

DESIGN STATEMENT

1.0 INTRODUCTION

The following statement highlights the nature and characteristics of the Householders Planning Application for “The Swallows”, No.18 Crowsport Estate, Hamble Le Rice, Hamble, which seeks approval for the erection of a new First Floor Extension served by roof terraces, combined with Ground Floor extensions and internal alterations, remodelling the entire property in accordance with Local Planning Policy, to become a 5x Bedroom House.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Erect a new first floor extension housing the relocated Kitchen, Dining, Lounge and Study/Office, served by new roof terraces.
- Extend and reconfigure portions of the Ground Floor to accommodate 5x Bedrooms, all served by en-suites.
- Incorporate a new Double Garage to the front of the property, replacing the existing detached double garage.
- Introduce a variety of landscape alterations at the front of the site which include:
 - 1) Providing a new paved approach to the front entrance of the remodelled dwelling.
 - 2) Rendering white, the front brick finished boundary wall to match: (A) The re-rendered dwelling & (B) The surrounding white boundary walls for adjacent properties.
 - 3) Providing 3x off-street car parking spaces to the front and West of the site.



Above: Block Plan highlighting the location of the development site relative to surround properties.

2.0 SITE LOCATION

2.1 THE SITE AND EXISTING CONTEXT

- 2.1.1 “The Swallows”, No.18 Crowsport Estate is located within a private Estate accessed from Satchell Lane and Marina Drive, is classed as a Conservation Area and contains exclusive similarly proportioned Art Deco Style bungalows and houses, many which have First Floor Roof Terraces or First Floor accommodation. The existing bungalow takes the form of a detached four-bedroom Art Deco Style bungalow located on a slightly wedged parcel of land, provided with a north facing courtyard style garden, that is surrounded by fir tree planting along the Northern and Western boundaries. The bungalow is located at the bottom of the estate on level land and is positioned on the sweeping bend of the estate, benefiting from two boundaries that address the Crowsport Estate track.
- 2.1.2 As a result of the areas existing topography, properties within the Crowsport Estate tier in a North Easterly direction down towards the River Hamble, collectively reflecting an arrangement of simple “white box” dwellings stepping down towards the river. The “stepping effect” of the estate, combined by the views achieved at first floor level, has resulted with many of the original bungalows being converted into two storey houses, or provided with first floor accommodation served by roof terraces.
- 2.1.3 In terms of the scale or mass of the existing, adjacent and neighbouring dwellings relative to No.18 Crowsport, these are quite varied in terms of their overall scale, footprint, mass and height. For example, No’s.10, 14A, 14, 22, 28 and 27 all have First Floor Accommodation served by roof terraces, whilst other properties such as No’s.11, 12, 17, 19 & 20 retain the mass of a bungalow, incorporate high parapet walls and offer the ability to use large sections of the flat roof area as a Roof Terrace.
- 2.1.4 Other properties within the context of Crowsport Estate which also have recently been extend up to first floor, or outwards enlarging the dwellings original footprint, include No’s.28 & 30 Satchell Lane and No.5 Crowsport Estate, which are all located at the brow of the hill and adjacent to the Crowsport Estate entrance.
- 2.1.5 Collectively as per Planning Policy, and the Crowsport Estate’s listing as a Conservation Area, all recently remodelled, extended and altered properties reflect the established simple “white box” Art Deco Style character of the Estate, reinforcing its established character, further enhanced due to the varied height and footprints configuration of the surrounding dwellings.
- 2.1.6 The roofs of all the Crowsport Estate houses, other than No’s. 6, 7 and 9 are all flat roofed properties incorporating parapet walls, most which included raised parapet walls to help obscure the roofs use as First Floor roof terraces.
- 2.1.7 In terms of the Estate’s general material finish, this is contemporary, defined by white rendered properties incorporating simple door and window openings, with details such as flashing, downpipes or window/door frames, finished in grey or white to add interest.

3.0 THE EXISTING BUNGALOW & PLANNING HISTORY

3.1 THE EXISTING BUNGALOW

3.1.1 The Swallows, No.18 Crowsport Estate currently takes the form of a single storey bungalow with detached double Garage, which when combined occupies approximately 192.2m² of the total site area, measured at 569.9m² (giving an existing site coverage ratio of 33.7%). The existing property is located on a relatively level parcel of land which includes low level retaining walls at the rear, helping support the change in ground level between No.18 and No.19 at a higher level.

3.1.2 In terms of the dwelling's general appearance, the existing property appears as a single storey dwelling with an Art Deco Style external character, which is finished with white rendered walls, incorporates low height parapet walls and utilizes simple door and window openings for the elevations.

3.1.3 In terms of alterations to the existing original bungalow, these appear to be fairly minimal and include:

- 1) Incorporation of a small single storey room provided with curved bay window, located to in the North-Eastern corner of the dwelling.
- 2) Conversion of the original single integral garage into a bedroom, located in the North-West corner, and,
- 3) The addition of two conservatories, a larger one to the East and smaller one on the North elevation.

Other than these alterations the property appears to be 75% original and utilizes all original door and window openings.

3.1.4 In terms of the dwellings existing site boundary treatment, these vary dependent on the boundary. The front boundary relative to Crowsport Estate is a Brick finished boundary wall incorporating piers, with mature fir bush planting behind. The South boundary to the rear takes the form of a low-level Block Retaining wall, supporting changes in ground level between No.18 and No.19 at the higher level. With regards the Eastern boundary, this is formed from sections of 1.8m Wood Panel Fence between No.18 and No.20 (where No.20 is positioned at a slightly lower level to No.18).

3.2 PLANNING HISTORY

3.2.1 As per Eastleigh Borough Council Planning History, No.18 Crowport Estate recently submitted a Full Planning Application as per: F/22/93841, for "Construction of detached two storey five bedroom dwelling with ancillary parking and amenity space, following demolition of existing dwelling".

3.2.2 Unfortunately as a result of the Design Proposals overall configuration, combined with negative Planning Feedback from the Conservation Officer and the Planner, this scheme was withdrawn, as it was assessed that the proposal "has not correctly interpreted the essential character (of the area) and that any First Floor accommodation needs to be on the roof of the Ground Floor". In principle the council did confirm that they had no objection to a replacement dwelling proposal, but would require that any new application should be tailored to maintain the essential character of the original building.

3.2.3 With regards other properties that have been extended or remodelled to reflect and reinforce the Crowsport Estate listing as a “Conservation Area” (and as briefly highlighted above), please refer to Appendix A for a list of Applications which achieved an increase in the properties overall volume, or which were approved with First Floor accommodation, allowing sections of Roof to be used as Roof Terraces.

3.2.4 Please note, attention is specifically drawn to No’s 5, 14, 14A, 22, 27 & 28 which have all either been re-built or significantly extended, setting the precedence for acceptable levels of first floor living accommodation, served by associated roof terraces.

Please refer to Appendix A for a list of recent Crowsport Estate Planning Approvals. (*Approvals for First Floor Accommodation and or Roof Terrace accommodation are highlighted in bold*).

4.0 PHOTO’S OF No.18 CROWSPORT & IMMEDIATE CONTEXT



(01) Aerial photo looking South down onto “The Swallows” No.18 Crowsport Estate, highlighting the dwelling’s existing mass, footprint configuration relative to the site, material character and composition of the existing front garden and associated boundary treatments.



(02) Photo looking South-West at No.18's existing double garage and front boundary character, highlighting how the existing property is significantly obscured from view due to the Garage and combined height of the front wall with fir shrub planting to the rear.



(02) Photo looking East highlighting the material character of No.18's existing front boundary, formed from a brick wall with piers and fir shrub planting at the rear, which highlights how the existing bungalow is obscured from view.