

DAS451a
DESIGN & ACCESS STATEMENT
Proposed Detached Outbuilding at:
21 Hocombe Road, Chandler's Ford, SO53 5SL.

Location

Hocombe Road lies on the north eastern fringe of Chandler's Ford, within well-wooded surroundings and with the Cranbury Park Estate lying to the north. The area is predominantly residential and the majority of dwellings along the length of Hocombe Road are located along the southern side of the road. The plot sizes are particularly generous, containing large detached homes, generally well set back from the road frontage. Hocombe Road lies within the Hiltingbury & Hocombe Park Special Policy Area.

Site

No.21 is located towards the eastern (Winchester Road) end of Hocombe Road and is positioned on the southern side of the road. The property itself is a large 6 bedroom detached family home, accessed by an 'in-out' driveway, which separates the dwelling from the dual accesses at the road frontage to Hocombe Road. The site itself is considerably larger than other plots along Hocombe Road, being effectively double width – indeed, the next house along Hocombe Road is No.25, (no.23 never having been built), meaning the plot is extremely generous and expansive in nature. As is consistent with the surrounding area the plot contains numerous trees, which are largely positioned toward the western boundary, covered by a Woodland TPO, with the majority of these trees adding to the attractive character and privacy of the gardens and site overall. There is also a ditch/watercourse located along the western boundary.

Proposals

The proposals shown on drawings numbered 451_06, indicate both the intended site layout and outbuilding design, and include topographical information for proposed levels and siting. The proposals respond to L.A concerns raised within previous application H/23/96012, and accord with the further informal discussions held with the L.A. immediately following that application. A full Arboricultural Development Statement ref CBA11725 v1a by CBA Trees, accompanies the application, to include tree survey, impact assessment and protection methods, ensuring the ongoing health and contribution of the valuable on-site trees.

Design Principles

The homeowners are a multigenerational household of six, including young children and grandparents. Both homeowners work from home, and with the six bedrooms already well used, there is a need for dedicated office space away from the existing living spaces, along with the need for flexible recreational space which can be used for fitness (gym) and general family entertaining. In considering the layout of the house, the existing plot and the nature of the new spaces required, it was determined that the best solution would be to provide an ancillary building to facilitate this range of uses, without undermining the layout, function and qualities of the existing dwelling. The proposals are now for a reduced scale 1.5 storey detached outbuilding, designed to be reminiscent of a large double garage, to supplement and serve the existing outdoor entertaining areas and swimming pool. This consists of a Garden Room with a Home Office above, along with WC facility. The proposed building location has been brought closer to the house in accordance with L.A guidance, positioned to allow easy access from both house, garden and pool, whilst retaining the attractive open nature of the rear garden. With the proposed distances

from boundaries and positioning outside the established trees, the design ensures the building will not be harmful to neighbouring plots,

The overall size of the building has been significantly reduced, along with a reconsideration of external materials and fenestration, in order to help the outbuilding assimilate better with the host dwelling and immediate locality. When viewed from the street, the outbuilding will present a simple cropped gable end, with clay peg-tiled roof over brickwork walls, and two traditional dormers facing towards the host dwelling, clad in matching clay tile hanging. Whilst larger areas of glazing are installed to the eastern & southern elevations at ground floor level (facing into the main garden amenity area) these are not prominent from a public viewpoint. On the west elevation, there is a single velux roof-light serving the stairwell, however this is over 15m away from the neighbouring boundary with intervening trees and further trees offsite, so will present negligible opportunity for overlooking.

Access

The access will be from the rear/side garden of the existing dwelling, with no additional pedestrian or vehicular accesses proposed from the highway.

Sustainability

The outbuilding is to be highly thermally efficient and it is intended to make use of low temperature under-floor heating supplied by ASHP to maximise energy efficiency. Rain water collection using diverters to water butts, for use in the garden for watering, is proposed to reduce water consumption, with storm water overflow taken to existing/new soakaway within the rear garden area.

Biodiversity

The combination of trees and watercourse, currently provides excellent opportunities for natural biodiversity on site, however the applicants intend to provide additional areas of planting to link this area surrounding the proposed outbuilding, to the existing planted areas, along with providing composting facility further towards the rear of the garden to further enhance biodiversity opportunity. The proposal does not require the removal of any trees, although a limited amount of facilitation pruning is recommended (please see Arboricultural Development Statement).

Wastewater & Water Quality

Waste water from the building will be directed to the existing foul water drainage system on site, which passes through the garden to the rear south east corner and on to the mains foul water drainage system.