

Design & Access Statement

**Nightingale Avenue
Eastleigh**

22206 - Design & Access Statement : April 2023



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Introduction

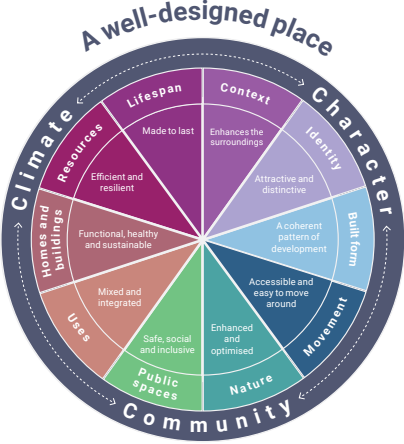
This detailed planning application has been prepared for Doswell Projects for the development of land in Eastleigh, currently unused land, which is now surplus to requirements.

The purpose of this Design and Access Statement 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 Guidance. The detailed planning application is for four flatted dwellings over two levels on a prominent corner site albeit in a inner ‘service road’ situation.

This ‘Statement 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 Access Statements.

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.

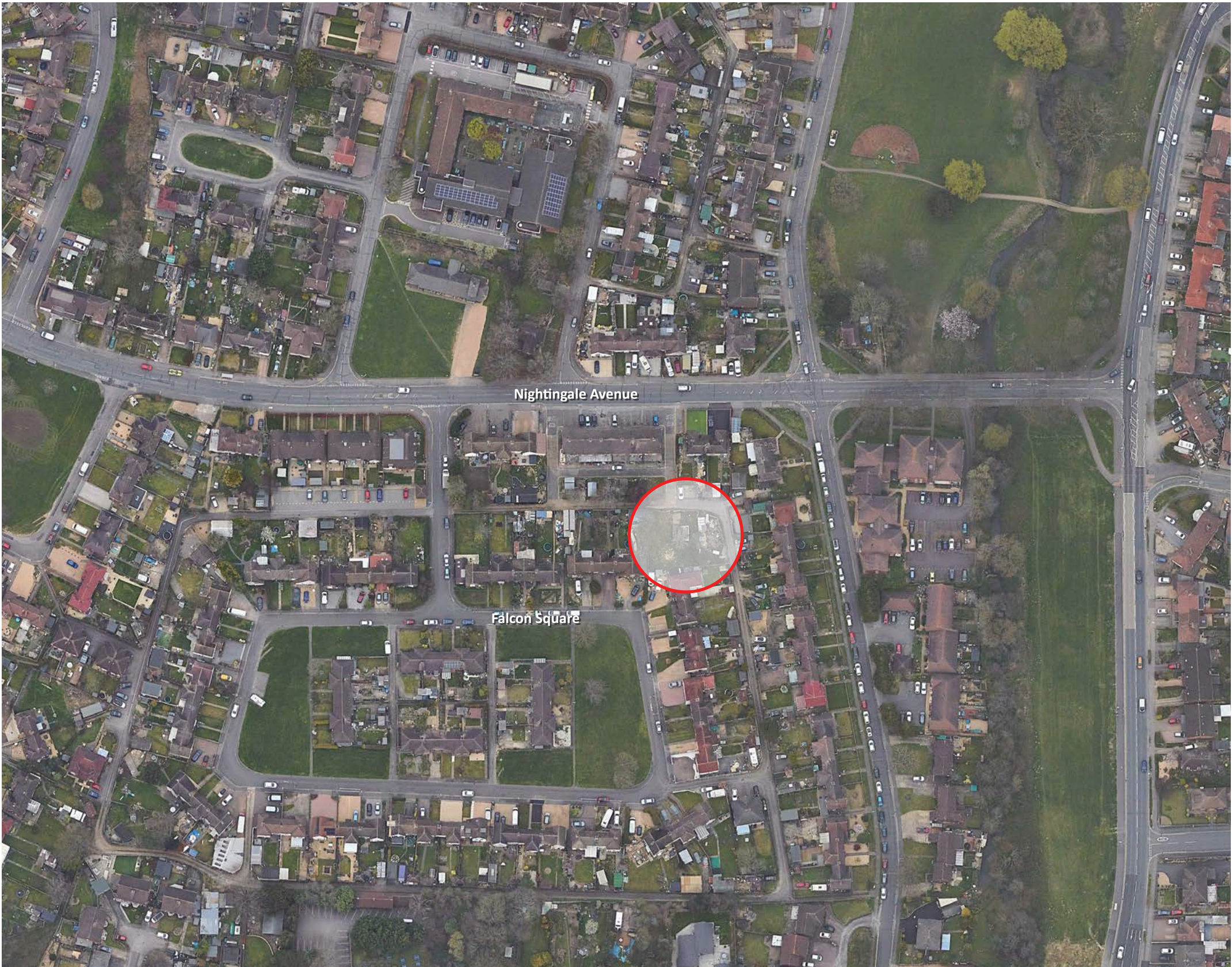


The ten characteristics of well designed places
(National Design Guide, September 2019)

The 10 characteristics of well designed places

Well-designed places have individual characteristics which work together to create its physical distinctiveness. 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.



Aviary Estate

Site Location

Site Location

The site is located in a suburban location within the Aviary Estate, behind the retail / residential parade fronting Nightingale Avenue, to the south west of Eastleigh town centre.

Eastleigh has expanded considerably, firstly with the arrival of the railway in 1839. The town underwent a period of rapid development on a grid layout in order to house railway workers.

Subsequently in the interwar and post war periods a large number of housing estates based on an inter-connected network of streets were developed around the town, including the Aviary Estate which was built during the interwar period.

The 'Estate is based on a series of open public spaces at the centre of loops on the cul-de-sacs. Nightingale Avenue is a curving spine road through the estate, with a service road to the east of the retail parade leading directly to the vacant corner site.

This layout model of Aviary Estate has been applied to subsequent expansions of the town, effectively joining Eastleigh to Chandlers Ford to the north west.

Site Description

The subject site is open and notionally level, to the north and east onto the perimeter service road. This is effectively a backland access and not one of the public open space 'loops' of the estate. To the south and west are "typical" examples of the Aviary Estate residential and to the south west is Falcon Square, one of the considerable public open spaces.

Although a 'backland' the site is visible and is effectively a "corner turning" site as an integral part of the overall 'Estate layout.

These are outbuildings (to be) removed on the site which is effectively a brownfield site, suited for development.



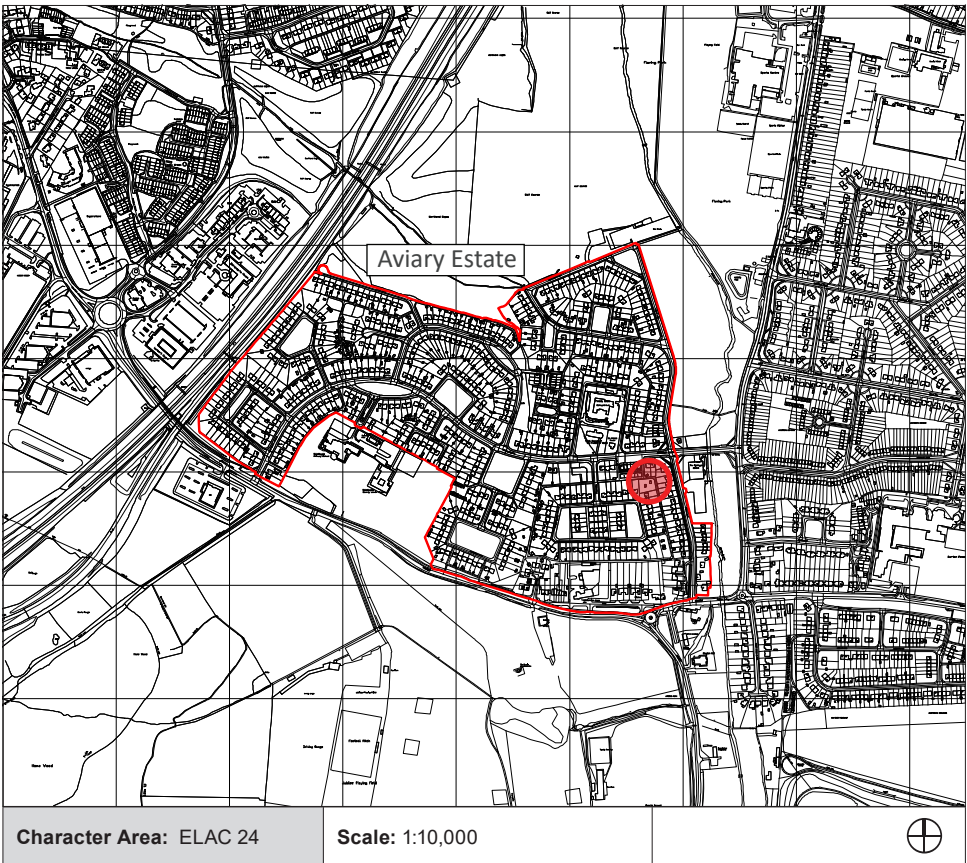
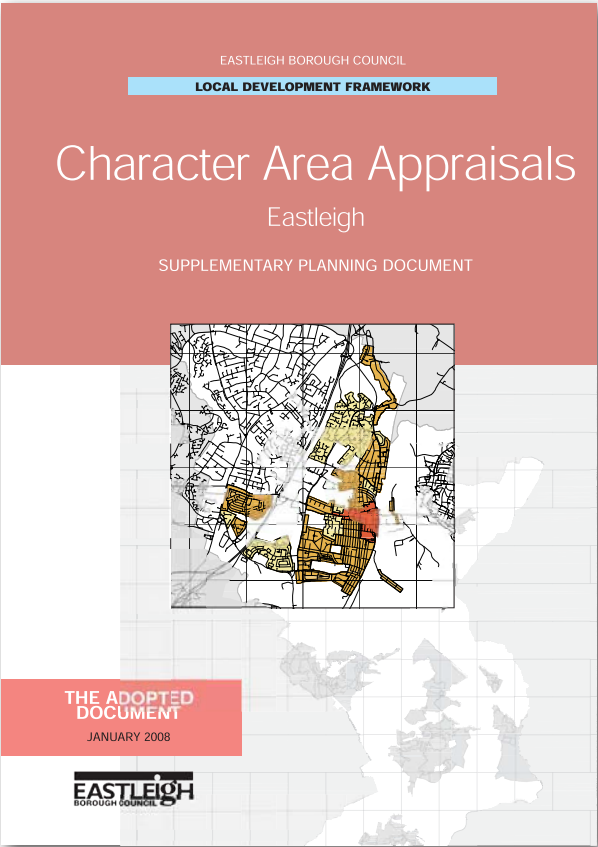
Nightingale Avenue Retail Parade- with access to side towards site.



Character Area Appraisal - SPD

This 'typical' character of the Aviary Estate is the subject of an Adapted Supplementary Planning Document (January 2008 - SPD) carried out by Roger Evans Associates, on behalf of Eastleigh Borough Council. Rather than carry out a "Character Appraisal" this DAS therefore defers to this SPD as the basis for considering residential development of the subject site.

The 'Estate is ELAC 24 of the Character Area Appraisal, with clear 'Guidance' on development which must "closely reflect the character of the existing development"



GUIDANCE	
- Under Policy 183.LB of the Eastleigh Borough Local Plan Review 2001-2011 development, including extensions, will not be permitted unless the following criteria are met: - the size, scale, architectural style, materials and detailing of any proposals closely reflects the character of the existing development; and - the open spaces identified on the proposals map are retained and their settings are not adversely affected. - In addition to these policies, it is recommended that the predominant plot width, continuity in building line, and semi-mature planting is maintained.	

CHARACTER AREA: ELAC 24	
NEIGHBOURHOOD	
General description	Type F. The Aviary Estate (Special Policy Area). Inter-war development on the south west edge of Eastleigh, north of Chestnut Avenue. Fair condition.
Route structure	Local thoroughfare/loops/multi-headed cul-de-sacs.
Landform	Gentle slope down to east.
Non-residential uses	Shopping precinct and arts centre on Nightingale Avenue.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - semi-mature broadleaved.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Prominent - public open green spaces at centre of loops.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-11m. Depths: 30-36m.
Position of building within plot	Terraced/semi-detached. Front-on/skewed/side-on. Setback: 7-9m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/hedges/mixed ornamental.
BUILDINGS	



Views of Aviary Estate (ELAC 24)

The Aviary Estate is Special Policy Area 24 of the SPD. The quality of the Estate is deemed to have a “strong” strength of character and the SPD provides clear guidance on character and approach to any development.

At 1.1 of the “purpose” of the SPD it is noted that the guidance “covers small scale development within the existing urban areas of the Borough.” It refers to the (2006) Local Plan Review - Policy 59.BE which promotes good urban design and states that development proposals will need to:

The current Eastleigh Local Plan (2016-36) was adopted as recently as 25th April 2022 and maintains specific policy E10 relating to the Aviary Estate which reiterates the 2006 policy to protect the Special Character:

**ANNEX D
SPECIAL POLICY AREAS
AVIARY ESTATE,
EASTLEIGH
SPECIAL POLICY AREA
(ELAC 24)**

INTRODUCTION

1. The Aviary Estate is one of six locations in the Borough that have been designated as Special Policy Areas, on the basis of their urban design and layout.

The Aviary Estate Special Policy Area is protected by Policy 183.LB of the Eastleigh Borough Local Plan Review 2001-2011. This policy seeks to protect the distinctive character of the estate from inappropriate extensions or by the development of key open spaces.

183.LB In order to protect the special character of the Aviary Estate (as shown on the Proposals Map) development, including extensions, will not be permitted unless the following criteria are met:

- i) the size, scale, architectural style, materials and detailing of any proposals closely reflect the character of the existing development, and,
- ii) the open spaces identified on the Proposals Map are retained and their settings are not adversely affected.

AVIARY ESTATE, EASTLEIGH

2. The Aviary Estate is a former inter-war council estate, adjacent to Fleming Park, Chestnut Avenue and Passfield Avenue. The estate is a unique because of its layout, inclusion of public open space, and minimal modification. The properties on the estate are a mixture of terraced and semi-detached properties, mainly red brick and some rendered. Detached bungalows are also typical. The properties are well maintained on the whole, and there are very few extensions to the frontage of properties. The unique and distinctive character of the estate is attributed to the layout of properties within well treed streetscenes or central treed greens. Although the dwellings themselves have a certain degree of uniformity, some of the designs are unusual.

Robin Square

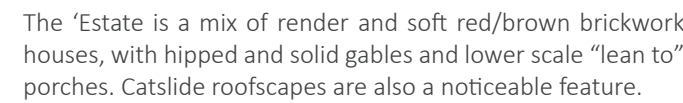
3. Robin Square has a central treed green with rendered, hipped roofed, semi-detached properties. These properties have low walled front gardens and large plots to the rear. The Square would benefit from more planting.

Top of Nightingale Avenue

4. This end of Nightingale Avenue is at the top of a slope with access onto Chestnut Avenue. The properties are well maintained with low walled and mature hedged front gardens. The properties are red brick terraced with a mixture of frontages with monopitched roofs. The Avenue may benefit from some planting.

Sparrow Square

5. This Square has a large central green surrounded by red brick terraced, and semi-detached properties. Some of the semi-detached properties are an unusual design with no upper floor windows on the front elevation.



A photograph of a residential street. On the left is a two-story brick house with a gabled roof and a chimney. A dark green car is parked in front of it. To the right is a two-story white house with a red-tiled roof and a chimney. A dark red car is parked in front of it. There are green bushes and a small lawn in the foreground. The sky is clear and blue.

6

Previous Planning Application - 2022

The site is subject to a recent planning application F/22 92348 which was refused on 17.11.22. The proposal was for five apartments arranged in a regular block to the east of the site with parking courtyard to the rear (previous application by others)

The bulk of the building and its position on the site appear contrary to the 'Guidance of the SPD'



Reasons For Refusal

The application was refused on 17th November 2022 with the following reasons for refusal:-

1. Aviary Estate Specil Policy Area

The proposal, due to the scale, height and design of the building and site layout, would be out of keeping and detrimental to the character and appearance of the locality and Aviary Estate Special Policy Area. The development is therefore contrary to Policies DM1 & E10 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Quality Places & Eastleigh Character Area Supplementary Planning Documents.

2. On Site Parking & On Site Amenity

The proposal development would be deficient in on site car parking and external amenity space and there is insufficient room on the site to meet these requirements. As such the proposal would amount to an overdevelopment of the site to the detriment of future occupiers of the development. The development is therefore contrary to Policies DM1 & DM14 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Quality Places & Residential Parking Standards Supplementary Planning Documents.

3. Parking On Streets

The proposal development would be deficient in on site car parking and would therefore encourage the parking of vehicles on the service road and surrounding residential area and so interrupt the free flow of traffic and cause a hazard to existing road users. The development is therefore contrary to Policies DM13 & DM14 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Residential Parking Standards Supplementary Planning Document.

4. 40 & 42 Magpie Lane (3 Storeys)

The proposed building due to its siting, layout, design, and positioning of windows would result in an unacceptable loss of privacy detrimental to the residents of 40 & 42 Magpie Lane. The development is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Quality Supplementary Planning Document.

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 Conversation) 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.

Initial Proposals - January 2023

In considering a revised brief for this site it is clear that a reduced number of flats needs to be proposed, reducing the height to two storeys and the design approach to better reflect the residential qualities identified in the SPD.

A “corner turning” residential footprint was considered for four apartments. The initial approach was considered as a positive first step.

The concerns raised were:-

1. **Residential Amenity - Shared / Insufficient - unlikely to be used.**
2. **Parking to north compromised / not workable**
3. **Therefore insufficient parking provided**
4. **No 15 Falcon Square - extended to frontage / side windows (see aerial)**

This set a clear brief to consider the site for four apartments in a “residential” configuration with frontage parking.

The approach from Nightingale Avenue needs an “end stop” architectural feature and needs to turn the corner and have “live frontages” to both aspects of the service road, deferring to the property to the south, with amenity to the rear/west.



Initial Sketch Design - January 2023

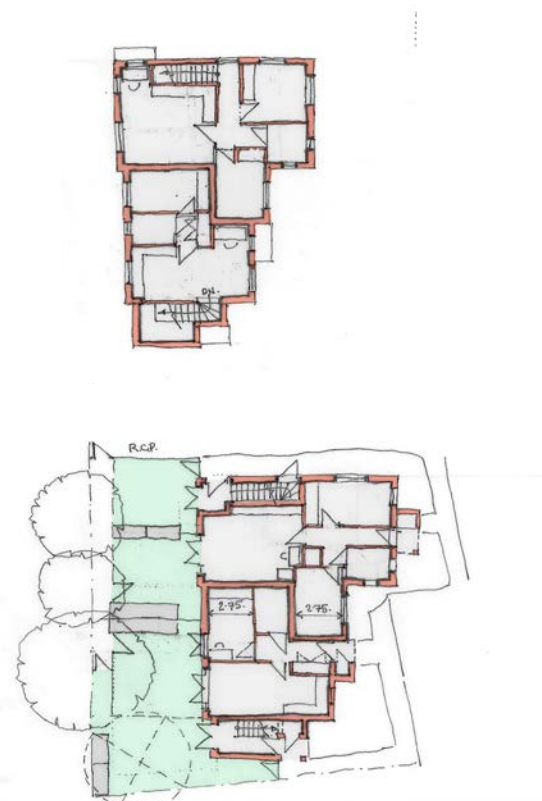
Emerging Proposals - February 2023

Responding to The Revised Brief - February 2023

A logical approach is to consider that each apartment has a designated front door and an allocated amenity area to the west. By deferring the eastern profile the side of the southern property is reasonably respected whilst maintaining the 'rectilinear' figure ground of the 'Estate'.

This is in preference to "continuing the building line". Rather the angles of the Nightingale and properties to the east are respected.

5. The key feedback is that an allocated bin / bike store is not required for (4) dwellings and provision for storage can be within each rear garden.
6. Parking provision can be one allocated space per flat plus an unlocated space and a visitors space arranged as a "public realm" to the north east corner.
7. Technical matters of refuse and fire engine access, using the narrow service roads dictate a margin to the north of widened highway.
8. A 'focal' corner at the hub of the site is "desirable"
9. The prominent gable approach is in keeping with the 'Estate character'
10. A side feature facing the service road approach from the north is required, ideally a gabled, symmetrical feature.



Initial Sketch Design - February 2023

Councillor Presentation - 21st March 2023

This evolving proposal was further worked up and presented to the EBC Councillors electronically on the evening of 21st March 2023. The steps taken to address the reasons for refusal and to respond to the site in terms of mass, scale, materials, layout, density, design and siting were received positively.

The sketch proposals responded to the character and appearance of the locality as reflected in the SPD. Alternative materials such as tile hanging were considered but discounted for this reason. The support at the 'presentation encouraged the design team to proceed towards preparation of a revised planning application.



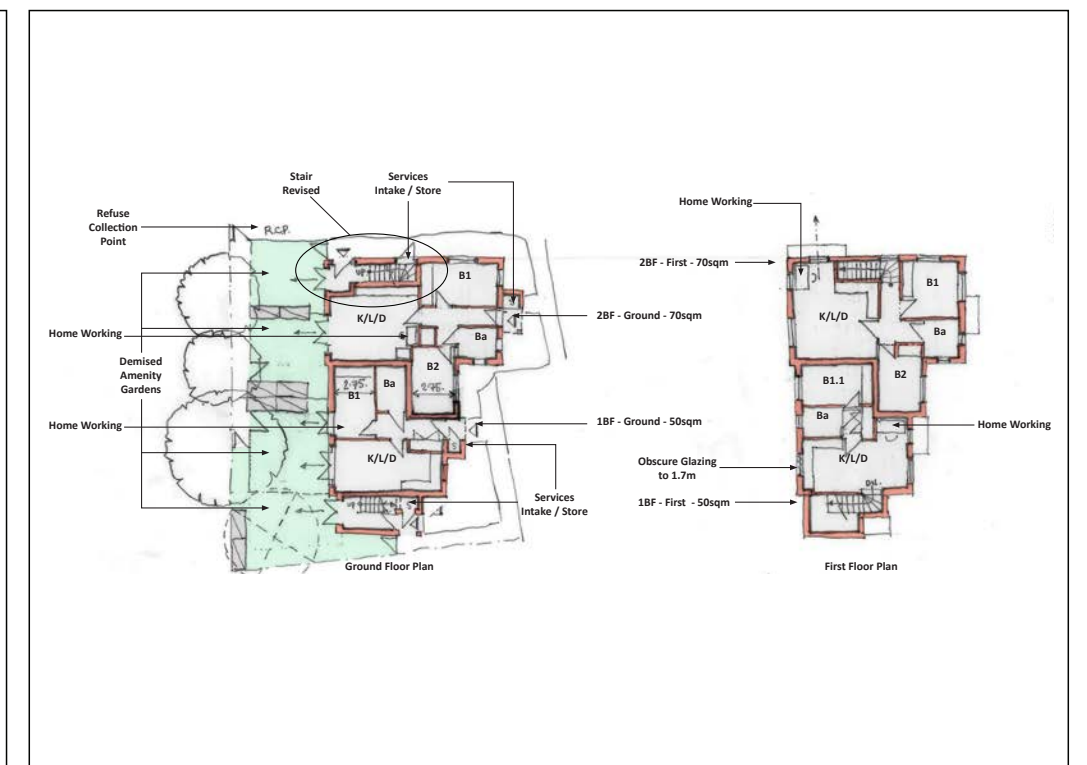
Progressed Elevation Approach



Primary Elevations Building Model



Coloured Sketch Layout



Sketch Floor Plans

The Proposals

The hard standing to the north for the emergency vehicle has had to be widened when tracked which has made the building footprint marginally shorter, and wider. In other respects the planning application proposal substantially reflects the design intent of the councillor presentation.

The proposals are supported by Design Team reports by discipline, hence the landscaping for example is indicative on the proposals and more details in the report / drawing by Deacon Design. The southern tree is replaced by a new tree in the rear garden of Flat 4.

Accessibility is considered by Odyssey in their report which confirms the emergency vehicle access, and general accessibility of the site. The site is notionally flat enabling direct DDA access with level threshold to each front door, and level access to the allocated amenity areas.

The flat sizes are NDSS (Nationally Described Space Standards -2015) compliant with the larger upper flats including the allocated staircase floor areas within each demise.



Landscape Plan by Deacon Design

Proposed CAD Site Plan



The Proposals



Front Elevation



Side Elevation A



Rear Elevation



Side Elevation B

The Proposals

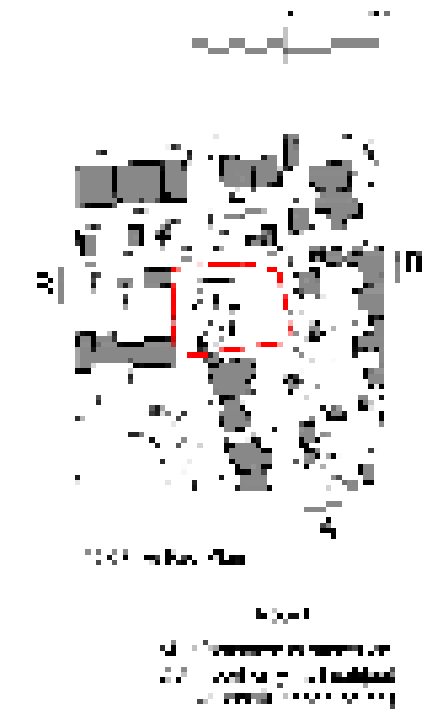


Street Scene A-A



Street Scene B-B

Proposed CAD Street Scenes



The Proposals



Proposed Model Views

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

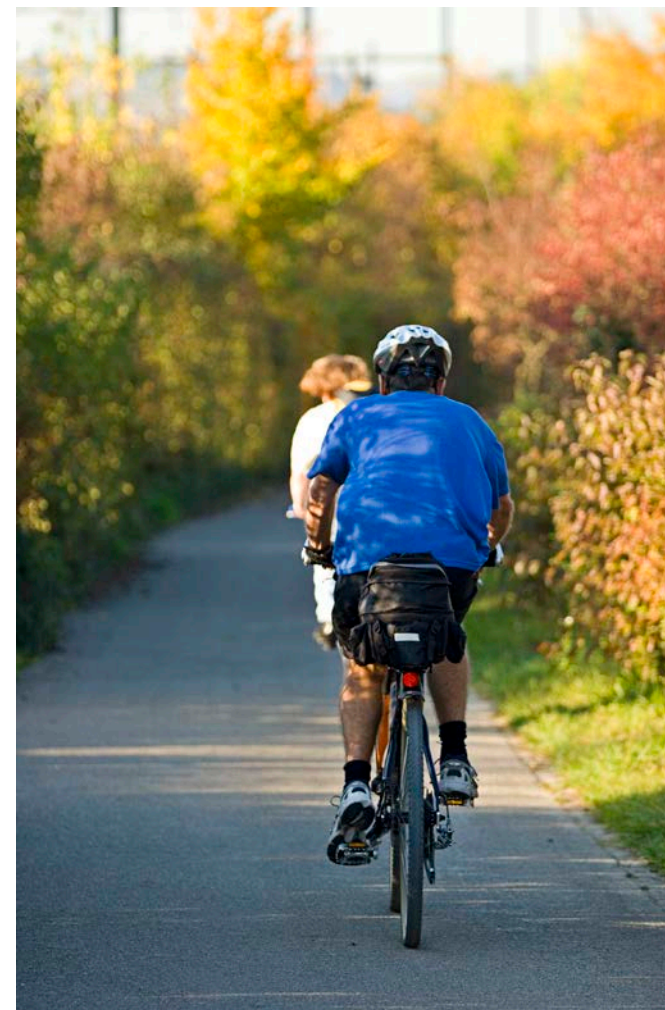
The homes have allocated study areas – to accommodate home working with all IT / Connections



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

Dedicated secure bike storage will be provided in each rear garden.



Domestic Waste and Recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process. Each property has bin storage provision using a rear passageway to a refuse collection point on collection day.



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 (with man-safe maintenance access).

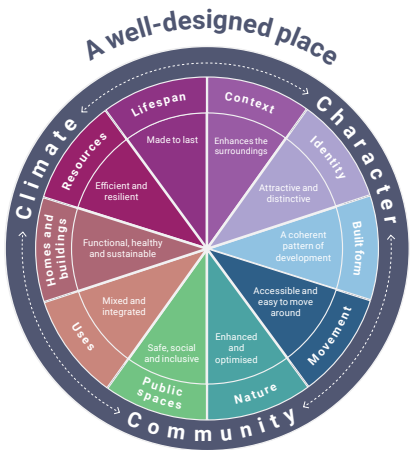


Ecological Enhancement

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 and to refer to the SPD for the Aviary Estate as a basis for considering the design approach. The deferring of the western elevation has a functional reason in respecting the southern extended property, but also provides an interesting stepped elevation which assists in reducing the mass and in turning the corner with a prominent gable, and a subservient gable to the Nightingale approach. Hence the design and siting are reasonably in keeping with the aspirations of the SPD to closely reflect the character of the existing development. This approach was supported at the councillor presentation on 21st March 2023 and we now commend these revised proposals for your consideration.



Context	Identity	Built form	Movement	Nature
Understand and relate well to the site, its local and wider context. Valuing local heritage, history and culture.	Response to local character. Creation of a character and identity which is coherent, identifiable, visually attractive and suited to the local context	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	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.	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	Response	Response	Response	Response
The character of the Aviary Estate is interpreted in the proposals, following the 'guidance' of the SPD. The rectilinear qualities of the 'Estate figure ground are reasonably reflected in the layout, acknowledging the consultations of the site brief.	The domestic appearance is reasonably reflective of the Aviary Estate character, but has an individual identity as a corner turning building, addressing both 'public' aspects of the service road.	Acknowledging the 'guidance' of the SPD the proposals are now two storeys, with the massing of a semi detached building, with four distinct front doors creating the corner turning compact form.	The site is highly accessible, with local shops on Nightingale Avenue and a perimeter service road which is widened to the north, suited for all deliveries, collections and emergency vehicles.	Landscape proposals provide a green perimeter and setting for the building, with ecological enhancements - as set out in the report by AEWCC.
				

Closing Remarks

Public spaces	A mix of uses	Homes and buildings	Resources	Lifespan
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	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	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.	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.	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	Response	Response	Response	Response
The design intent is that the proposals are an integral part of the Aviary Estate.	The location, with the shopping parade immediately to the north is effectively a “mixed” use area. The mix of one and two bed flatted accommodation compliments the wider ‘Estate provision of dwellings and tenures.	The homes will be fit for purpose and conform with all current legislation in their construction. This provision of individual amenity areas directly accessible from each flat encourages the day to day use of the amenity with waste and cycle provision in each “back garden”.	The brick building will be robust and energy efficient.	The M4(2) Building Regulations enable future adaption and provide flexibility of use, now and in the future. As an attractive addition to the Aviary Estate, the property will be maintained and engender a sense of “ownership” in their occupants.
				



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