

Bellevue House, Bursledon

DESIGN & ACCESS STATEMENT



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INTRODUCTION

This Design and Access statement forms part of an application for a full planning permission for a replacement dwelling and garage at Bellevue House (formerly known as ‘Drove House’), High Street, Old Bursledon, Hampshire, SO31 8DJ submitted to Eastleigh Borough Council by Adam Architecture on behalf of the applicants and site owners, Mr and Mrs Barney.

The proposal has been informed by a previous pre-application advice request to the Local Planning Authority, a previously unsuccessful full planning application for a replacement dwelling and a full successful householder planning application for a refurbishment.

This document should be read in conjunction with the following drawings and documents:

- 6153-SW-DR-A-01 SITE LOCATION PLAN
- 6153-SW-DR-A-02 PROPOSED SITE PLAN
- 6153-MH-DR-A-01 EXISTING MAIN HOUSE FLOOR PLANS
- 6153-MH-DR-A-02 EXISTING MAIN HOUSE ELEVATIONS
- 6153-MH-DR-A-03 PROPOSED MAIN HOUSE BASEMENT FLOOR PLAN
- 6153-MH-DR-A-04 PROPOSED GROUND FLOOR PLAN
- 6153-MH-DR-A-05 PROPOSED FIRST FLOOR PLAN
- 6153-MH-DR-A-06 PROPOSED SECOND FLOOR PLAN
- 6153-MH-DR-A-07 PROPOSED ROOF PLAN
- 6153-MH-DR-A-08 PROPOSED NORTHWEST ELEVATION
- 6153-MH-DR-A-09 PROPOSED NORTHEAST ELEVATION
- 6153-MH-DR-A-10 PROPOSED SOUTHEAST ELEVATION
- 6153-MH-DR-A-11 PROPOSED SOUTHWEST ELEVATION
- 6153-MH-DR-A-12 PROPOSED SECTION A
- 6153-MH-DR-A-13 PROPOSED SECTION B
- 6153-MH-DR-A-14 COMPARATIVE MAIN HOUSE ELEVATIONS
- 6153-GB-DR-A-01 PROPOSED GARAGE

EXISTING HOUSE AND CONTEXT

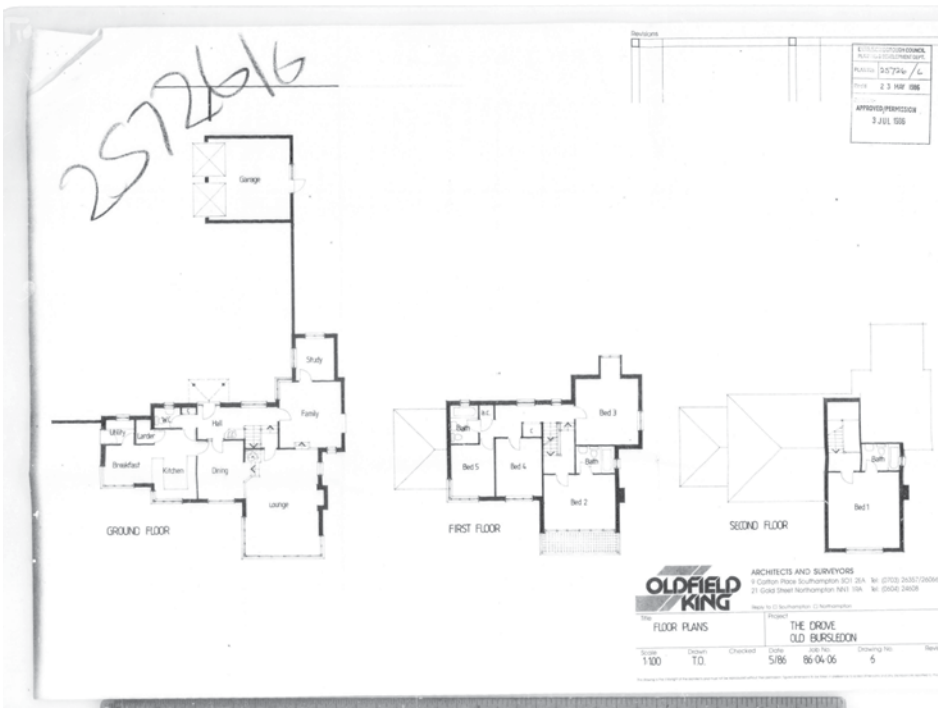
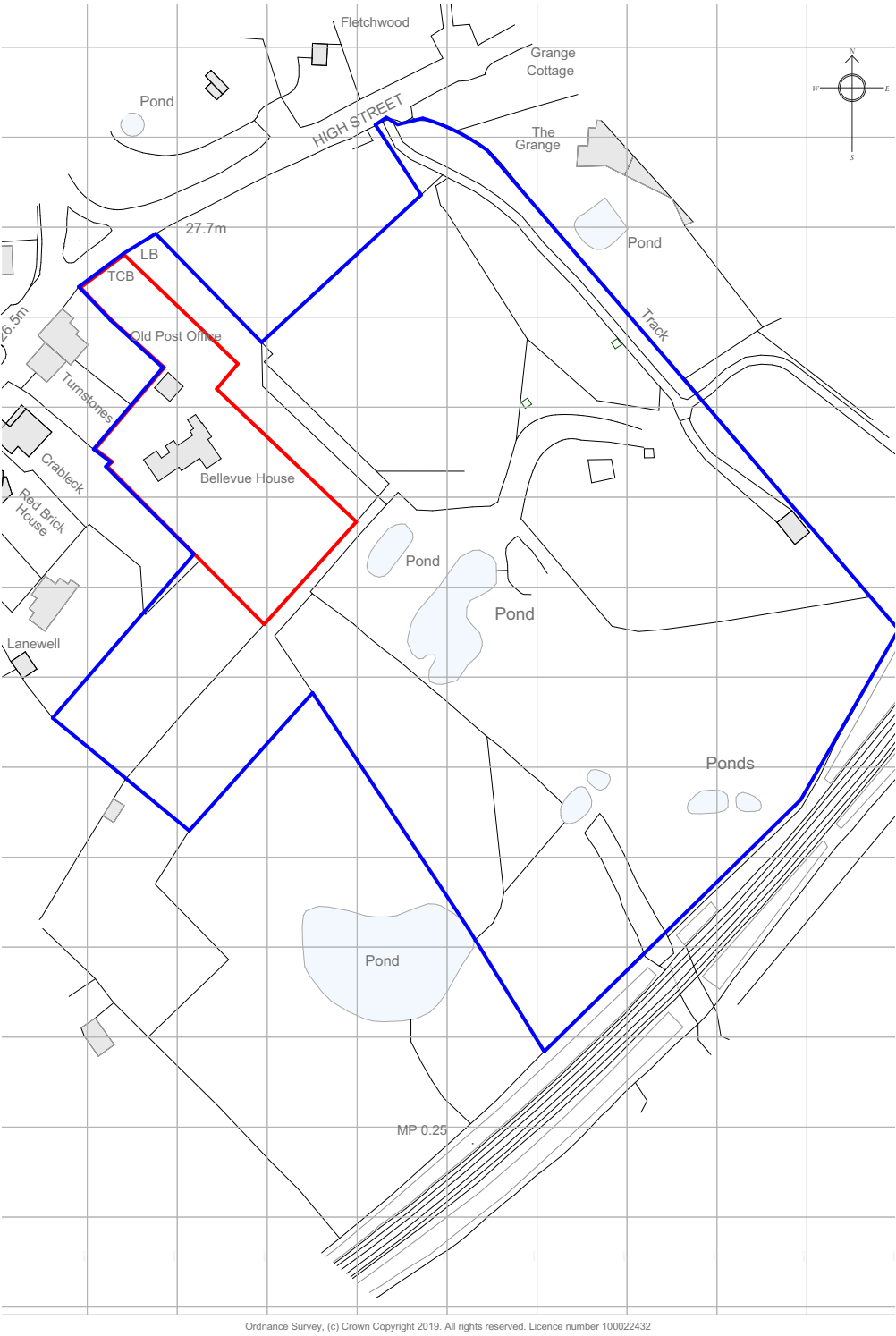
Bellevue House is accessed from the southern side of Old Bursledon High Street and is located to the rear of two adjacent properties, The Old Post Office and Turnstones, that front directly on to that thoroughfare. An entrance drive leads from the High Street, running parallel and close to the side boundary of The Old Post Office before curving round and downwards behind that property's rear garden to the forecourt and turning area serving Bellevue House.

Bellevue House has a substantial private curtilage of approximately 3 hectares that fronts on to the High Street on its north western side, the various properties forming The Grange to its north east, the railway line to the south east and the rear gardens of various private dwellings to its south west and west. It is one of the largest residential plots in Old Bursledon, with far reaching views across the River Hamble and the landscape beyond and to the south towards Warsash.

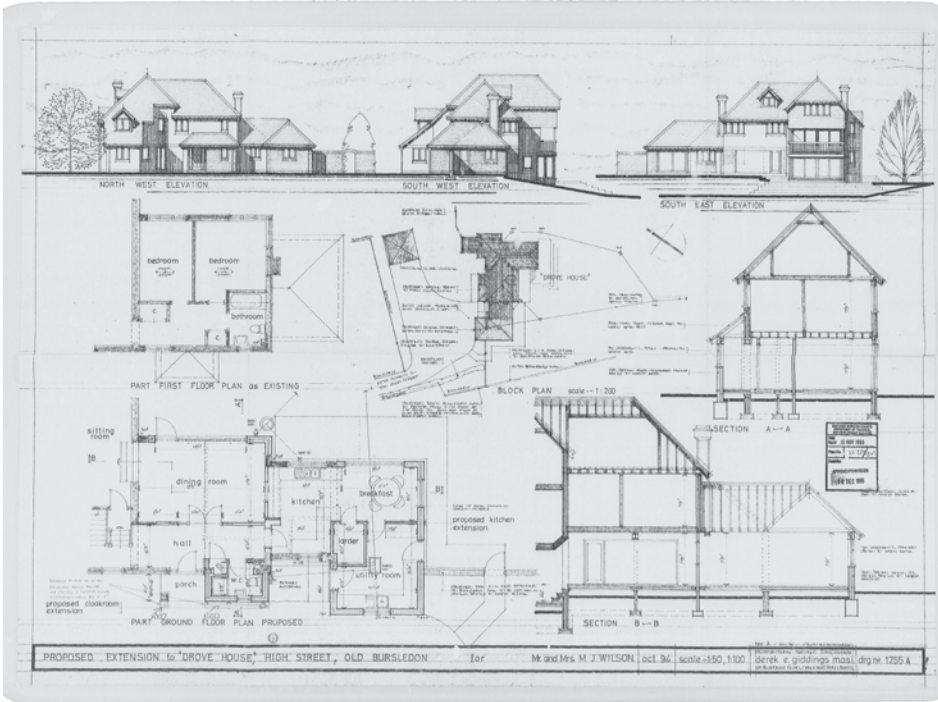
It is understood that the current Bellevue House is at least the second building on the site in the last forty years. Evidence from plans dating from the 1960's and 70's indicates a structure with a different footprint but in a roughly similar position as the current house but accessed via a narrow driveway from the High Street to the south of Turnstones.

The existing house was built during the late 1980's in a neo-vernacular style typical of the period. It was designed on a split-level basis with a total of seven different floor levels over three and a half storeys. It is believed that the entrance drive was relocated to its current northern position at this time and the original access point subsumed into the garden of the adjacent property, Turnstones.

A further single storey extension was added to the western end of the existing house in the 1990's together with a detached double garage on the northern side of the entrance forecourt, adjacent to the rear boundary of The Old Post Office. This garage, on higher ground but in closer proximity to the house, creates a cramped character to the entrance approach and forecourt.



Original plans for the current house, approved July 1986



Extensions and garage, approved 21 March 1995

PLANNING CONTEXT

Within a planning context Bellevue House and the majority of its grounds are located within Zone 7 ‘High Street’ of the Old Bursledon Conservation Area. Several of the adjacent properties and structures are mentioned within the Appraisal and Management Proposals document for the conservation area, dated February 2012, as being statutorily listed, or making a positive contribution to the area.

Bellevue House is not so described. Stylistically it has parallels with The Red House, further along the south side of the High Street, to the west, which is cited within the document as one of several that make a negative contribution to the character and quality of the Conservation Area. It is assumed that Bellevue House has not been referred to in a similar manner as it is not seen close up from public vantage points and is largely obscured from view by the older properties fronting the High Street to its north. The one exception is where it can be seen in the middle distance in views from the public viewing area donated by a previous owner of the property, on the far northern edge of its curtilage. Even in this view it is filtered by the substantial trees in the foreground.

RELEVANT POLICIES

In this instance, any future submission would be considered against the following policies and guidance:

Eastleigh Borough Local Plan (2016-2036)

Policies: S1 (Delivering sustainable development), S5 (New development in the countryside), S7 (The coast), S8 (Historic environment), DM1 (General development), DM11 (Nature Conservation), DM12 (Heritage), DM14 (Parking), DM26 (Residential extensions and replacement dwellings in the countryside), DM29 (Higher access standards), DM30 (Internal space standards for new residential development), and BU7 (Residential extensions and replacement dwellings, Old Bursledon Special Policy Area).

The application site falls within designated countryside protected by policy S5, which states that new development in the countryside is generally restricted but can be appropriate so long as the new development seeks to avoid adverse impacts upon the intrinsic character of the landscape. Policy DM26 is also engaged which sets out that the replacement dwelling can be acceptable subject to criteria such as size, footprint and having an adverse impact upon neighbours.

Being located on the coast also engages Policy S7 which seeks that new development in these areas protects and enhances the landscape, biodiversity and heritage interests.



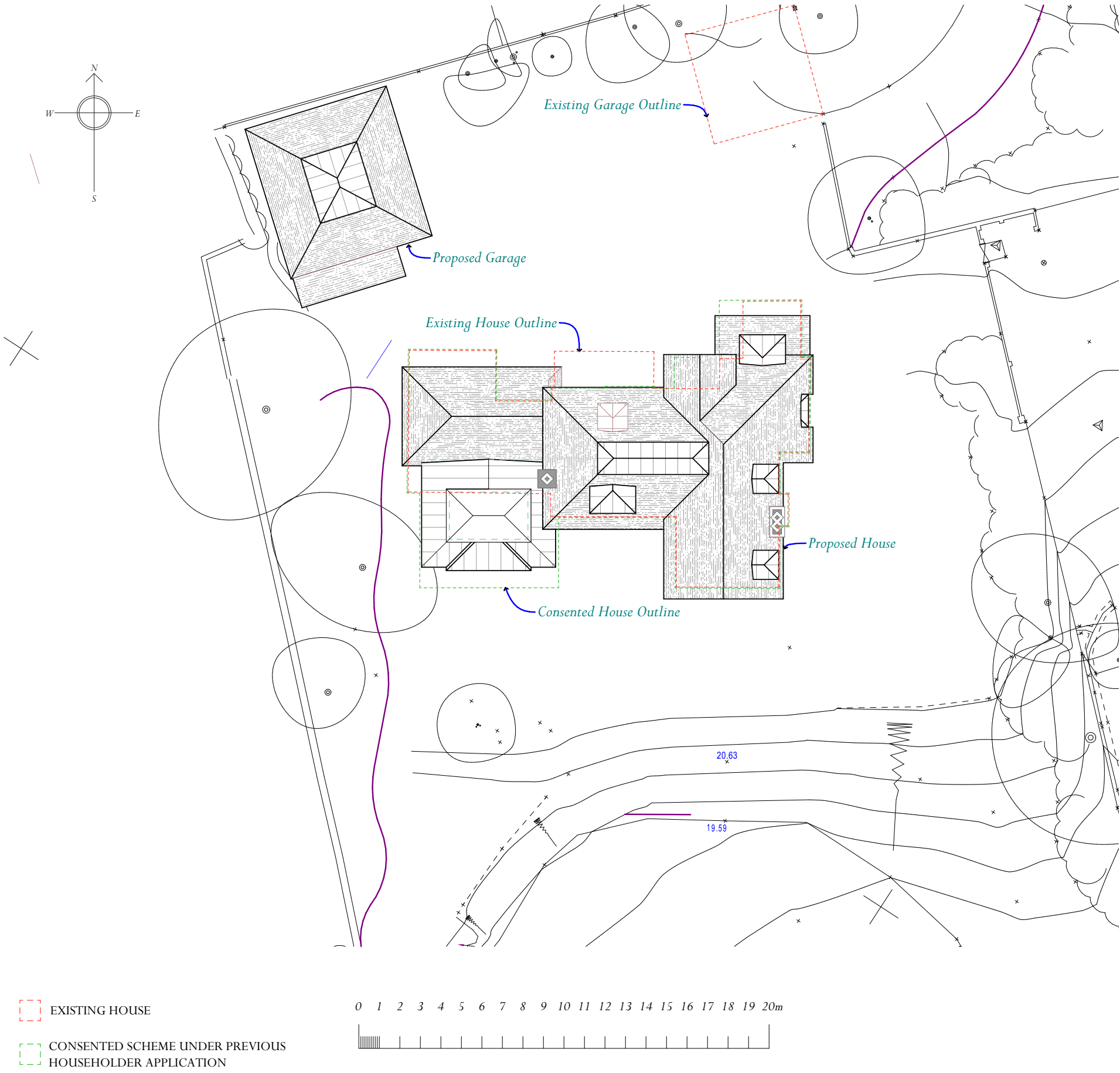
NW elevation looking towards the front porch, enlarged in 1995.



View of NE side elevation



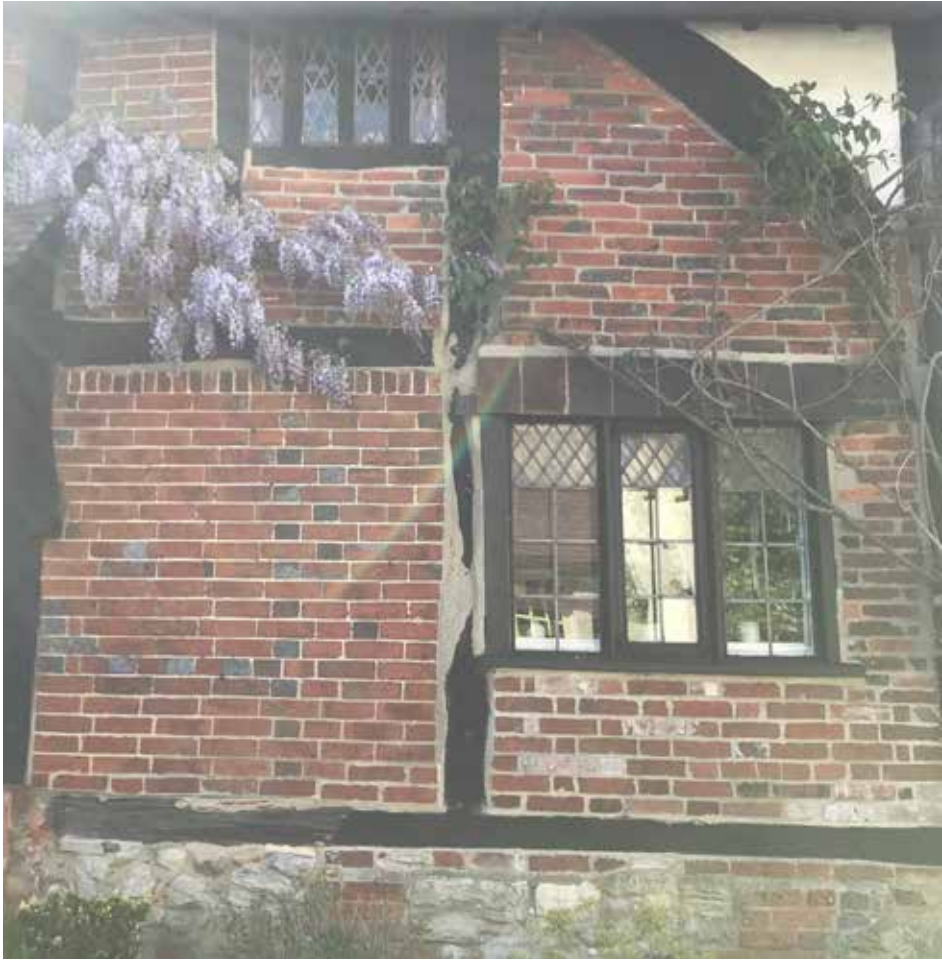
View on approach.



Site plan, showing proposed demolish of porch and extensions to house



Dolphin House, a local example of Arts & Crafts design.



Timber frame and infill brickwork of The Old Cottage, oposite to the site.

DESIGN PROPOSALS

The applicants, the current owners of the property, wish to replace the existing dwelling with a house of more conventional layout. The layout of the current building, with its multiple split-level storeys is disjointed and inconvenient to live in on a day to day basis. Additionally, the external appearance has little design quality and contributes nothing to its setting. The existing house is poorly constructed by modern standards and has very poor thermal properties.

It is proposed to replace the existing dwelling with a new house on largely the same footprint. The ridge line of the replacement building would be of similar height to the existing so as not to be any more dominant in views towards it from any surrounding vantage points. In depth, the proposed house would be less than the existing building and would have the similar overall width.

The proposed design is a near like-for-like replacement of the existing in terms of its form and vernacular style however the proposed replacement will be of higher quality detailing and construction. The majority of the house would be in red brickwork with the first floor to be clad in wall hung tiles, echoing the existing house and preserving the character of the surrounding conservation area.

GEA COMPARISON

EXISTING	GEA (m ²)	Notes
Existing Main House Basement	23.1	
Existing Main House Ground Floor	156.6	
Existing Main House First Floor	102.4	
Existing Main House Second Floor	61.1	
Existing House Total	343	
Plus 15%	394.7	As per current local policy for extensions

PROPOSED (New Replacement)	GEA (m ²)	Notes
Proposed Main House Basement	74.5	Excluded from total
Proposed Main House Ground Floor	174.7	
Proposed Main House First Floor	109.7	
Proposed Main House Second Floor	74.9	
Proposed House Total	359.3	

VOLUME COMPARISON

EXISTING (Original)	(m3)	Notes
Original house	757	Main volume of house
Original Kitchen wing	47	Kitchen Side Wing to SW
Original Porch	13	Original Porch to NE elevation
Original House Total	817	As per drawings from '86 application
Plus 25%	204	In line with incoming policy
Maximum Proposed Total	1021.1	

PROPOSED (Current scheme)	(m3)	Notes
Proposed Ground floor	504	
Proposed First Floor	335	
Proposed Second Floor	179	Including 10.55m3 for chimneys
Proposed Total	1019.0	
Proposed Voulme Increase	25%	Equivilant percentage increase in volume



View from high street, shows that only the existing chimney is visble.

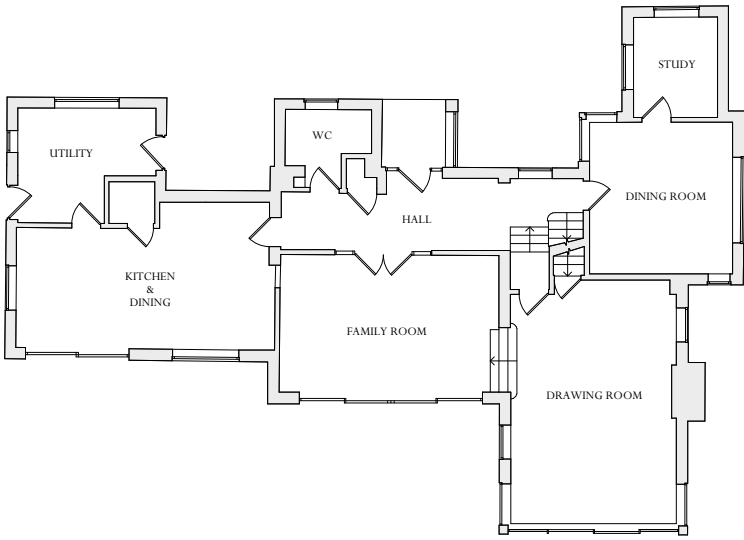


View from high street, shows most of the house is concealed by foliage.

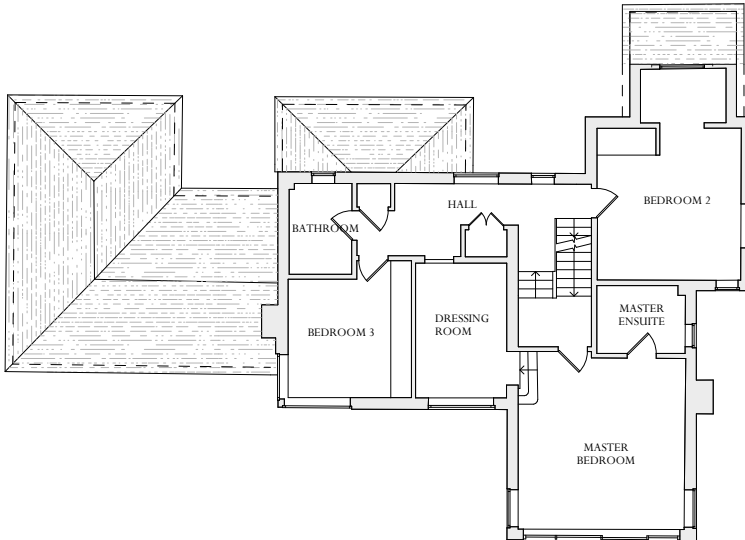
DESIGN PROPOSALS

The new house would remain in the same orientation allowing the kitchen, dining room and master bedroom facing southeast, allowing them to take advantage of the views down the River Hamble. Rooms like the snug and the stair hall are located on the northern side of the house. The seven split-level storeys of the existing house have been transformed to four in the proposed design, including a basement for storage and the utility room and a second floor for 2 bedrooms which are tucked into the roof space. Glazing areas of the existing and proposed house remain similar on the southeast to again take advantage of the gardens in which the house is located and the view down the river.

The existing double garage, believed to have been built in the 1980's, is too small to house today's cars and, as has been described earlier, is in a position that compromises the front forecourt of the house. It is proposed to demolish it and to replace it with a new two car garage, further to the southwest in order to reduce its obstructive impact to the driveway and also allowing easier access and manoeuvring in the driveway. To the side of the garage, a sheltered log store with a cat slide roof allows a close access from the log fire in the kitchen.

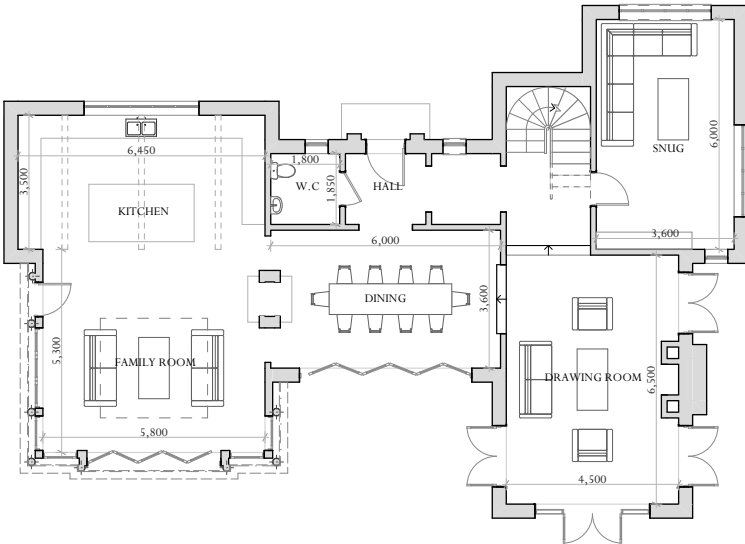


GROUND FLOOR PLAN

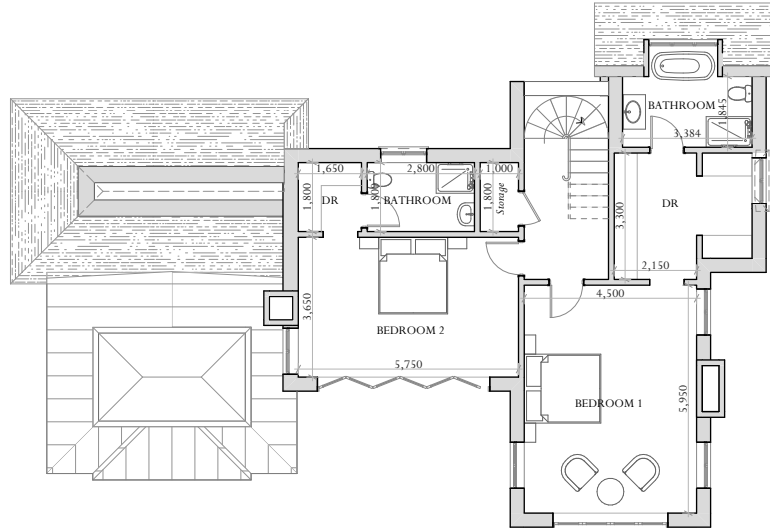


FIRST FLOOR PLAN

EXISTING



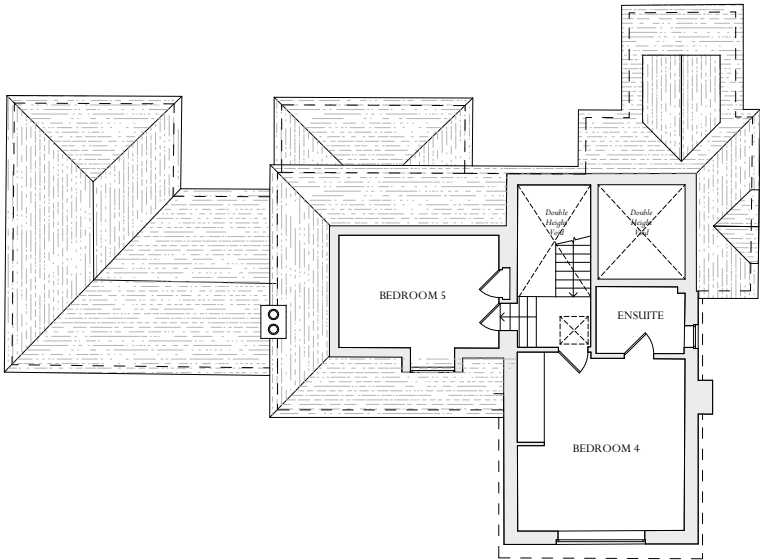
GROUND FLOOR PLAN



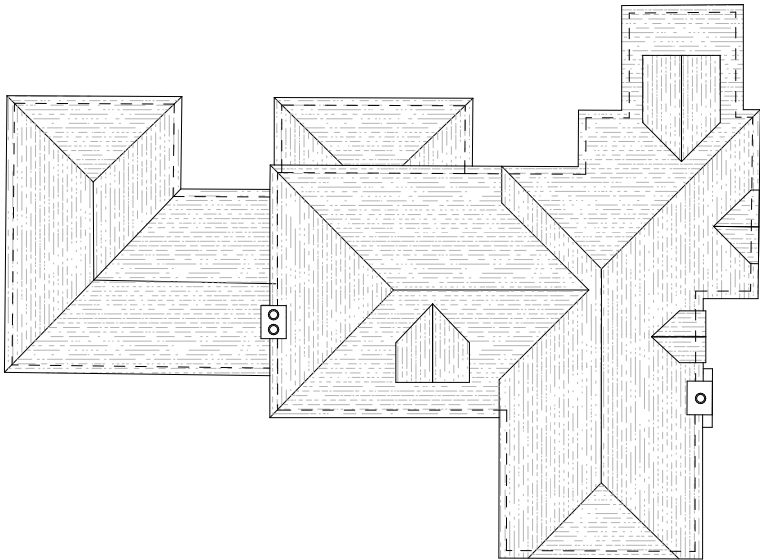
FIRST FLOOR PLAN

PROPOSED



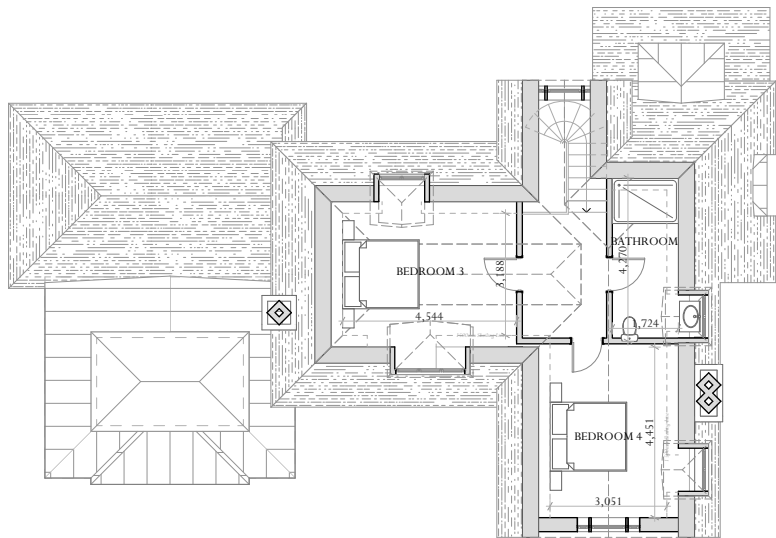


SECOND FLOOR PLAN

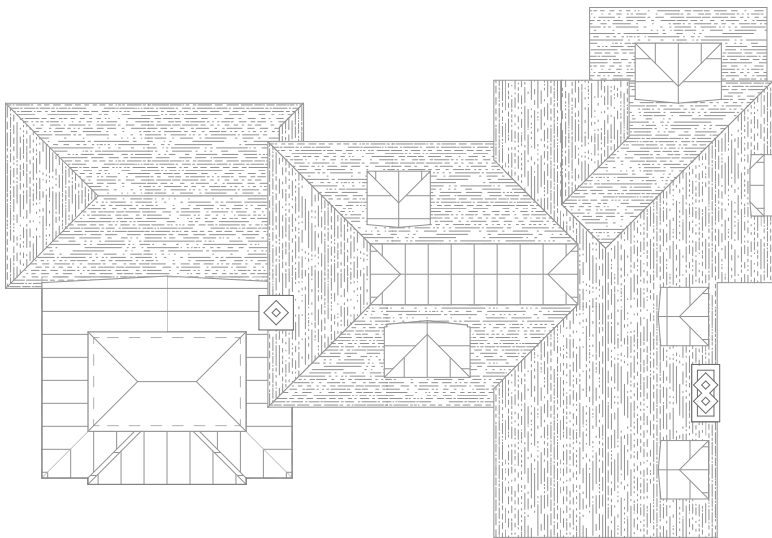


ROOF PLAN

EXISTING

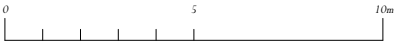


SECOND FLOOR PLAN



ROOF PLAN

PROPOSED





NORTHWEST ELEVATION



NORTHEAST ELEVATION

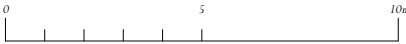


SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

EXISTING ELEVATIONS





NORTH WEST ELEVATION



NORTH EAST ELEVATION

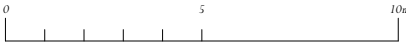


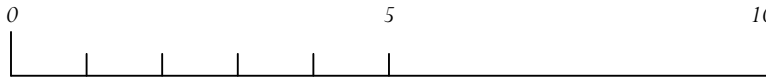
SOUTH EAST ELEVATION



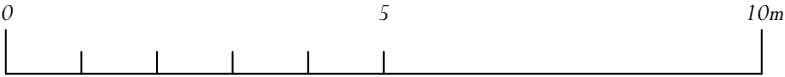
SOUTH WEST ELEVATION

PROPOSED ELEVATION





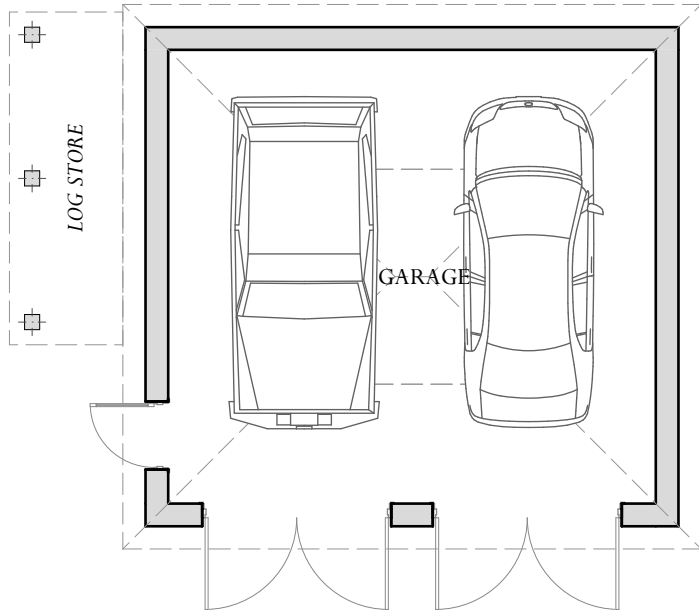
NORTHWEST FRONT ELEVATION



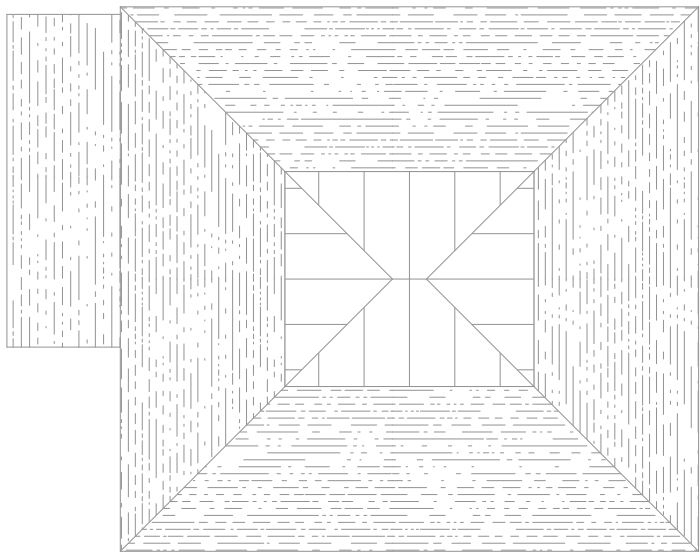
SOUTHEAST REAR ELEVATION

DESIGN PROPOSALS

The existing garage as it stands, is too small to house the size of today's cars and therefore has become useless in this purpose. It also has become an obstruction to the driveway when entering from the main road and is particularly awkward to get to. The proposed two bay garage has been designed to comfortably fit two cars in, with a cat slide roof to the side allowing space for a log store. Materials will be the same as the house - red brick and clay tile roof with elements of oak the doors, columns and beams.



GROUND FLOOR PLAN



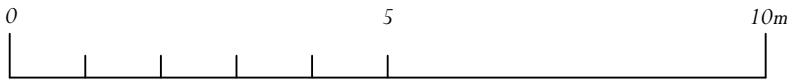
ROOF PLAN



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



RESPONSE TO PREVIOUS APPLICATIONS

The proposals within the application have been prepared with consideration to previously obtained pre-application advice received in July 2019 for a replacement dwelling as well as the refusal and appeal decision of the subsequent full application ref: F/20/87702. This was dismissed in February 2021 principally for the effect on the character of the Old Bursledon Conservation Area.

Two years ago, a full planning application for the refurbishment of the existing house was granted. The clients then decided to replace the dwelling with a sustainable design which is less disjointed. The importance given to the open nature of the Old Bursledon Conservation Area has been taken into consideration for this present application.

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NORTHWEST ELEVATION - REFUSED



SOUTHEAST ELEVATION - REFUSED



NORTHWEST ELEVATION - APPROVED



SOUTHEAST ELEVATION - APPROVED

RESPONSE TO PRE-APPLICATION FOR CURRENT SCHEME

Initial design proposals were sent to the Local Planning Authority on 15th March 2023 and a response was received on 17th April. The response was positive and in support of the proposed design as demonstrated by the following comment:

‘In terms of the design, the LPA would advise that the general design approach is an improvement when compared to the existing and previous schemes. The proposals would have a broadly similar massing, from the Conservation Area in particular, but with a lower ridge line, greater interest with the chimney stacks on the diagonal and smaller paned timber windows and screens which will give cohesion to the appearance of the whole house. The proposals would be of vernacular style and indigenous type materials, with the more intricate crafted detailing of the Arts and Crafts style as propounded by William Morris, which would fit into the Bursledon area well. This style gives the impression of having grown out of its situation with clay tile-hanging and brickwork of handmade quality if not actually, all under a clay plain tile roof, so will therefore rest far more easily than many others in the locality. Generally, the overall appearance is considered to be suitable with regard to the sensitive wider surroundings. However, should a formal planning application be submitted it would be suggested to provide further detailing and a materials schedule to ensure these would be of a high-quality.’

A comment was expressed about the volume demonstrated in the following statement:

‘The pre-application has been supported by ‘Existing & Proposed Area Schedule’ which sets out the necessary calculations. It is agreed that the original existing house measures 817m3 (+ 25%) would equate to a maximum of 1021m3. From these calculations, the proposed scheme would measure 1049m3 thus would result in a 28% volume increase. Therefore, when strictly reviewing this Policy, the proposals would not be compliant. (It is also noted that the basement has not been included, and the calculations ‘minus existing dormers’). Therefore, concern would be raised that the proposals could actually result in more of a volume increase than the stated 28%. However, should you wish to submit a planning application, it would be suggested to provide justification for the volume increase, if they were to exceed the Policy limitations.’

Having considered the pre-application advice, the applicants requested that we carry out alterations and reductions to the scheme to address the 28% volume increase in order to comply with policy BU7. We reduced the snug length and the kitchen/dining space in width and length and the volume is now just under the 25% increase. Details of the materials have also been included within the planning application to demonstrate the high quality materials which will be used.



PRE-APP NORTHWEST ELEVATION



PRE-APP NORTHEAST ELEVATION



PRE-APP SOUTHEAST ELEVATION



PRE-APP SOUTHWEST ELEVATION

ACCESS

The current driveway and access from the High Street will remain unaltered.

The side entrance of the kitchen will have level access to the ground floor and the proposals are compliant with all the requirements of Part M of the building regulations.

SUSTAINABLE DEVELOPMENT

The existing house no longer complies with the requirements expected of a modern and sustainable home. The building has poor thermal efficiency that do not meet the current requirement of building regulations. It has become clear that it would be more efficient to address the buildings shortcomings with a full replacement.

Measures to introduce sustainable elements into the design include:

- Orientation and use of natural solar gain.
- Natural light to all internal areas using windows.
- Renewable energy sources
- Retention of the existing trees - and potentially planning new ones which will provide natural shading of the Southwest elevation in the summer, reducing the need for mechanical ventilation

DETAIL & MATERIALS

ADAM Architecture have significant technical appearance in traditional detailing, both with new build and renovation projects, ensuring the proposed dwelling will be designed and constructed to the best standards. The proposed house will consist of red brickwork at ground floor and clay wall hung tiles at first. The use of the materials is in keeping with the area and creates a traditional design whilst maintaining an arts and crafts form.

The current glazing to the northern side of the building feature faux leaded windows, with plastic frames. On the proposed dwelling, new painted timber casement windows with traditional detailing, will be used and larger spans of glazing on the Southeast elevation will also have painted timber frames.

The dormer windows give the house a clearer Arts & Crafts aesthetic and will be similar to those seen on the neighbouring houses further along the High Street. These will be formed in painted timber and traditional leadwork, becoming a higher quality than the current building.



Brick detailing to chimneys



Neighbouring cottages, adjacent to The Red House, feature flat lead roof dormers.



Example of work previously completed by ADAM Architecture

SUMMARY

This application is for a single replacement dwelling and garage on a substantial plot within the Old Bursledon Conservation Area.

The existing house on the site makes no positive contribution to the setting or character of the Conservation Area and is described by the Local Authority’s Heritage Consultant as having no architectural merit and also upsetting the rural views from the southeast. The current house is also inconveniently laid out and has poor levels of energy and thermal efficiency given the original date of its construction.

The proposed dwelling would be on similar shape and size and in a similar footprint of the existing on the site. The proposed garage is now also in a more convenient location and is less obstructive/disruptive to the driveway than the existing one.

The proposed house would be no wider or deeper overall than the existing and would also have a lower ridge line. The pre-application scheme was acknowledged by the Local Authority’s Heritage consultant to be an ‘improvement’ to the existing house and that ‘the general principle of replacing the existing dwelling is considered to be accepted’.

Whilst the proposals now being submitted for planning permission address concerns expressed at the pre-application stage, by the Case Officer, in relation to issues of size and quality of materials have been addressed, the architectural quality and improved sustainability of the proposed dwelling would remain undiluted. We would respectfully request that this application be given favourable consideration and determination by the Local Planning Authority accordingly.



ADAM Architecture, June 2023