

**Land at 30-32A Queens View
Netley Abbey**

Design and Access Statement
to support a
**Planning Application Submission
For Eastleigh Borough Council**

September 2023

Our ref: 19-067 PLANNING ISSUE rev C



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01 | INTRODUCTION

Artists impression of street frontage for purposes of pre application discussion



EXECUTIVE SUMMARY & PROJECT BRIEF

INTRODUCTION

M H Architects have been commissioned by Eastleigh Borough Council to assist in the preparation of a full planning application for development of the site known as land at 30-32A Queens View, (currently 2 x retail units and 2 x residential flats) located in the residential area of Netley Abbey, Southampton, in the county of Hampshire.

This design and access statement sets out the study process undertaken to get to this stage, the analysis of the surrounding context and principle design elements, which have influenced our design proposals.

The proposals follow guidance from National, Regional and Local level, taking into account current Planning Policy and Guidance.

This report is submitted to Eastleigh Borough Council as part of a full planning application.

PROJECT BRIEF

Eastleigh Borough Council are seeking to redevelop the site to create a number of new mixed style apartments and maisonettes with associated parking and landscaping. At this early stage of the design process the tenure mix will be policy compliant with the exact provision being agreed once a viability and grant based assessment has been carried out by the Employers Agent.

The proposal aims to remove the existing two storey retail and residential units and replace them with modern, purpose built apartments for mixed tenure use. Eastleigh Borough Council wish to deliver a development that includes sustainable outcomes, quality aspirations and spatial requirements.

Sustainable outcomes include taking a fabric first approach, to ensure the apartments and maisonettes are energy efficient to run with minimal running costs. A commitment to renewable energy also forms part of the brief to contribute toward the heating and hot water provision.

Quality aspirations include an easy to navigate and contextual design that is robust and provides a new intervention in the setting of the neighbouring residential units and the recreation ground.

The spatial requirements of the units will be designed to meet the Nationally Described Space Standards technical standards as a minimum - areas described in later sections of this document. Accessibility to and within the units will be designed to meet Building Regulations Part M and will be category M4(2) - accessible and adaptable dwellings. Communal stairs will be Part K General Access compliant to give access to upper floors.

KEY PROJECT INFORMATION

KEY PROJECT INFORMATION

Client:	Eastleigh Borough Council
Architect:	MH Architects
Site Address:	Land at 30-32A Queens View, Netley Abbey, Southampton SO31 5EA
Site Area:	0.284 Ha

PROJECT TEAM

Applicant:	Eastleigh Borough Council
Employers Agent:	Boulter Mossman
Principal Designer:	Boulter Mossman
Architect:	MH Architects (Chichester)
Surveyors:	Hampshire Land Surveys
Planning Consultant:	Mark Sennitt
Highways:	Paul Basham Associates
Landscape:	Deacon Design
Trees:	Johnston Tree Consultancy

02 | CONTEXT

SITE LOCATION

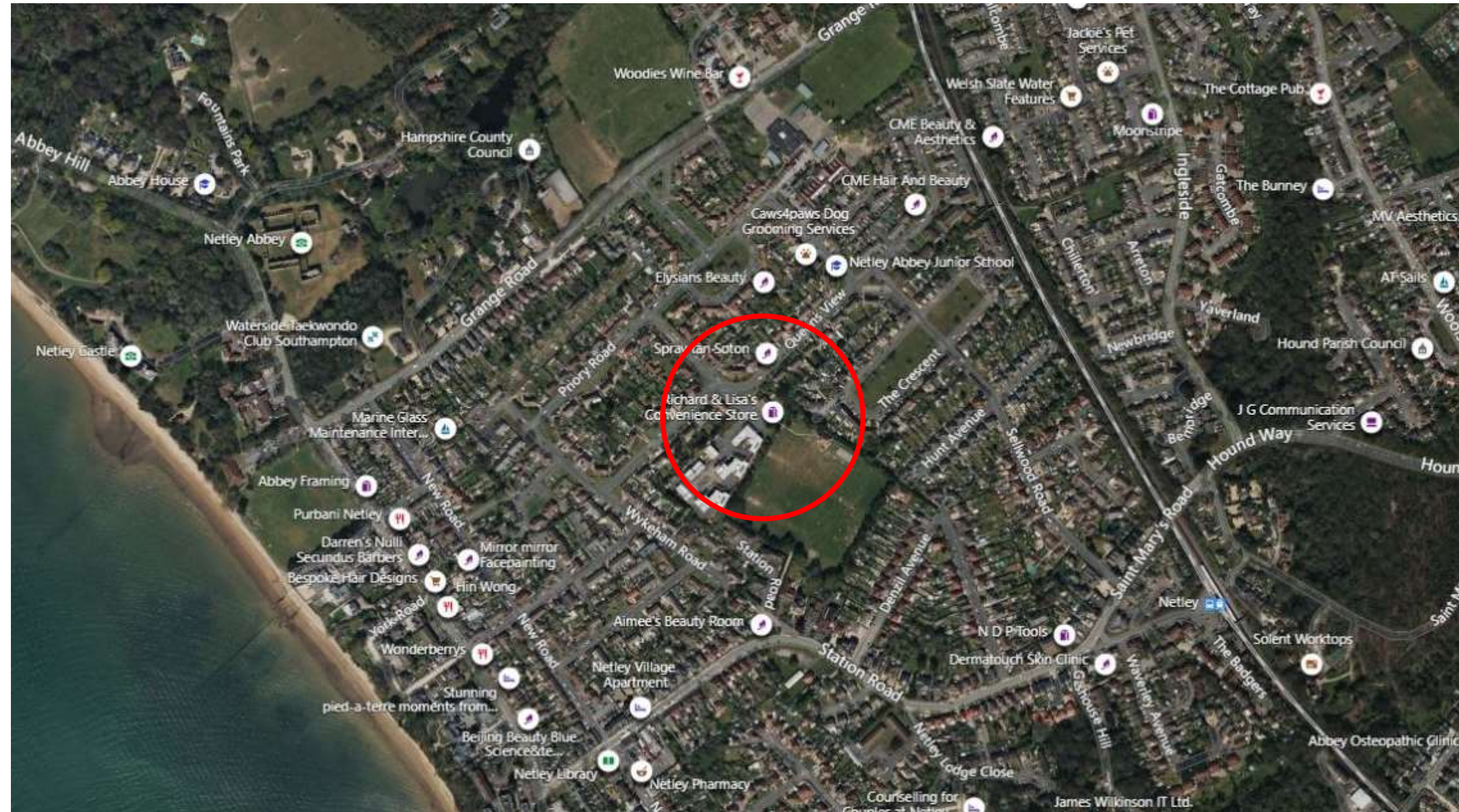
The site is located in a residential area of Netley Abbey, on land to the south of Queens View. The postal addresses are:

30-32A Queens View -

- The Haven, Hounds Basic Foodbank, 30 Queens View, Netley SO31 5EA
- Residential Flat 30A Queens View, Netley SO31 5EA
- Richard and Lisa's convenience store, 32 Queens View, Netley SO31 5EA
- Residential Flat 32A Queens View, Netley SO31 5EA

To the north west is the main city centre of Southampton accessed via the Itchen bridge. To the west is Netley Abbey and Southampton Waters. The M27 lies to the north east with other residential areas of Southampton such as Hamble, Bursledon, Hightown, Southampton Itchen and Woolston surrounding the site.

The site has good access to the M27 which connects to the wider setting of the New Forest and Dorset to the west and East Hampshire and Sussex to the east. The site is within walking distance of Netley train station with links to Southampton Central to the west and Fareham to the East. Excellent connections to the wider network can be made from these stations.



CLOSE CONTEXT

The current site has a 360 degree aspect with three of its main boundaries open to the public domain. Its topography is typically flat but is raised slightly from highway level along its northern boundary with Queens View.

The site has a presence to the recreation ground, forming the northern edge of this public open space.

The site is currently accessed off Castle Road.

The north western boundary is bound by Queens View highway and a large area of flat open land consisting of grass verges and public footpaths.

The north eastern boundary is bound by the rear garden of 28 Queens View. The boundary is made up of a close boarded timber fence, a single storey out building (to 28 Queens View) and mature landscaping. A mature Eucalyptus tree occupies part of this boundary and significantly over shadows the rear garden.

The south eastern boundary fronts onto the recreation ground and consists mainly of a metal fence and landscaping. The eastern end is planted with a 3-4m high hedge that connects with landscape of the properties on Park View. The western end is open behind the fence line and provides open vistas and pedestrian access to the recreation ground.

The south western boundary is contained by the 3 storey apartment block that forms part of the Robin Place development. The application sites boundary goes right up to the landscaped fence line that fronts the ground floor units.



03 | EXISTING SITE



SITE CONTEXT - Queens View

The application site sits to the south side of Queens View.

Photos 1-3

View of existing site as seen from the public highway on Queens View. 2 retail units with residential accommodation above are located opposite the apartments of Robin Place. The central area of the application site is predominantly hard standing which provides parking and turning for vehicles. Large sways of grass verge abut the highway, along the northern and southern edges. To the east of the retail and residential units are rear gardens for the residents.

Photos 4-6

View of the immediate neighbour to the east, 28 Queens View.

Photos 7-9

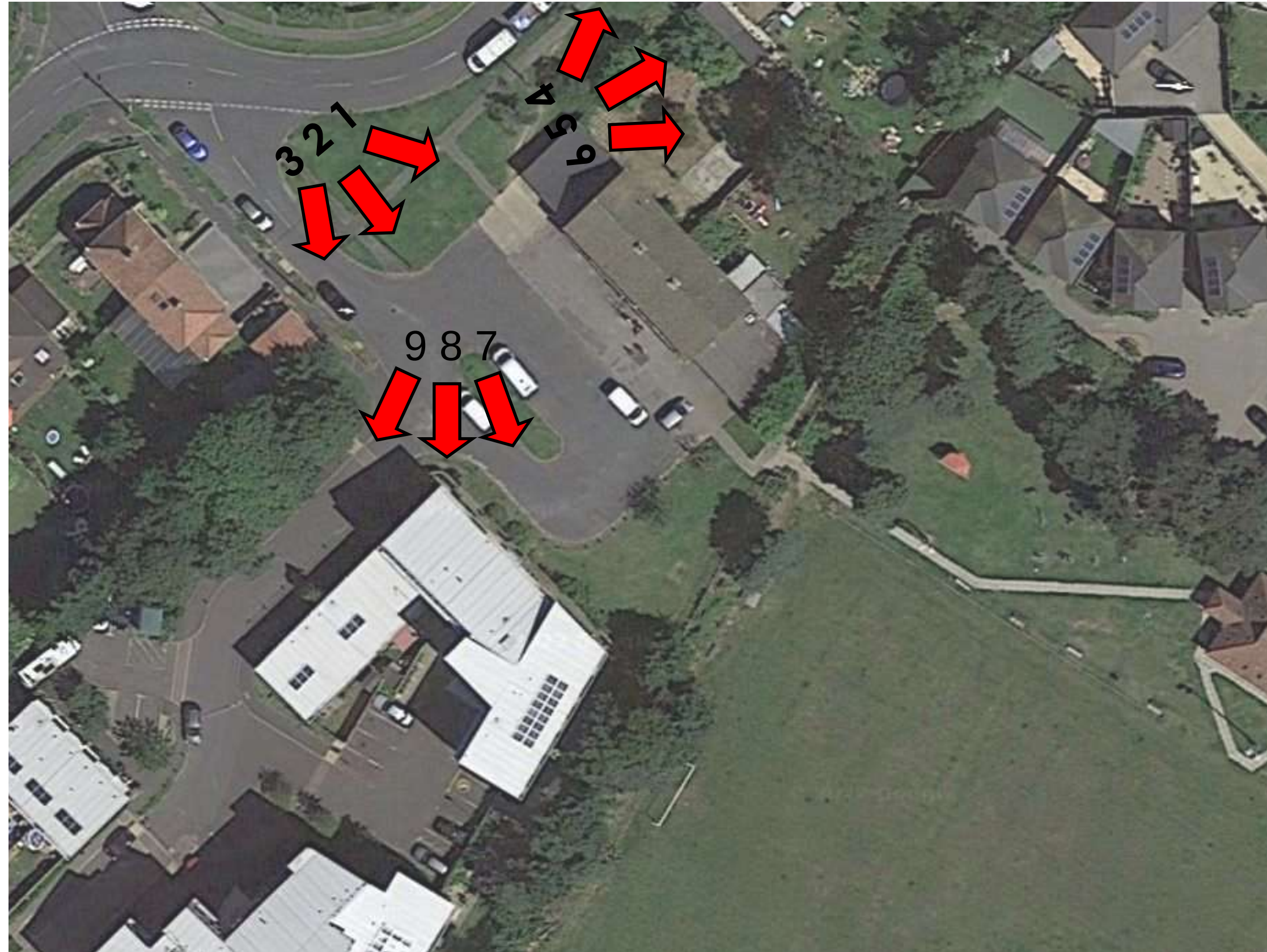
View of the immediate neighbours to the west. The 3 storey apartments known as Robin Place, accessed off Castle Road. These are retirement homes owned by Saxon Weald.

The immediate and wider architectural context is made up of a mixture of architectural styles ranging from interwar and post war housing through to more modern late 20th century flatted schemes.

Material use varies from brick, pebble dash and tile hanging under tiled roofs through to more modern render, timber cladding and metal roofs.



PHOTO LOCATIONS



SITE CONTEXT - recreation ground

The application site sits to the north of the recreation ground known as Station Road Recreation ground.

1. View of 3 storey apartments on Robin Place to the west of the site. Habitable rooms on all three floors face the site. The ground floor is partially sunk into the ground and so sits at a lower level than the current road and is screened behind an existing hedgerow.
2. View of the 2 storey detached houses on Park View. The houses are at 90 degrees to the application site with their primary outlook towards the recreation ground. The public footpath that runs along the south east edge of the site joins the footpath that runs in front of these houses. The south east side of the application site is currently well screened by a 3-4m high hedgerow which will be trimmed back and managed as part of the ground floor apartments private gardens.
3. View of apartments on Robin Place as seen from the current pedestrian access from the application site onto the recreation ground.
4. View of south eastern boundary to the recreation ground showing the existing footpath link to Park View.
5. View of houses on Park View.



Robin Place apartments.

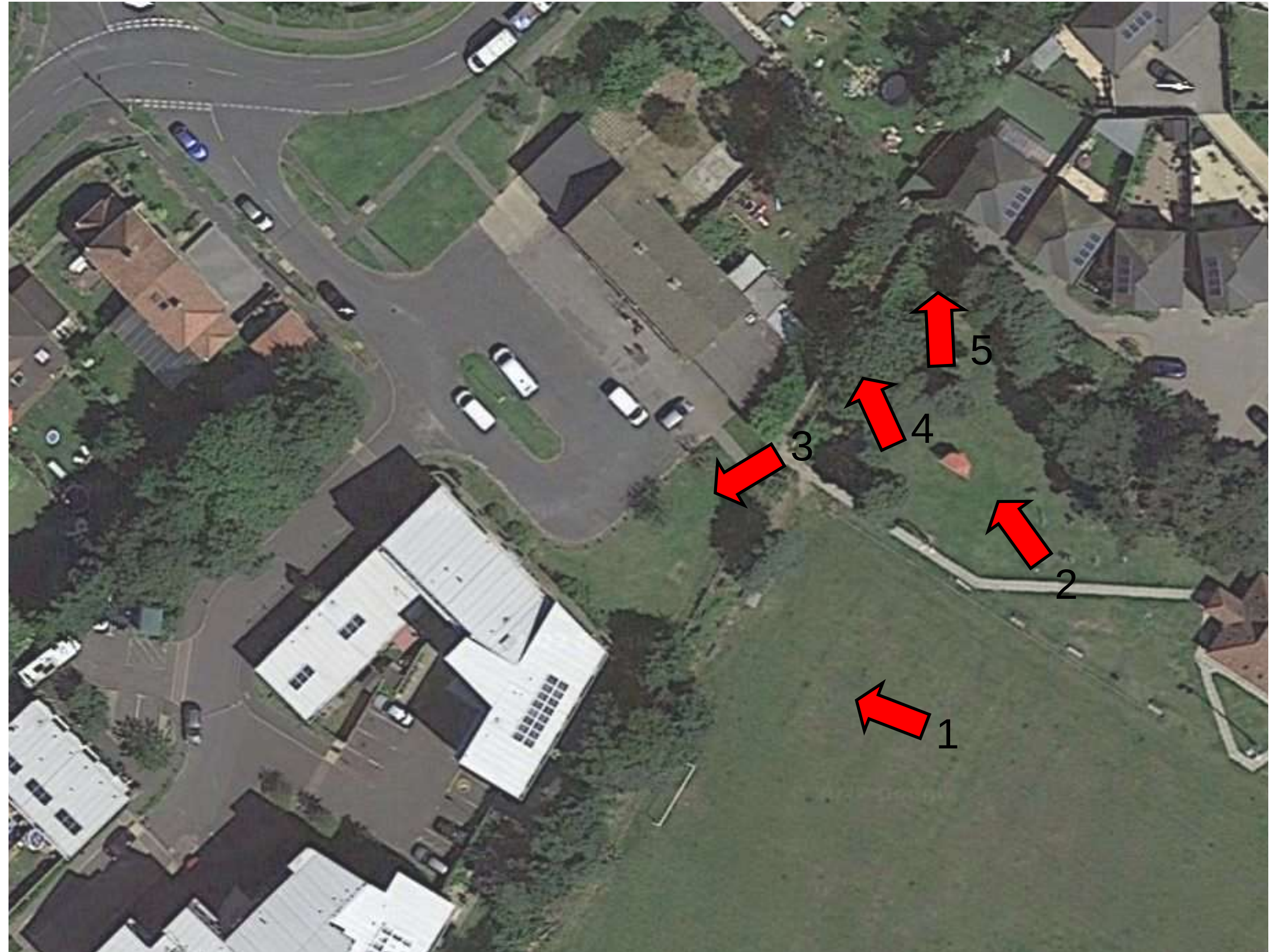


Existing view of site as seen from Station Road recreation ground looking to the north.

Park View houses.

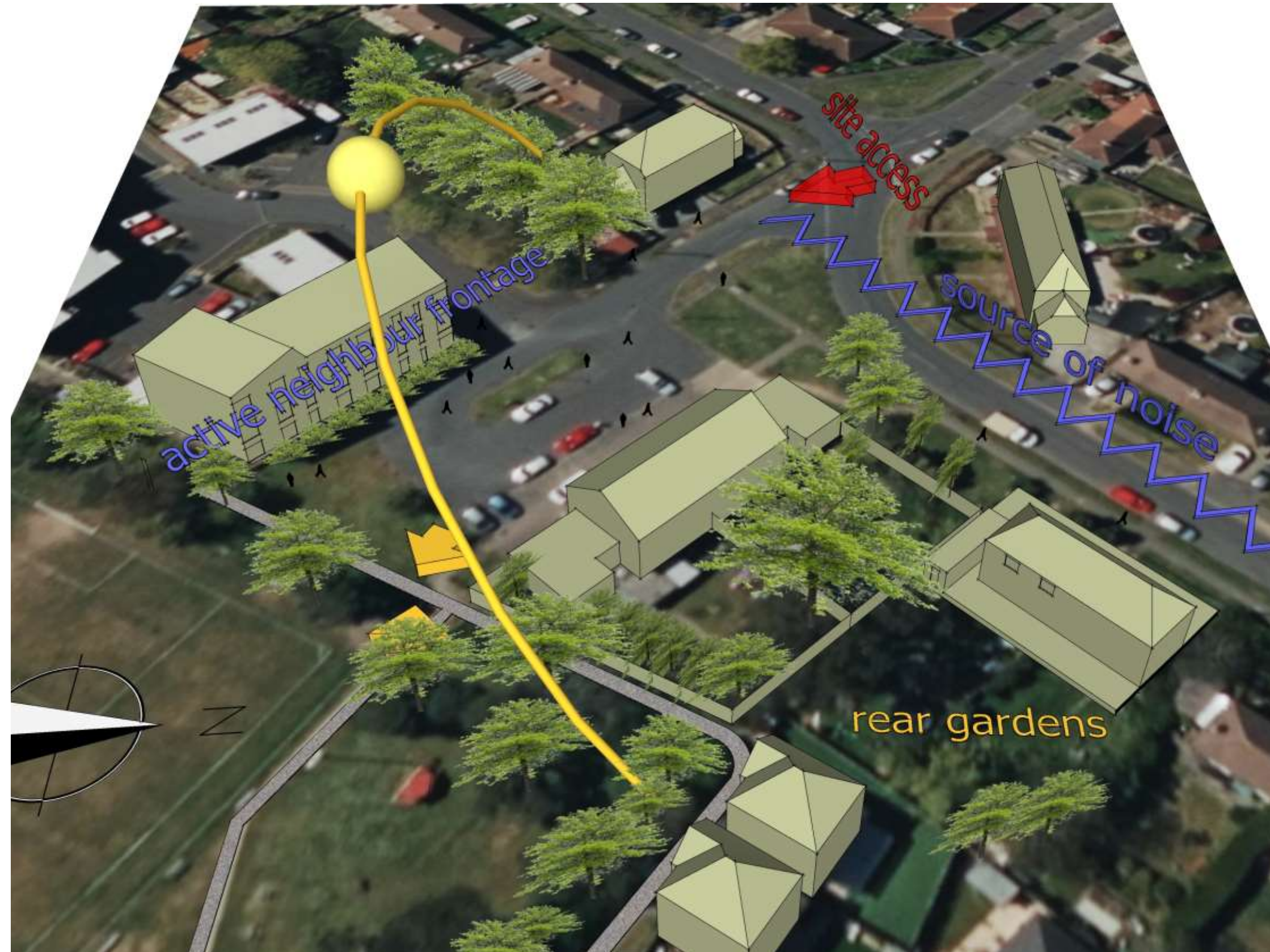


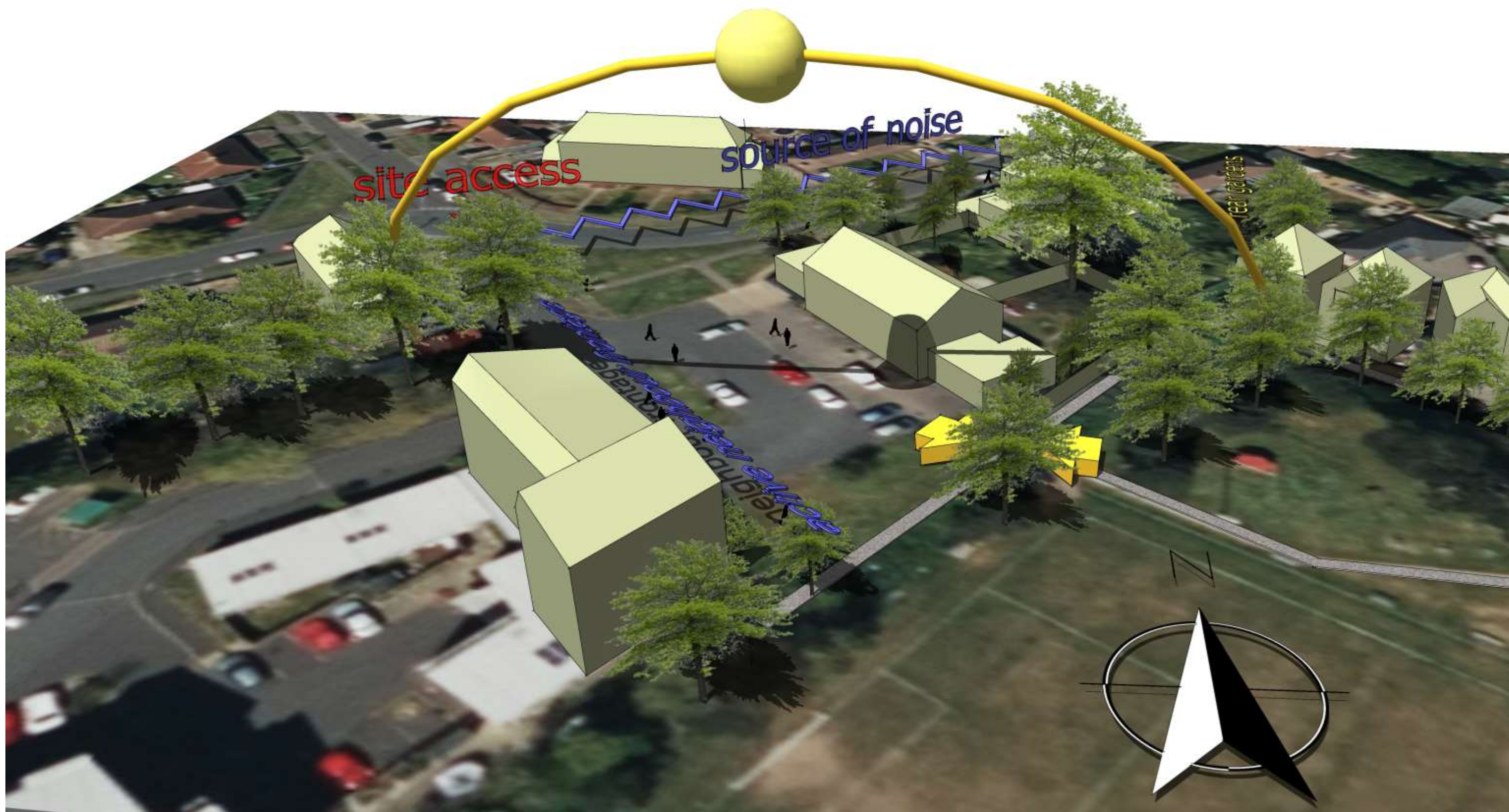
PHOTO LOCATIONS



04 | SITE ANALYSIS

SITE ANALYSIS DIAGRAM





05 | PRECEDENTS

BUILDING TYPOLOGIES

Successful architecture comes through an understanding of proportion at both the small and large scale, materials that are chosen to reflect the typology and their context and detailing that is simple and robust without being bland and unforgettable. The images opposite give an early indication of how the proposed design could look in its architectural language and detailing.

The final design put forward at any future planning application stage will be as a result of consultation with the wider design team, local authority and local residents alike.



06 | EARLY STUDIES

CONCEPT - inception

Site coverage appraisal

Early in 2019, Eastleigh Borough Council (Strategy - Performance and Governance) engaged MH Architects to carry out a coverage exercise to evaluate IF and WHAT volume of accommodation may be possible on the current site.

The exercise was to establish the viability of redeveloping the site for residential and or retail usages.

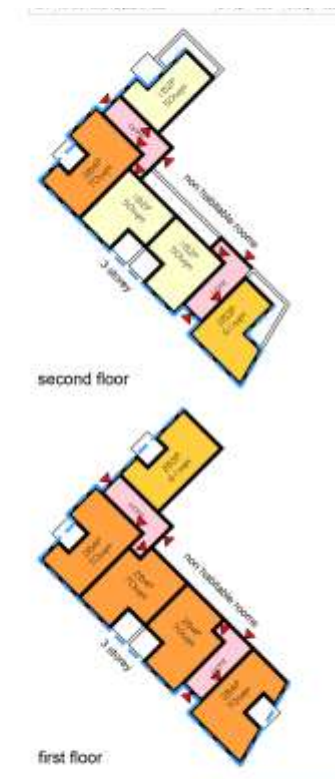
The coverage plans were not presented in any formal way to Eastleigh Borough Council Planning Department. A document prepared by MH Architects outlining the process was presented alongside other supporting documentation to the internal decision makers (Cabinet Members) at Eastleigh Borough Council.



Coverage plan with 3 retail units and 11 residential units



Coverage plan with all residential units - 14 units



07 | PRE APPLICATION DESIGN

PRE APP - concept A

Concept idea to maximise development potential

Once the principle of redevelopment had been established, Eastleigh Borough Council commissioned MH Architects to undertake a series of studies which would form the basis for opening dialogue with EBC Planning Department.

The illustrative images and outline site plan were presented to EBC Planning Department as a formal pre application submission to engage early thoughts and responses to redeveloping the site for predominantly residential use with the possibility of incorporating an element of retail.

The initial submission and follow up discussions established that the planning officers were favouring a linear building along the southern side of the site with parking to the northern side of the site.

The residential element was to relate to the recreation ground, with the parking relating to Queensview.

Accommodation

- 19 flats (1 and 2 bed units)
- 1 retail unit (210 sqm or 3-4 units)
- 28 car spaces



Illustrative view of initial pre application submission—with retail to south western end



Illustrative view of initial pre application submission - without retail



Illustrative site plan



Illustrative view of initial pre application submission - boundary to east

08 | CONCEPT DESIGN

PRE APP - concept B

Initial feedback from the Planning Officers and Consultees was that the scheme presented too much development and too much parking / hard landscaping, resulting in the potential for over development of the site.

The design team looked to reduce the amount of built form and associated levels of parking. This included the omission of the retail unit in order to keep the project viable and subsequently deliverable.

The illustrative images and outline plans describe the design development process.

Accommodation

- 20 flats (1 and 2 bed units, including wheelchair units)
- 21 car spaces



Concept view of follow up to pre application submission



Concept view of follow up to pre application submission - without retail



Concept plan



Concept view of initial pre application submission - boundary to east

PRE APP - massing

Pre application comparison

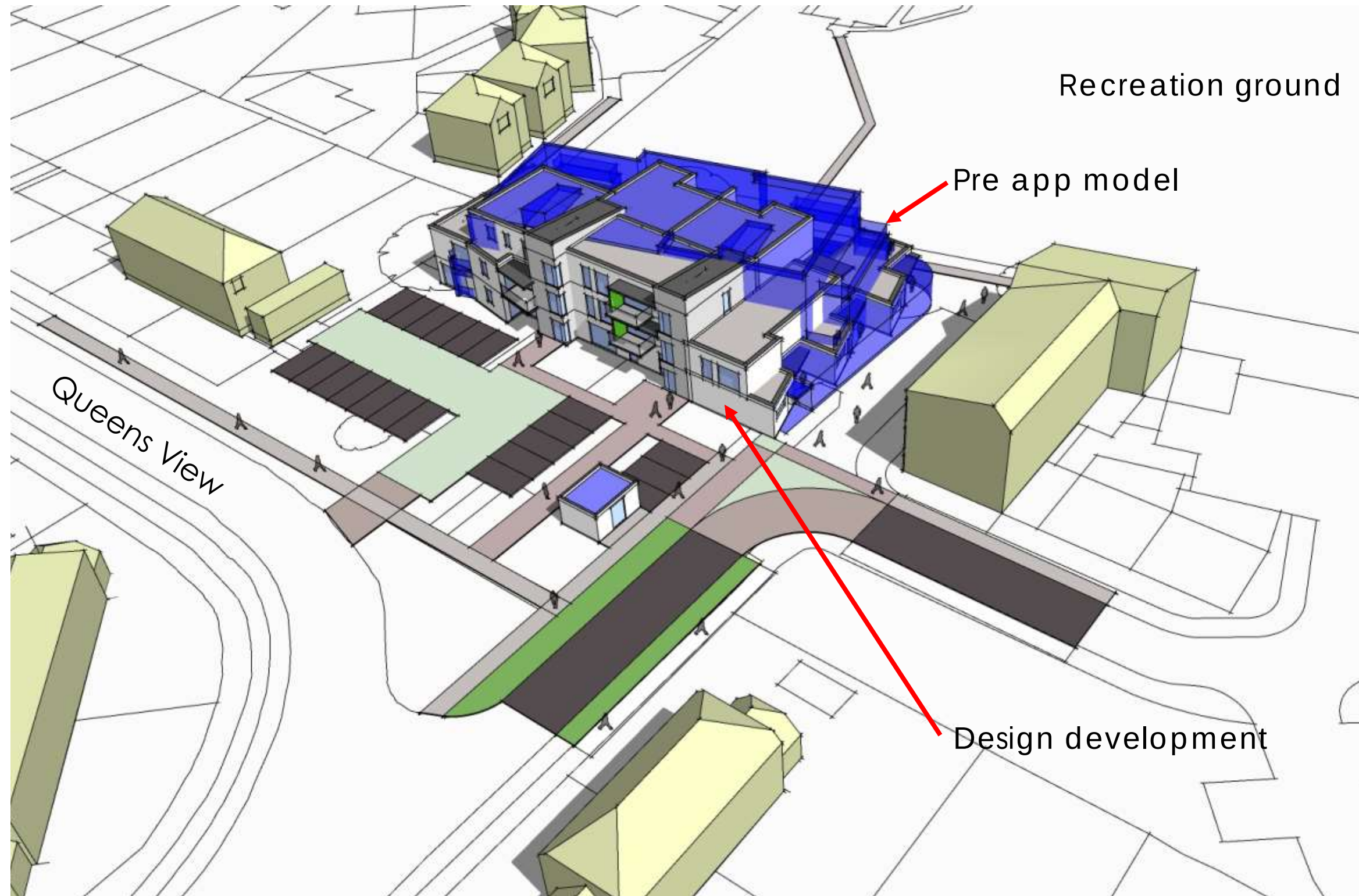
As the project brief evolved, so the design adapted to the new spatial requirements and technical factors that existed on site.

The initial tree report identified that a number of off site trees to the south needed greater consideration in the proposed layout.

The overall building mass was rotated and shifted to relate in a perpendicular manner to the existing neighbouring properties. This allowed for a greater separation to the off site trees to the south and presented an opportunity for a greater degree of private soft landscape to the boundary with the recreation ground.

The building mass and articulation, and unit typologies was revisited as part of the continual design development process.

The now perpendicular and linear layout allowed for a more efficient parking layout to the north; a clearer and more legible pedestrian route through the site to the recreation ground; and a greater sense of green connections with new street planting.



PRE APP - pedestrian access

Pedestrian links

The site has a number of established pedestrian links around and through the site.

Public footpaths exist on both sides of the carriage ways.

There is an existing access across the site which connects Queens View with the recreation ground. This is an established route for:-

- Residents who use the recreation ground facilities.
- A cut through for access to the train station at Netley.
- Foot traffic associated with parents and pupils walking to and from the residential areas towards the schools located to the north west of the site.

As part of the proposal this pedestrian link / route will be maintained and enhanced to provide a safe and welcoming route for pedestrians.



PRE APP - green infrastructure

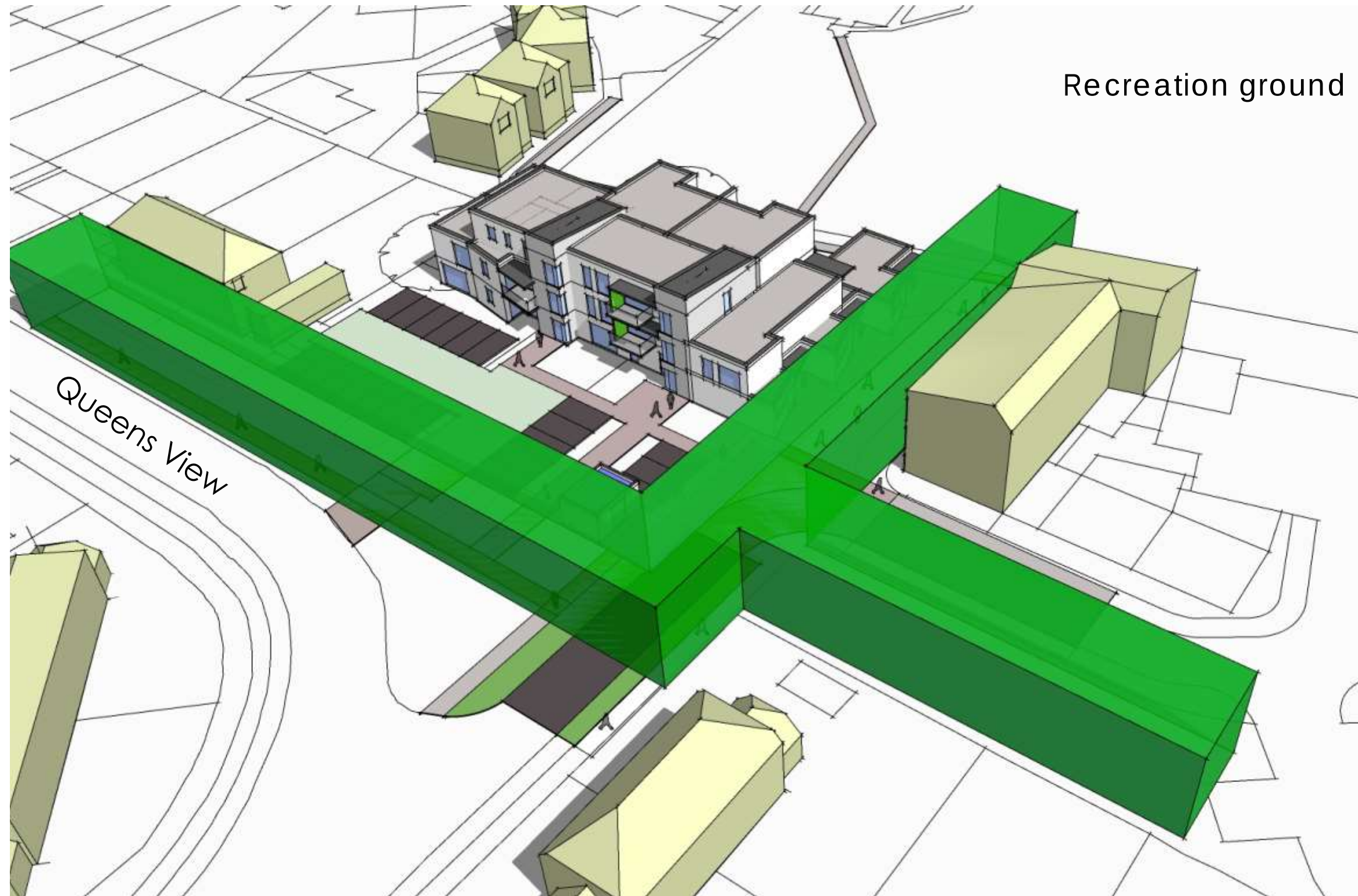
Green landscape - off site

The site is currently very open and exposed on its public side (shop frontages) with a large area of hard standing in the form of tarmac and large areas of grass verge abutting the highway.

There are a number of small trees to the north of the site which add a degree of greening to the boundary with Queens View. These trees sit both in front of and behind the private property boundary line.

There is an existing mature Eucalyptus tree located in the rear gardens of the existing retail units which is proposed to be removed as part of the development.

To mitigate the loss of the existing trees, the proposal has allowed for a significant amount of green infrastructure to the public side of the site fronting on to Queens View and the enhanced public footpath through to the recreation ground. This new avenue of green will connect with the existing band of trees on the corner of Queens View.



PRE APP - site landscape

Green landscape - on site

As part of the proposal, the site will be landscaped in a manner appropriate to the end residential use.

The ground floor apartments will each have an area of private external amenity space which will extend to the boundaries with the public footpaths. The units facing south towards the recreation ground will have private gardens facing south east. These will have appropriate estate type fencing to provide security and hedging to provide privacy screening.

The car parking area to the north of the apartment block has been broken down into smaller areas of parking with significant areas of soft landscape to screen the cars.

The existing pedestrian link from Queens View through to the recreation ground will be re-directed between the proposal and the existing flats of Robin Place. The fully pedestrian link will be wide enough to allow the route to be generously landscaped with low level soft planting, new street trees and quality hard landscape. A landscape architect has been appointed to provide a landscape strategy for this area and the wider site and full details will be provided as part of future planning application.



PRE APP - parking and access

Parking

As part of the proposal, allocation for residents parking will be provided wholly on site so as to minimise the impact on the wider highways network.

Parking will be to the front of the proposal in the form of a landscaped parking court. Parking bays will be minimised and screened with substantial areas of planting.

A small cluster of 5 spaces will be provided with direct access from the highway. The remaining spaces will be accessed via a single driveway off Queens View. Pedestrian priority will be maintained where the driveway crosses the verge and footpath.

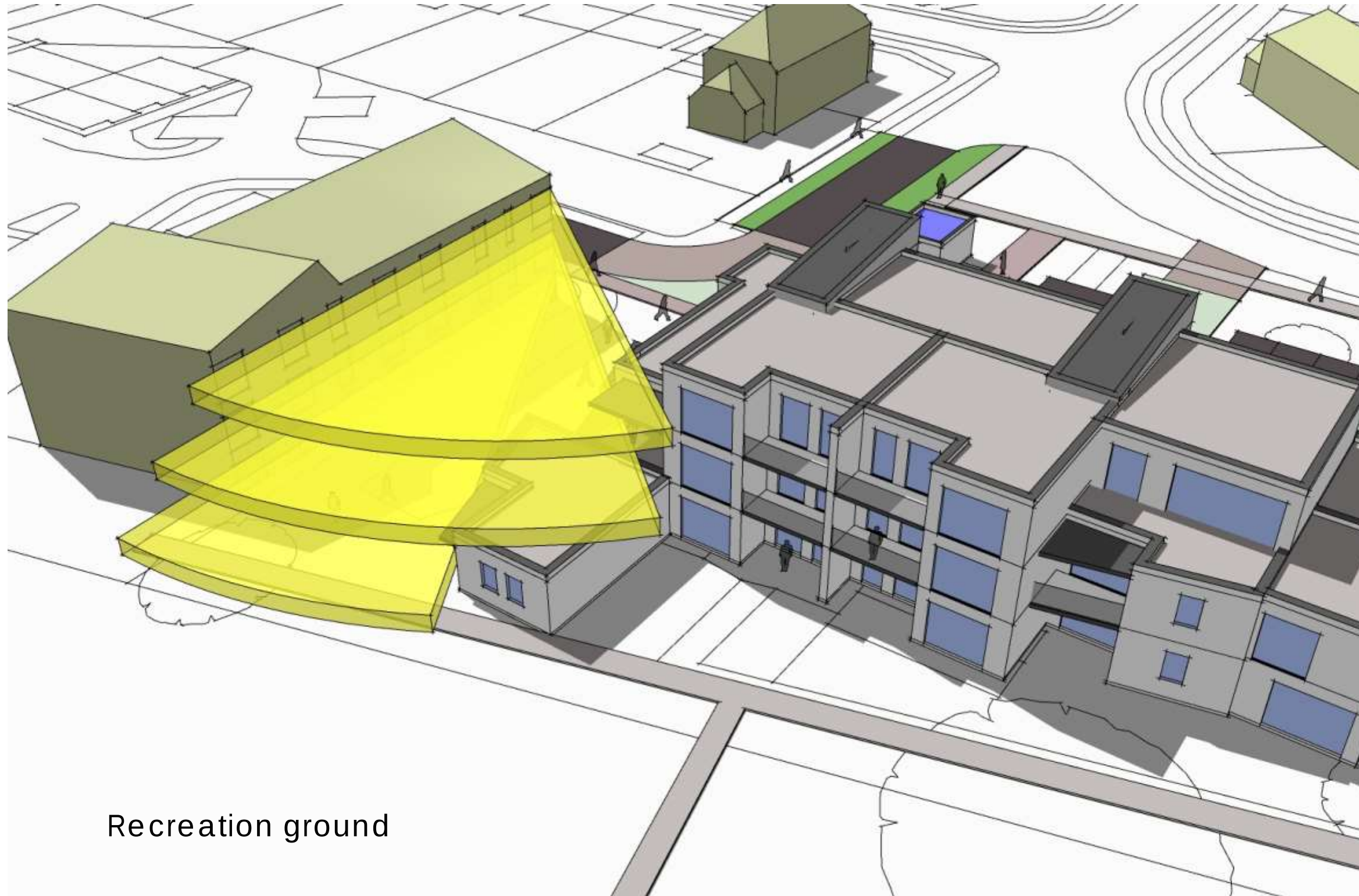
A total of 22 spaces will be provided at a ratio of 1 space per dwelling plus 10% visitors.



PRE APP - view sharing

Views

As part of the design process it was established that the existing residents of Robin Place have their current views and outlook respected. The proposal will maintain good levels of separation to the main east facing façade of Robin Place which in turn will maintain the outlook towards the recreation ground.



Recreation ground

PRE APP - concept B design development

The amended proposal was developed further to include detailed fenestration, material choices, and soft and hard landscape treatment.

The detailed images and plans were resubmitted to EBC Planning Department as a follow up to the initial pre application submission.

Accommodation

- 20 flats and maisonettes (1 and 2 bed units)
- 22 car spaces

The case office presented the amended proposal to various consultees including their own Urban Design Officer.



Concept view of follow up to pre application submission



Concept view of follow up to pre application submission - without retail



Concept plan



Concept view of initial pre application submission - boundary to east

09 | PRE APPLICATION RESPONSE

DESIGN RESPONSE - concept C

Amendments following second stage pre application consultation with EBC

Following the second round of pre application discussions with the Planning Department at EBC, the concept was further modified to address the concerns raised by the Case Officer and Urban Design Officer.

The concerns raised could be summarised as follows:

- Perceived over bearing impact on the neighbour at 28 Queens View.
- Perceived level of parking vs perceived level of soft landscape as seen from the public realm side of the development.
- Provision of a single internal cycle store serving two common cores.

The proposed amendments can be summarised as follows and are described visually in the following pages (the pages are as presented in the original DAS but with the amended scheme).

1. The bulk and mass at the eastern end of the development has been amended to omit the two storey block immediately on the boundary to the rear garden of 28 Queensview.
2. The three storey element (visible after removal of item 1 above) is a minimum of 12m away from the neighbour and sits under the BRE guidance of 25 degree line.
3. The removal of the two storey eastern element has allowed for an increase in the amount and depth of soft landscape along the boundary with the rear garden of 28 Queensview. The increased separation will allow for replacement trees to be planted along the boundary and given enough space to reach maturity.
4. The opaque windows facing both Robin Place and 28 Queensview have been omitted and or moved to walls that do not directly overlook these properties.
5. As a reduction in unit numbers from 20 to 18 has taken place, the respective car parking provision has also been reduced. The proposal now provides 20 car spaces for 18 units.
6. The proposed pedestrian link to the current footpath on the recreation ground has been adjusted to allow direct connection to the 'bend' point in the path. This allows direct movement either to the east towards the properties on Park View or to the south towards the recreation ground pavilion.

CONCEPT C - amendments



Concept revision B - West aerial



Queens View

6

1-4, 5

Recreation ground

10 | PUBLIC CONSULTATION

Eastleigh Borough Council held a pre-application public consultation to gather feedback and comments from the local residents on the plans and proposals for the site.

Two forms of consultation were offered -

- A 3 week online consultation period
- A drop in session.

Both formats offered the opportunity for residents to view the plans and leave their comments. The public consultation presented an 18 unit residential only scheme.

Over 300 responses were received and a number of design changes were considered as a result of the feedback received.

Please see 'Public Consultation Report' for full details of the public consultation held, the responses received and the design changes in consideration of the public response.



PUBLIC CONSULTATION - response

Amendments following public consultation

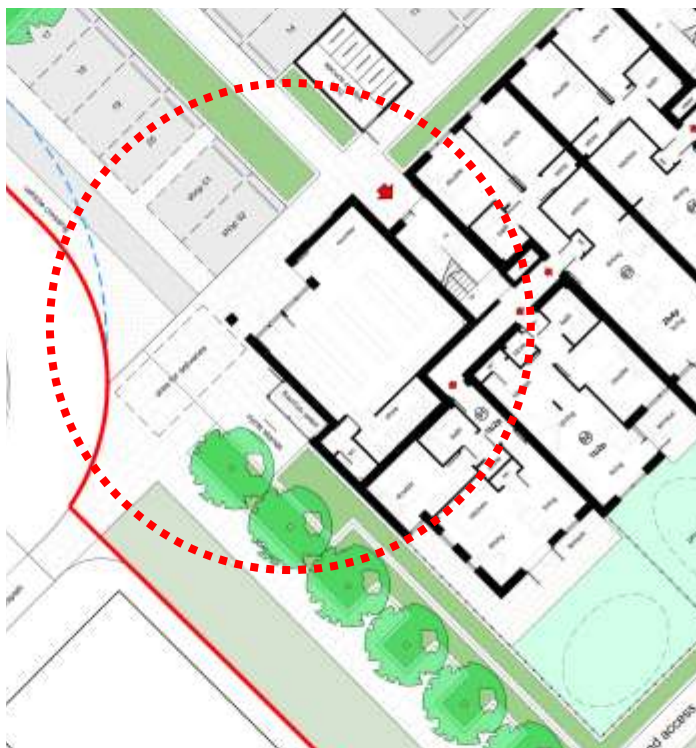
Following the public consultation event and discussions with the Planning Department at EBC, the concept was further modified to address the concerns raised by the public.

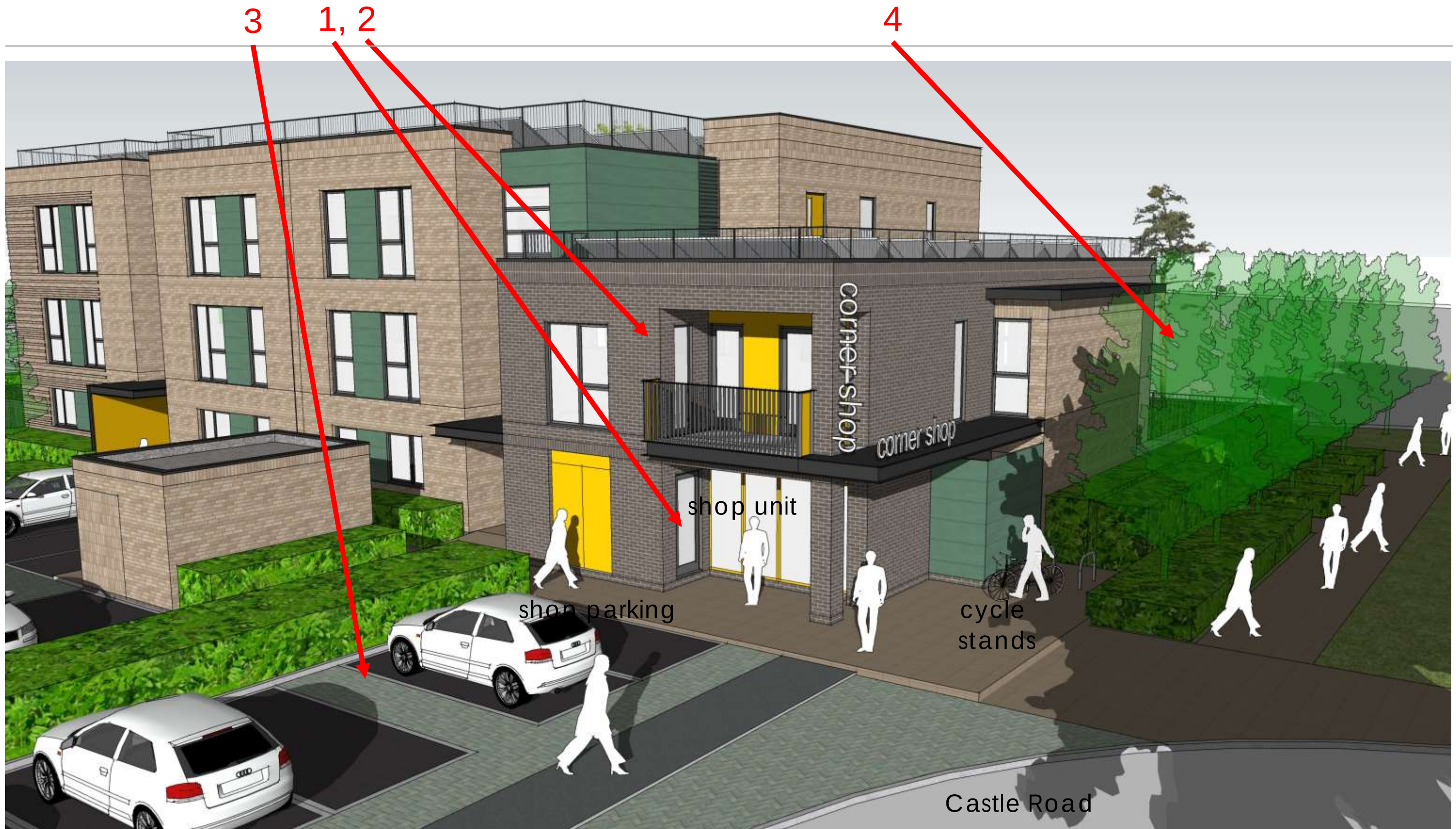
Three main issues were identified—

1. Loss of the convenience store.
2. Loss of public parking serving the recreation ground.
3. Loss of local food bank service.

The proposed amendments can be summarised as follows and are described visually in the following pages.

1. Inclusion of a small convenience store in a location suitable for maximum public interaction.
2. Omission of 1 x 2b4p 2 storey maisonette to the western end and inclusion of 1 x 1b2p apartment with shop below.
3. Landscape amendments to the pedestrian route.
4. Revision of parking numbers to reflect change in accommodation type and quantity.
5. Further details provided by the Transport Statement in support of loss of the perceived recreation ground parking.
6. Further details provided by the Planning Statement in relation to the relocation of the food bank facility.





Concept revision C - Western treatment of shop and public domain

11 | DETAILED PROPOSALS

DETAIL DESIGN - pedestrian access

Pedestrian links

The proposal will create an enhanced public route from Queens View / Castel Road through to the recreation ground to the south and the facilities beyond.

The proposed convenience store sits at the junction of Queens View and Castle Road and will be served well by foot traffic using the new enhanced public link.

As part of the design development stage the original principle of pedestrian links around and through the proposal has been maintained.

The image opposite shows the current scheme in relation to this.



DETAIL DESIGN - green infrastructure

Green landscape - off site

To mitigate the loss of the existing trees on site, the proposal has allowed for a significant amount of green infrastructure to the public side of the site fronting on to Queens View and the enhanced public footpath through to the recreation ground. Both of these new green corridors will connect with the existing band of trees on the corner of Queens View and the recreation ground.

The removal of the existing mature Eucalyptus tree located in the rear gardens of the existing retail units has been seen by local residents (to the east of the site) as a welcome inclusion in the planning application.

As part of the design development stage the original principle of green corridors and bio diversity enhancement has been maintained.

The image opposite shows the current scheme in relation to this.



DETAIL DESIGN - site landscape

Green landscape - on site

As part of the proposal, the site will be landscaped in a manner appropriate to the end residential use.

The ground floor apartments will each have an area of private external amenity space which will extend to the boundaries with the public footpaths. The units facing south towards the recreation ground will have private gardens facing south east. These will have appropriate estate type fencing to provide security and hedging to provide privacy screening.

The car parking area to the north of the apartment block has been broken down into smaller areas of parking with significant areas of soft landscape to screen the cars.

The existing pedestrian link from Queens View through to the recreation ground will be re-directed between the proposal and the existing flats of Robin Place. The fully pedestrian link will be wide enough to allow the route to be generously landscaped with low level soft planting, new street trees and quality hard landscape. A landscape architect has been appointed to provide a landscape strategy for this area and the wider site and full details will be provided as part of future planning application.

The image opposite shows the current scheme in relation to this.



Recreation ground

Queens View

DETAIL DESIGN - parking and access

Parking

As part of the proposal, allocation for residents parking will be provided wholly on site so as to minimise the impact on the wider highways network.

Parking will be to the front of the proposal in the form of a landscaped parking court. Parking bays will be minimised and screened with substantial areas of planting.

A small cluster of 4 residents spaces and 2 retail spaces will be provided with direct access from Castle Road. The remaining spaces will be accessed via a single driveway off Queens View. Pedestrian priority will be maintained where the driveway crosses the verge and footpath.

A total of 22 spaces will be provided - 20 allocated to residential use at a ratio of 1 space per dwelling plus 10% visitors and 2 allocated to the convenience store use.

As part of the design development stage the original principle of parking has been maintained.

The image opposite shows the current scheme in relation to this.



DETAIL DESIGN - view sharing

Views

As part of the design process it was established that the existing residents of Robin Place have their current views and outlook respected.

As part of the design development stage the original principle of view sharing has been maintained.

The image opposite shows the current scheme in relation to this.



SITE LAYOUT

The design team at M H Architects has carefully considered the scheme with regards to the sensitivity of the location. This has determined the scale, style, appearance, orientation and amount of development being proposed.

The proposals respect both the context of the local residential area and the open space of which it abuts. The site is relatively contained by a road to the northern boundary, residential accommodation to the eastern and western boundaries and an area of public open space (recreation ground) to the southern boundary.

ACCOMMODATION

18 x apartments in a mix of sizes

1 x retail unit

Associated external cycle and bin storage

Residential parking 20 spaces

Retail parking 2 spaces

Total residential area GIA	1140 sqm	12271 sqft
Total retail floor area GIA	67 sqm	721 sqft
Total building floor area GIA (including common areas)	1469 sqm	15812 sqft



Concept site layout



Aerial view of concept modelling showing front and rear blocks

BUILT FORM - boundary views

The images opposite describe how the proposal will look from the immediate public realm. They give a flavour of the design lead approach to delivering high quality, sustainable architecture that is appropriate to its location, setting and time in history.



Existing view of site as seen from Queens View looking towards the recreation ground



View of proposal as seen from Queens View looking towards the recreation ground



Existing view of site as seen from Queens View along the northern boundary.



View of proposal as seen from Queens View along the northern boundary.

BUILT FORM - floor plans

The proposed apartments and convenience store are located in a single articulated block varying in height from two to three storey.

Alongside the development will be allocated parking to the north of the site and associated external works.

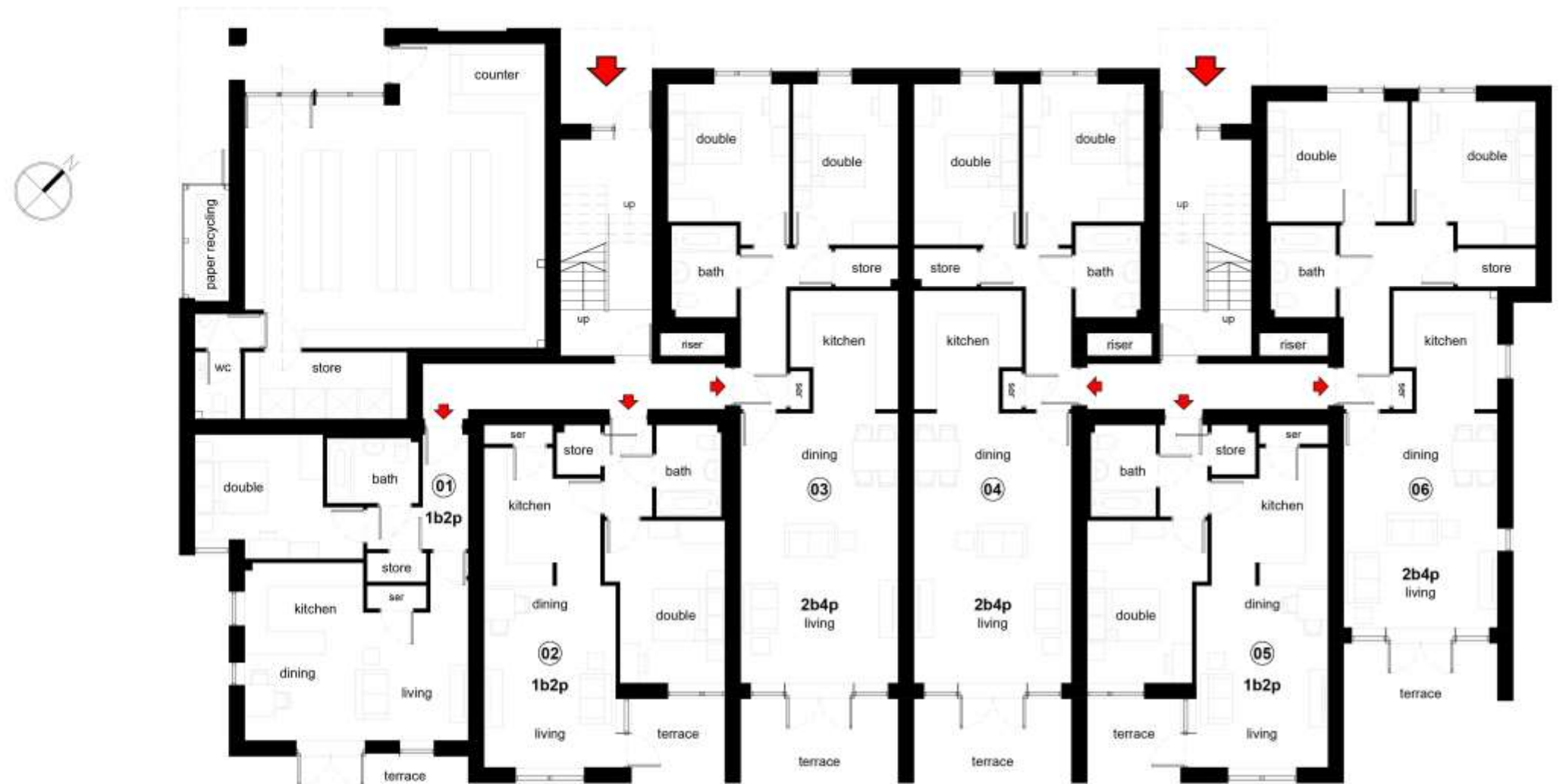
Parking will be provided in the form of 22 on curtilage car spaces.

Cycle storage will be at ground floor level, housed securely within two purpose built covered storage blocks, immediately accessible by residents.

Refuse storage will be at ground floor level within a purpose built covered store to the front of the site. All travel distances for both residents and refuse operatives will be within the prescribed travel distances and will fully comply with the requirements of the highways authority and local authority collection contractors.

Accommodation schedule

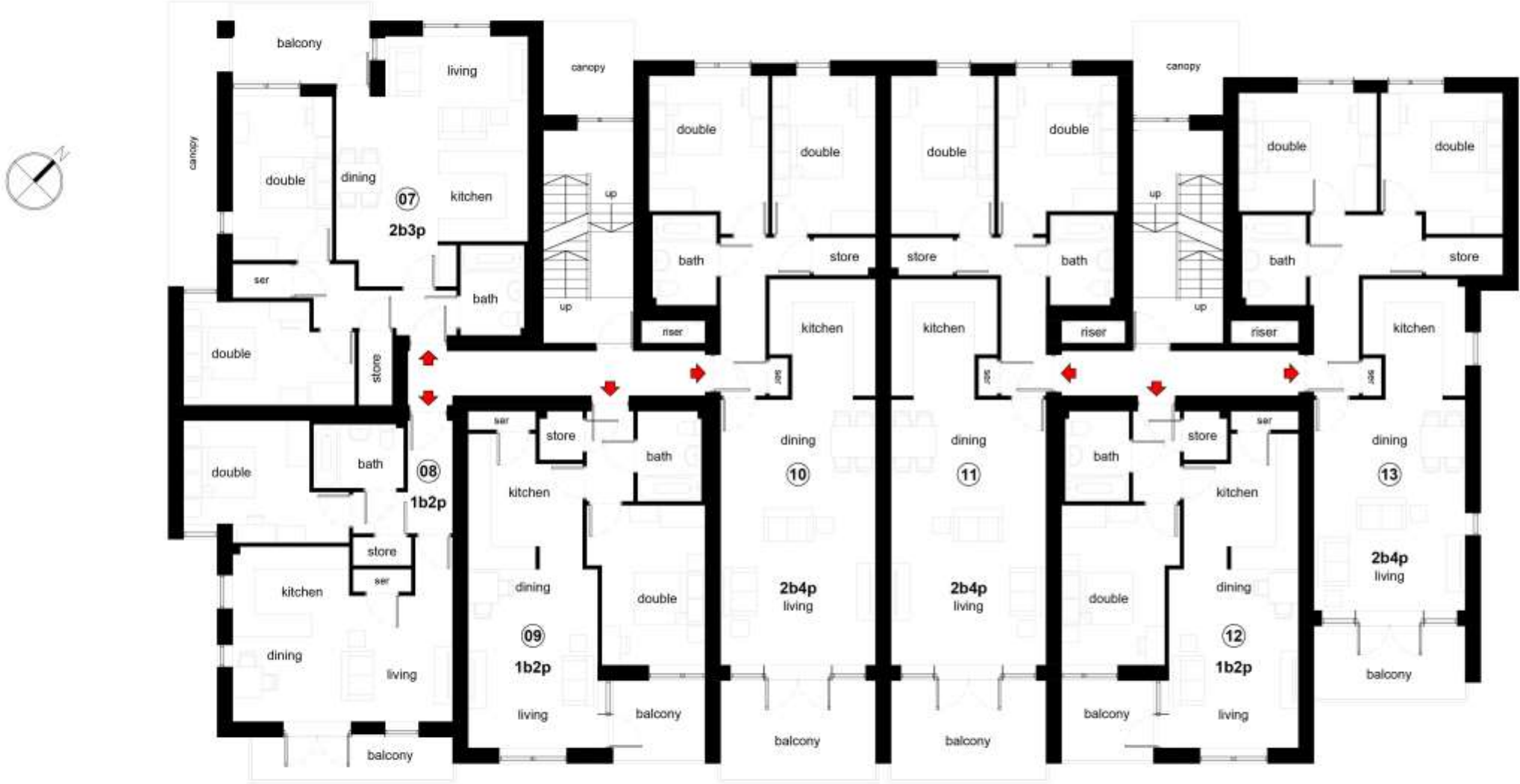
Ground	Retail unit 1	67 sqm
	Apartment 1 - 1 bed	50 sqm
	Apartment 2 - 1 bed	50 sqm
	Apartment 3 - 2 bed	76 sqm
	Apartment 4 - 2 bed	76 sqm
	Apartment 5 - 1 bed	50 sqm
	Apartment 6 - 2 bed	71 sqm



Ground floor plan

Accommodation schedule

First	Apartment 7—2 bed	67 sqm
	Apartment 8 - 1 bed	50 sqm
	Apartment 9 - 1 bed	50 sqm
	Apartment 10 - 2 bed	76 sqm
	Apartment 11 - 2 bed	76 sqm
	Apartment 12 - 1 bed	50 sqm
	Apartment 13 - 2 bed	71 sqm



First floor plan

Accommodation schedule

Second	Apartment 14 - 1 bed	50 sqm
	Apartment 15 - 2 bed	76 sqm
	Apartment 16 - 2 bed	76 sqm
	Apartment 17 - 1 bed	50 sqm
	Apartment 18 - 2 bed	71 sqm

Amenity

Ground floor

1 bed and 2 bed units have a south facing garden of between 27 to 60 sqm depending on location.

First floor

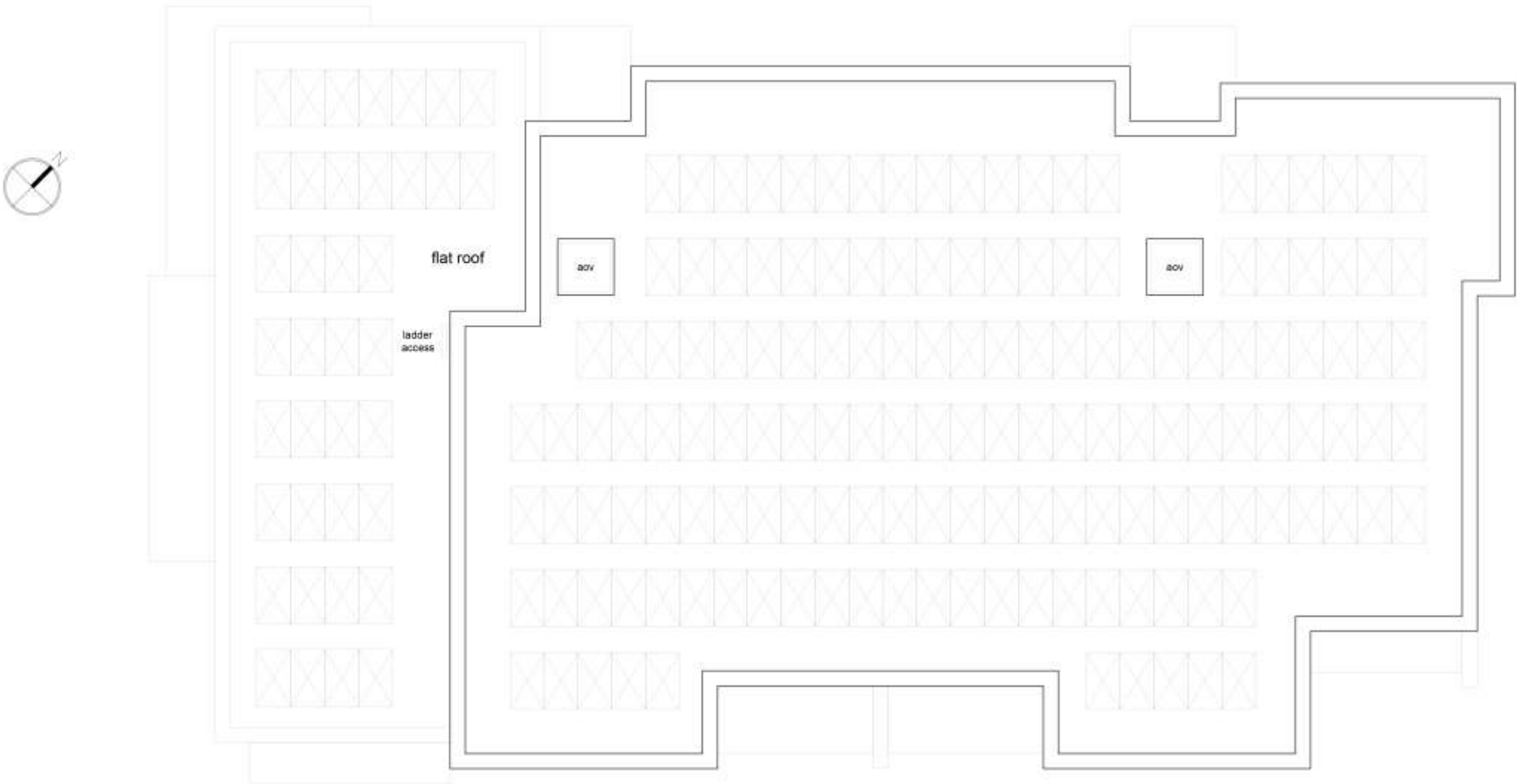
1 bed units have a balcony of between 5 to 6 sqm

2 bed units have a balcony of between 7 to 10sqm



Second floor plan

The roof will be accessible for maintenance purposes only. Both flat roof areas will be used to site photovoltaic panels for the provision of onsite energy generation.



Roof plan

Roof plan

BUILT FORM - building elevations



Eastern boundary to 28 Queens View



Northern boundary to Queens View



Southern boundary to recreation ground



Western boundary to Castle Road

BUILT FORM - street elevations



Northern site boundary



Southern site boundary



Western site boundary



Eastern site boundary

BUILT FORM - building sections



Site section west east



Site section north south



BUILT FORM - aerial views



North aerial



East aerial



South aerial



Recreation ground

Queens View

Castle Road

West aerial

12 | SUNLIGHT AND DAYLIGHT STUDIES

SPD daylight standards

Daylight

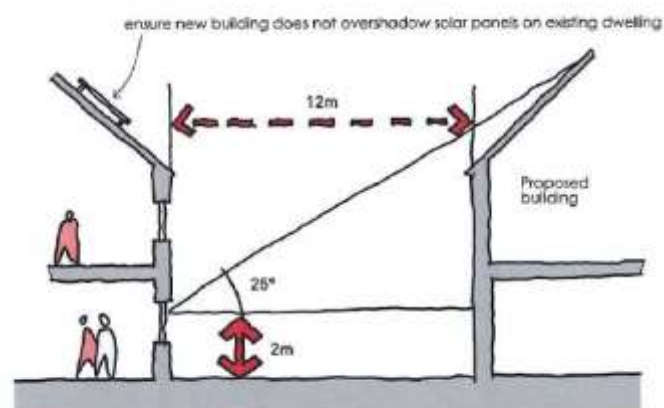
Eastleigh BC's SPD Quality Spaces, Key Design Principle 11 (residential Amenity) states that: ***"new development should be designed to respect the residential amenity of existing and new occupiers and all dwellings should have adequate private amenity space"***

Page 34 of the SPD gives guidance on set backs, angles and offsets to maintain acceptable levels of natural daylight between new and existing properties.

To this extent the proposal has taken into due account the requirements for daylight to be maintained to the existing properties that are on the site boundaries to the east and west. The BREs 25 degree assessment has been used to set minimum boundary setbacks.

The images opposite show how the proposal will sit alongside Robin Place and will be within policy requirements as defined within the SPD.

Fig.51: Daylight checking for new buildings adjacent to existing homes



Daylighting reference to line drawn perpendicular to building face 2m above ground level



12m minimum setback / 25 degree daylight line for existing flats on Robin Place and proposed apartments on site



Daylight

The relationship between the proposal and 28 Queens View is that of side gable to side gable.

However, the proposal still uses the 25 degree line to demonstrate that the proposal has no undue affect on the existing residents daylight amenity levels.

The image opposite shows how the proposal will sit alongside 28 Queens View and will be within policy requirements as defined within the SPD.

The same principles have been applied to the front elevation of 1 Park View, even though it is not directly opposite the proposal and sits to the south east side of the proposal.

The image opposite shows how the proposal will have no impact on the levels of daylight to the front of 1 Park View.



25 degree daylight line for side wall and existing rear garden of 28 Queens View



25 degree daylight line for front garden of 1 Park View

Shadow analysis

Sunlight

The proposal sits on the south west side of 28 Queens View and so has potential to cause harm to the occupants by over shadowing the rear garden amenity space.

As part of design development and consultation, the eastern end of the proposal has been reduced in scale and moved away from the boundary to the rear garden of 28 Queens View to mitigate any loss of light to the rear garden.

The existing mature and very imposing Eucalyptus tree, located on the application site, sits adjacent to the rear garden of 28 Queens View. Summer over shadowing of the rear garden is very evident with the owners of 28 Queens View welcoming its proposed removal (conversations with owners at the public consultation event). Replacement with more manageable tree species was also a welcome design consideration.

The images opposite show how the proposal will sit alongside 28 Queens View.



Spring / Autumn Equinox 9am - existing tree shadowing



Spring / Autumn Equinox 12pm - existing tree shadowing



Spring / Autumn Equinox 3pm - existing tree shadowing



Spring / Autumn Equinox 9am - proposed building shadowing



Spring / Autumn Equinox 12pm - proposed building shadowing



Spring / Autumn Equinox 3pm - proposed building shadowing

13 | MATERIALS

BUILDING MATERIALS

Materials have been chosen to be familiar and vernacular in their scale, colour and appearance. They are drawn from the local vernacular palette and will help to set the new building within its context. They are robust and of high quality to reduce the need for maintenance and have been chosen based on their environmental credentials and thermal performance.

Areas of detail are defined in a palette of brick and feature cladding with the integration of key architectural elements such as front doors, canopies and bays, to delivering a built form that is contextual and visually interesting.



Examples of such materials can be seen opposite and are described below:-

1 Brick
Facing brick such as Kingston weathered Gault in stretcher bond.
[Kingston Weathered Gault Brick \(crest-bst.co.uk\)](http://crest-bst.co.uk)

2 Brick
Facing brick such as Vandersanden Leto in stretcher bond.
[Leto | Vandersanden](#)

3 Metal cladding
Horizontal standing seam cladding such as V M Zinc Pigmento Green.
[PIGMENTO | VMZINC UK](#)

4 High performance windows
Composite aluminium windows in RAL7046 Grey.
[Contemporary windows made in Denmark - Idealcombi UK](#)

5 High performance doors
Composite aluminium windows in RAL7046 Grey.
[Contemporary windows made in Denmark - Idealcombi UK](#)

6 PV panels

7 Metal railings
Vertical flat metal plate in RAL7046 Grey.



14 | BUILDING FOR A HEALTHY LIFE

The final proposals put forward for planning consideration will be subject to a formal review under the Building for a Healthy Life (2020 edition) criteria.

Integrated neighbourhoods

1. Natural connections.
2. Walking, cycling and public transport.
3. Facilities and services.
4. Homes for everyone.

Distinctive Places

5. Making the most of what's there.
6. A memorable character.
7. Well defined streets and spaces.
8. Easy to find your way around.

Streets for all

9. Healthy streets.
10. Cycle and car parking.
11. Green and blue infrastructure.
12. Back of pavement; front of home.

In developing the conceptual studies the criteria have been reviewed and evaluated as follows:

NATURAL CONNECTIONS

- Edge to edge connectivity on all sides of site.
- Respond to pedestrian and cyclist desire lines and maintaining free access across site.
- Filtered permeability and continuous street frontage.
- Connecting existing and new habitats for nature and keeping existing and new hedgerows within the public realm.

WALKING, CYCLING AND PUBLIC TRANSPORT

- Share street space fairly between pedestrians, cyclists and motor vehicles.
- Short and direct walking and cycling connections that make public transport an easy choice to make.
- Designed traffic calming.

FACILITIES AND SERVICES

- Intensifying development in locations that benefit from good public transport accessibility.
- Active frontages.
- Giving places where routes meet a human scale and create public squares.

HOMES FOR EVERYONE

- A range of housing typologies supported by local housing needs and policies to help create a broad-based community.
- Homes with flexibility to meet changing needs.
- Access to some outdoor space suitable for drying clothes for apartments and maisonettes
- Apartments and maisonettes with private outdoor amenity space such as private garden spaces for ground floor homes and balconies and terraces for homes above ground floor.

MAKING THE MOST OF WHAT'S THERE

- Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other.

A MEMORABLE CHARACTER

- A strong design concept. To find the right solution a number of different ideas and options might need to be explored.
- Reflecting character in either a traditional or contemporary style.
- Structural landscaping as a way to create places with a memorable character.

WELL DEFINED STREETS AND SPACES

- Streets with active frontages.
- Cohesive building compositions and building lines.
- Front doors that face streets and public spaces.
- Apartments that offer frequent front doors to the street.
- Dual aspect homes on street corners with windows serving habitable rooms.

EASY TO FIND YOUR WAY AROUND

- Designing for legibility when creating a concept plan for a place.
- Framed views of features on or beyond a site.

HEALTHY STREETS

- Tree lined streets with sufficient space to grow above and below ground.
- Places to sit, space to chat or play within the street.
- Landscape layers that add sensory richness to a place – visual, scent and sound.

CYCLE AND CAR PARKING

- At least storage for one cycle where it is as easy to access as the car.
- Secure and overlooked cycle parking that is as close to (if not closer) than car parking spaces (or car drop off bays) to the entrances of schools, shops and other services and facilities.
- Landscaping to help settle parked cars into the street.
- Frontage parking where the space equivalent to a parking space is given over to green relief every four bays or so.

GREEN AND BLUE INFRASTRUCTURE

- Biodiversity net gain.
- Provide natural surveillance opportunities.

BACK OF PAVEMENT ; FRONT OF HOME

- Defensible space and strong boundary treatments.
- Boundary treatments that add ecological value and/or reinforce distinctive local characteristics.
- Ground floor apartments with their own front doors and semi-private amenity spaces help to enliven the street.
- Terraces or balconies to above ground floor apartments, to enliven the street, increase natural surveillance and provide residents with access to the open air.
- No left over spaces with no clear public or private function.

15 | SUMMARY

The proposed scheme, which has been submitted for full planning approval, has been carefully considered in relation to its surrounding context and is a culmination of extensive consultation with both Eastleigh Borough Council Planning department and local residents.

The architectural and client team have worked together to put forward proposals for a new mixed use development which responds respectfully and appropriately to the surrounding context.

It is considered that the proposals will enhance the character of the site with a sensitive and elegant design, will provide much needed residential accommodation and will maintain the local convenience store as a much needed community facility.



Artists impression of recreation ground frontage



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