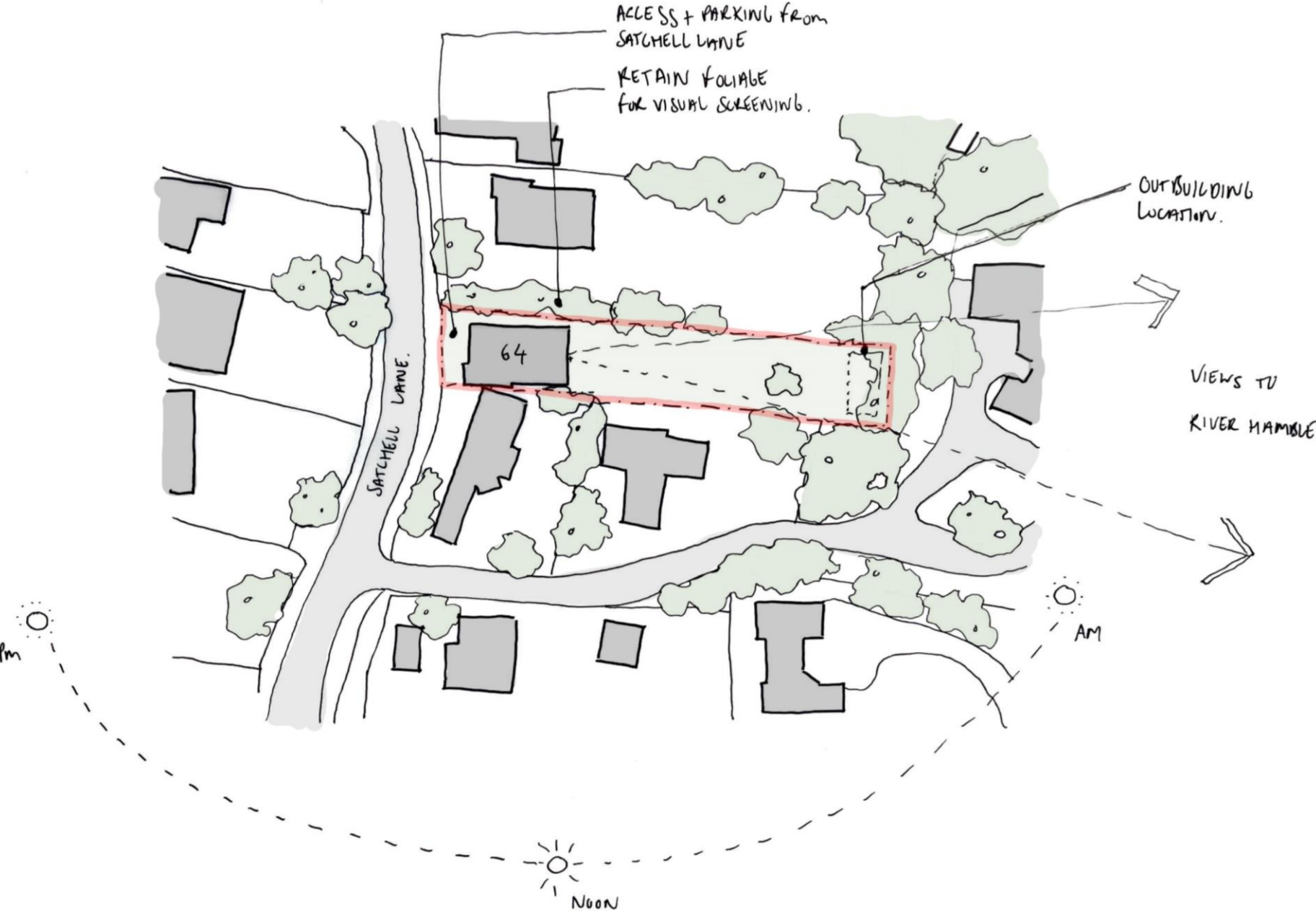
The existing site boundaries consist of high trees and bushes which afford the site with natural screening and a sense of privacy in the back garden.

Surrounding buildings are residential dwellings that, although vernacular in appearance, vary in style, size and materiality. Materials featured consist of a combination of render, pebble-dash, brick, and timber effect cladding with clay tiled and slate roofs.



Site at 64 Satchell Lane circled on Google maps aerial image.

Site analysis



Flood Risk Assessment



The application site sits within Flood Risk Zone 1.

The Environment Agency data suggests that there is a very low risk of flooding at this area of the site due to either sea and rivers or surface water. Therefore, this application does not require a flood risk assessment.

Flood Zone:	Definition:
High (Zone 3)	High risk means that each year this area has a chance of flooding of greater than 3.3%. (Area shown in Dark Blue)
Medium (Zone 2)	Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
Low (Zone 1)	Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
Very Low	Very low risk means that each year this area has a chance of flooding of less than 0.1%.
Notes	This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. The above assessment uses computer models to assess an area's long-term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.



The Proposals

Layout

The proposed alterations seek to modernise and refurbish the existing dwelling whilst retaining key aspects of the original architecture. The works look to create a more energy efficient home through a higher provision of natural light, increasing insulation levels throughout and incorporating modern technologies such as an air source heat pump and photo-voltaic solar panels. The revised internal layout provides more cohesive, functional and better-connected living spaces that are conducive to modern day family life.

As privacy and security is important within a family home, the design seeks to create a balanced relationship between large open living areas and private spaces.

Ground floor

The front entrance has been relocated to the west elevation of the dwelling facing Satchell Lane. On the ground floor plan, the layout is to be revised, and extended slightly to the front, to provide a larger single garage to utilize the space for the necessary vehicles. This will also provide a new utility/boot room, and a WC accessed from the entrance hall. Alterations internally to the rear of the ground floor include a new open-plan kitchen/living/dining room with access to the garden via an improved patio and external landscaping.

The proposals will improve flow and circulation within the ground floor and create a primary, open-plan family living area at the rear of the dwelling which opens out onto the garden. The secondary ‘service’ spaces are located to the front of the dwelling and help to separate the private living space from the road adjacent the front of the site.

A new staircase to first floor has been designed to the north of the entrance hall, for a more efficient use of the space. At first floor level, this leads to a light and open landing space.

First Floor

The first floor layout is revised with the aim to provide three double bedrooms as existing, but with an improved flow and layout. At the front of the house the existing family bathroom is to be made larger and the front bedroom doorway is to be revised. On the landing, the existing sunroom is to be opened up to provide natural light and rebuilt/refurbished to modern standards.

A small first floor extension has been added to the north-east corner of the dwelling in place of the existing flat roof, which will allow for a new master bedroom with ensuite. Along with this, the second bedroom to the rear has been designed with an additional ensuite bathroom and glazing to the rear with views over the private garden.

The existing pitched roof will be continued to the rear and hipped on the rear elevation towards the garden. This extension will not be visible from the street of Satchell Lane and has been designed in a sympathetic manner to minimise any impact on neighbouring properties.

Use

The use of the building is to remain as existing. [C3 residential dwelling]

Appearance

The existing dwelling is to be refurbished externally as well as internally.

The west elevation fronting onto Satchell Lane will remain traditional in appearance, with alterations to the front door location and a new slate tile pitched roof over the small extension to front of the garage and utility spaces. These alterations have been designed sympathetically, to match the aesthetics of neighboring dwellings on Satchell Lane.

Similarly, the alterations to the side elevations will remain discreet and in keeping with the existing building and the surrounding area, with the brickwork walls continued into the extensions. Certain elements of the existing dwelling are to be removed due to dilapidation and/or structural failure, and to allow for the proposals, such as the existing side porch. The existing sunroom is to be rebuilt/refurbished to modern standards. The existing clay tile finish to the pitched roof is to be replaced with slate tiles, in order to upkeep the high-quality appearance of the area.

The alterations to the rear elevation are more contemporary in design, incorporating full height sliding doors and timber cladding to the ground floor. The proposals also include new ‘Juliet balcony’ style glazing to the first floor bedrooms, and a section of timber cladding around this glazing, to complete the design.

These slightly more contemporary elements are confined to the rear elevation, so as not to be seen from the wider view of Satchell Lane, and only from the rear back garden of No. 64.

Proposed materials

Robust materials that are in keeping with the surrounding context, have been chosen for the marine setting. The selected materials will be high-quality to upkeep the appearance of the dwellings on Satchell Lane.

Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local and natural materials also enhances the way in which the building relates to the landscape and its sense of place.

Walls: All areas of new brickwork are to match the existing. Alterations to the rear of the building and feature canopy will be finished with timber cladding.

Roof: The existing clay tile roof finish is to be replaced with slate tiles, with the first floor rear extension to match. Slate tile pitched roof to front extension over garage & front door, to match the main roof. Flat roof sections will be constructed using a modern single ply membrane. Dark grey fascia and rainwater goods.

Windows: Existing windows replaced: Windows on front elevation to be traditional style. Modern double glazing elsewhere.

Scale

The proposals help to unify and rationalise the existing dwelling and are of a reasonable scale in relation to the existing house, the plot and within the surrounding context.

The proposals will result in a reduction in the overall footprint of the house by approx 2m², where dilapidated elements of the existing house, i.e. the side porch, are to be removed to upkeep the high-quality appearance of the dwelling.

The existing vegetation will provide natural screening for the adjacent properties and due to the location of the proposals they will not cause increased overlooking towards the neighbouring properties.

Amount

Existing ground floor (including garage):	108.8 m ²
Existing first floor:	80.0 m ²
Existing loft:	61.9 m ²
Total GIA of existing house:	250.7 m ²
Proposed ground floor (including garage):	104.5 m ²
Proposed first floor:	88.6 m ²
Proposed loft:	78.2 m ²
Proposed total GIA of house:	271.3 m ²
Total proposed increase:	20.6 m ²

Landscape

The proposed landscaping includes areas of soft landscaping, purpose-built planters and areas of hard landscaping; forming tranquil outdoor seating areas as well as improving accessibility between the house and the sloping garden.

Access

Access to the site is to remain as existing.

Parking

The existing dwelling incorporates an integral garage that is currently used for storage purposes, as it is not wide enough to accommodate a modern family car. A single parking space on the front driveway provides parking for the dwelling.

As part of the proposals, the existing garage is to be enlarged to provide a functional covered parking space. Parking space for 1 car will still be retained on the front driveway. As such the proposals will increase the amount of usable car parking by 1 space, therefore improving the parking plan.

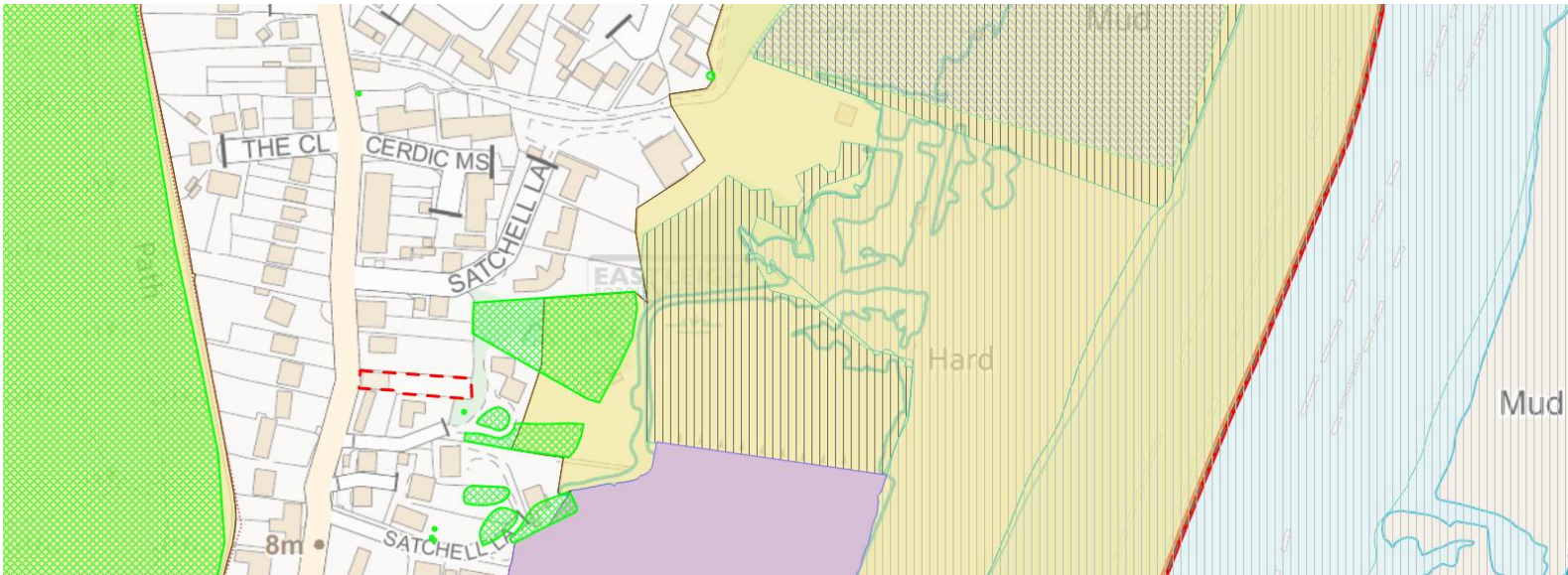
Ecology

No trees or biodiversity are affected by the proposed development.

The site doesn't fall within a designated nature conservation area, however there is SINC and TPO areas within 100m of the application site and a SAC and SPA within 200m. Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process.

As per the Biodiversity checklist, the application is accompanied by an ecology and bat survey report.

As part of the proposals, in order to increase biodiversity within the site, a new bird and bat box will be incorporated on the application site, helping to support local bat and bird populations. Native and wildflower planting will be incorporated within the new landscaping and will help support local insect and bee populations. An insect hotel will also be incorporated within the landscaping.



Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport. The chosen materials are also designed to be low maintenance and have a long-life span.

The proposals incorporate areas of double glazing to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the house.

All new lighting will be LED to minimise power consumption.

The proposals have been designed to achieve U-values that exceed the required compliance for refurbishments and extensions to existing dwellings under the new building regulations.

Sustainable drainage systems will be achieved through use of soakaways. Any areas of new hard landscaping will be permeable.

Photo-voltaic solar panels are proposed to be located on the east facing, and south facing roof slopes. The provisional locations for these are indicated on drawings 22084-03 and 22084-04.

Site Photographs



Front view of property along
Satchell Lane, looking South
(Source: Google Maps)

Front view of property along
Satchell Lane, looking North
(Source: Google Maps)



Rear view of property
looking West from garden