

Design and Access Statement in Support of Detail Planning Application



Proposed pair of semi detached dwellings and on land at 15 & 17 Lower New Road, accommodated by subdivision and revisions to existing gardens, plus off road parking for the proposed dwellings, served via new highway access off Chapel Rd

1.0 Introduction

Our client is currently undertaking an extensive programme of repair, refurbishment and extensions (following planning consent ref H/22/94249)to No 15 and 17 Lower New Road. The background for this site, including previous ownership, section 215 & 43 notice, Knotweed, antisocial behaviour and adverse impact on the neighbourhood, are covered in this previous application.

The work is progressing, with considerable neighbour and local support, the impassable and overgrown site has been cleared, with the diseased, dead and multi stemmed trees removed to enable the identification, segregation and planned treatment of the Japanese Knotweed that is present on the site.

The total site area occupied by No 15 & 17 is 1085m², with the existing semi detached dwellings located in an east/ west orientation, fronting Lower New Road, on the southern half of the site. Private gardens to No 3 – 15 are typically to the rear of the dwellings. No 17 is unusual in that it has a more substantial garden on what is a corner plot bounded to the north and east by highways. No 17 has a disproportionately large plot, in comparison with its immediate neighbours, totalling 765sq.m, with No 15 occupying the remaining 300sq.m.

There is the opportunity to rationalise and intensify the use of the overall site , by redefining the size of the curtilages to No 15 and to No 17, whilst also accommodating two additional semi detached houses on the site to the north of No 17 on underutilised land. It is also possible to provide appropriate private garden space and off street parking sufficient for each of the existing and proposed dwellings.

Our client is seeking to secure planning consent to subdivide the site to accommodate a pair of 3 bed semi-detached two storey family homes with gardens and allocated private parking served via new access from Chapel Road.

This statement is to read together with the attached package of drawings.

2.0 Context and Site



Application site looking south towards No 17 Lower New Road

The application site is at the northern end of Lower New Road on a large corner plot bounded by Lower New Road and Chapel Road. To the western flank of the street, the semi detached properties are set back from the pavement circa 5 - 6m and set within a circa 8.5m wide frontage, many with driveway and parking to the frontage and/ or side of the dwellings. No 3, 5, 7, 9, 11 and 13 have benefitted from single storey extensions to the rear, to provide additional living accommodation.

The eastern frontage of the street has a variety of development with a mix 20th C traditional terraced homes and later detached homes, with more generous frontages and in curtilage car parking provision.

The application site, by virtue of the surrounding road system and pattern of existing development, is very much a peninsula, with highways on two of the three boundaries.



View along Lower New Road looking North

(taken prior to commencement of refurbishment of No 15 & 17 associated knotweed and site clearance)

3.0 Proposal

4.1 Use – residential development comprising 2 No 3 bed two storey semi detached dwellings on land adjoining No 17 Lower New Road

4.2 Amount – summarised as follows:

- The area of the application site is 1150m² as shown by the application line indicated in red on the submitted drawings.
- The proposed 3 bedroom two storey property labelled as 17a, is circa 107 sq.m GIA
- The proposed 3 bedroom two storey property labelled as 17b, is circa 119 sq.m GIA

4.3 Layout: the proposals seek to extend the current frontage of development on the western edge of Lower New Road, and complete the street scene with a pair of new dwellings on the currently vacant and underutilised side garden of No 17. The proposals continue the rhythm of development and building line @ circa 6.0m in distance, to back edge of pavement. Furthermore the existing characteristics of the street frontage are reflected in the semi detached form, height to eaves, vertical proportion window apertures, hipped roof form and the incorporation of projecting bays on the ground floor to the reception room. Parking to both dwellings is provided within a hard and soft landscaped frontage, with direct access from Lower new road via dropped kerb and crossing. The dropped kerb is some 20m from the junction with Chapel Road and has an area in excess of the 15m required by HCC highways, an arrangement confirmed as acceptable in their site inspection on the 15.04.23.

CHapel Road

Asguard Annexe Police approved secure bike store (max 3 bikes) - 1.8m w x 0.9m d x 1.5m-h

1.8m high timber close boarded fence to boundary

Garden

1.8m high timber close boarded fence to boundary

proposed drop kerb position circa 20/2m from junction with Chapel Road

1.8m high timber close boarded fence to enclose garden

Garden

Patio

bins

17b

17a

dropped kerb

17

15

13

dropped kerb

NEW ROAD

Garden

Garden

Planning

project: 2222

Residential Development

land adjoining

02

4.4 Scale – the proposed dwellings share similarities in proportion and height to eaves and ridge to Nos 3 – 17 Lower New Road. The proposed No 17b which is located on the corner site is T shaped on ground floor to make the best of the relationship between the living space and the garden, with the single storey element sufficiently set back the Lower New Road frontage as to read as a subservient, secondary and recessive when reviewed from the road frontages.

2222 17a & 17b Lower New Road, Eastleigh - Design and Access Statement 24.04.23 Rev A

The proposed landscaping to the frontage of the residential units is a mix of block paving with contrast edging to parking and access paths, together with beds to the side of the bay windows and a central strip between the properties which includes a laurel hedge to the party wall boundary. Private rear gardens are to be primarily lawn, with paved paths and refuse areas and decking to the patio. Private rear gardens are to be enclosed with 1.8m high close boarded timber fencing to afford privacy and security to the residents.



Western street scene Lower New Road

4.6 Appearance and Materials – The scale, mass and appearance of the proposed dwellings borrow heavily from the adjoining existing dwellings. The building line, width of the street elevation, hipped roof form and the introduction of projecting bays, with pitched roof to the ground floor elevation, borrow from the character and appearance of the adjoining semi detached houses on the western flank of the street. Elevations are proposed to be in red brick bedded in natural colour mortar with a concrete tile roof in dark finish with terracotta ridge and hip tiles reflecting materials used in the adjoining dwellings. Windows, doors and bays are in UPVC with anthracite grey finish to match that used in No 15 and 17. Fascia's and soffits are to be in UPVC in white finish and rainwater goods in a UPVC with black finish. Cast masonry heads are proposed to windows and doors, again mirroring the material and detailing of the adjoining units. No 17 a and 17b benefit from weather protection to the front doors by virtue of the continuous projecting roof overhang that links the two bay windows together, and whilst this is not common to the adjoining semi detached dwellings, it is in keeping and subtly differentiates what will be the end plots to the street.



4.7 Access and Parking – Access to the dwellings for pedestrians and in curtilage parking is directly from Lower new road via a dropped kerb and crossing. Two car parking spaces are to be provide for each of the three bedroom houses. The dropped kerb is some 20m from the junction with Chapel Road and has and well in excess of the 15m required by HCC highways, an arrangement confirmed as acceptable in their site inspection on the 15.04.23. The parking spaces for No 17a and 17b will be provided with infrastructure to enable EV charging. In addition the dwellings will be provided with a secure police approved cycle store accommodating 2No cycles per dwelling, sited within the garden area to the rear of the dwellings. In addition each dwelling is provide with a hardstanding area to accommodate the EBC spec refuse and recycling bins. We are proposing that these are collected from the Lower New Frontage, with the wheeled bins moved the short distance, by residents, from the rear via the rear access pathway, to the carriageway, on the appointed collection days.

5.0 Summary

The proposals responds positively to its context and site specific constraints via:

- the siting, orientation and design of the proposed dwellings in a location that has no adverse impact on neighbouring properties, by virtue of its siting and presence of highways on two of the three boundaries
- the proposals are complementary to the existing, with a simple and entirely appropriate continuation to the street scene
- provides for its own access and off road parking
- is a windfall site within an established, well serviced and sustainable residential area, capable of contributing, and being delivered within a in a short timescale, towards housing supply.

This application seeks to create two new high quality family homes, on what is currently an underutilised, overgrown and Knotweed infested area of garden to the side of No 17 Lower New Road; in a form that will be positive, complementary, and an appropriate addition to the street.



6.0 Accompanying Drawings

2222/001 – Existing Location & Site Plan Rev A

2222/002 – Proposed Location & Site Plan Rev E

2222/003 – Proposed Floorplans Rev C

2222/004 – Proposed Elevations Rev C

2222/005 – Proposed Street scene & Typical Section Rev D