

Design, Access & Heritage Statement

to accompany the Planning Application for the
construction of a new dwelling at

Land adjacent Saxon Court Barn, Burnetts Lane, Horton Heath, SO50 7DJ



ETCHINGHAM MORRIS ARCHITECTURE LIMITED

INTRODUCTION

This document has been produced to accompany the Planning Application made to Eastleigh Borough Council on behalf of Mr T Grainger, owner of the existing dwelling house known as 'Saxon Court Barn'.

The site was the subject of a pre-app consultation in 2020 which resulted in a positive response to the principal of development from the case officer Rachael Morris in her letter dated 27 October 2020 (ref: Q/20/88542).

THE SITE

Historically, the site consisted of ancillary garden land to Saxon Court Cottage which lies to the south-west. This area was also partly used by the cattery operating at the time by the owners of Saxon Court Cottage but that activity ceased trading a number of years ago. The land became separated from Saxon Court Cottage when a number of outbuildings were demolished and a new dwelling (Saxon Court Barn) was constructed in 2020 -2021 (Consent ref: F/18/84481). Since then, the land has become overgrown and largely redundant given its separation from the new dwelling.

At the same time, the former Hammerley Farm site to the west was being built-out as a residential development by Foreman Homes. That development is now complete and as such the context around the site has evolved significantly in the past 5 years. The detached house 'Lechlade' in a large garden plot remains at a distance away to the south-east and is screened by hedging trees to the south-eastern boundary of the site.



Fig.1 Site Location



31-32 Mead Lane (site to the right)



Within the site looking north-east

PLANNING HISTORY

The site area itself is largely divorced from Saxon Court Cottage by virtue of Saxon Court Barn having been constructed together with its own domestic curtilage having been established. However, the following history relates to the whole site:

- Z/16878/009/00 - ERECTION OF BLOCK OF CATTERY PENS – Permit – May 1994
- Z/16878/003/00 - boarding cattery – Permit – Jun 1978
- Z/38645/000/00 - OUTLINE: ERECTION OF DETACHED DWELLING – Refuse – May 2002
- Z/38645/001/00 - OUTLINE: ERECTION OF DETACHED DWELLING – Refuse – Apr 2003
- F/07/61749 - Erection of 1 bed log cabin – Refuse – Mar 2008
- L/08/61906 - Listed Building Consent: Erection of 1 bed log cabin – Refuse – Mar 2008
- L/15/75942 - Erection of 1no. timber structure for ancillary use by main dwelling and 1no. timber structure for ancillary use by cattery following demolition of existing out buildings – Permit – Mar 2015
- T/16/79017 - Crown lift 1no. Oak to 5m, crown lift to 5m & reduction of lower branches by 3m to 2no. Oaks & crown lift to 8m & pruning of 1no. Oak to provide clearance to house – Part consent part refuse – Dec 2016
- L/17/82080 - Listed Building Consent: Construction of timber framed outbuilding for ancillary residential accommodation following demolition of existing outbuildings and structures – Refuse – Feb 2018
- F/17/82057 - Construction of a timber framed outbuilding for ancillary residential accommodation following demolition of existing outbuildings and structures – Refuse – Feb 2018
- F/18/84481 - Construction of a new residential dwelling – Permit – Feb 2019
- DC/19/85616 - Approval of conditions 3 (materials) & 4 (tree planting/method statement) of planning permission F/18/84481 for the construction of new residential dwelling. – Discharged – Jul 2019

A pre-app submission for the new dwelling on this site was made in 2020 (ref: Q/20/88542) and this application follows the guidance provided in Rachael Morris's letter dated 27 October 2020.

LAYOUT & SITING

The proposals are to construct a new dwelling towards the north eastern end of the site beyond the location of the former cattery pens. The property is to be a 3 bed, one and a half storey high detached dwelling with single storey entrance and garden room wings configured to have minimal visual impact from outside of the site.

Vehicular access is via Mead Lane to the north-west and as with the existing parking spaces to that development, a private drive will be created to accommodate 2no. off-road, in-curtilage parking spaces.

The building core is orientated gable end-on to Mead Lane so as to allow the outlook to be south-west and north-east facing. An enclosed private garden area is created to the south-west side of the new dwelling and additional open amenity land is to the north-east beyond the parking area.

The siting of the new dwelling has been carefully considered to sit between the semi-detached properties of 29-30 and 31-32 Mead Lane. The siting of the new dwelling has been carefully considered to minimise impact on the existing trees to the north west boundary, while still providing generous gardens to both the new property and the previously approved Saxon Court Barns.

USE

The former residential garden land site will provide one self-contained new dwellinghouse with private amenity space and off-road parking for 2no. vehicles.

AMOUNT

The proposed new dwelling occupies a footprint area of 91m² and the overall site area is 370m². As such, the proportion of building to site is approximately 25%. Furthermore, the existing cattery pen structure within the site is to be removed and that building has a footprint of approximately 23m².

The building occupies a small proportion of the site, thereby retaining plenty of open space for private and open amenity area.

APPEARANCE

The new building is sited physically nearby to the Foreman Homes development at Mead Lane but is on land previously part of Saxon Court Cottage and as such and as cited in the pre-app response, we consider it most appropriate for the building to take its architectural cues from Saxon Court Barn and Saxon Court Cottage rather than the somewhat functional brick and plain tile 2-storey developer-built form of the Mead Lane development.

The main core of the new building is a narrow span (6.5m) duo-pitched roof orientated gable end-on to Mead Lane with a roof pitch of 45 degrees and a low 1.5 storey high eaves line. A central brick chimney provides punctuation of the ridge line as can be seen at Saxon Court Cottage. A single storey garden room is concealed from view from Mead Lane by a solid brick screen wall which connects to the gable and forms part of the north western boundary. This is designed to read as a garden boundary wall rather than a part of the house structure. A further single storey entrance wing on the opposite side of the core is recessed well back from the road and includes an oak posted covered area outboard of the front door.

The palette of materials is taken from Saxon Court Barn. The gable ends of the house are solid brickwork with plain clay tile corbels, verge undercloaks and a terracotta duct detail at high level. To the return elevations of the main core, the brickwork continues at ground floor level and featheredged timber cladding left untreated to weather to a silver grey is used to the upper half-storey. The single storey entrance wing is wholly clad in featheredged timber boards to reflect its subservience to the main building. The garden room is fully glazed to its private garden elevations and the roof is solid, replicating a metal standing seam finish in a single ply membrane. The main roof and that of the entrance wing are covered with plain clay tiles and rooflights are to be of a metal conservation type.

The building is deliberately designed as three distinct components so as to provide articulation and avoid a large single, monolithic appearance.

SCALE

The closest existing properties on Mead Lane (nos. 29-30 and 31-32) are full two storey height and their ridge levels are 39.46m and 39.34m respectively. The full two-storey eaves height close to the road edge give them a prominent presence and a conscious decision with the new dwelling has been to 'control' the footprint of the house which has upper floor accommodation, limit the eaves height of that part to 1.5 storey height and then use a roof pitch which is suitable for plain clay tiles and akin to Saxon Court Barn & Saxon Court Cottage (ie traditionally steep) to generate a ridge height which is not insignificant but which is a product of achieving good, non-suburban proportions.

The ridge heights of other buildings set at a greater distance away include Saxon Court Barn at 37.82m and Saxon Court Cottage at approx. 40.0m. The proposed new dwelling has a shorter ridge length than the Mead Lane properties and a finished level of 39.00m.

It should be noted that the apparent mass / height of the new building is not only a product of its ridge height (lower than the closest existing buildings) but also the height of its vertical façade below roof level. The eaves height of the proposed dwelling is a full 1.0m lower than the dwellings on Mead Lane.

LANDSCAPING

The site is generally screened with a line of off-site fir trees to the south east. As such, it isn't visible from Lechlade. The remainder of the site is covered by scrub and shrubbery as seen in the images below. This is largely screened from road level by a close boarded fence but visible from upper floor windows of 29-30 and 31-32 Mead Lane.



The existing close boarded fence to Mead Lane will be retained and only removed for the section from the western corner of the proposed garden room across to the northern corner of the driveway. The new driveway will be surfaced with permeable block paving with setts at the crossover verge and a stone path formed to the front entrance area. Shrub planting and a new tree will be planted inboard of the new curved entrance wall to soften the visual impact of the building and boarder planting introduced to the private garden boundaries and to the rear of the parking spaces. All open garden areas will be grass seeded / turfed.

ACCESS

Vehicular

A new vehicular access to the site is to be formed from Mead Lane. Mead Lane has been designed and constructed as a shared surface carriageway and has a wide soft verge between it and the boundary of this site. The shared surface carriageway has a full concrete kerb edging where in close proximity to the proposed access.

The proposal is to form a new dropped kerb to give access to a double width driveway of 5.40m width. As with the existing private driveways which access from Mead Lane, on-site turning will not be provided.

The new driveway surfacing will be permeable block paving and a linear drainage grille will be provided at the back edge of the verge. The alignment of the boundary fencing / wall ensure that 2m x 2m pedestrian visibility splay can be achieved from the driveway.

Pedestrian

Access to the foot on foot will be via the shared surface carriageway of Mead Lane. The topography of the road and site mean that a 'level access' can be achieved for the purposes of compliance with The Building Regulations.

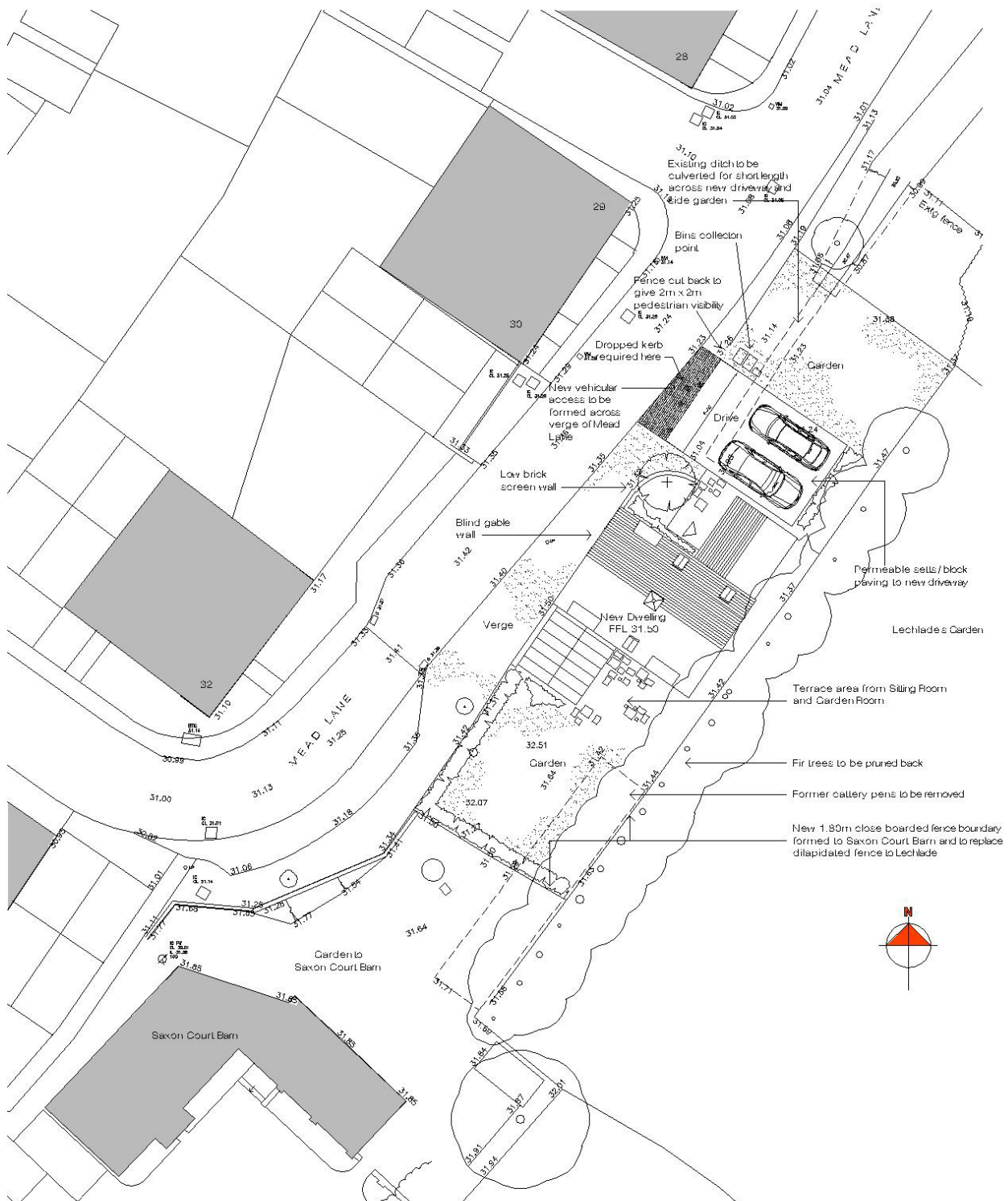


Fig.2 Site Proposals

SUMMARY

The vacant garden land plot and the proposed building has been carefully considered to enable a favourable formal decision:

- The principal of residential development in this location was approved at pre-app stage
- The size, height and scale of the proposed building have been considered in order to be appropriate relative to the neighbouring buildings.
- The building has been located in a gap between houses of the adjoining development to minimise its impact.
- It has been orientated in such a way to avoid overlooking
- The design and external appearance of the building takes its cue from the more architecturally rich examples in close proximity
- The materials chosen are sympathetic and appropriate in the context of the host buildings.
- It complies with Technical Standards for areas, space-planning and storage
- Relevant financial contributions for the Solent Recreation Mitigation Strategy and also Nitrate Credits will be made by the applicant.

HERITAGE STATEMENT

The only building of any historic significance in close proximity to the site is Saxon Court Cottage which is a Grade II Listed Building situated to the North of the small hamlet of Horton Heath, approximately 3 miles south east of Eastleigh Town Centre. It is located over 40m away from the new dwelling and only its roofline is visible from within the site. The access to the new dwelling is via the newly established Mead Lane and as such, there is no additional impact to the heritage asset. However, this impact assessment is provided for the council's benefit:

Listing Description – Saxon Court Cottage

English Heritage Building ID: 354953
5230 FAIR OAK BURNETT'S LANE

C17, C18, C20. Long house of 2 storeys, 4 windows. Main walling is bricknogged timber frame, with north side brickwork with blue headers. Thatched roof. Modern casements.

Listing NGR: SU5010918548

Development Effect on Existing Property

Given the opposed orientations of the listed building and the new dwelling and their separation by the residential plot of Saxon Court Barn, there is a neutral impact as a result of these proposals. The vehicular and pedestrian access to the new dwelling is via the development site at Mead Lane to the west and as such, there is no impact as a result of movements in close proximity to the listed building.

Effect on Amenity of Neighbours

There is no impact in terms of potential over-looking or over-shadowing to the listed building given that the closest part of the building is some 40metres away. The relationship of the new building to other non-heritage assets is described in the Design & Access Statement.

Effect on Character and Appearance of Area

The site is currently overgrown and not well maintained. It has been used over the years as a 'dumping ground' for spoil, building materials etc. It presents an opportunity for the creation of an additional dwelling which is designed to respect its context and enhance the character and appearance of the area.