

DAS451
DESIGN & ACCESS STATEMENT
Proposed Detached Outbuilding at:
21 Hocombe Road, Chandler's Ford, SO53 5SL.

Location

Hocombe Road lies on the north eastern fringe of Chandler's Ford, within well-wooded surroundings and with the Cranbury Park Estate lying to the north. The area is predominantly residential and the majority of dwellings along the length of Hocombe Road are located along the southern side of the road. The plot sizes are particularly generous, containing large detached homes, generally well set back from the road frontage. Hocombe Road lies within the Hiltingbury & Hocombe Park Special Policy Area.

Site

No.21 is located towards the eastern (Winchester Road) end of Hocombe Road and is positioned on the southern side of the road. The property itself is a large 6 bedroom detached family home, accessed by an 'in-out' driveway, which separates the dwelling from the dual accesses at the road frontage to Hocombe Road. The site itself is considerably larger than other plots along Hocombe Road, being effectively double width – indeed, the next house along Hocombe Road is No.25, (no.23 never having been built), meaning the plot is extremely generous and expansive in nature. As is consistent with the surrounding area the plot contains numerous trees, which are largely positioned toward the western boundary, covered by a Woodland TPO, with the majority of these trees adding to the attractive character and privacy of the gardens and site overall. There is also a ditch/watercourse located along the western boundary.

Proposals

The proposals shown on drawings numbered 451_03, indicate both the intended site layout and outbuilding design, and include topographical information for proposed levels and siting. A full Arboricultural Development Statement ref CBA11725 v1 by CBA Trees, accompanies the application, to include tree survey, impact assessment and protection methods, ensuring the ongoing health and contribution of the valuable on-site trees. A Flood Risk Report (commissioned for a previous application) is also attached, since the mitigation methods approved by the Environment Agency are those which we incorporate within this application.

Design Principles

The homeowners are a multigenerational household of six, including young children and grandparents. Both homeowners work from home, and with the six bedrooms already well used, there is a need for dedicated office space away from the existing living spaces, along with the need for flexible recreational spaces which can be used for music practice, fitness (gym) and general family entertaining. In considering the layout of the house, the existing plot and the nature of the new spaces required, it was determined that the best solution would be to provide an ancillary building to facilitate this range of uses, without undermining the layout, function and qualities of the existing dwelling. The proposals are for a 1.5 storey detached outbuilding, to supplement and serve the existing outdoor entertaining areas and swimming pool. These consist of a Garden Room with a combined Games Room and Music Room above, along with a ground floor Home Office and WC facility. The proposed building location, adjacent to the house allows conveniently positioned access from both house, garden and pool, whilst retaining the attractive open nature of the rear garden. With the proposed distances from boundaries and considered

positioning within the clearing between the established trees, combined with careful fenestration, the position and design ensures the building will not be harmful to neighbouring plots, or intrusive within the street-scene along Hocombe Road itself. The high quality main materials selected, of natural siberian larch and dark zinc will gently age and patinate over time, becoming increasingly more harmonious within the semi-concealed, wooded setting. As viewed from the street, the outbuilding will present a simple gabled form, devoid of high-level windows. At ground floor level (despite being largely concealed from public view), the fenestration is tucked beneath a lower gabled projection in dark zinc, reducing visual impact and to help define and further re-inforce the ancillary nature of the building. Larger areas of glazing are installed to the eastern elevation (facing in to the main garden amenity area), however these again are shrouded and set back within zinc gabled dormers, to reduce visual prominence. On the east elevation, there is a single velux roof-light serving the stairwell, however this is over 12m away from the neighbouring boundary with intervening trees and further trees offsite, so will present negligible opportunity for overlooking.

Access

The access will be from the rear/side garden of the existing dwelling, with no additional pedestrian or vehicular accesses proposed from the highway.

Sustainability

The outbuilding is to be highly thermally efficient and it is intended to make use of low temperature under-floor heating supplied by ASHP to maximise energy efficiency. Rain water collection using diverters to water butts, for use in the garden for watering, is proposed to reduce water consumption, with storm water overflow taken to existing/new soakaway within the rear garden area. A portion of land along the western boundary of the site is within Flood Zone 1 for the risk of flooding from surface water according to EA flood mapping. A Flood Risk Assessment Report commissioned in 2019 for an unrelated application, had mitigation measures agreed by the Environment Agency to allow development in this same area (minimum FFL set & piled foundations to be used with above ground slab to retain a floodable void) – these are the methods proposed for adoption within this application.

Biodiversity

The combination of trees and watercourse, currently provides excellent opportunities for natural biodiversity on site, however the applicants intend to provide additional areas of planting to link this area surrounding the proposed outbuilding, to the existing planted areas, along with providing composting facility further towards the rear of the garden to further enhance biodiversity opportunity. The proposal does not require the removal of any trees, although a limited amount of facilitation pruning is recommended (please see Arboricultural Development Statement).

Wastewater & Water Quality

Waste water from the building will be directed to the existing foul water drainage system on site, which passes through the garden to the rear south east corner and on to the mains foul water drainage system.