



THE OLD FAIRGROUND, BURSLEDON ROAD

DESIGN, ACCESS & PLANNING STATEMENT
AUGUST 2023



THE SITE



KILLARNEY CLOSE

BOTLEY ROAD

BOTLEY ROAD

BURSELDON ROAD

INTRODUCTION

This document has been prepared on behalf of clients, Mr and Mrs Cole for the Full Planning Application for the construction of a 3 bedroom detached house with associated parking and landscaping to replace an existing 3 bedroom mobile home on The Old Fairground site, Bursledon Road, Southampton.

The DAS 'tells the story' of how the proposal has emerged following the iterative analysis and design process, which included the assessment of the site, its context and evaluation of constraints and opportunities.

This document demonstrates the way a high quality, sustainable development responds to the site and the local context.

The development proposals set out on the following pages reflect current guidance on creating high quality development and improving the design quality of the urban environment.

The DAS should be read in conjunction with the whole planning package, including the supporting information which make up the application suite.



Above: Site entrance from Bursledon Road

THE SITE

The site was granted permission in 2017 for 2no. Permanent plots for use by travelling show people, including storage for up to 12 caravans and associated equipment, and the creation of a new access road from Bursledon Road and service road from Botley Road.

The site is The Old Fairground which borders both Bursledon Road to the north and Botley Road to the west. There is a gated vehicular access from Bursledon Road located in the eastern corner of the northern boundary. There is limited soft landscaping within the site, the majority of the site is used to store the Fairground equipment and vehicles in-between shows. There are a number of existing trees and some vegetation enclosing the northern boundary [this is not within the clients ownership], there are also a number of trees along the western boundary and a row of Ilex trees along part of the southern boundary. The site is fairly level and is not located within a flood risk zone.

The eastern boundary borders a field which is used for the fairground and beyond the southern boundary are a number of industrial metal clad barns and metal storage units.

Permission was granted in 2017 for two permanent plots for travelling show people. These are located at the northern end of the site adjacent to the site access. The remainder of the site is used for temporary caravans for workers, fairground equipment and vehicles.

The site is in a sustainable location with bus stops within walking distance providing access to Southampton and Portsmouth, amenities such as supermarkets are less than 300m away. Bitterne Village lies 2.6km west providing an additional number of amenities.

The site lies within the jurisdiction of Eastleigh Borough Council and is approximately 6 km west of the centre of Southampton.

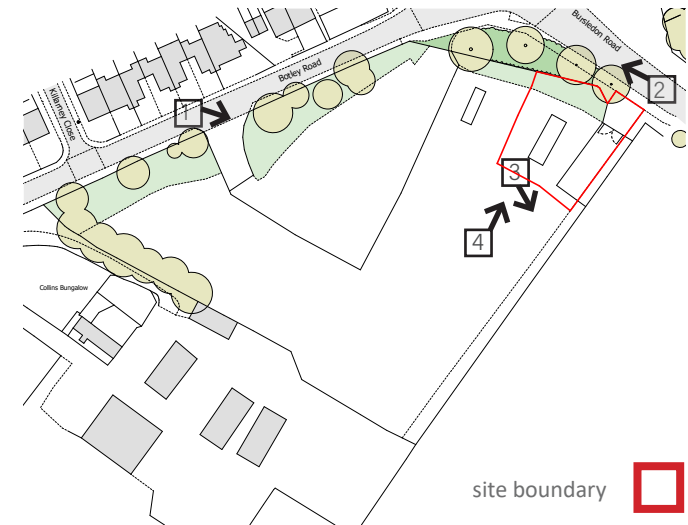
The site extends to approximately 0.13ha.



Above: View of northern boundary from inside the site



SITE PHOTOGRAPHS



KEY PLAN [nts]

site boundary



THE SURROUNDING AREA

Surrounding the site is a combination of residential development which is mainly located to the west along Botley Road with further residential development along the southern side of Bursledon Road. Directly opposite the site along Bursledon Road is a large detached dwelling, adjacent to this is a car sales garage. Moving westwards from the car sales garage is a woodland area, followed by a supermarket and a conference and training centre.

To the east of the site are open fields on the south side of Bursledon Road, which are bordered by a recent residential development, on the opposite side of the road is a wooded area and fields.

The majority of residential development adjacent to the site is two storey and of a domestic scale, materials include:

- Brick
- Tile Hanging
- Render
- Grey and Red Concrete Roof Tiles
- Slate Roof Tiles

Further away from the site residential development increases in scale with apartment blocks ranging from 5- 13 storeys.



Above: Photographs of the surrounding development



THE SURROUNDING AREA



Above: Photographs of the surrounding development

PLANNING HISTORY & POLICIES

Planning History

DC/17/82029- Discharge of conditions application for conditions 3, 4, 5, 6, 7, 8, 9 & 10 for Planning Permission Application F/17/79859.

F/17/79859- Use of land to form 2no. permanent plots for use by travelling show people, including storage for up to 12 caravans and associated equipment, and the creation of a new access road from Bursledon Road and service road.

S/15/77187- Pre-App Consultation: Use of land to form 2 no. permanent plots for use by travelling show people including storage for vehicles , up to 12 caravans and associated equipment, and the creation of a new access road from Bursledon Road and service road.

S/12/71792- Pre- App Consultation: Sub division of land to form 2 plots & formation of one vehicular access point onto Botley Road.

Below are the key relevant planning policies at both national and local level:

National Planning Policy Framework [NPPF]

2. Achieving Sustainable Development

Paragraph 8 - Achieving sustainable development means that the planning system has 3 over arching objectives, which are interdependent and need to be pursued in mutually supportive ways [so that opportunities can be taken to secure net gains across each of the different objectives]:

- An economic objective - to help build a strong, responsive economy, by ensuring sufficient land of the right types is available in the right places and at the right time

adapting to climate change, including moving to a low carbon economy.

4 Decision Making

Paragraph 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

11. Making effective use of land

Paragraph 119- Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

12. Achieving Well-Designed Places

Paragraph 126- The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

OPPORTUNITIES & CONSTRAINTS

As part of the analysis and design process that has been undertaken to understand the site and its context, several constraints and opportunities have been identified and are set out (below) and illustrated (right).

CONSTRAINTS



The site falls within a nitrate vulnerable area



Road Noise

OPPORTUNITIES



The topography of the site is level



The site is in a sustainable location



Making use of under utilised land



Site is within adjacent to an established residential area



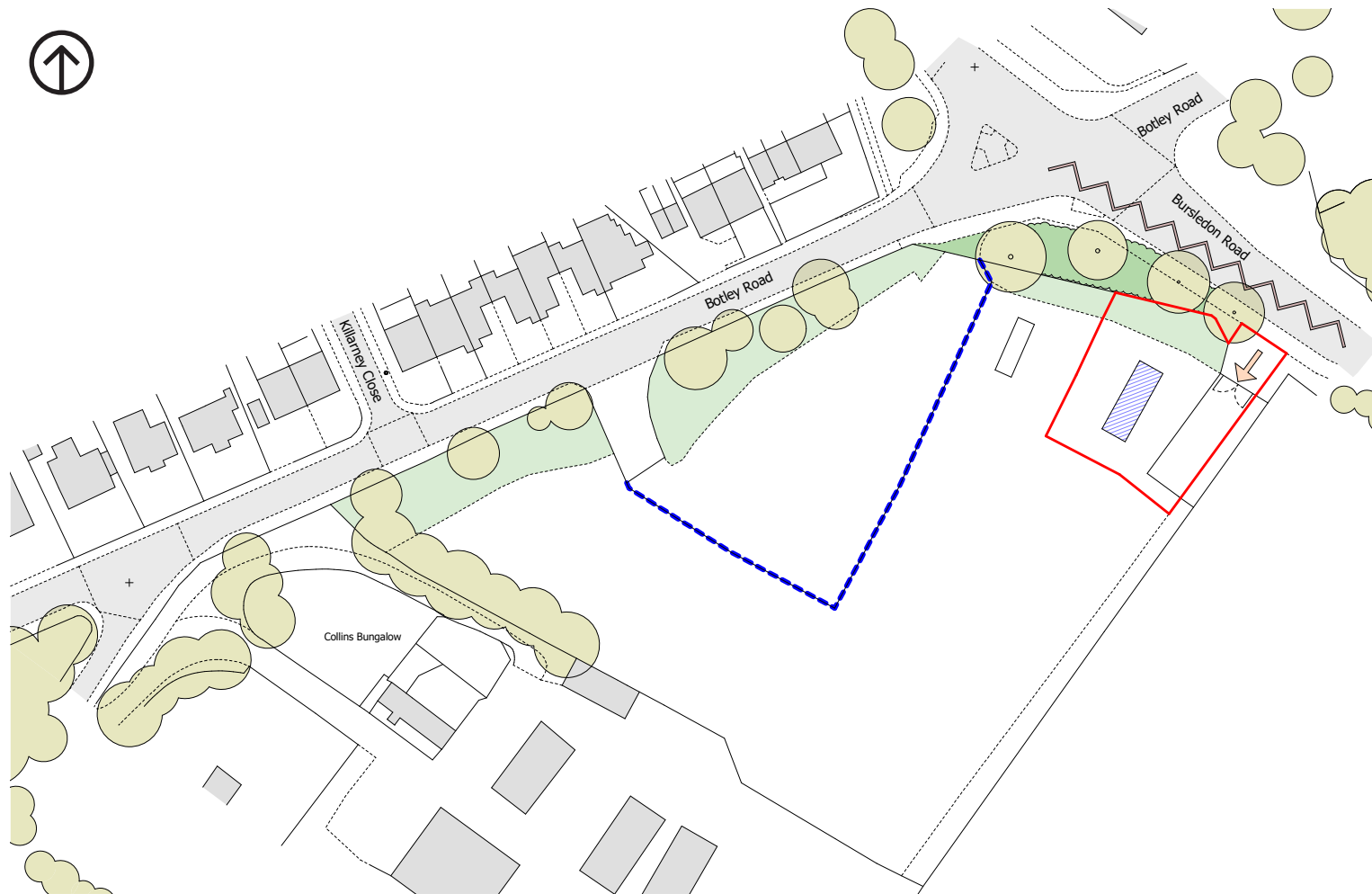
Opportunities to increase biodiversity



Existing access from Bursledon Road



OPPORTUNITIES & CONSTRAINTS



KEY

-  Existing Trees & Vegetation
-  Existing Mobile Home
-  Site Boundary
-  Fence
-  Existing Development
-  Existing Vehicular Access
-  Road Noise

DESIGN DEVELOPMENT

Design Development

The brief provided by the clients is for a 3 bedroom chalet style house with a garage and parking, replacing their 3 bedroom mobile home. It is important to them that the new dwelling is accessible and flexible to allow for future adaptations as Mr Cole's needs evolve.

The key elements of the design are to include:

- Ground floor bedroom with en-suite shower room [containing a walk in shower] and dressing room
- Provision for the future installation of a through floor lift
- Open plan kitchen, dining and living space
- Feature glazed entrance
- Covered ground level external terrace

On the opposite page are early 3D concept sketches, which show the development of the design, and the key features that are to be incorporated, such as the covered ground floor terrace and feature glazed entrance.

Brick and render with slate style roof tiles give the proposal a contemporary feel whilst the architectural forms are traditional and relate to the residential development adjacent to the site.

Response to DM1 General Criteria for New Development

Policy DM1 General Criteria for New Development

The relevant criteria to this proposal is:

- a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents, the character and appearance of urban areas, the countryside and coast;
 - c. take full and proper account of the context of the site including the character, appearance and uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
 - e. include a landscape scheme covering the design and layout of external space

Response

- a. i. The proposal is for a 3 bedroom dwelling to replace a 3 bedroom existing mobile home and will not create any additional impact on existing residents. The new dwelling will enhance the site and improve the appearance with a carefully will considered designed dwelling, complimented with soft and hard landscaping.



DESIGN DEVELOPMENT

Response cont...

c. An analysis of the site and surrounding area has been carried out [refer to the earlier sections of this document [The site and The Local area]. The outcome of this has been used to develop the proposed design.

e. The site is finished with hard-standing for the pitching of caravans and the storage of fairground equipment and vehicles. There is minimal green infrastructure within the site with an area of landscaping to the northern boundary which is not in the ownership of the clients. A landscaped garden area is proposed with enhancements made to the northern boundary with additional planting. Any hard landscaping such as the driveway and footpaths will be constructed with permeable materials to minimise surface water flooding.

Policy DM2 Environmental Sustainable Development

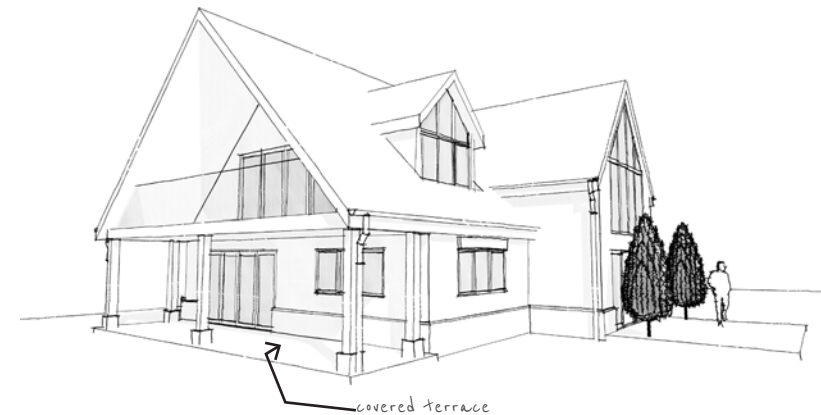
The relevant criteria to this proposal is:

a. all new build residential development [C3 Use Class only] must achieve at the time a Reserved Matters or Full Planning Application is submitted:

i. a 19% improvement in predicted carbon emissions compared with the building regulations current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement to 'zero carbon homes';

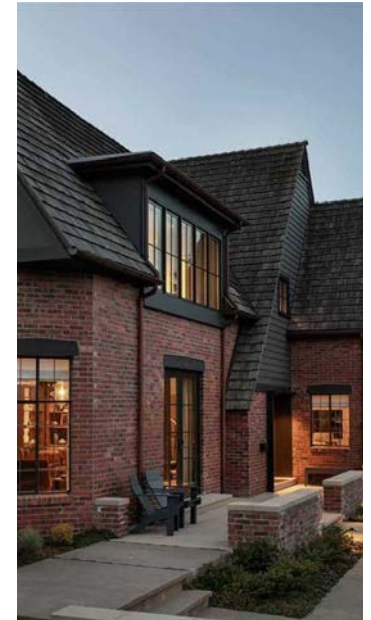
ii. a predicted mains water consumption of no more than 110 litres/person/day.

The dwelling will be designed to enable a 19% improvement on predicted carbon emissions than that required by the current building regulations. Water consumption will be reduced to the required amount with use of rainwater harvesting and water efficient appliances and sanitary-ware where possible.



Above: 3D Concept Sketches

DESIGN DEVELOPMENT



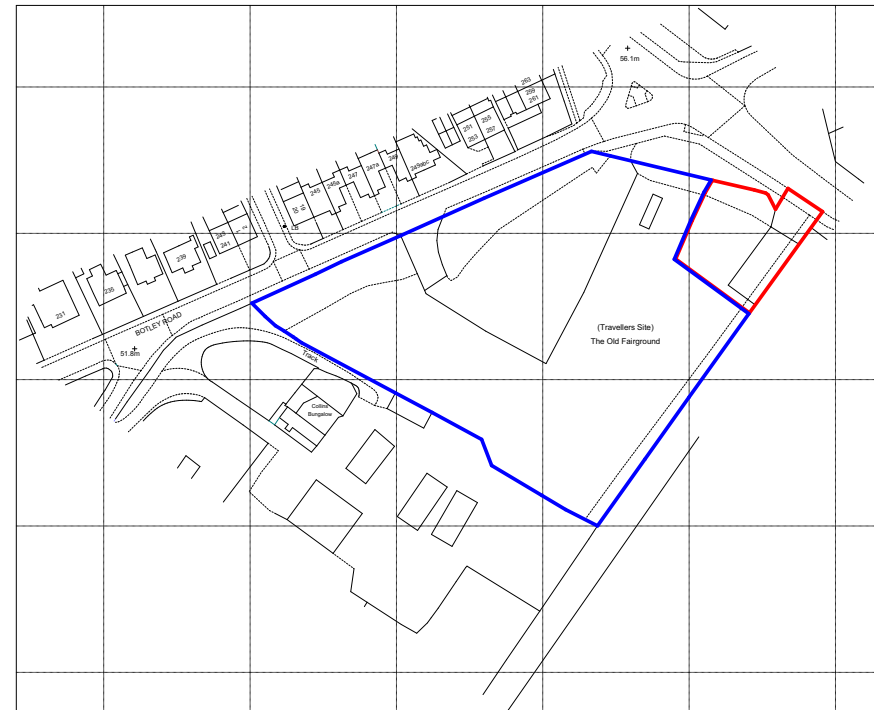
Above: Design Precedents



DESIGN DEVELOPMENT

Location

The proposed dwelling is to be located on the footprint of the mobile home, allowing for the landscaped garden area to the north to be enhanced.



Above: Location Plan [nts]



THE PROPOSAL

Layout/Amount

The proposal is for a 1.5-storey, 3 bedroom detached house with associated parking and landscaping. A minimum of 2 car parking spaces are proposed, which is in accordance with Eastleigh Borough Council's Residential Parking Standards Supplementary Planning Document [SPD]. Cycle storage will be provided within the attached garage. The dwelling has been orientated to face the fairground site so surveillance for security purposes is possible.

The dwelling has been designed with accessibility a leading factor, ensuring the requirements of M4[2]: Category 2 - Accessible and adaptable dwellings [Approved Document M Access to and use of buildings] can be met. The main entrance will have a level threshold and the open plan layout of the kitchen, dining and living spaces create a space free of obstructions. Provision has also been made for the future installation of a through floor lift to provide access to the first floor when required. Completing the accommodation on the ground floor is a bedroom and en-suite with a walk in shower and a dressing room, there is also a utility room, cloakroom and attached garage.

There are a further 2 bedrooms with en-suites on the first floor, one which has access to a large terrace to the west elevation, with 2 smaller terraces to the front [south elevation], one of which is accessed from the other bedroom. There is also a large landing area with 2 cupboards, one of which will be the future exit point for the through floor lift.

There is an existing landscaped area to the north boundary which acts as a visual and noise buffer from Bursledon Road. A garden area is proposed to the north of the dwelling.

Access

The proposed house will be accessed from the existing entrance along Bursledon Road.



Above: Proposed Site Layout [nts]



THE PROPOSAL

Appearance/Scale

The Proposed dwelling is 1.5-storeys, under a pitched tiled roof with a contemporary glazed feature gable to the front elevation which draws you to the main entrance of the dwelling. Consideration has been given to the typical style and scale of residential development found in the immediate surroundings with the use of traditional forms and massing with a contemporary twist, awarding the dwelling it's own individual identity. The materials proposed are a mix of facing brickwork, render and a tiled roof with Upvc double glazed windows and doors to reflect the adjacent architectural styles. Opposite is a sketch view of the proposed dwelling showing, illustrating its the scale and design

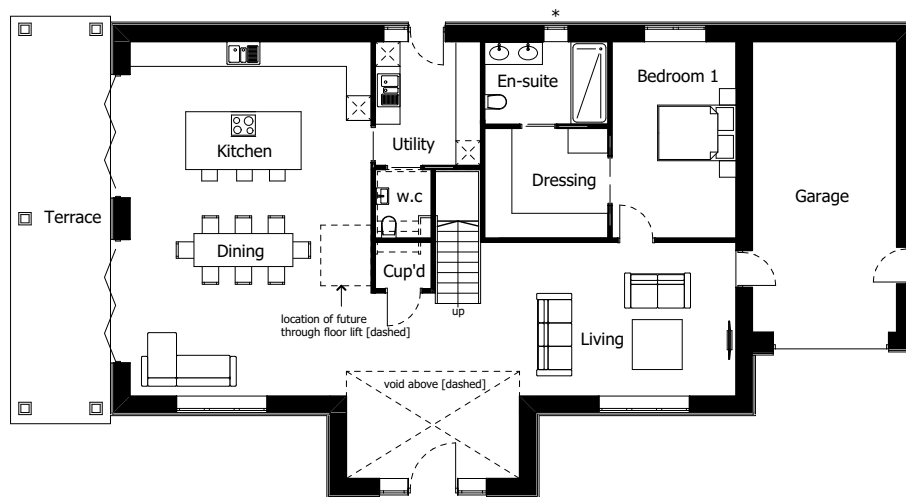
Materials

1. Slate style roof tiles
2. Render
3. Facing brickwork
4. Timber balustrade
5. Upvc windows and doors
6. Level access

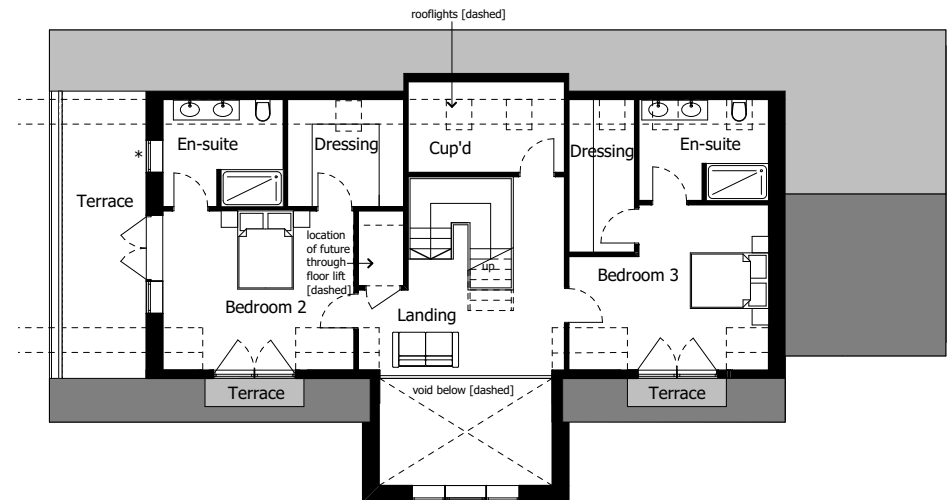


Above: 3D visual of the proposed dwelling

PROPOSED PLANS



Proposed Ground Floor Plan [nts]



Proposed First Floor Plan [nts]

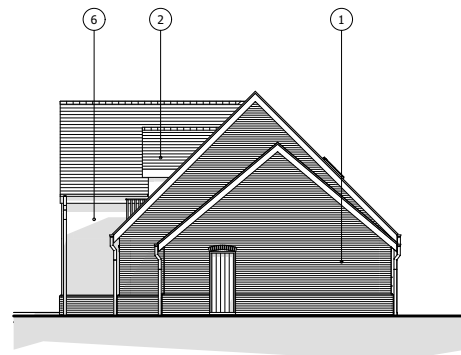
* Obscure Glazing



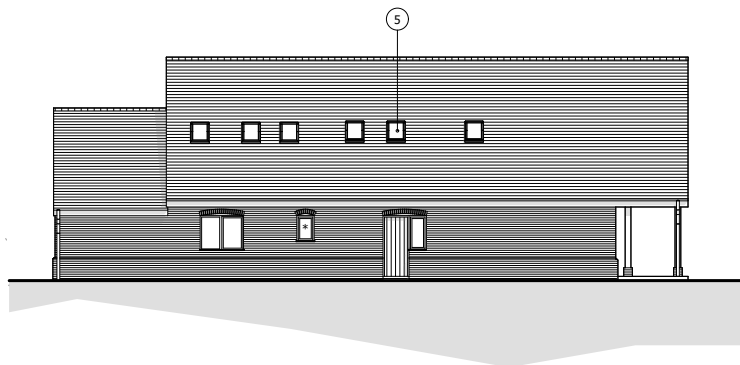
PROPOSED ELEVATIONS



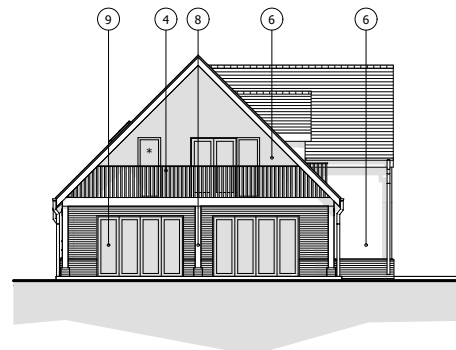
Proposed South Elevation [nts]



Proposed East Elevation [nts]



Proposed North Elevation [nts]



Proposed West Elevation [nts]

Materials Key

- 1. Concrete roof tiles
- 2. Tile hanging
- 3. Upvc windows and doors
- 4. Black Upvc rainwater goods
- 5. Facing brickwork
- 6. Metal clad canopy
- * Obscure glazing

FLOOD RISK, DRAINAGE & TREES

Flood Risk

The site lies within Flood Risk Zone 1 which means it has a low probability of flooding.

Drainage

Foul Drainage

The site falls within a nitrate vulnerable area, however the site already has an existing 12 person sewage treatment plant. The proposed dwelling will be replacing a mobile home and will be connected to this sewage plant and therefore will not create additional nitrates or phosphates.

Surface Water

Rainwater harvesting is proposed to collect surface water from the dwelling providing a sustainable source of water, controls flooding and improves the quality of groundwater.

Trees/Landscaping

There are no trees within the site, there are a number of trees along the site boundaries, the dwelling is located in order to avoid any impact to the trees along the northern boundary. Additional landscaping is proposed to enhance the site and reduce the area of hard-standing and increase biodiversity.





CONCLUSION

The proposed dwelling has been designed taking into consideration the local surrounding area in regards to architectural styles, scale, the existing site access, the location of the existing mobile home and the relevant planning policies both national and local.

As Mr Cole's health has deteriorated he no longer travels for his business and stays on site taking on a more managerial role, over seeing the maintenance of fairground equipment and associated vehicles together with book keeping. Accessibility is becoming an issue with living in a mobile home. The proposed dwelling to replace the mobile home has been designed to not only be accessible but also future proofed if and when further adaptation is required by Mr Cole's as his needs evolve. The dwelling is designed to ensure that a minimum of 19% improvement on predicted carbon emissions than that required by the current building regulations will be possible. Water consumption will be reduced to the required amount with use of rainwater harvesting and water efficient appliances and sanitary ware where possible. There is a sewage treatment plant already on site and has capacity for a 3 bedroom dwelling which will negate any increase of nitrates or phosphates.

The proposal does not create additional development on the site and will provide accessible accommodation that the client now requires, whilst enhancing the site with a carefully designed contemporary dwelling that whilst being influenced by it's surroundings has it's own identity.

