

ARCHITECTURE & DESIGN

Design & Access Statement

**Land Adjacent to West End Cottage,
Eastleigh, SO18 3HT**

New Detached Dwelling



Introduction

West End Cottage is a detached residential property situated between the suburbs of West End & Mansbridge in Southampton. Purchased in 2019 the property was badly overgrown & in a poor state of repair, but has since been restored to create a characterful family home.

With ample landscaped gardens encompassing the dwelling, it is the applicant's intention to create an additional detached, 3 bedroom dwelling to the East of the property, within what is at present a large tarmaced parking area.

Whilst the application primarily focuses on the proposed new dwelling, reference is also made to the creation of a new access to West End Cottage via the existing dropped kerb & pathway crossover (which is proposed to be retained & used as shared access by the two dwellings).



Fig. 1 | Aerial View of site



Fig. 2 | Existing driveway access - Approach from East



Fig. 3 | Existing driveway access - Approach from West



Fig. 4 | Existing site use



Existing Site

The application site is situated along Swaythling Road, between the suburbs of West End & Mansbridge, and forms Part of the West End North Ward of Eastleigh Borough Council. Although a largely residential area the existing site has no immediate neighbours (excepting West End Cottage), with the nearest dwellings forming part of Upmill Close to the North, and no dwellings along the opposite Southern Edge of Swaythling Road. The existing site is set back from the road & bordered by mature trees & planting, providing a high level of screening from both Swaythling Road to the South and Allington Lane to the East, which runs at a slight incline away from the application site towards the North. The site itself however is largely level, currently being used as a large tarmaced parking area.

A public footpath runs to the rear of the site, separated by a close-boarded fence & mature planting. Trees within the site itself are not protected, however there is a section of open land (owned by EBC) to the West of West End Cottage, which is covered by a blanket TPO.

The properties on Upmill Close (to the North of the site) were constructed between 1996 & 2002 in line with the 'Poundbury' style of development, and consist of largely detached dwellings exhibiting a variety of architectural styles & finishes. They are however a significant distance from the application site, and unlikely to have any direct visible correlation within the streetscape.

West End Cottage, the existing property directly to the West of the proposed application site, is believed to be early/mid-Victorian two storey dwelling, with brick & render walls and a clay tiled roof.

The application site is not within a conservation area, European Protected site (SPA, SAC or Ramsar), site of Special Scientific Interest (SSSI), or within any recognised Flood Risk Zone, and is situated within the settlement boundary.

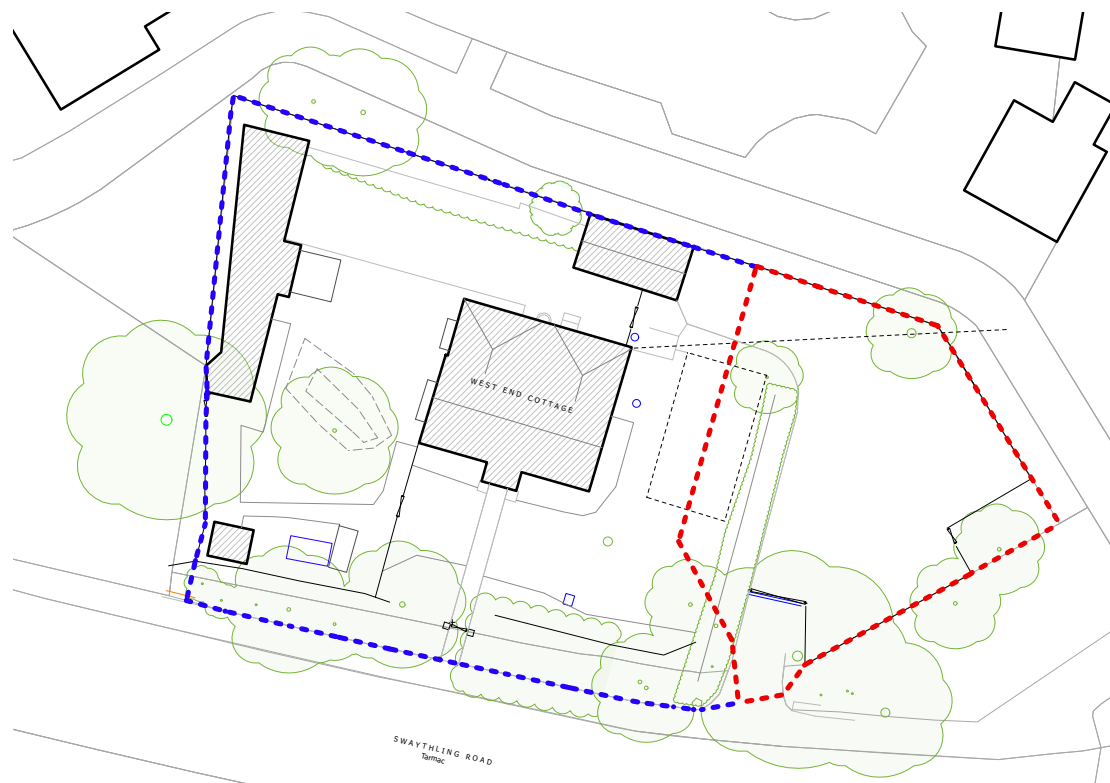


Fig. 5 | Site Plan as existing

*n.b. maps of varying scales for reference only, do not scale.

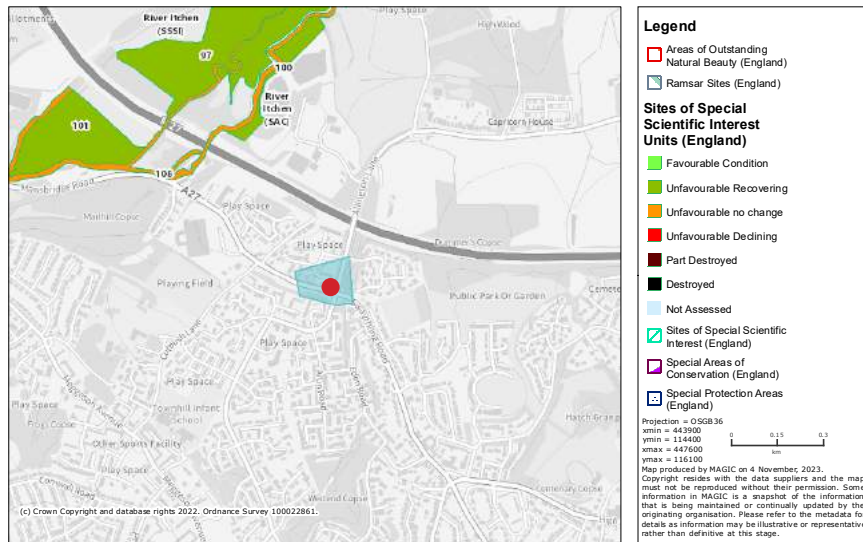


Fig. 6 | Proximity to SPA's, SSSI's, AONB & Ramsar sites

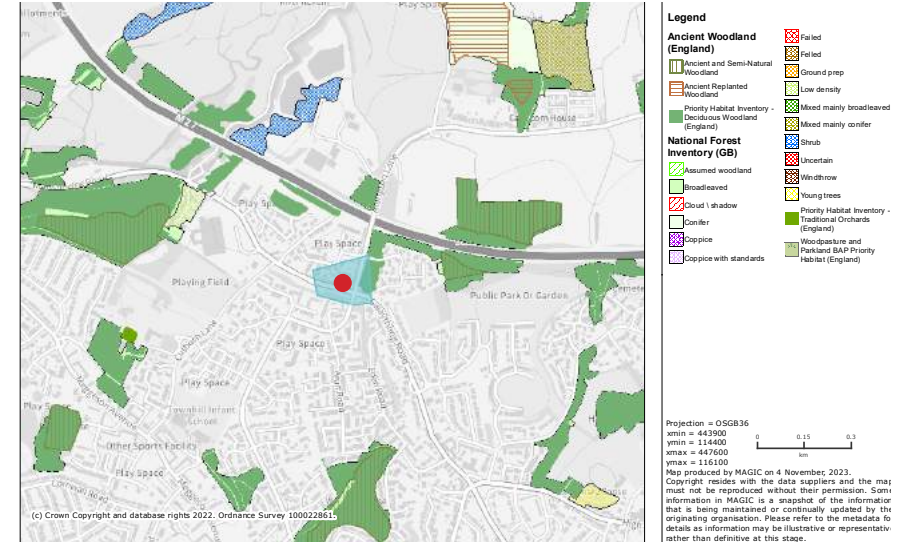
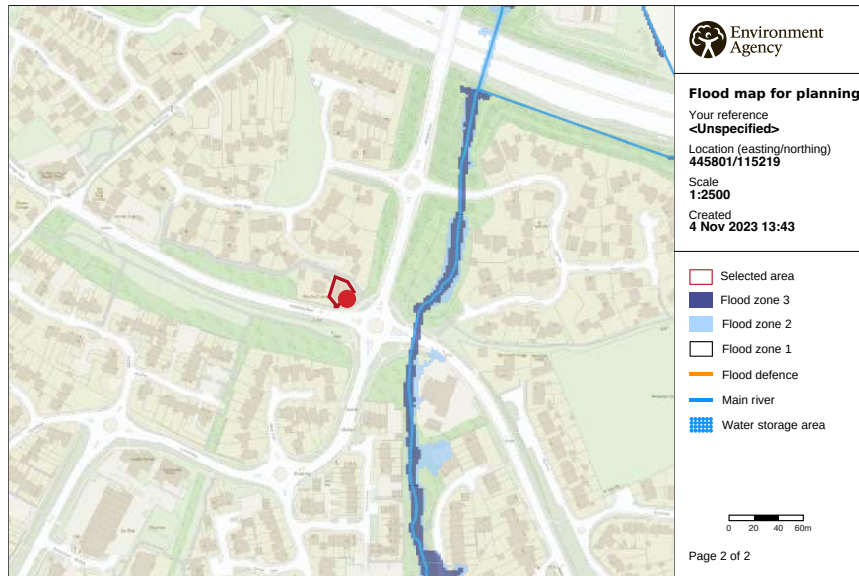


Fig. 7 | Proximity to Priority Habitats



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Fig. 8 | Proximity to Water Courses/Flood Mapping

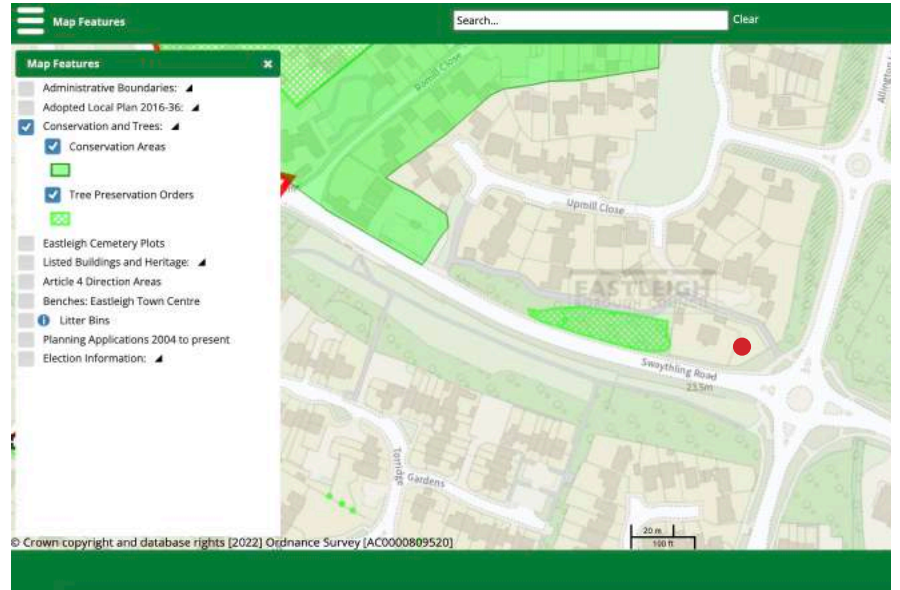


Fig. 9 | Proximity to Conservation Areas & TPO Trees

*n.b. maps of varying scales for reference only, do not scale.



Proposed Site

It is the applicant's intention to construct a new detached 3 bedroom dwelling to the East of the existing West End Cottage, on what is currently a large tarmaced parking area. Set back from the road & screened by mature planting to the East & South the new home adopts a subservient position to West End Cottage (being set back from the existing building line), whilst maintaining in excess of 20m separation from the nearest dwelling to the rear. The proposed distance from the adjacent Swaythling Road to the South and Allington Lane to the East, in combination with the mature borders & incline of the road, helps to mitigate any impacts that the proposal may have upon the streetscape.

The orientation of the new house has been informed by the adjacent West End Cottage and the desire to retain an adequate level of amenity & privacy to both dwellings. Positioned along the same East-West axis as its neighbour, there are no windows proposed to this West facing flank which could result in potential overlooking. To the rear, there is approximately 24m, window to window, to the nearest neighbour on Upmill Close.

The site is modest in size, however still provides a rear garden of approximately 75 sq m (excluding the proposed shed), exceeding the recommended minimum 60% of floorspace.

To the front of the site there is an existing dropped kerb access from Swaythling Road, which is proposed to be retained. The existing driveway gates are to be moved to provide more turning space to the front of the property (still retaining a minimum 5.5m setback from the carriageway), and a new access added to the side to serve the existing West End Cottage. Therefore although the driveway is to be widened once within the site, no alterations are proposed to the existing dropped kerb, or access across the footway.

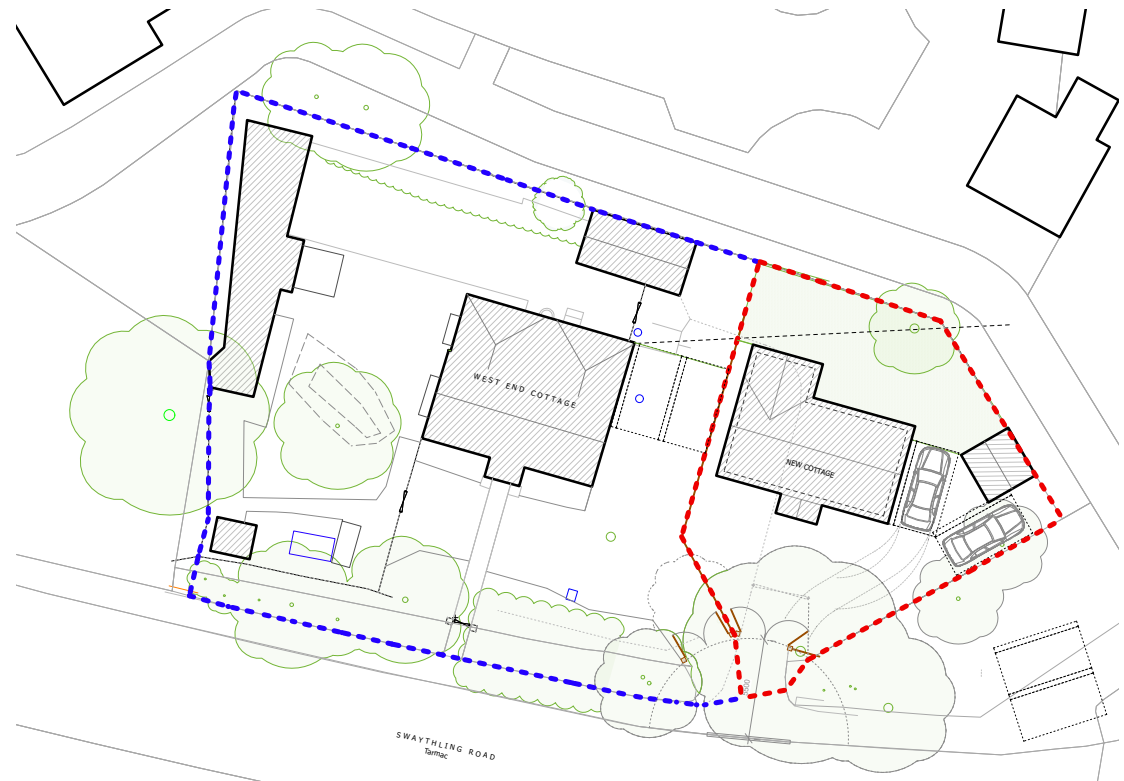


Fig. 10 | Site Plan as Proposed



A minimum of 2no. parking spaces are proposed within the site, with adequate turning space to allow for moving off in forward gear. The new vehicular hard standing is proposed to have a permeable finish (provisionally gravel), to better mitigate against any additional run-off (however it is worth noting that the majority of the existing site is already laid to tarmac).

It is worth noting that although the proposals initially seem to result in a reduction in parking on the application site itself, that additional spaces are also to be provided to West End Cottage. These are understood to be able to be dealt with under the property's existing permitted development rights. However all new parking to West End Cottage is proposed to have a permeable finish (gravel or similar), and similarly provides a minimum of 2no. parking spaces with adequate turning space to allow for moving off in forward gear.

Existing boundary treatments are to be retained where possible to the Northern, Eastern & Southern boundaries of the site, and largely consist of timber fencing & mature planting. The new boundary between the proposed dwelling and the adjacent West End Cottage is proposed to be a new 6ft Timber fence in a similar style to the existing. To the front of the site new entrance gates are proposed to both properties for security.

A new shed is proposed to the Eastern Boundary, with ample space for bike storage. This is proposed to be a simple timber construction with pitched felt roof. A bin store is similarly proposed to the corner of the site, to have a similar timber construction.



Fig. 11 | Shadow studies



Fig. 12 | Site layout



Proposed Development

The proposed new dwelling presents as a modest, detached 3 bedroom family home. Influence has been drawn from the adjacent West End Cottage in terms of scale, form & materiality, to ensure that the new dwelling sits comfortably within its context. Although there is no defined building line as-such (with West End Cottage being the only dwelling currently in this locale), efforts have been made to ensure that the new dwelling is positioned in a subservient manner, to allow both homes to sit harmoniously within the site.

The new dwelling is proposed to be of masonry construction, with a brickwork base & off-white render above. This again echoes the materials of West End Cottage, which has a brickwork front facade with render to the flank & rear elevations. A small timber porch is also included within the proposal. Roof tiles are to be clay, or a clay effect concrete.

Windows & doors are proposed to have mid-grey frames to give a slightly more contemporary aesthetic whilst still retaining the 'softer' cottage styling. To the front a largely symmetrical elevation is presented, with larger, more modern openings to the rear serving the proposed living spaces.

At Ground Floor the property benefits from an open plan Kitchen/ Diner, separate Living Room, Utility, & accessible WC. On the first floor 3no. double bedrooms are created, with family bathroom & Master Ensuite. All bedrooms include a more than adequate level of storage, with the property achieving an overall usable internal floor space of 102 sq m.



Fig. 13 | Front View



Fig. 14 | Rear View



Proposed Visual





Proposed Visual

