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Conversion of Methodist Church to Three Residential Dwellings
Bursledon Congregational Church, School Road, Lowford SO31 8BU

Introduction

This highway technical note has been commissioned by Mr Loizou in support of a planning application submission made to Eastleigh Borough Council for a residential conversion of the former Bursledon Congregational Church at School Road, to provide three number 2 bed dwellings. The location of the site is shown below.



The site has previously been the subject of an application under reference F/21/89869 for the conversion of 3 residential units which was considered by Hampshire County Council as highway authority. HCC commented that:

“Due to the access of this proposed development being located on Spring Grove, which is an unadopted road, Hampshire County Council standing advice will stand.

However, even though parking is a matter to be considered by Eastleigh Borough Council as the Local Planning Authority, it is recommended that the Case Officer requests that a swept path analysis is undertake for the parking associated with the garage and dwelling 3. It is noted that Spring Grove is narrow in nature, and unfortunately plans do not show the full aisle width of the access outside of this parking. Therefore, a swept path analysis should be undertaken to make sure that vehicles can actually enter and exit these parking spaces accordingly.”

Despite swept path diagrams being submitted showing that the spaces were useable, the application was refused and included a highway reason which said:

“The proposed development fails to provide suitable and accessible on-site car parking spaces, which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Policy DM14 of the Eastleigh Borough Local Plan, Provisions within The National Planning Policy Framework and the Council's Residential Parking Standards Supplementary Planning Document.”

Proposed Development

This current application seeks to convert the existing building to 3 number two-bedroom dwellings with 6 number car parking spaces. This is shown in principle on drawing numbered 1802-10d and attached as [Appendix 1](#) to this note.

The parking takes the form of open spaces at the front of the site.

Drawing numbered NJC-001 is attached as [Appendix 2](#) to this note. This drawing is a full swept path analysis of all parking spaces within the development using a large 4.8m long car. The drawing demonstrates the ability for cars using all six car parking spaces at the front of the site to enter and leave the public highway in forward gear.

Summary and Conclusion

This technical note has been produced in support of a planning application for the conversion of a former Church to 3 residential units at School Road Lowford.

A swept path tracking analysis has been undertaken using a large 4.8m long car. This analysis shows that all parking spaces associated with the development allow for cars to enter and leave the highway in a forward gear.

It is therefore concluded that the application now submitted is acceptable from a highway point of view.

Nick Culhane May 2023

Appendix 1

Site Plan

SITE LAYOUT 1:250



architects ltd

architects & urban designers

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www.adparchitectsltd.co.uk

Richmond Court, 94 Botley Road, Park Gate, Southampton, SO31 1BA

C	9.08.21	RW added to Spring Grove/general notes/red line updated
B	24.02.21	Bin changes & steps to decks added
A	18.02.21	Garage & rooflights added

rev: date: note:

The site is based on a topographical survey undertaken by P Stubbington Land Surveys Ltd. Surrounding information copied from Ordnance Surveys Promap. Crown Copyright. Licence Number 100022432

SCHEDULE OF ACCOMMODATION		GIA(sq.m)
PLOT 1	2 Bed House	92.3
PLOT 2	2 Bed House	82.0
PLOT 3	2 Bed House	94.2
Total = 3 Dwellings		

PARKING (Allocated)
2 car spaces each
TOTAL 6 Spaces

CYCLES (per unit)
1 secure & covered residents cycle space for each dwelling

SITE AREA
0.06 Hectares

- 
Existing trees


Existing hedges/planting


Existing trees to be removed

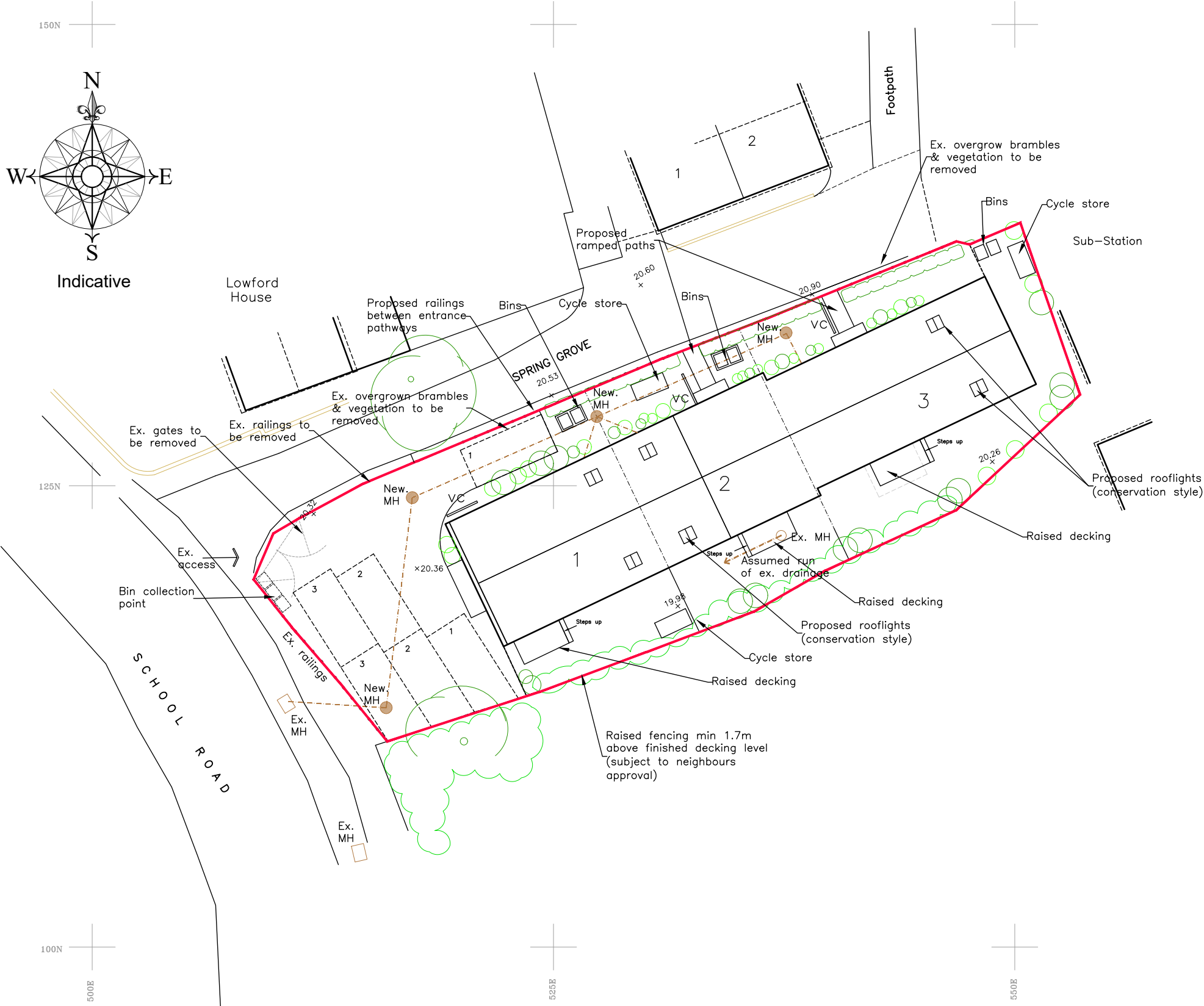

Existing hedges/planting to be removed


Proposed planting (subject to detailed landscape design)


Visitor cycle

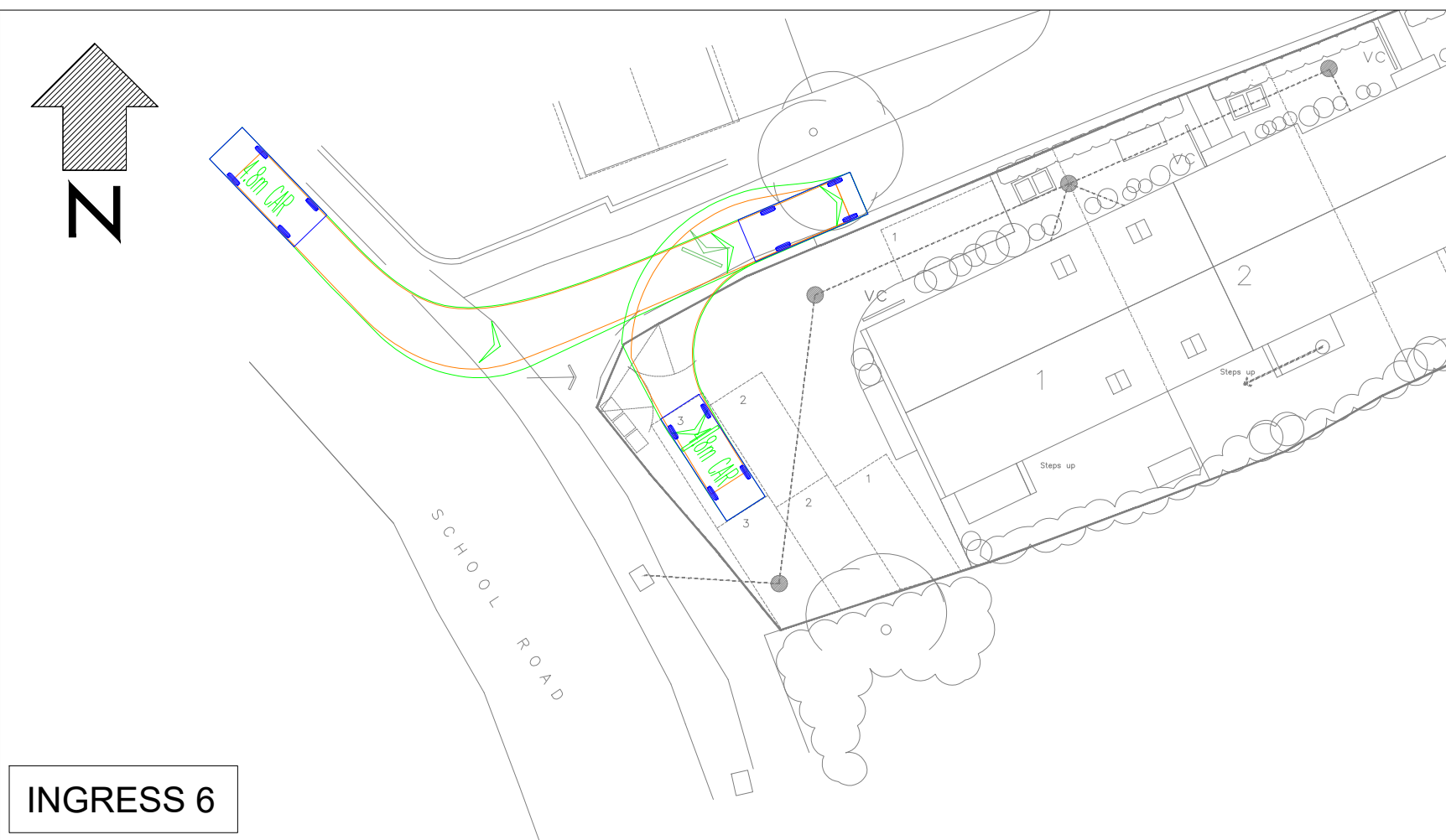
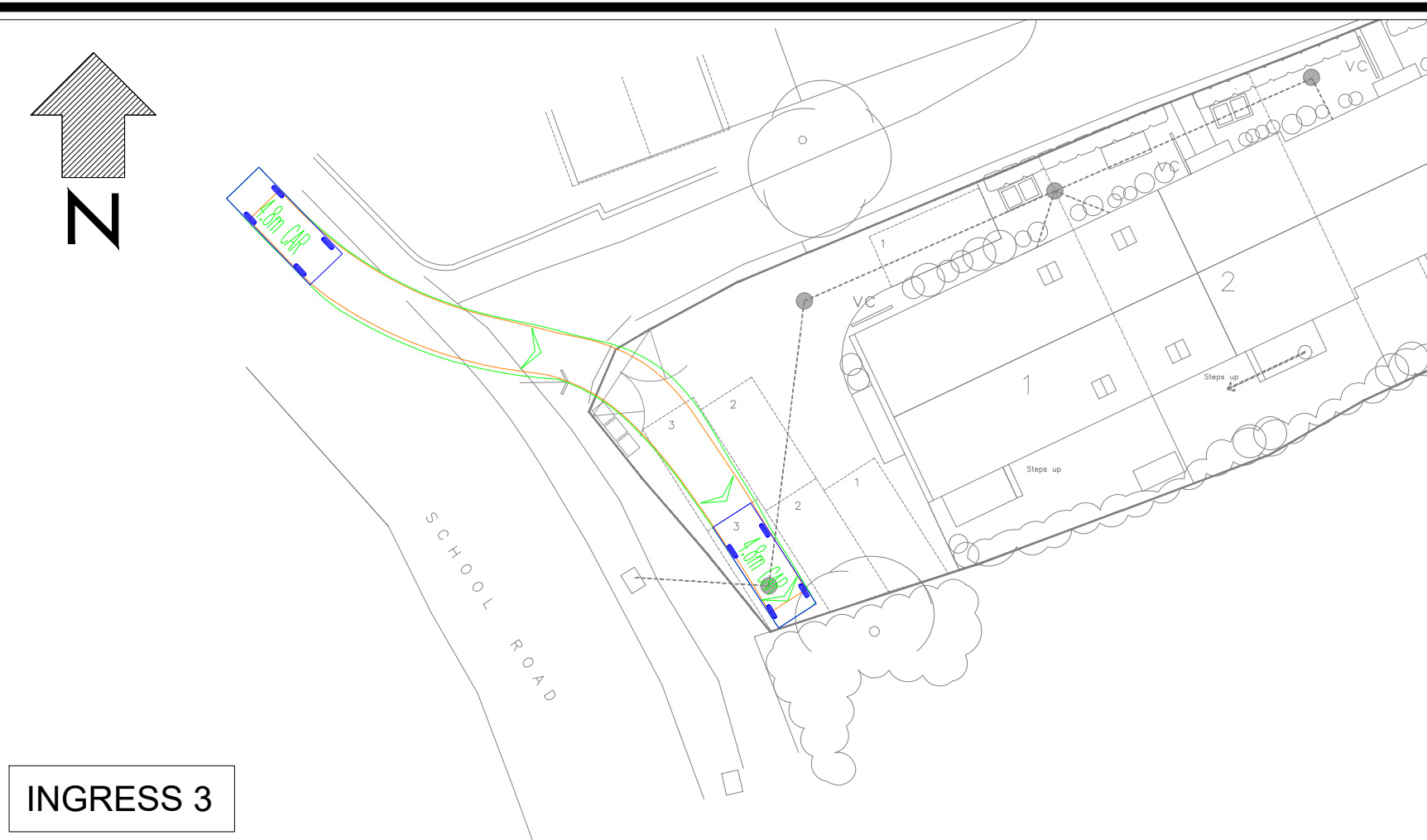
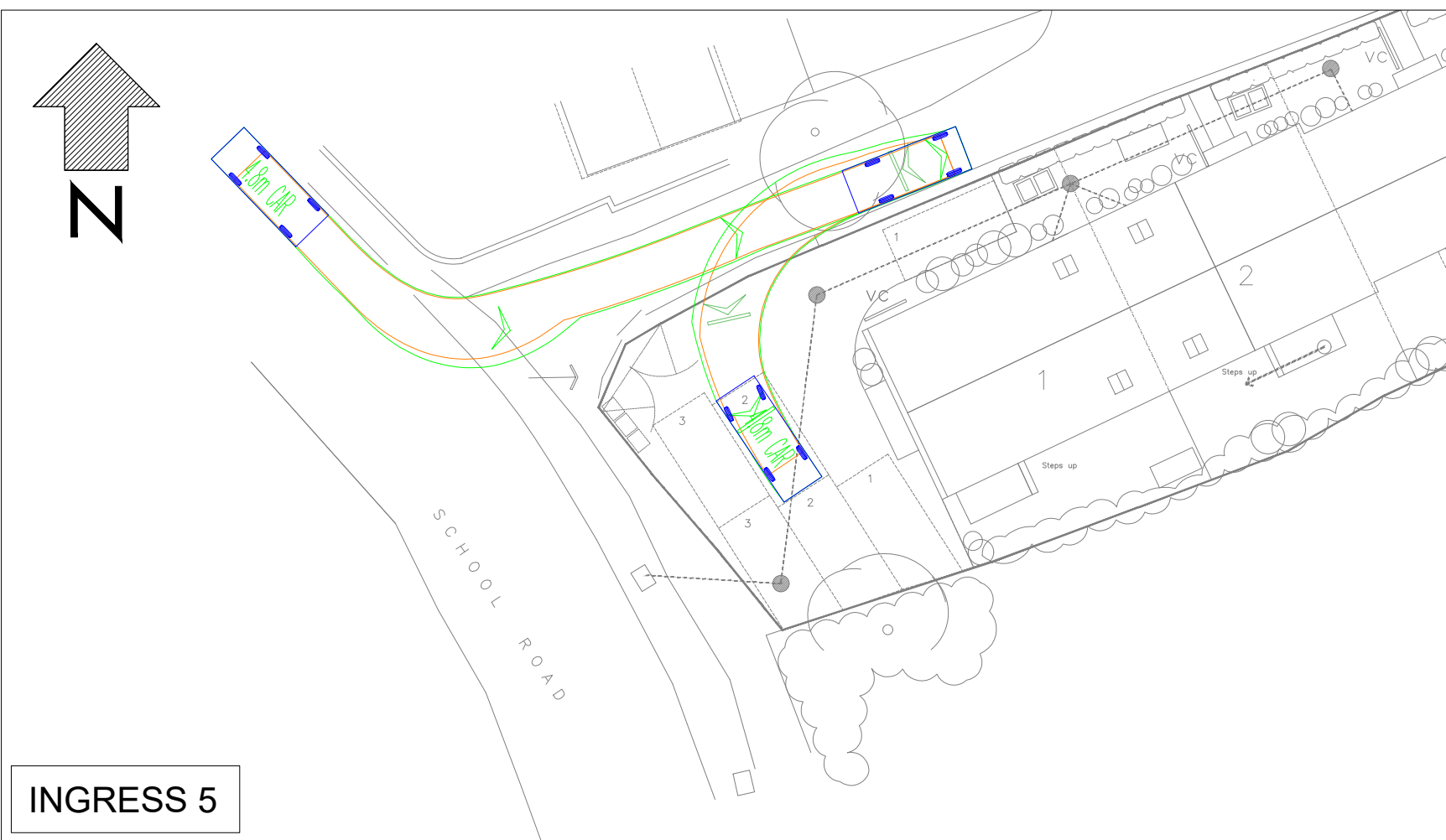
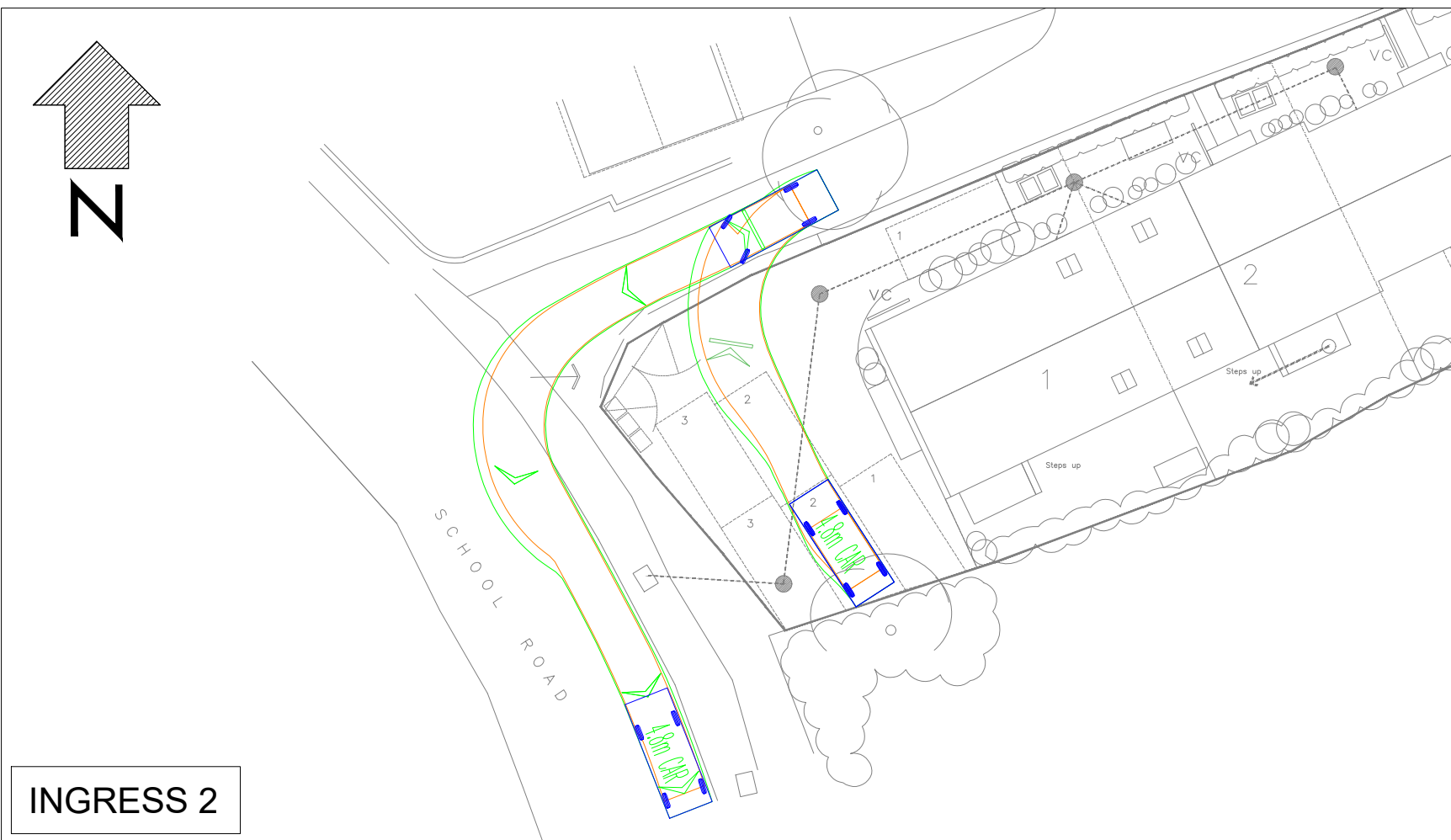
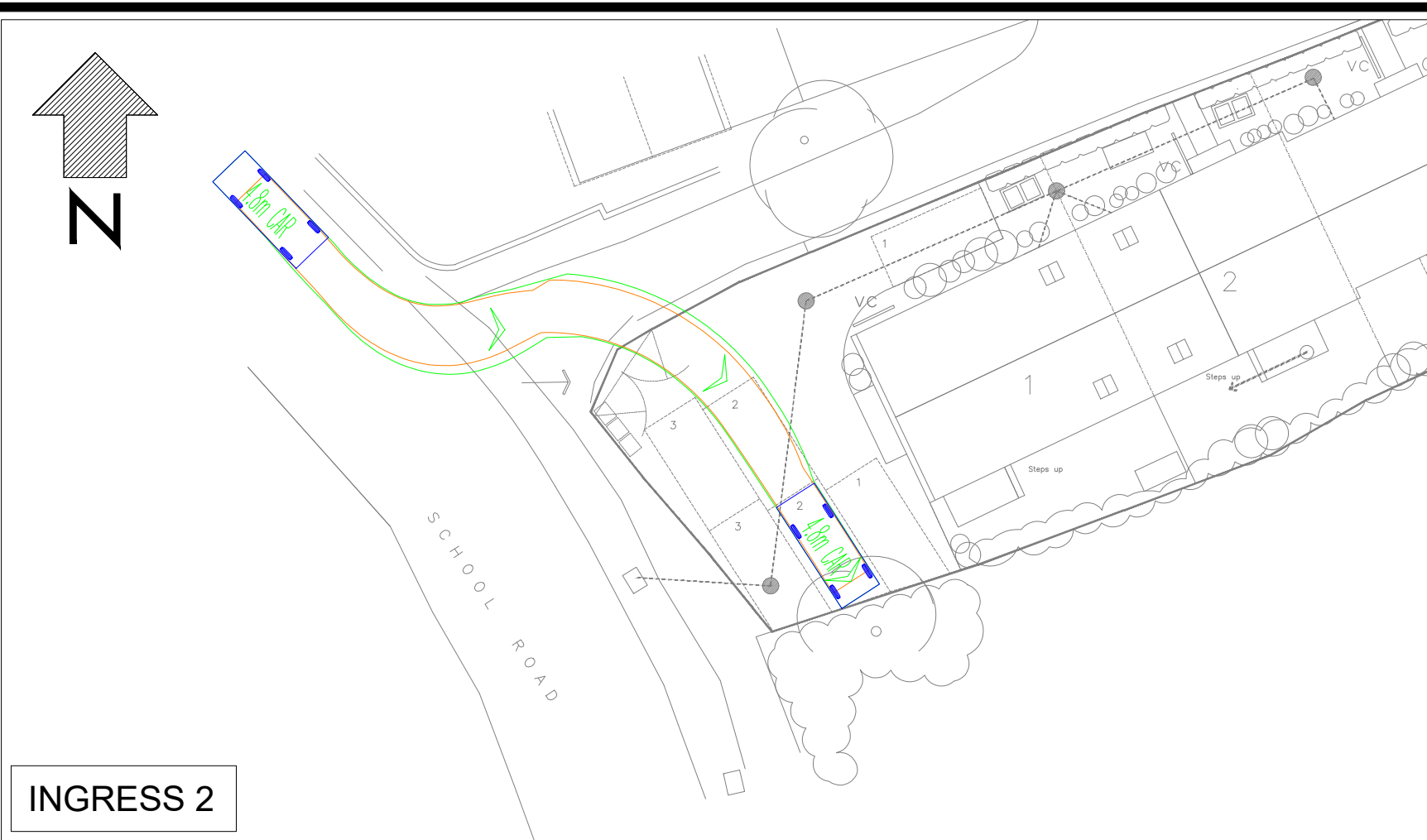
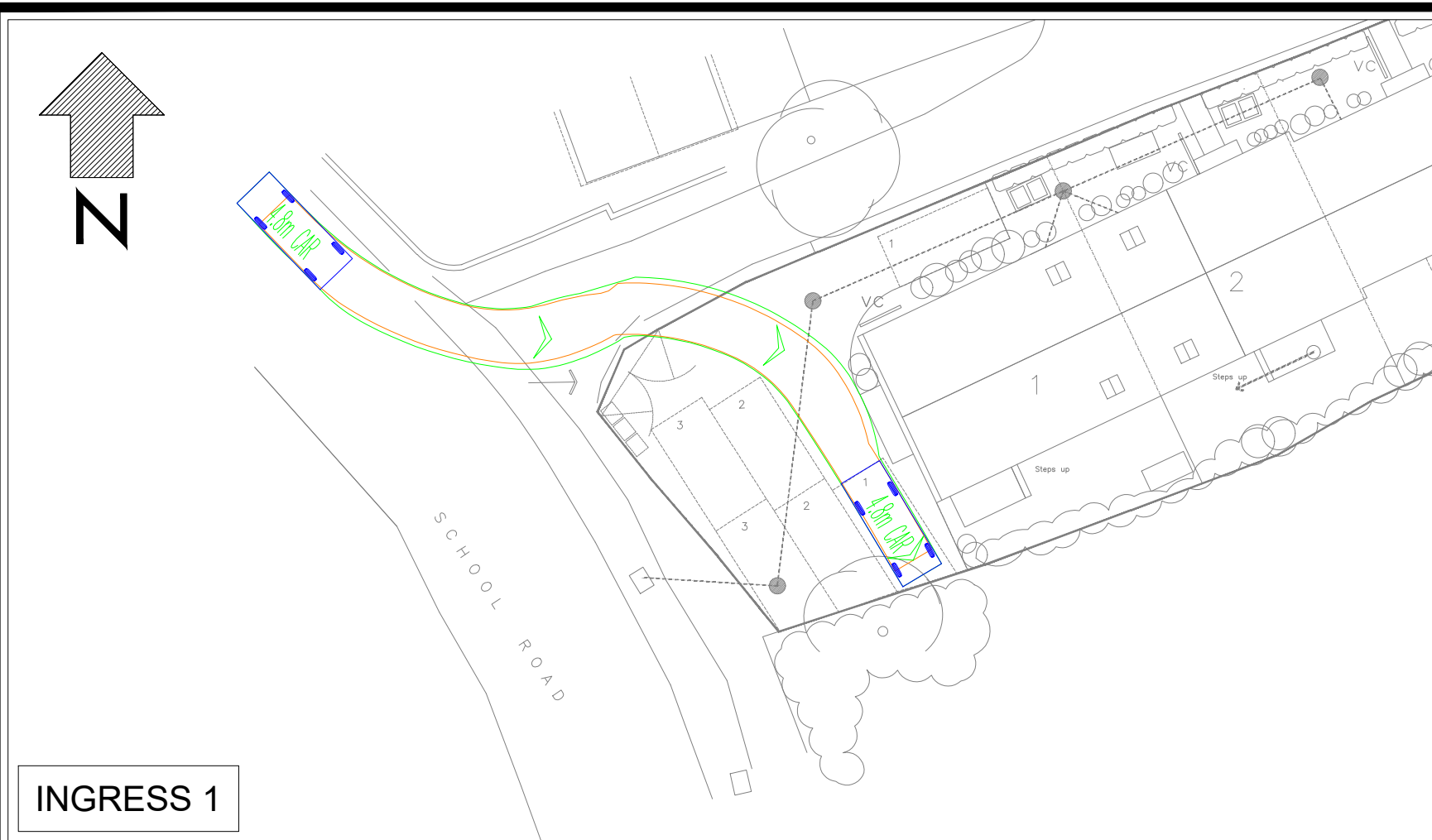

Existing foul drainage


Proposed foul drainage
- Drainage is for guidance purposes only & subject to site investigation, eng's design if applicable & LA approval



Appendix 2

Swept Path Analysis



VEHICLE DETAILS:

Green line shows body
Orange line shows axle/wheels

4.8m CAR
Overall Length 4800mm
Overall Width 1793mm
Overall Body Height 1502mm
Min Body Ground Clearance 287mm
Track Width 1700mm
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6200mm

Design speed 5kph for all Forward movements
Design speed 2.5kph for all Reverse movements

Client



Project
PROPOSED RESIDENTIAL DEVELOPMENT
SCHOOL ROAD LOWFORD

Drawing Title
VEHICLE SWEEP PATH TRACKING

Drawing Status
FOR INFORMATION

Date MAY 2023	Scale 1:250	Size A1
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Drawing No. NJC-001	Rev -
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