

DESIGN AND ACCESS STATEMENT

Proposed Oak-Framed Coach House

Dodwell Cottage
Dodwell Lane
Bursledon
SO31 1AD

Located within the rural setting of Bursledon.

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the demolition and replacement of the existing oak-framed coach house and associated sheds within the residential curtilage of Dodwell Cottage.

The proposal seeks to replace the existing structures with a traditionally designed oak-framed coach house providing ancillary accommodation, garaging, home working space and additional storage. The development has been carefully considered to ensure it remains sympathetic to the character, scale and rural setting of the existing historic farmhouse and surrounding environment.

The proposal represents an enhancement and consolidation of existing built form rather than an expansion into undeveloped land.

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2. Site Context and Surroundings

Dodwell Cottage is an established historic farmhouse property located along Dodwell Lane. The site is characterised by:

- Open rural surroundings
- Agricultural and former farmstead character
- Mature boundary planting and established landscaping
- Low-density residential development within generous plots

The application site lies within the defined residential curtilage and currently contains an oak-framed coach house and ancillary sheds. Built structures have occupied this part of the site for in excess of 100 years.

The proposed building will be sited on the footprint of the former structures. While the orientation will change slightly to face the driveway to improve vehicular usability, the replacement building remains within the established developed area and does not extend further into open countryside.

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3. Design Principles

Design Approach

The design has been informed by:

- The historic agricultural origins of the site
- Traditional Hampshire farmstead architecture
- The scale and hierarchy of the main dwelling
- The functional needs of the occupants

The intention is to create a high-quality traditional coach house that appears as a natural evolution of the historic farmstead grouping.



Scale and Massing

The proposed coach house adopts a modest and clearly subordinate scale relative to the main dwelling. The ridge height and footprint reflect the proportions of traditional cart lodges and rural outbuildings historically associated with farmhouses in this locality.

The building maintains:

- A simple rectangular footprint
- A pitched roof form
- Traditionally proportioned openings
- Minimal domestic detailing

The overall massing remains agricultural in character and clearly ancillary.



Use of Roof Space – Home Office and Storage

The pitched roof design allows for usable internal roof space. This area is proposed to provide:

- A modest home office space
- Additional household storage

Dodwell Cottage, as a historic farmhouse, has limited internal storage capacity typical of properties of its age and construction. The provision of ancillary storage within the roof space reduces the need for future outbuildings or external storage structures within the curtilage.

The home office space supports modern working practices, allowing remote working within the residential curtilage without altering the character of the main dwelling.

The inclusion of usable roof space has been carefully designed to:

- Remain subordinate in scale
- Avoid large domestic windows
- Preserve the simple agricultural appearance of the building



Appearance and Materials

The building will be constructed using a traditional green oak structural frame consistent with classic coach house and cart lodge architecture.

Proposed materials include:

- Structural green oak frame
- Timber weatherboarding (either stained dark or left untreated to weather naturally)
- Clay tile or natural slate roof to complement the farmhouse
- Traditional black ironmongery

The use of natural materials ensures the building will weather gracefully and integrate seamlessly into its rural context.

The replacement structure represents a visual improvement over the existing sheds.

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4. Layout

The coach house is positioned along the existing driveway on previously developed hardstanding. This approach:

- Retains the established layout
- Avoids additional land take
- Preserves openness within the wider curtilage

The revised orientation improves functionality for vehicles while maintaining the traditional grouping relationship between dwelling and outbuilding.

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5. Access

Vehicular Access

Vehicular access will continue to be taken directly from the existing private driveway serving Dodwell Cottage.

- No new access onto Dodwell Lane is proposed.
- Visibility remains unchanged.
- The proposal does not materially increase vehicle movements.

The building remains ancillary to the main dwelling.

Adequate space exists within the site to allow safe manoeuvring and exit in a forward gear.

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Pedestrian Access

Pedestrian access will remain via the existing driveway and established pathways within the residential curtilage. No changes to pedestrian routes are required.

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6. Impact on Character and Setting

The proposal has been carefully designed to preserve and enhance the character of Dodwell Cottage and its rural setting.

The development:

- Replaces structures on a long-established footprint
- Uses traditional materials and detailing
- Remains subordinate to the main dwelling
- Does not extend built form into undeveloped land
- Reinforces the historic farmstead grouping

The inclusion of usable roof space does not alter the agricultural form or character of the building and remains consistent with traditional rural outbuilding design.

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7. Landscaping and Visual Impact

Existing mature planting and boundary treatments will be retained wherever possible.

Given:

- The replacement nature of the proposal
- The modest scale
- Its position within the established curtilage
- The use of natural materials

The visual impact will be minimal and localised.

Over time, the oak frame and timber cladding will weather naturally, further integrating the building into its rural context.

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8. Conclusion

The proposed oak-framed coach house at Dodwell Cottage represents a sensitive and high-quality replacement of existing outbuildings.

The development:

- Respects the historic farmhouse setting
- Reflects traditional rural agricultural architecture
- Provides ancillary garaging, home working space and much-needed storage
- Utilises existing access arrangements
- Remains clearly subordinate and ancillary
- Does not encroach upon undeveloped countryside

The proposal enhances the visual coherence of the site while meeting modern functional requirements in a sympathetic and policy-compliant manner.