

Design & Access Statement

Hanns Way Eastleigh

22205 - Design & Access Statement : April 2023



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Contents

Introduction.....3

Site Location.....4

Site Description.....5

Previous Planning Application.....6

Key Design Inferences.....7

Design Evolution.....8

Initial Proposals - January 2023.....9

Design Evolution-February 2023.....10

Site Character.....11

Councillor Presentation-March 2023.....12

Design Evolution-March 2023.....13

The Proposals-April 2023.....14

Accessibility.....17

Landscape & Ecology.....18

Sustainability.....19

Closing Remarks.....20

Introduction

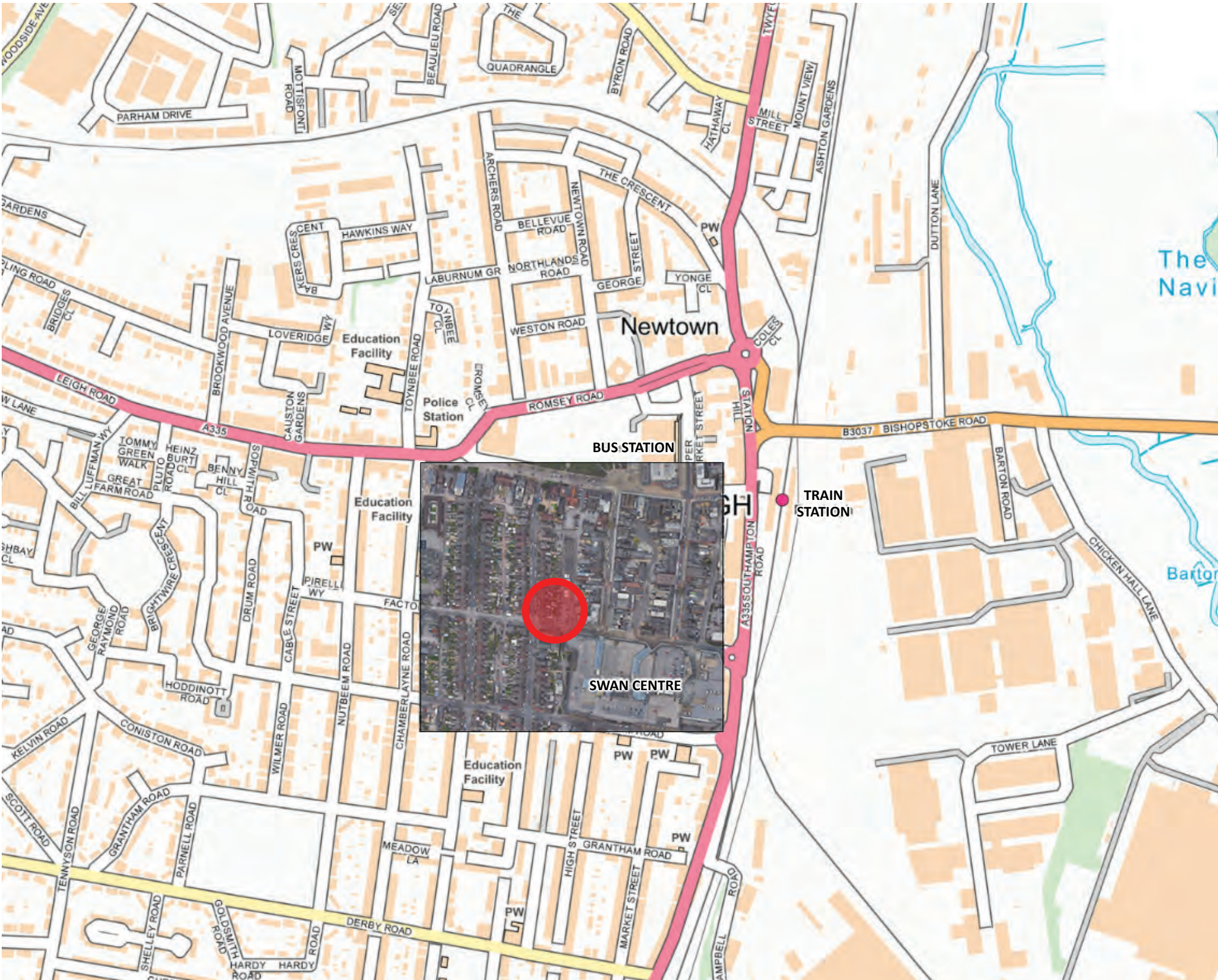
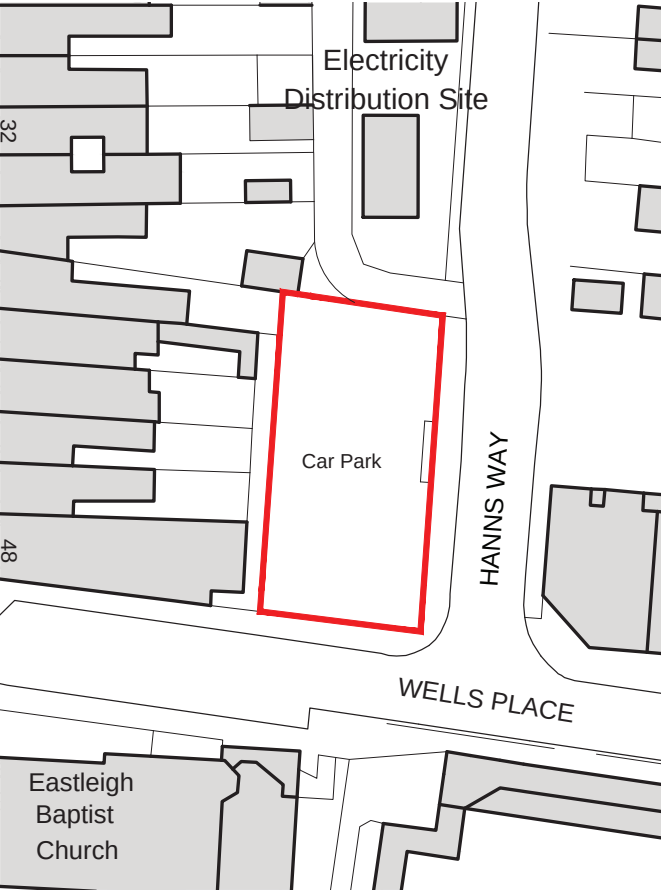
This detailed planning application has been prepared for Doswell Projects for the development of land in Eastleigh town centre, currently a surface car park, which is now surplus to requirements.

The purpose of this Design and Access Statement (DAS) is to demonstrate the evolution of the design process and background material that has influenced and informed the proposed application.

Doswell have appointed a comprehensive design team to consider this site, based on the principles as set out in the National Design Guide. The planning application is for 6 flatted dwellings over three levels on a prominent corner site.

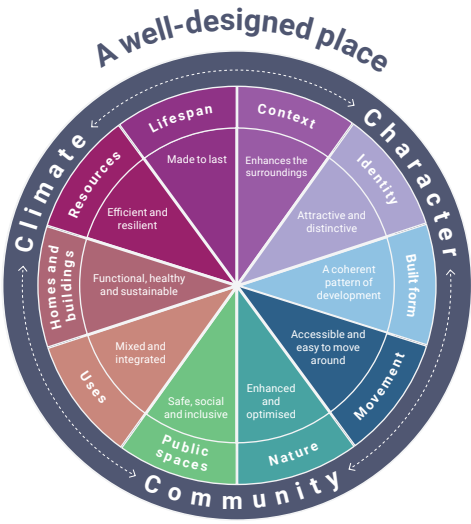
The National Design Guide (NDG) sets out three cross cutting themes for good design from the National Planning Policy Framework (NPPF)-(Character, Community and Climate) and from that 10 characteristics which work together to create well designed places, nurture and sustain a sense of community and positively address environmental issues affecting the climate.

This DAS has been prepared in accordance with the requirements of the Town and County Planning (Development Management Procedure) (England) Order 2010 and subsequent amendments, and in accordance with the Government’s Planning Practice Guidance relating to Design and Access Statements.



Site Location

The National Design Guide



The ten characteristics of well designed places
(National Design Guide, September 2019)

The 10 characteristics of well designed places

Well-designed places have individual characteristics which work together to create its physical distinctiveness. The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design as set out in the National Planning Policy Framework. These characteristics are considered in the Closing Remarks, concluding this document.



Eastleigh Town Centre

The town centre is a ‘grid’ pattern (see site character) and the subject site is an elongated rectangle with the commercial centre to the west, and residential terraced streets to the east. The site can therefore be described as “edge of centre” and it is reasonable to consider this as a residential location.



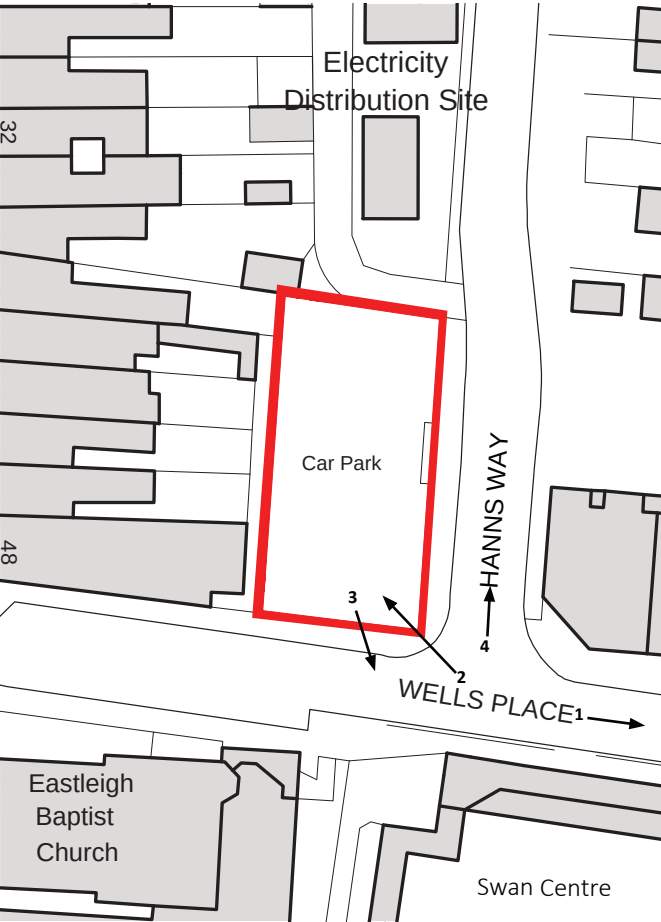
Site Description

The site is located in the centre of Eastleigh on a prominent corner of Wells Place and Hanns Way, to the south is the Swan Shopping Centre with Eastleigh Baptist Church to the south west. The site backs onto Desborough Road, a linear street of terraced residential properties and faces a corner turning commercial building, housing Pizza Hut and other retail/commercial occupiers. This building is angled providing an aspect to the site north westwards.

Site Description

The site is therefore urban and rectilinear, surrounded by existing town centre uses. The actual site is a public car park delineated by a knee rail perimeter fence, and a wire fence defining the western boundary, backing onto a rear passage to the terrace of Desborough properties.

The open aspect of the site on this key corner provides views to the clutter of “backland” buildings along Hanns Way which is effectively a rear service road. To the north of the site is an electricity sub-station which is both prominent and unsightly.



1. Looking East Along Wells Place



2. Looking West Towards The Development Site (Rear Of Desborough Road)



3. Looking South From Hanns Way



4. Looking North From Hanns Way



Previous Planning Application

Previous Planning Application

A previous planning application (by others) to develop the site for town centre residential living was refused by Eastleigh Borough Council in 18th November 2022. This was a three storey proposal with feature chamfered corner and an access midway along Hanns Way - serving 4x1B and 2x2B flats. The building deferred towards Desborough Road stepping down in mass, and was linear in form reflecting the Hanns Way orientation.

Design & Access Statement

The refused planning application was accompanied by a Design & Access Statement assessing the site constraints and opportunities and is therefore a key reference for reconsidering this prominent opportunity site.

Key Reference Document - DAS Feb 2022 (HGP Architects)

The site analysis is therefore not repeating in this DAS - concentrating on key inferences which influence the redesign.

Application No F/22/92349



Reason For Refusal

The application was refused on 18th November 2022 with the following reasons for refusal:-

1. Noise & Odour

The proposed development, by reason of its close proximity to existing commercial uses would subject future residents of the development to unacceptable levels of noise and odour disturbance, including from associated plant, servicing and deliveries. Furthermore, the proposed mitigation would result in a poor quality living environment due to the need for mechanical ventilation and odour neutralization equipment and closed/sealed windows. The development is therefore considered to be contrary to Policies DM1 and DM8 of the adopted Eastleigh Borough Local Plan 2016-2036, the 'Internal Space' section of the Council's 'Quality Places' Supplementary Planning Document, and Paragraphs 130 f), 185 and 187 of the National Planning Policy Framework (2021).

2. Unacceptable Outlook

The proposed development, by reason of the building's height, width, materials, appearance and proximity to the western site boundary would result in an unacceptable impact upon the outlook from the rear of neighbouring Desborough Road properties, to the detriment of the amenity of occupiers of those properties. The development is therefore considered to be contrary to Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

3. Doesn't Address Street Frontage Corner

The proposed development, by reason of its form and appearance is not considered to address the street frontage or corner of Wells Place and Hanns Way and fails to enhance the character of the area, or provide a gateway feature into the town centre. The development is therefore considered to be contrary to Policies DM1, DM22 and E3 of the adopted Eastleigh Borough Local Plan 2016-2036, the Council's 'Quality Places' Supplementary Planning Document, and Section 12 of the National Planning Policy Framework (2021).

4. Loss Of Disabled Parking

The proposed development would result in the loss of easily accessible disabled parking in close proximity to facilities and services which are used by vulnerable borough residents and groups, reducing their ability to access these services to the detriment of their amenity. The development is therefore considered to be contrary to Policies S10, DM1, DM14 and DM36 of the adopted Eastleigh Borough Local Plan 2016-2036, and Section 8 of the National Planning Policy Framework (2021).

5. Mitigation

The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. The New Forest Special Area of Conservation, Special Protection Area and Ramsar Site and the River Itchen Special Area of Conservation) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, provision within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

Key Design Inferences

Site Perimeter Wayleaves

There are two considerable sewer wayleave constraints - one parallel to Hanns Way- reducing the development potential to the eastern side of the site, and an angular wayleave across the front of the site onto Wells Place, curtailing frontage development and the respecting of existing building lines to east and west.

Site Crossfall

The site falls north to south by circa 300m (circa +16 / +15.7) and it is logical to set the development at the lowest level practical, achieving notionally level access of the perimeter pavement on the basis of these wayleave offsets into the site. The ground floor can “dish” slightly setting the building say (100m) below frontage pavement level at +15.6 AOD notionally.

Parking Provision

In order to assess a revised proposal for a flatted scheme on the site, a “car free” proposition is to be considered on the basis of the sustainable town centre location. Each flat will be provided with two bicycle spaces with electric bicycle charging provision.

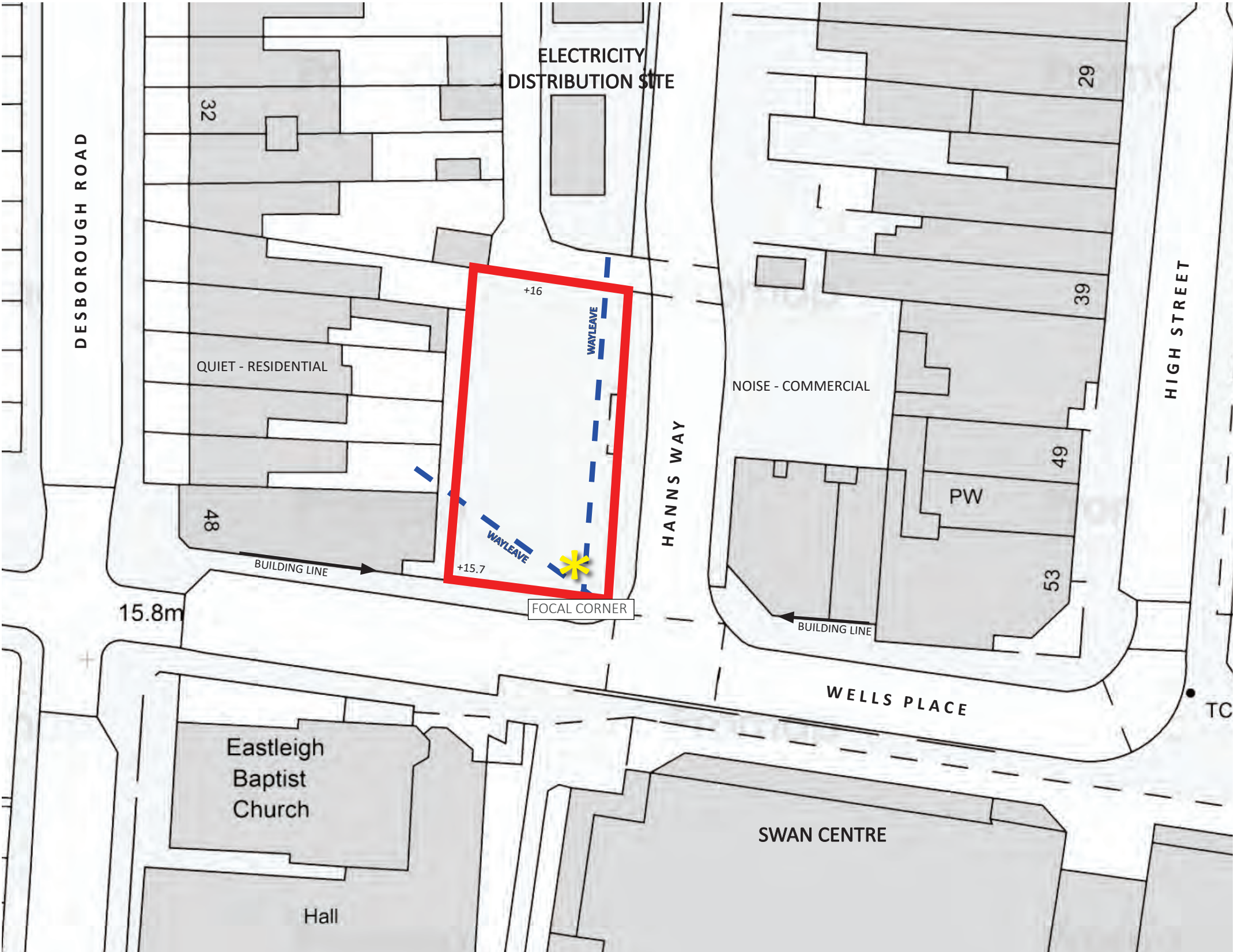
The National Planning Policy Framework at paragraph 112 states that applications for development should:-

- a) Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas: and second -so far as possible- to facilitating access to high quality public transport.

The bus station is at Sainsbury’s, north of the site in the town centre. The railway station is to the north east of the town centre, both within easy walking distance.



● Site ● Bus Station ● Train Station



Initial Proposals - January 2023

An initial feasibility proposal was considered in January 2023 for a linear building with access to the west, influenced by the frontage wayleave profile. The responses to the reasons for the refusal and to this initial sketch proposal set a clear brief to consider the site working towards a revised planning application:-

Impact on Desborough Road Properties:

The main concern expressed in this respect was the visual impact, principally in relation to the blank and uninteresting western elevation. There would be a strong perception of overlooking, not helped by the fact that the stairwell would probably need to be lit throughout the night for safety purposes, thereby adding to the perception of overlooking as well as visual intrusion.

Main concern is the full three storey height to the western side of the building. Looking back at the section drawings provided for the original application, This latest scheme would fail the 25 degree test for lighting. The full height would also add to concerns regarding visual impact, outlook and physical domination of the rear garden spaces.

Addressing street frontages and corner: Wells Place

Considerable negotiation was needed to get what was ultimately refused by ELAC in terms of trying to get the building to better address the corner in particular. Whilst accepting the sewer easements are a major constraint it could equally be the back of the building, as opposed to the main public face of the building.

Hanns Way

The site is a prominent town centre gateway, meaning that any building upon it needs to reflect that status in terms of townscape and urban design.

Main Entrance

The main entrance should be in a much more prominent position and more easily discernible/readable, not effectively tucked almost around the back of the building.

Internal Layout

The internal layout of the southern flats places bedrooms on the southern elevation and corner- this would be better used as the main living space where the southern aspect would be of more benefit to the daytime space, and move the sensitive bedrooms away from the main source of night time disturbance. The balcony may also be better places on the southern side of the building.

Aspect

The principal outlook for the northern flats is north, when there is scope to have it to the east. This would provide more daylight, provide scope for a more interesting street elevation, and scope to move sensitive bedrooms away from the disturbance sources to the east.

Bikes

Bike store doesn't look big enough. I would encourage a store big enough to accommodate two cycles per flat, particularly given we are looking at a zero parking scheme.

Bins

Is an open bin store to the rear appropriate for security, safety and amenity purposes?

Landscape

Landscaping needs to be considered, including boundary treatment at an early stage to ensure that the constraints of the sewer easements are taken into account - i.e no tree planting would be allowed within.

Easements

The easements and construction of a boundary wall may not be deemed acceptable to Southern Water. If not, an alternative boundary treatment suitable for the importance of this urban site will need to be explored.

Public Realm

Options for improving the immediate public realm and crossing point at the end of Hanns Way could be explored.



Site Character

The urban location provides clear design references for a design approach and materiality in this location, reflecting the rectilinear forms evident in the street scene.



Window Design Immediate To Site

The “double square” glazed opening and predominant brickwork in vertical rectangular forms provides clear design inferences for the proposals. The brickwork panels are “framed” and topped by feature linear roofscapes.



Materiality Brick Detailing

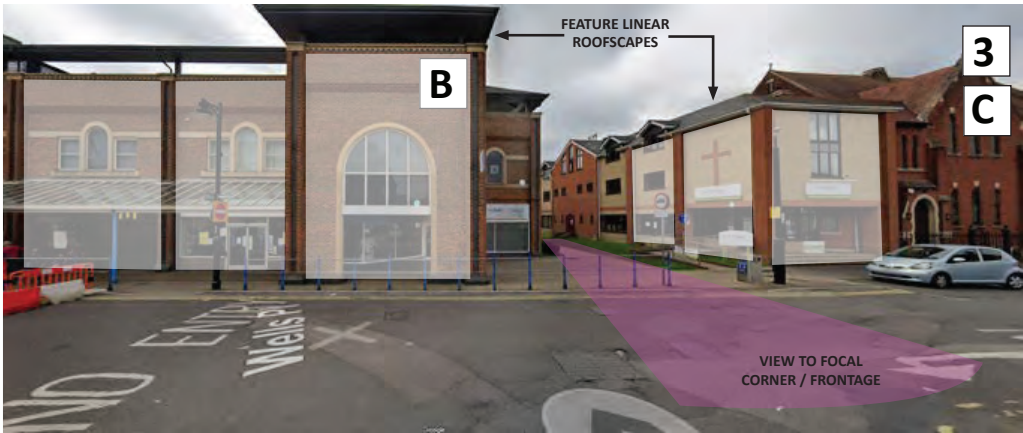
The materiality is predominantly red brick in varying hues, with the dark grey roofs defining the general height of the town centre.



1. Looking East Along Wells Place



2. Looking West Towards The Development Site (Rear Of Desborough Road)



3. Looking South From Hanns Way



4. Looking North From Hanns Way



Design Evolution

The site lies at the point of transition between the residential properties to the west and the range of commercial uses to the east.

A scheme therefore needs to be considered to be making best use of previously development land in an urban location, with cognisance of the height, scale and massing of the pattern of development within the locality.

Entrance Location

The development pattern has a clear gap opposite the site between the Swan Centre and the church. There is a footpath link here and logically the focus of the proposals is located on the key corner, also addressing this urban gap. The core / entrance can also be considered as a public realm / public art opportunity - all in discussion with Eastleigh Officers. (Public Art Officer)

Transition Definition

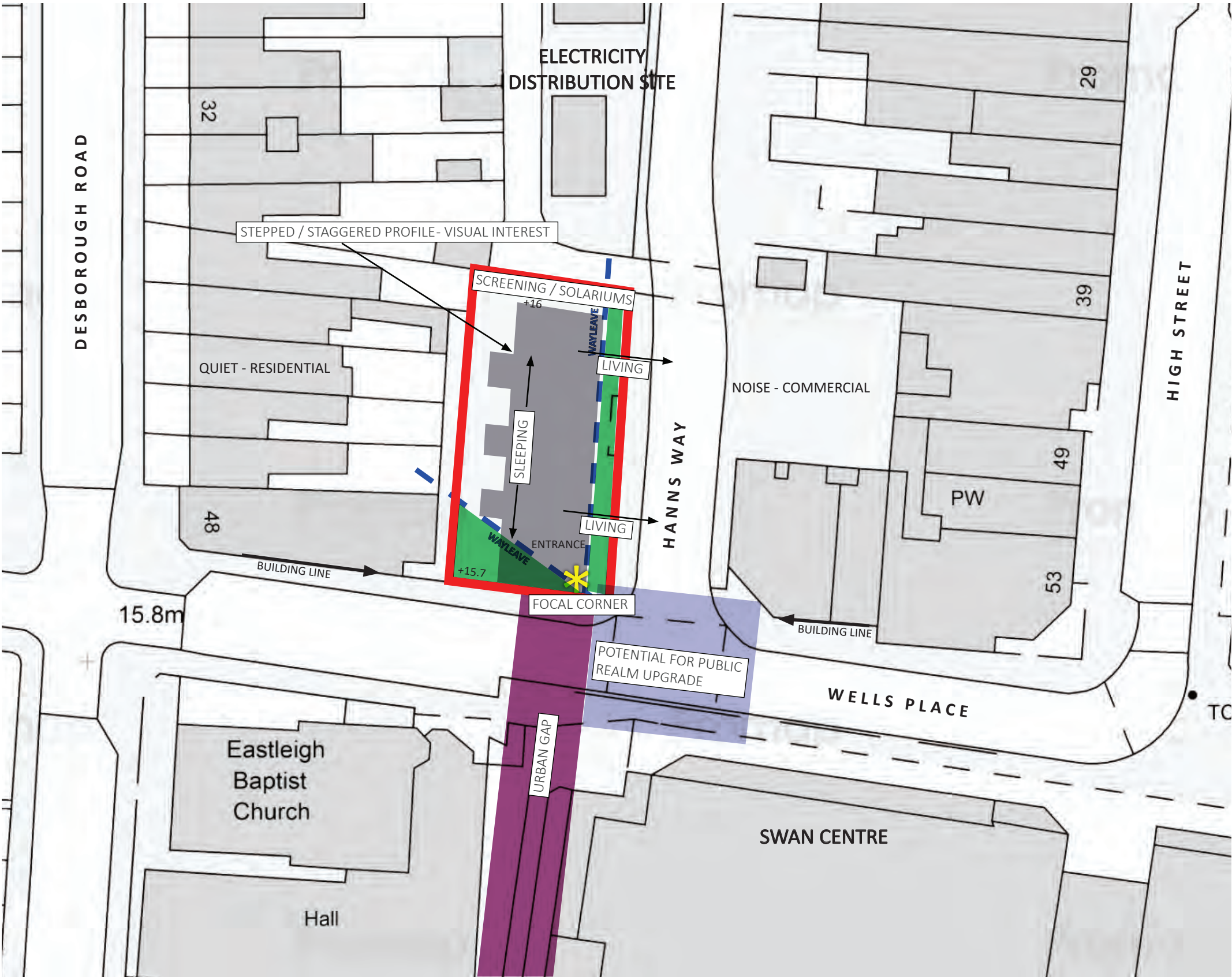
The new building can therefore define the extent of the commerical town centre and the transition to the residential edge.

Figure Ground / Focal Corner

The building footprint will be linear reflecting the existing 'grid' figure ground of the town centre, using the promimentary dictated by the wayleaves to create a focal corner.

Wayleaves

The wayleave set backs can provide a setting for the development, introducing greenery to the town centre, and an 'easy maintenance' public perimeter to the proposals.



Design Evolution - February 2023

Addressing Reason 1 Of Refusal - Noise and Odour

The day / evening living rooms are all located facing Hanns Way / Wells Place, fronted by defensible planting. This will provide natural surveillance and animated elevations to the edge of the town centre street scene.

Addressing Reason 2 Of Refusal - Desborough Road Elevation

This staggered “quiet elevation” enables bedrooms to be located on the quieter, residential side of the proposals, without direct overlooking (except high level windows)

Addressing Reason 3 Of Refusal - Desborough Road Elevation

By offsetting and staggering / setting down the elevation to the west a visually interesting, modelled elevation can be considered, which reasonably respects the amenity of the existing residents.

Screening To North

An acoustic screen can be integrated with the design of the bin and bike store to reduce noise from the substation to the north. Trees here can reduce the perception of noise.

Rather than patio / balconies, enclosed “solariums” are proposed to the north which are openable, but enclosed to further reduce the noise (and odour)



Design Evolution - March 2023

Elevational Approach

The frontage wayleave presents the opportunity to curve and express the front facade, defining the entrance and the potential for a public art dias on the focal corner.

By introducing patterns to the brickwork the ‘framed’ nature of the existing buildings is interpreted in the sketch elevations, with an expressed linear roof, reflecting the surrounding roofscape.

The simple tiered and stepped elevations are therefore enhanced and define the focal corner profile.

Rear Of Site

The curved frontage profile emphasises the corner focal feature, with the entrance and flat balconies as a sculptured feature.



Proposed Sketch Floor Plans & Sketch Street Scenes

Councillor Presentation - 21st March 2023

This evolving proposal was presented to the EBC Councillors electronically on the evening of 21st March 2023. The steps taken to address the acoustic matters were considered positive and the evolution of the proposals were generally supported, encouraging the design team to proceed towards preparation of a revised planning application.



The Proposals - April 2023

The planning application is a worked up version of the councillor presentation, with all audits undertaken - Building Regulations M4(2) and NDSS (Nationally Designed Space Standards) undertaken/incorporated.

This led to minor elevational alterations but generally the application reflects the presentation to Councillors on 21st March 2023.

This proposal is to be read in conjunction with all Design Team reports which accompany this planning application.



Proposed CAD Site Plan

The Proposals - April 2023

The elevations are “layered” as a corner turning building reflecting those around it - as the transition from the commercial to the east- to the grid pattern residential terraces to the west.



Indicative Brickwork Patterning



Front Elevation



Side Elevation B



Rear Elevation



Side Elevation A



Proposed Street Scene B-B

48 Desborough Road

Proposed Apartment Building

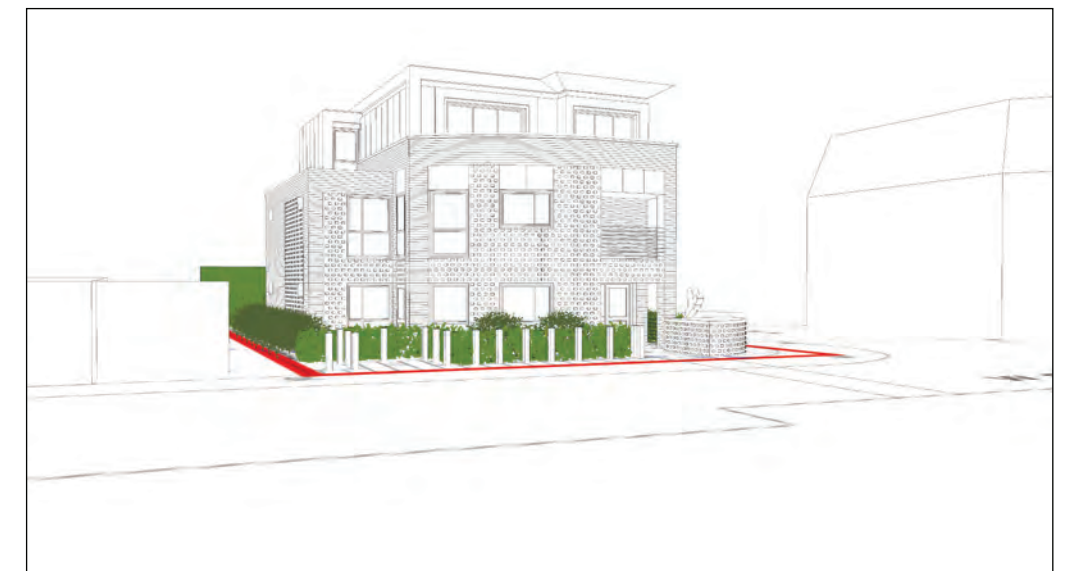
Pizza Hut

The Proposals - April 2023

The 'model' is amended / updated to reflect the proposals in its setting.

May 2023

The model will be used to create a Computer Generated Image of the proposals for presentation purposes. The 'model' is amended / upward to reflect the proposals in its setting.



Proposed SketchUp Model

Accessibility

The site is highly accessible, fronting Hanns Way and Wells Place. Hence access for refuse collection, fire fighting, maintenance and deliveries are to the public perimeter.



Landscaping & Ecology

General

In order to enhance the habitat for wildlife, the planting schemes for the proposed development will use native species or species with known benefit to wildlife wherever possible.

In line with best practice, the use of peat in composts or topsoil will be avoided.

Hedgerows & Trees

The proposed outline development includes hedgerow planting (corresponding to a biodiversity net gain for this linear habitat feature). In order to increase the value of the proposed hedging 'Species Rich Mixed Native Instant Hedging' could be used. It is commercially available in 1m lengths where the plants are established and 'knitted together' and include at least 8 species (hawthorn, blackthorn, guelder rose, wayfaring tree, spindle, crab apple, holly, hazel, field maple and buckthorn) per 6m of hedging. Newly planted trees are also proposed within the site. These should also comprise of native and wildlife beneficial species.

Grassland & Planting

It is recommended that areas of communal gardens could be sown with meadow mix rather than turfed and that planting beds should comprise of native and naturalised pollinator friendly shrubs.

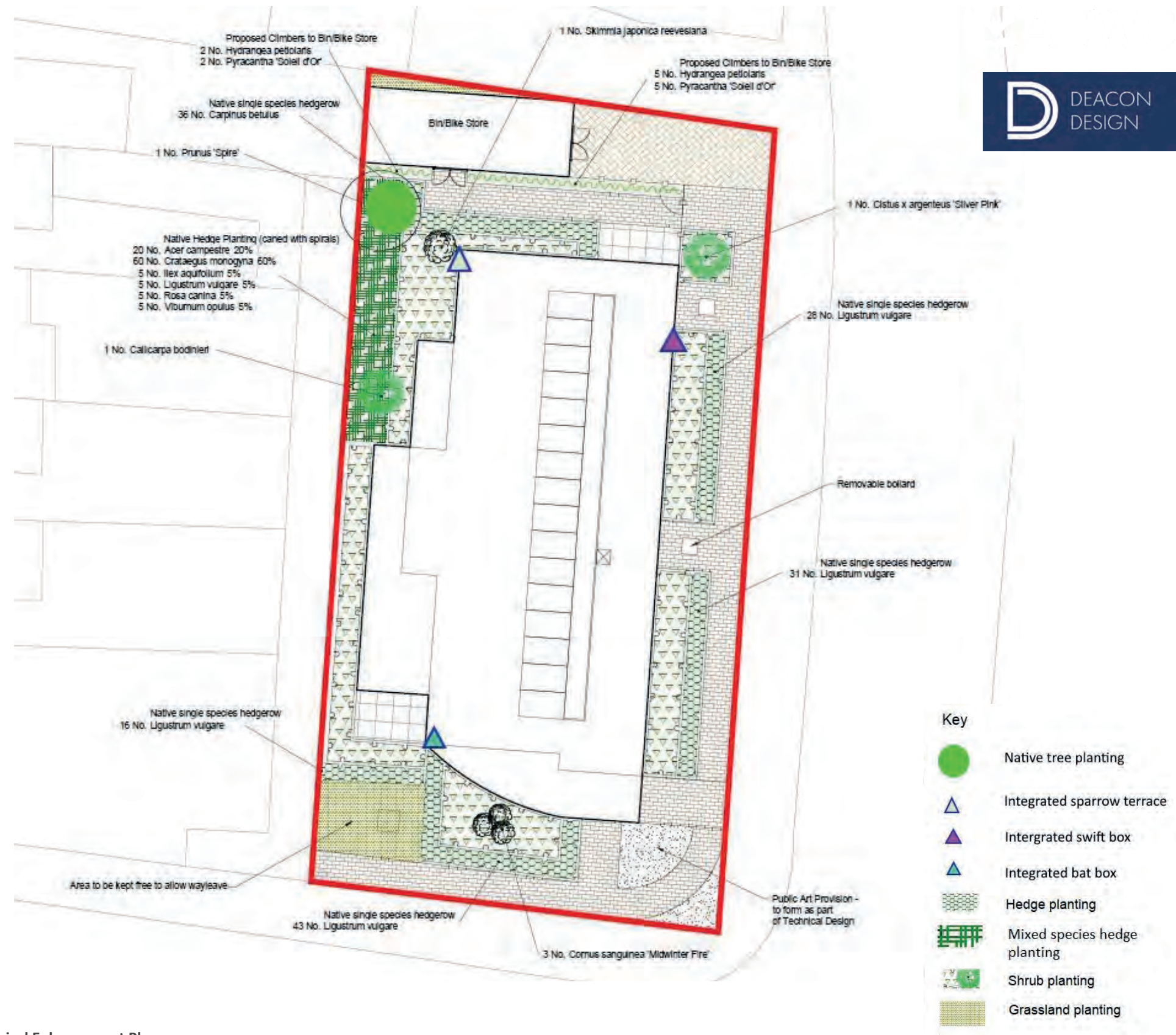
Birds

Appropriate bird boxes will be installed on site. A minimum of 2 integrated nest boxes) will be installed on the proposed building to enhance the suitability of the site for nesting birds. Bird boxes should comprise of swift boxes, which are suitable for a range of species including swift and starling (below left) and sparrow terraces (below right). Boxes should ideally be woodcrete or similar hard-wearing material (rather than the less durable traditional wooden boxes) and be integrated into the fabric of the new building rather than affixed externally. Boxes should be installed in a sheltered location on the new building at a height of 3-5m from the ground, sparrow terraces should ideally be situated close to trees or other tall vegetation.

Bats

A minimum of 1 appropriate bat box will be integrated into the new residential block on the site. Examples of suitable integrated boxes include 2FR Schwegler Bat Tube, Vivara Pro Build-in Woodstone Bat Tube (below middle) and Habibat Bat Box (below right). These boxes are discreet and can be built directly into the walls of the new building. They should be at least 4m above the ground (where safe installation is possible) and sheltered from strong winds and exposed to the sun for part of the day (usually south or south-west). Additional external lighting should be avoided or kept to the minimum necessary, and preferably on a motion sensor to reduce lighting time. No lighting should be directed to shine on the installed bird and bat boxes.

Ecological Enhancement Plan



Sustainability

Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential

Home Working

The homes have allocated study areas – to accommodate home working with all IT / Connections.



Inclusiveness - Access For All

In accordance with the guidance and requirements for access, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010):

As M4(2) compliant homes these are capable of future adaptability and conversion as occupancy needs dictate. Hence the dwellings are flexible / adaptable for sustainable living.



Cycling

An overprovision of two cycles per dwelling is provided in a dedicated secure bike store- with an electric charging point for electric bikes.



Domestic Waste and Recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process. A dedicated bin store is provided, suitably sized and within 10m of the collection carriageway.



Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places – the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004).



Renewable Energy

Each flat will have an internal ASHP hot water cylinder with intake and exhaust set within a dedicated cupboard. This system is supplemented by a flat roof PV array (of 16 panels - 2/3 panels per flat laid flat) - with man-safe maintenance access.

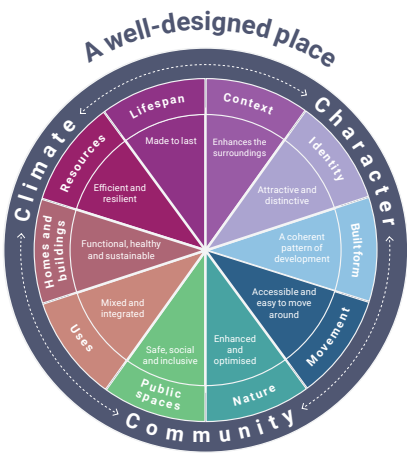


Ecological Enhancement

The upgrade of the site from brownfield will enhance the general area, with "green" curtilage, and ecological enhancements- bird and bat boxes etc- all as set out in AEWC report accompanying the planning application

Closing Remarks

The revised proposals have sought to address the reasons for refusal of the previous application by others in 2022 and work with the guidance provided by EBC officers following the refusal to address the concerns raised by the planning committee. This culminated in a presentation to councillors on 21st March 2023 which received positive feedback encouraging the design team to proceed to submission of a revised planning application for consideration. The challenge is to integrate an urban building form on a constrained town centre site and we commend these revised proposals for consideration.



Context

Understand and relate well to the site, its local and wider context. Valuing local heritage, history and culture.

Identity

Response to local character. Creation of a character and identity which is coherent, identifiable, visually attractive and suited to the local context

Built form

Compact form of development which makes efficient use of land to optimise density. Well designed places using of the right mix of building types, forms and scale. Provision of destinations where people will meet and come together as a community strengthening local character

Movement

Provision of a well-designed and connected network including public transport, walking, cycling and cars. Safe, direct and convenient routes accessible to all. A clear hierarchy of streets that are easy to navigate. Well designed parking that is safe and meets the needs of different users. Access for servicing by refuse collection, deliveries and removals to be well-integrated.

Nature

Provision of high quality green spaces with a variety of landscapes and activities including play that are robust and fit for purpose. Enhanced water management and sustainable drainage systems. Biodiversity gains through enhancement of ecosystems. Existing areas of valuable biodiversity to be protected and enhanced. Priority given to rare habitats and species

Response

The site is set away from the more ‘historic’ part of the Eastleigh Baptist Church - but directly opposite the more modern addition.

The site faces the rear of Desborough Road properties and defers to them, otherwise it is the more modern parts of the town centre commercial- the Swan Centre etc which the proposals interpret in elevational approach. The materiality is consistent with the general area of red brick hues.

Response

The proposals interpret the immediate character and create a composition of red brick detailing and rectangular openings, responding to the local context. The wayleaves present the opportunity to set the building in a “green” perimeter setting with public realm potential to the prominent frontage.

Response

The development utilises the majority of the buildable area of the site, offset to the west to respect the Desborough properties, and to the north to introduce an acoustic barrier and offset, whilst screening the development from the sub station. The building height respects the general building heights of the surroundings, reading as a two storey building with linear (third floor) roofscape, reflecting the immediate character.

Response

Town centre living represents immediate connectivity with all amenities and with public transport. The site is accessible for day to day and emergency vehicle access, but is car free in such a sustainable location.

Response

The setting and perimeter will be ‘green’ to proposals prepared by the landscape architect, integrating ecological enhancements.

Closing Remarks

National Design Guide

Public spaces

Well-designed, inclusive and fit for purpose spaces to support an active life for everyone, encouraging people to walk and cycle rather than drive whilst addressing the needs of those with disabilities. Amenity spaces that feel safe and secure. Public areas that encourage social interaction providing comfort, relaxation and stimulation for all, helping to combat social isolation and loneliness

Response

The location encourages walking and cycling with public street frontages which encourage social interaction.



A mix of uses

Provision of local services and facilities with an integrated mix of housing tenures and types to suit people at all stages of life. Provision of tenure neutral homes and spaces. Developments should be socially inclusive maximising potential for social integration and removing features that could create actual or perceived barriers

Response

There are 1 & 2 bedroom flats proposed of varying sizes, all M4(2) and NDSS compliant.



Homes and buildings

Provision of well-designed, functional, comfortable and secure buildings to promote quality of life. Buildings should be energy efficient and encourage sustainable lifestyles. External spaces including parking should be fit for purpose, of a high quality and convenient. Attention should be applied to the way buildings function on a day-to-day basis with regard to waste management, exterior details and cycle storage.

Response

The proposals encourage sustainable lifestyles



Resources

Following the energy hierarchy by reducing energy need, improving energy efficiency, maximising use of renewable and low carbon energy sources and using fossil fuels from clean technologies. Use of durable materials with reduced environmental impact and modern construction techniques to improve efficiency. Maximise resilience by taking account of weather, flood risk and extremes of temperature.

Response

The proposals are considered with a sustainable agenda



Lifespan

Ensuring places are robust, well-managed and maintained and with clearly defined boundaries between private, public and shared spaces. Homes should be designed to be flexible and adapt over time to changing lifestyles, needs and the introduction of new technologies. Places should engender a sense of ownership in their occupants by including features that encourage users to care for them

Response

The proposals are robust, brickwork primarily externally with a shared, secure staircase. Each flat incorporates home working and is orientated with “live frontage” living accommodation to the east and sleeping to the west, encouraging a good living environment to nurture and look after.





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