

Town & Country Architecture

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**MILBECK
22a WINCHESTER STREET
BOTLEY
HAMPSHIRE
SO30 2AA**

PLANNING DESIGN & ACCESS STATEMENT
For
Mrs E. Cowlshaw

Proposed Replacement Garage

Document reference 23/13/006

February 2024

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1.0 INTRODUCTION

- 1.1 This Planning Statement supports a House Hold (duplicate) planning application to Eastleigh Borough Council for a Replacement Garage to an existing dwelling known as Milbeck 22a Winchester Street (Donkey Lane) Botley, Hampshire. SO30 2AA

This planning application seeks consent to:

- Demolish an existing single garage.
- Remove a garden shed
- Demolish existing pump room and construct underground private (foul) pumping station within the front garden.
- Construct replacement Double Garage as an alternative to that previously approved planning consent under ref no.H/23/95932 dated 2nd June 2023

- 1.2 The applicant is Mrs E.Cowlshaw

- 1.3 The agents are Town & Country Architecture Ltd a Chartered Member of the Institute of Architectural Technologist based locally in Fareham, Hampshire and having over 30 years experience in the town planning and building industry.

- 1.4 The Practice specialises in one off houses, listed buildings, AONB and conservation areas where attention to detail is at the forefront of good design.

- 1.5 In recognition of the excellent standard of design and execution of previous projects the Practice have been awarded three separate Design Awards presented by The Fareham Society, where the projects were assessed for the outstanding contribution to the environment.



- 1.6 The most recent award was presented by the Fareham Society in 2016 for the design of a dwelling known as 'One Hunga' Cottage, Castle Street, Portchester in the Castle Street Conservation Area. Similar awards have been presented in 2000 and 2006 for a local Village Hall and Commercial property.

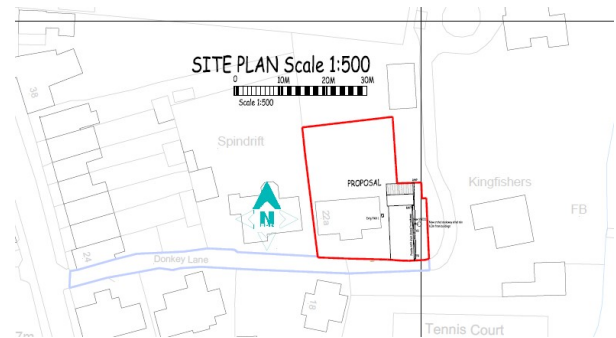
- 1.7 The Practice was pleased to have been in receipt of "Pride in the Job" awards presented by the NHBC for high standards of design and also nominated for the LABC Building Excellence Awards.



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2.0 LOCATION & SITE DESCRIPTION

- 2.1 The application site is located on the East side of Winchester Street, Botley, Hampshire SO30 2AA with vehicle access via Donkey Lane. The site lies within the Botley Conservation Area Character Zone 4.
- 2.2 Winchester Street is a local distributor road B3354 between Botley and Fair Oak in Hampshire with easy access to the centre of Botley Square. The site is within easy reach of M27 junctions with access towards Portsmouth and Southampton.
- 2.3 There's a railway station at nearby Botley and have good rail links with Southampton, Portsmouth and London and beyond. Regular bus services run east/west between these urban settlements.
- 2.4 The site is also well served for access to facilities by cycle or foot. A good range of Local shops are situated at nearby Botley Square with petrol filling station just outside the village. Larger retail parks are at Hedge End with a large supermarket with petrol filling station.



THE APPLICATION SITE PLAN

- 2.5 Doctors surgeries are located at nearby centres with all emergency services well catered for.
- 2.6 Upon the site sits a single storey 1960's style detached bungalow with existing single garaging and garden shed. Onsite parking being provided to meet HCC standards. It should be noted that a current live planning consent exist to replace this dwelling with a single storey dwelling and garage.
- 2.7 The site has a frontage onto Donkey Lane with shared vehicular access onto nearby Winchester Street. The private drive is that of compacted gravel and Donkey Lane compacted stone and tarmac private access way.
- 2.8 Milbeck sits on the Donkey Lane frontage within extensive mature grounds and patio area to the rear. The rear gardens are secured on both flanks with timber fences or brick walls reinforced with mature hedge planting and shrubs. The rear garden slopes slightly downhill towards the River where further open gardens to dwellings are provided.
- 2.9 Immediately opposite Milbeck is nos.18 Donkey Lane a detached bungalow of modest proportions, adjoining nos.18 is extensive private garden with tennis courts all within the Conservation Area.

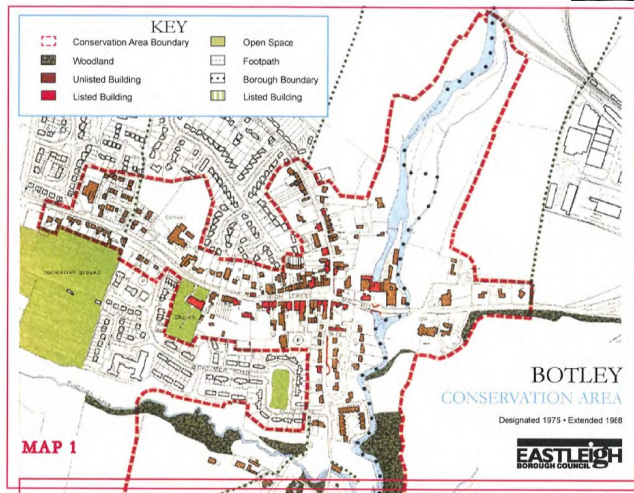
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2.10 To the West of Milbeck is a two-storey large dwelling known as Spindrift built circa 2010 with vehicular access onto Donkey Lane.

2.11 To the North lies Millstream House a large house set in extension grounds whilst to the



West is the dwelling known as Kingfishers, all within the Conservation Area.



GOOGLE EARTH MAP - Milbeck

BOTLEY CONSERVATION AREA – Zone 4

2.12 We understand that the site is not subject to any tree preservation orders. However, due to the Conservation status of the Area, any existing trees would naturally benefit from same protection afforded any TPO. There are no trees, hedges and shrubs that would be affected by these current proposals.

2.13 Exacts from Botley Conservation Area Appraisal and Management Proposal states the following:

Character Zone Area 4 – Winchester Street, Looking North from the Square the line of the street veers west and presents a series of plain clay tiled pitched roof buildings, a series of chimneys to buildings on the east side and the distinctive timber framed structure of Nos.8. The architectural scale, form, materials and character of the street is similar to The Square with the essential difference being that it is mainly residential in use. The street has a less tight knit pattern of building at the northern end where alterations in the form of replacement doors and windows are more noticeable.

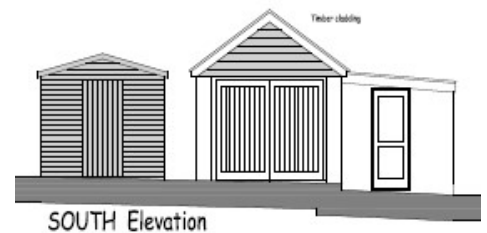
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3.0 PROPOSAL

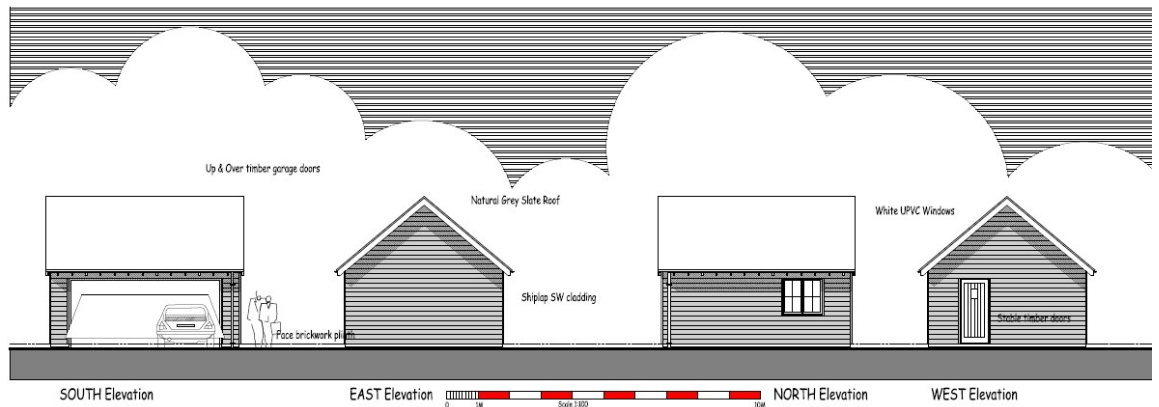
3.1 This planning application seeks consent to:

- Demolish an existing single garage.
- Remove a garden shed
- Demolish existing pump room and construct underground private (foul) pumping station within the front garden.
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3.2 The property currently has a garden shed and single garage between the main house and eastern boundary. The garden shed is typical shiplap sw timber clad. The existing garage is block built under a profile clad roof. A Lean-to Pump room is also present where a private foul pumping station is housed. All these outbuildings are of poor build quality offering no historic value and in need of replacement.



EXISTING ELEVATIONS OF OUTBUILDINGS



PROPOSED ELEVATIONS OF GARAGE

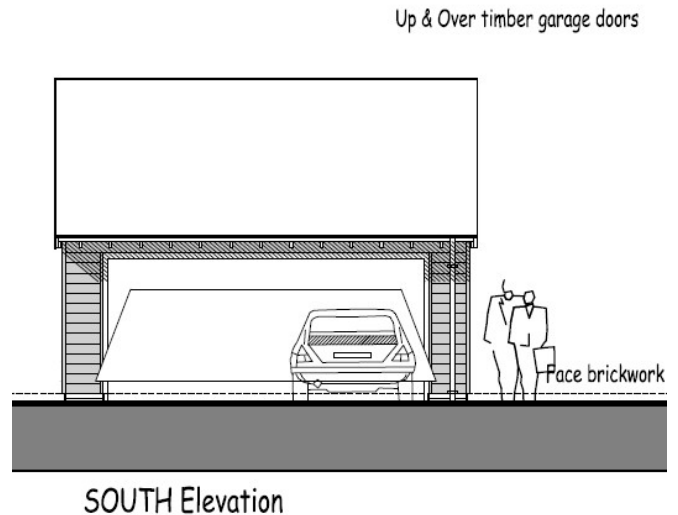
3.3 It is proposed to demolished and remove these existing outbuildings and garage and replace with a double garage with store for bicycles and garden equipment with an external log store to add form. All external facing materials will be good quality stock facing bricks and clay roof tiles in keeping with the Conservation Area status.

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- 3.4 The Up & Over garage doors and personal door are to be painted SW (Normandy Grey) within a SW frame, the window is to be white UPVC cottage range with surface mounted bars.

PROPOSED FRONT ELEVATION

- 3.5 Good quality clay stock facing bricks (stretcher bond) with natural coloured mortar will be used for a plinth up to DPC level then after SW cladding boarding, whilst the roof will be Natural Grey Slate roof tiles to match other dwellings in the Lane. The use of good quality Nature grey slate with angular ridge tile are proposed. Up & Over garage doors and personnel doors shall be painted SW. Windows and frames shall be white UPVC.

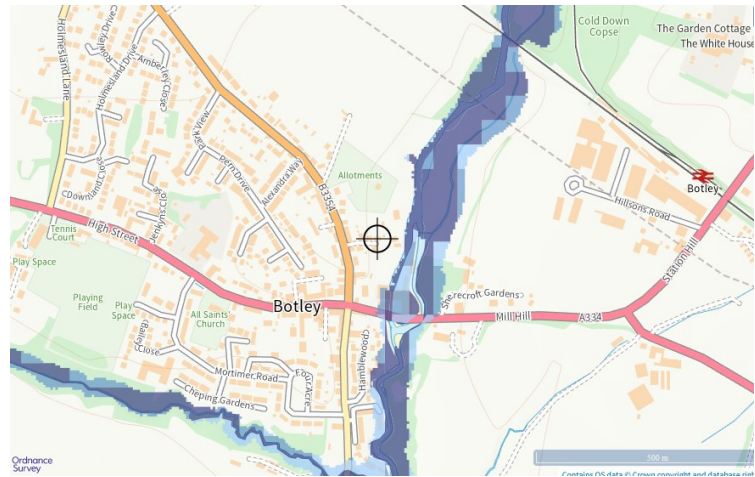


- 3.6 It is proposed to carefully demolish or remove the existing outhouses so as not to disturb wildlife or flora. We have undertaken a walk over survey of the land and have established that flora and fauna will not be affected by these proposals.
- 3.7 Town & Country Architecture are mindful that any extensions should be subservient to and in proportion to the existing dwelling in form, scale and design. We are mindful that planning consent is live for a new dwelling on this site and a new design may be forthcoming, we are hopefully that Town & Country may lead the design of any new scheme so as to promote a comprehensive and coherent redevelopment of this site in the future. We are confident that the works will make a vital contribution to the character of the conservation area and will not impose on the amenities enjoyed by other neighbouring properties.
- 3.8 The location of the proposed built form will minimise overlooking and over shadowing of the adjoining properties.
- 3.4 All materials shall be of the highest quality (to be agreed) as suggested below:

- | | | |
|--------------------|---|--------------------------------------|
| • FACING BRICKWORK | - | Stock clay brick with natural mortar |
| • JOINERY | - | UPVC White |
| • ROOFING | - | Natural Grey Slate |
| • CLADDING | - | Stained Feather edge boarding |
| • RWP GOODS | - | White UPVC |

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- 3.7 A search of the Environment Agency website would conclude this site is at low risk from Tidal, River or Surface water flooding.



ENVIRONMENT AGENCY – Flood Risk

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PHOTOGRAPHIC MONTAGE OF THE EXISTING SITE



FRONT ELEVATION – Donkey Lane



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4.0 RELEVANT PLANNING HISTORY

- 4.1 A search of the local planning applications can reveal the following applications relating to Milbeck, 22a Winchester Street, Botley.

[F/20/88398 - 22A WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA](#)

- Valid date: **18/09/2020**

Erection of a three bed detached dwelling following demolition of existing dwelling.

- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 26/03/2021

[H/23/95032 - 22A WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA](#)

- Valid date: **13/04/2023**

Replace an existing single garage with double garage, demolish garden shed and pump room and construct underground private (foul) pumping station within the front garden

- Type of Application: Householder planning
- Status: Decided
- Decision: Permit
- Decision Date: 02/06/2023

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5.0 DESIGN STANDARDS, SOURCES & GUIDANCE FOLLOWED

- Approved Document Part M
- Designing for Accessibility
- Local Authority Guidelines
- BS 8300 Code of Practice
- English Heritage Easy Access to Historic Landscapes
- English Heritage Easy Access to Historic Buildings
- Conservation Management Plans
- BT Countryside for All
- Disability Discrimination Act, An intro for small businesses

6.0 PHILOSOPHY & APPROACH

- 6.1 To adopt the principles of inclusive design to provide a workable, pragmatic and cost-effective solution for all users of the development whilst recognising differing needs and accommodating them in away that is universal.
- 6.2 The Applicants and their Architectural Consultant/Designers are keen to adopt the principles of inclusive design recognising the benefits, both social and economic of building high-quality, cost-effective structures that are accessible to all.

7.0 PROPOSED DESIGN, ANALYSIS & EVALUATION

- 7.1 To have regard to protecting ecology and to safe guarding good specimen mature trees in the country.
- 7.2 Proposed design is to create a domestic building of merit with modern facilities and accommodation.
- 7.3 To protect and enhance the environment.
- 7.4 To have regard to the Conservation Area setting and amenities of the surrounding area.
- 7.5 To safe guard the structure and neighbouring properties.

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8.0 DISABLED ACCESS PROVISION

- 8.1 Vehicle access and parking arrangements will be contained wholly within the application site and give easy wheelchair access through the lower floors. Level thresholds shall be provided.
- 8.2 The Applicants are aware of their duty under the Discrimination of Disable Persons Act and will have due regard for occupants and visitors to the property.
- 8.3 Disabled bathroom will be provided, whilst internal circulation spaces will enable good wheelchair access. New switch plates and controls set at accessible heights in strict accordance with the Building Regulations Part M.

9.0 NATURE & IMPACT OF ENVIRONMENTAL CONSTRAINTS

- 9.1 Town & Country Architecture have undertaken a visual survey of the trees on or near the site and found that none are at risk as a result of this proposal. We have also undertaken a walk over survey of the land and have established that flora and fauna will not be affected by these proposals.
- 9.2 We are aware of the importance of safe guarding the fabric of adjacent buildings and our design and management of this work will have regard to this.
- 9.3 Access to the works and material deliveries will be through the existing entrance during normal working hours and have regard to the interest neighbouring properties and their owners.
- 9.4 Working hours will be restricted to normal 8.00 - 18.00 Monday to Friday, 8.00 – 13.00 Saturdays. No work will be undertaken on Sundays or Bank Holidays.
- 9.5 No burning of building rubbish will be undertaken on site.
- 9.6 The Applicants will take every opportunity to sort and contain all surplus building material for re-cycling and will employ only registered and approved waste disposal companies.
- 9.7 Spoil from foundations will be removed from the site. Access roads will be swept clean at every occasion when required.

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10.0 STEPS TO ENSURE INFORMATION IS MADE AVAILABLE

- 10.1 This document will form part of the planning consent and will be included in the Health & Safety file.

11.0 SOURCES OF ADVICE & CONSULTATION

- 11.1 Documents listed above.
Design advice documents issued by Local Authorities, and others in Summary the primary planning policies of relevance to the proposal have been considered:

- National Planning Policy
- Regional Policy Guidance
- Structure Plan Policy
- Local Plan Policy
- Local Planning Initiatives
- Emerging Policy and Statements

On behalf of

Dr & Mrs D. Cowlshaw

Town & Country Architecture Ltd

February 2024

