



BBD Architects Ltd
Horsefair Arch
The Horsefair
Romsey
SO51 8EZ

01794 524200
info@bbd-architects.co.uk

1706 Design & Access Statement

Planning application for
1 Sovereign Drive, Botley, SO30 2SR

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Director: Laurence Wright BA (Hons) Dip. Arch. ARB. RIBA

Website: www.bbd-architects.co.uk

Company number: 5858914

The Architects in this practice are registered as such under the Architects Act 1997

1 Sovereign Drive, Botley



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Introduction

This document discusses the proposed development at 1 Sovereign Drive, Botley.

The site occupies a detached house with a north facing garden to the side and northeast rear garden. There is a driveway to the front of the house, accessed via Sovereign Drive. The dwelling is a corner plot with a garage to the rear that is accessed via a private service road.

This application proposes a new build dwelling-house on the site following the removal of the existing garage. This would create a similar size and style three bed home on the site that would match the existing homes in the area.



NOT TO SCALE

Existing

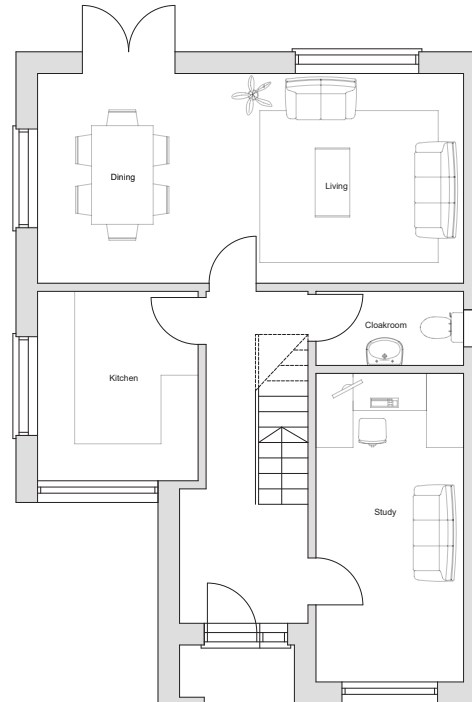


Proposal

The proposal for this development is a three bedroom house matching the style of the existing houses in the area.

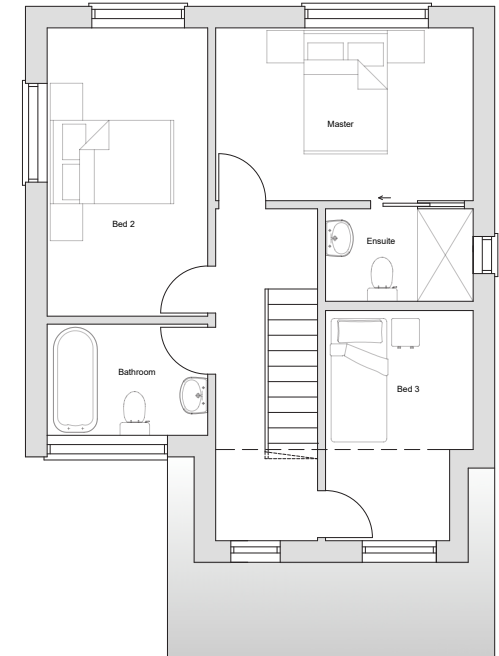
The proposal creates two double bedrooms and one single at first floor which all exceed the minimum space standards required in addition to a family sized bathroom and an ensuite off the master bedroom. At ground floor there is kitchen and seperate study as well as a cloakroom. An open plan living and dining room faces the rear of the plan.

The aim is to create affordable family housing within the area and this proposal looks at achieving this. The site allows space for a second dwelling while still maintaining generous rear gardens to both the proposal and 1 Sovereign Drive as well as two parking spaces each for both dwellings.



ENTRANCE

Ground Floor Plan



First Floor Plan

NOT TO SCALE

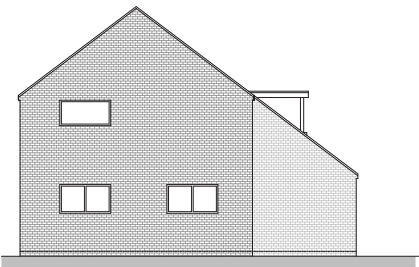
Materiality

The existing materials palette incorporates red/brown brickwork with tile hanging detail on the front facade and plain interlocking tiles for the roof.

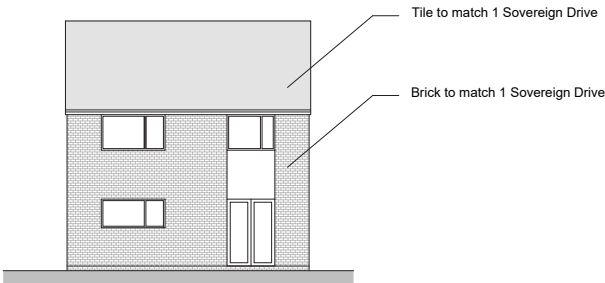
The proposed materials will be plain tiles and red/orange brickwork with tile hanging to match 1 Sovereign Drive.

This design solution will therefore be in keeping with the existing context with minimal change/impact to the street elevation.

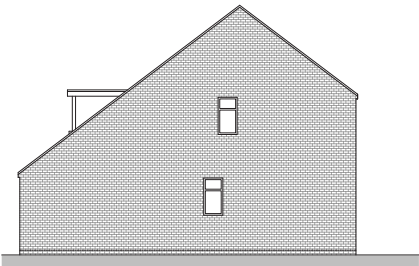
All additional openings will be balanced on the front facade.



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



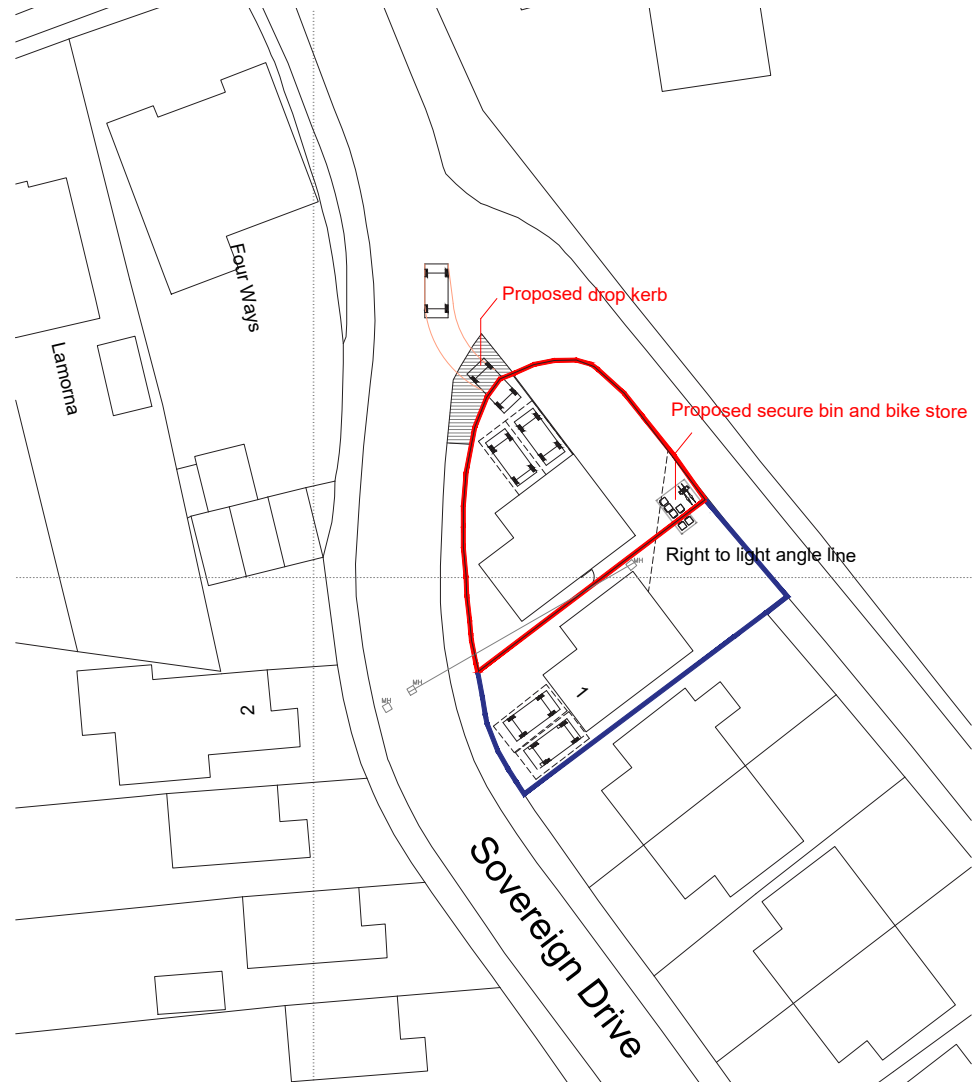
MATERIAL PALETTE

NOT TO SCALE

Parking, Refuse Bin & Bike Plans



Existing



Proposed

Policy

Eastleigh Local Plan : 2016 - 2036

Policy P4: High quality development in Eastleigh states that the proposal must respect the existing character of the site and location. We have proposed matching materials to existing.

As per **Policy G3:** Biodiversity of the Eastleigh local plan, our proposal does not effect the biodiversity of the location.

Policy S1: Presumption in Favour of Sustainable Development: the design we have produced is a sustainable development that meets or exceeds the Building Regulations.

Chapter 3, Part X: Increased provision and more diverse mix of housing, this application provides a three bedroom affordable family home which is in need within the area.



NOT TO SCALE

Conclusion

The proposal has taken a great consideration to the existing qualities of the area and surrounding dwellings. A careful and complimentary material palette has been chosen to ensure the proposed elevations do not largely change the existing street scene.

This modest three bedroom dwelling will provide affordable family housing for a much needed dwelling type in the area while maintaining the character and quality of the existing street scene.

