

DAS458
DESIGN & ACCESS STATEMENT
Proposed 3 Bedroom Detached Dwelling at
71 High Street, Botley, SO30 2ES.

Location & Context

The site lies within the western projection of the Botley Conservation Area, on the southern side of High Street. The village is served well with local shops, pubs, and restaurants. There is a health centre and dental practice within 100m of the site, along with a regular bus service operating from stops within 50m of the site. Immediately to the south behind the site, lies the recreation ground. The surrounding area is predominantly residential in nature, with the southern side of the High Street characterised by a mix of detached and semi-detached Victorian/Edwardian properties, largely constructed of red brick with red/brown tiled roofs. These varied properties provide significant visual interest, and whilst they lack significant front gardens, their proximity to the walkway lends a warm 'village' feel to this side of High Street. This is in contrast to the north side of the street, which consists of much newer 'suburban' style developments, with significantly greater setback from the road, which in contrast help to provide a feeling of spaciousness to the street scene as a whole.

Site

The application site consists of a modest 2 bedroom attached property, which is orientated 'side-on' to the High Street. There is a particularly generous garden & parking area to the side, fronting the High Street and separating it from no.73. This area currently contains numerous small outbuildings, benefitting from existing vehicular access from the High Street via a dropped kerb. The unusually large side garden layout, and the resulting visual 'gap', is at odds with the otherwise consistent run of properties along this section of the street, although it does afford glimpsed distant views, to the trees within the recreation area beyond.

Design Proposals

The proposal is to provide a 3 bedroom detached dwelling, of complementary style, height and proportion to the neighbouring character properties, in order to form a coherent and attractive element within the current street scene. The proposed dwelling has been positioned to assimilate within the continuous run of properties from no.73 onwards. This provides the complimentary result of retaining a significant visual gap to no.71, with resultant views retained through to the recreation ground and avoiding any visual over-enclosure.

Whilst the majority of adjacent properties have limited parking facilities, largely restricted to parallel parking on the frontages, this proposal includes the provision of 2 off street parking spaces for each dwelling, both retained no.71 and the proposed dwelling, according with current EBC parking standards guidelines - despite the walkable facilities and public transport links available within this location. A supplementary Highways & Parking Report accompanies this application, which also covers the specific alterations to the existing dropped kerb access from the High Street.

The new property has been designed to provide light and airy accommodation and to provide quality private garden space, whilst avoiding overlooking of either windows or primary garden areas, in compliance with Eastleigh Borough Council's Quality Places SPD.

The frontage incorporates an ornamental planted defensible space, providing a softened separation from the public realm, with an entrance porch canopy reflecting the local vernacular and providing weather protected entry. A low level evergreen hedge is proposed to separate the parking areas, visually softening the paved area, with 2m high close board fencing proposed to separate the new private garden areas behind. Refuse bin stores and cycle stores are discretely positioned, to serve both the existing and proposed property.

Sustainable Development

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD, require development to be sustainable in terms of resource use, climate change and energy use. The proposed dwelling will be constructed to provide high levels of energy efficiency, with high levels of insulation, using low-temperature underfloor heating where possible and incorporating renewable energy sources, such as solar P.V. generation. Additionally it is anticipated that an E.V charging point will be installed on the side wall of the new dwelling adjacent to the car parking area. Water supply fittings and systems will be installed to limit water consumption to 125 litres per person per day, in order to increase climate resilience and increasing demand, with water butts to collect rainwater installed in the rear garden areas for garden irrigation. Rainwater from the new dwelling roof will be directed to a new soakaway within the site perimeter, sized to manage 1 in 100 year storm events, with a 45% allowance for climate change plus 10% urban creep.

Flood Risk

The site falls within flood zone 1, having a low probability of flooding from rivers or the sea (0.1%) and is categorised as at very low risk of flooding from surface water, therefore additional flood resilient design features are not required. All areas of proposed hardstanding are to be water permeable, in order to maximise rainwater infiltration and reduce the load on existing storm water systems.

Trees

There are no trees on site or off site that will be impacted by the development.

Ecology/Protected Species

The existing garden area currently consists of maintained lawn, with the remaining areas hard paved, with limited opportunity for protected species to be present, however in the interests of further Biodiversity enhancement, swift and/or bat boxes may be provided should EBC's Ecology Officer believe the enhancement would be beneficial in this location. Hedgehog highways are to be provided within the gravel boards of all new fencing to allow hedgehogs to roam freely.

Summary

The principle of development within this location is acceptable, the proposal itself has been carefully developed to accord with the relevant Local & National policies. The new dwelling will maximise land use in a considered and sensitive manner, within this sustainable location, to provide a high quality, attractive and energy efficient new family home within Botley.