

Design and Access Statement

HATTS COPSE FARM, BOTLEY, S030 2ER

JUNE 2023



This statement supports the application for the proposed knock down and rebuild of the main house at Hatts Copse Farm, Botley.

Contents:

1. Location
2. Existing Site
3. Proposed
4. Pre – Application Response
5. Material Palette
6. Environmental
7. Highways
8. Conclusion
9. Site Photos



1. Location

2. Existing Site

Hatts Copse Farm is situated on Brook Lane in Botley. The site is approximately 11.85 acres and has one main dwelling house with other smaller agricultural units (along with the Hay Barn currently under consideration for a Class Q Conversion) as well as two accommodation buildings as per the permitted variation to the Section 106 agreement dated 11/04/1994. The site is currently a nine-bedroom site split between the three units. The current main house is predominantly brick and horizontal hung tiles with brown timber cladding fixtures.

The main house is situated approximately 131m back from the main road and has no neighbouring properties within a 60m radius, which allows for no overlooking or noise concerns for the properties.

3. Proposed – Main House

This planning application is seeking approval on the proposed development at Hatts Copse Farm. The development proposes the demolition of the existing main house and annex, replacing with new build construction.

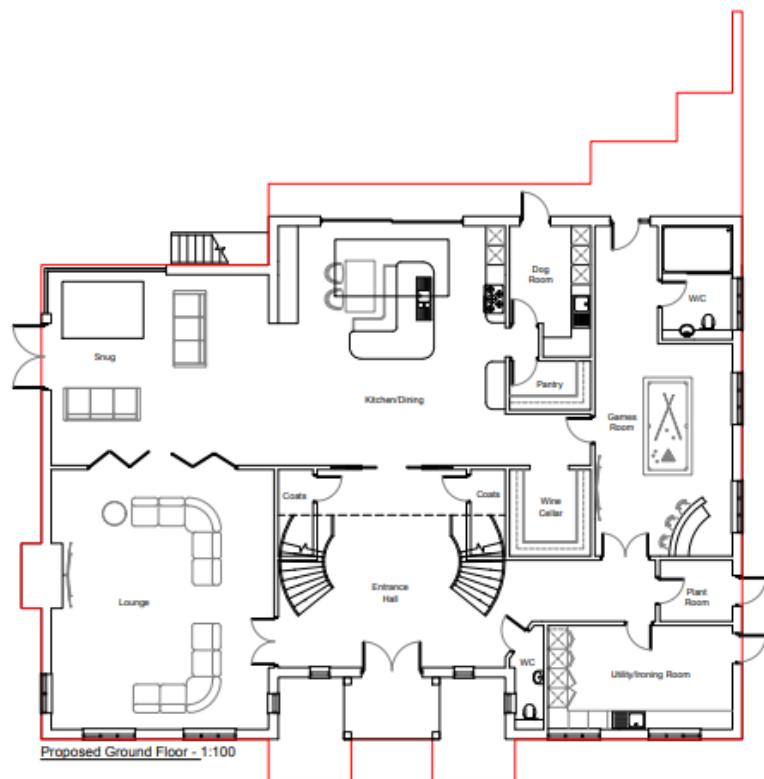
The existing main house is proposed to be demolished and rebuilt as a modern five-bedroom home. Each bedroom will be en-suited and have adequate natural light as per requirements. The proposed house is approximately 559m², which exceeds the requirements of the National Space Standards for a five-bedroom property.

By exceeding the national standards, it allows for the 'home' to function and respond to the needs of various family units and different ages.

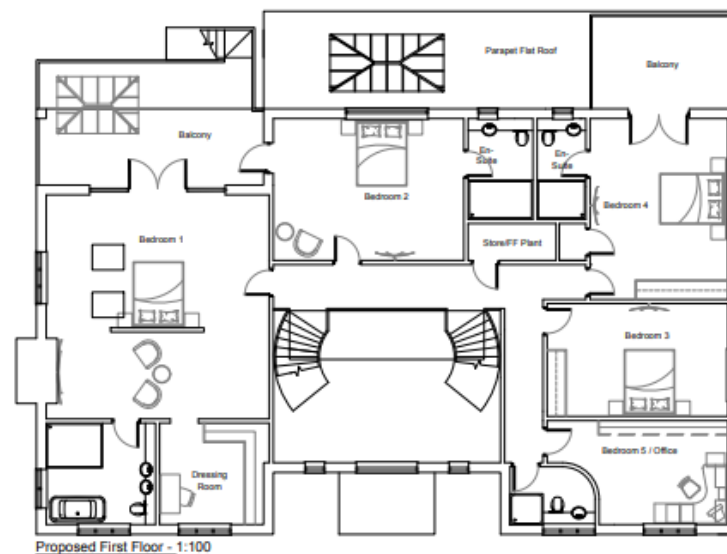
3. Proposed – Main House

The design has considered the following lifetime homes standards to ensure that it is both robust and flexible for future adaption:

- CRITERION 1 – Parking: Space for 1 Np. Accessible parking bay provided.
- CRITERION 2 – Approach from parking: Min 1200mm width paths provided.
- CRITERION 3 – Approach to all entrances: Level approach and thresholds provided.
- CRITERION 4 – Entrances: Sheltered front/rear entrances doors; min 1000mm width clear opening with level access and external lighting to suit.
- CRITERION 5a – Stairs: To be complaint with Approved Document K
- CRITERION 6 – Internal doorways and hallways: Compliant with Approved Document M to the Building Regulations
- CRITERION 7 – Circulation Spaces: Compliant with Approved Document M
- CRITERION 8 – Entrance Level living space: All living areas accessible
- CRITERION 9 – Potential for entrance level bed – space: The study or living room at ground floor level is available for future adaption to suit needs.
- CRITERION 10 – Entrance level WC
- CRITERION 11 TO 16 – These criteria relate to internal details. These will be incorporated where appropriate to suit the current proposed use.



Ground Floor



First Floor

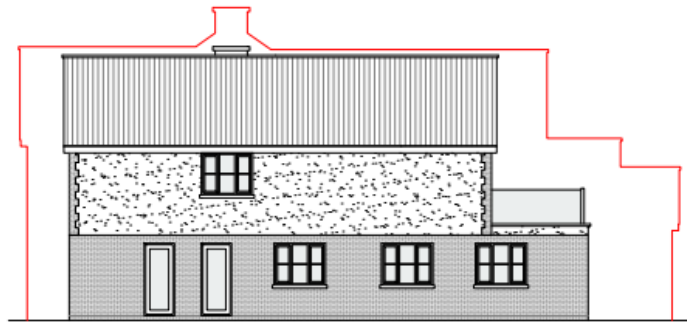


RED OUTLINE ANNOTATES
EXISTING SUBMITTED SCHEME

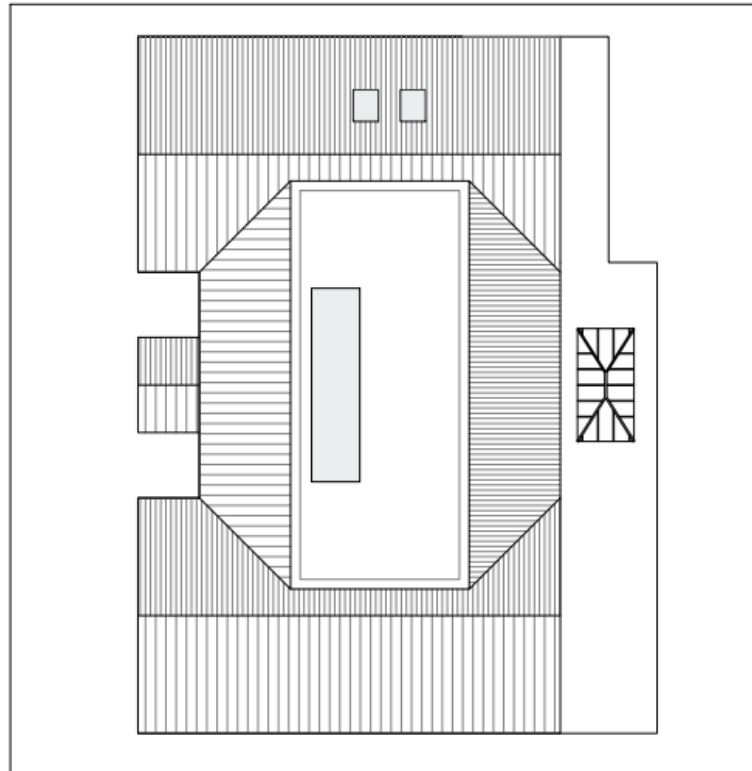
K NIGHT ARCHITECTURAL DESIGN		K.A.D. 144 First Floor Unit 1 The Square House First Floor PO Box 117 1:100 001/194 K. Knight & Associates Ltd 10, Avenue 10, Avenue 10	
Client MR AND MRS B. KING			
Project HATTS COPSE FARM BROOK LANE BOTLEY SO30 2ER			
Drawing PROPOSED NEW-BUILD OF MAIN HOUSE			
Scale 1:100@A2		Date OCT 2021	
Project No.	04	Sheet	PP
KAD	04	A	PP



Proposed South Side Elevation - 1:100



Proposed North Side Elevation - 1:100



Proposed Roof Plan - 1:100



Proposed Front Elevation - 1:100



Proposed Rear Elevation - 1:100

RED OUTLINE ANNOTATES
EXISTING SUBMITTED SCHEME

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

K NIGHT A RCHITECTURAL D ESIGN K.A.D. Ltd First Floor Unit 7 The Quadrant Park Street POB 417P T: 01462 862784 E: karchitectural@knightdesign.co.uk W: www.knightdesign.co.uk		Project: HATTS COPOSE FARM BROOK LANE BOTLEY SO30 2ER		
		Scale: 1:100@A3	Date: OCT 2021	
Client: MR AND MRS B. KING	Project no: 05	Drawing: A	Date: PP	Rev: J
Drawing: PROPOSED ELEVATIONS				

3. Proposed – Main House

The proposal includes a large amount of glazing, something that was highlighted in the pre-app response. The use of glazing promotes energy efficiency across the dwelling, which allows for a large amount of solar gain to be generated and dispersed around the dwelling. Given the recent changes to the 2022 Building Regulations, solar controlled glazing would be selected.

Within the site, there is a ground source heat pump which currently services the existing dwelling. It is proposed to be incorporated within the new development.

The proposed new building is approximately 504m² GIA.

Throughout the build, an EPC rating of an 'A' would be desired through exceeded U-Values and exceed the Building Regulation standards of the day.

4. Pre-Application Response

In the beginning of 2022, our client submitted a pre-app to Eastleigh Borough Council seeking comment on the demolition of the existing host building and annex, replacing with new builds. From this they received the following response:

“It is stated that the proposal is for the demolition of the existing main house and ancillary buildings and replacement with a new 5 bedroom dwellinghouse, replacement annexe and new bungalow to the south east of the replacement dwelling. It is unclear from the submitted plans whether the annexe nearest to the existing dwelling would remain as it is shown on both existing and proposed plans. The proposal as described would result in a replacement dwelling, one additional dwelling along with the retention of two ancillary residential buildings..

The principle of a replacement dwelling is acceptable under criteria b of local plan strategic policy S5 and DM26. The replacement dwelling should not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage. The replacement dwelling should be within the curtilage, and on the same footprint as the existing and no additional dwellings should be created. The proposed replacement dwelling would meet criteria a. and b. of policy DM26 however the design of the replacement dwelling could be improved as it is not considered in keeping or complimentary to the character and style of the locality. Other two storey dwellings in the immediate locality tend to be double fronted with gabled roofs and appear as traditional farm cottages. It is noted that the existing plot is generous however, a softer approach to the design which incorporates or acknowledges local characteristics and features would be supported in design and policy terms. Existing materials in use along Brook Lane tend to be a mixture of brick and render with little cladding in evidence other than on the existing dwelling which is of limited architectural merit. The level of glazing on the front elevation and rear elevations also appears haphazard and excessive and not in keeping with the context of the local area. Should a contemporary design be progressed any application should be accompanied by a contextual analysis in a submitted detailed design and access statement in order to justify and explain how the design has evolved.

The proposed improvement/replacement of the annexe to the southeast of the dwelling would be similar in form and appearance to the existing and would therefore be acceptable in principle. The replacement building would incorporate accommodation at first floor level, within the roof space, by the insertion of 5.no dormer windows on the north side elevation. These would not overlook the main private amenity space of the replacement dwelling and should not therefore result in any loss of privacy. 5.no dormer windows however seems a little excessive and could be reduced to 3 or 4 to balance the appearance of the annexe on this elevation. The ancillary nature of the accommodation should be retained and limited through the use of a restrictive condition. If this annexe is currently/to be used for (continued on next slide)

4. Pre-Application Response

tourist accommodation, it would be in breach of the existing S106 agreement attached to the existing building (V/08/64396) and a similar restriction may have to apply to a replacement building, given the size and scale of that proposed, as use by others (other than family members) may lead to an undesirable intensification of use. If the replacement building is not to be used as an ancillary annexe but for tourist accommodation, then any future planning application should set out how it is acceptable and meets the requirements of local plan policy S5 and I would recommend submitting a highway assessment to provide further information on the number of visitors and likely traffic generation from such a use.

Policy DM1 requires that development must not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents. The proposal for the replacement dwelling and annexe would be in similar positions to the existing buildings with windows in similar locations to the existing and therefore there would be no greater impact on new and existing residents. The proposed new bungalow would be a sufficient distance from Rosewood and the proposed replacement dwelling so as not to impact on outlook or privacy. The proposed rooflights would be located at high level. Such windows would provide views out of the property however such views would be restricted to the rooftops of neighbouring properties. The dormer windows on the front elevation would look out onto areas already open to public view. The proposed rear dormer window would provide views towards the rear boundary of the application site and potentially the neighbouring properties either side however this level of overlooking forms part of the character of the area. There would however be concerns, due to the location of the existing access track between the residential properties Naivasha and Glenview, over the potential impact on the amenity of those existing occupiers of those properties due to the increase in vehicular traffic along the access track.”

-Alex Webb/ Senior Planning Officer at Eastleigh Borough Council

4. Material Palette

Across the two buildings, the following materials are proposed:



Clay Roof Tiles



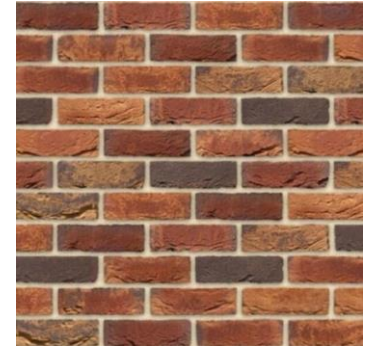
White render



White UPVC
windows and doors



White Fascia/Soffits
and rainwater goods

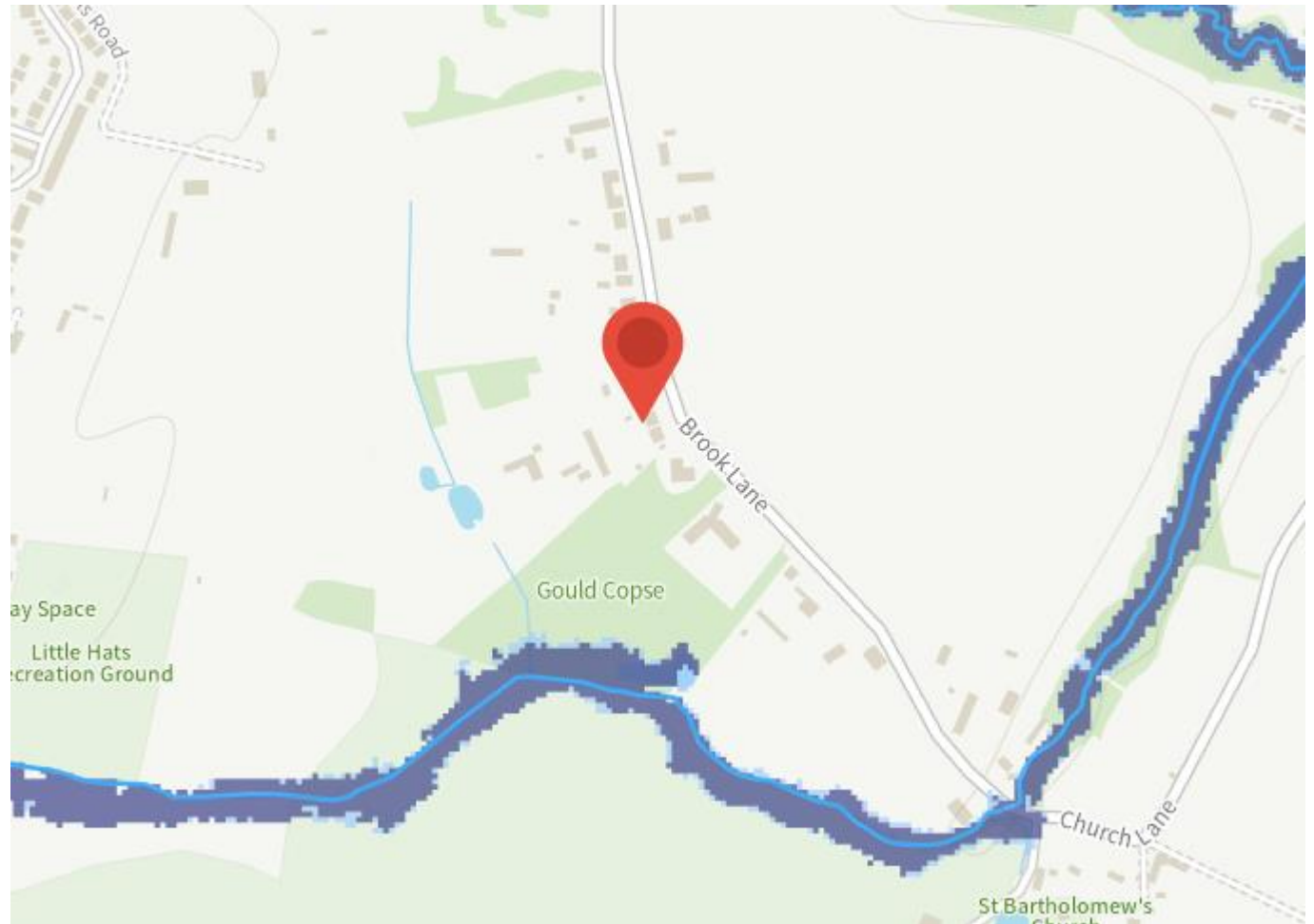


Red Facing Brick

5. Environmental – Flood Risk

The location of the dwelling is not within a flood zone.

Within the development soakaways and SUDs are proposed.



7. Highways

We do not envision intensification with the highways situation on site.

The main house has the facilities on the main drive for multiple cars, but there is to be no increase.

8. Conclusion

This planning statement demonstrates that the proposed development is compliant with both national and local planning policies. The proposed development will not have a negative impact on the local area and we trust that the council will consider the application favourably.

9. Site Photos



Images of one of the ancillary buildings as per the variation to the Section 106 agreement.