



St Martin's Close

Bishopstoke, SO50 6BH

Design & Access Statement | Rev D

April 2024

GILES ARCHITECTS



Contents

01 Introduction

- 1.1 Introduction and Site Location
- 1.2 Homeowner and Client Brief

02 Context

- 2.1 Site Location
- 2.2 Conservation Area
- 2.3 Spring Lane
- 2.4 Landscape Character
- 2.5 Listed and Important Buildings
- 2.6 Local Vernacular
- 2.7 Local Materiality

03 Pre-Application

- 3.1 Pre-Application Feedback

04 The Existing Site

- 4.1 Site Aerial Views
- 4.2 Existing Site Block Plan
- 4.3 Site Description and Key Views
- 4.4 Existing Site Plan
- 4.5 Existing Site Elevations
- 4.6 Existing Structures
- 4.7 Existing Boundary Walls
- 4.8 Existing Tree Survey
- 4.9 Existing Topo Survey
- 4.10 Site History

05 Design Approach

- 5.1 Design Concept
- 5.2 Traditional Kitchen Garden
- 5.3 Conservation Area Design Influence
- 5.4 Restore Kitchen Garden Heritage
- 5.5 Site Constraints and Opportunities
- 5.5 Physical Constraints and Opportunities
- 5.6 Site Demolition Plan
- 5.7 Site Access
- 5.8 Proposed Planting on Spring Lane
- 5.9 Proposed Tree Planting
- 5.10 Site Strategy
- 5.11 Site Strategy
- 5.12 Site Strategy

06 Design Proposal

- 6.1 Design Concept
- 6.2 Proposed Site Plan
- 6.3 Proposed Site Plan
- 6.4 Proposed Site Elevations
- 6.5 Proposed H.01 Ground Floor Plan
- 6.6 Proposed H.01 First Floor Plan
- 6.7 Proposed H.01 Roof Plan
- 6.8 Proposed H.01 Elevations
- 6.9 Proposed H.02 Ground Floor Plan
- 6.10 Proposed H.02 First Floor Plan
- 6.11 Proposed H.02 Roof Plan
- 6.12 Proposed H.02 Elevations
- 6.13 Sustainability and Self-Sufficiency
- 6.14 Exterior Amenity
- 6.15 Design Precedents
- 6.16 Proposed CGIs
- 6.17 Proposed Materiality
- 6.18 Model Photographs
- 6.19 Proposed Site Access Plan

07 Design Strategy

- 7.1 Access & Servicing
- 7.2 Neighbouring Amenity

08 Planning Statement

- 8.1 Planning Statement

01 Introduction

01 Introduction

1.1 Introduction and Site Location



Aerial Photograph

St. Martins is located in Bishopstoke,
within the borough of Eastleigh.

01 Introduction

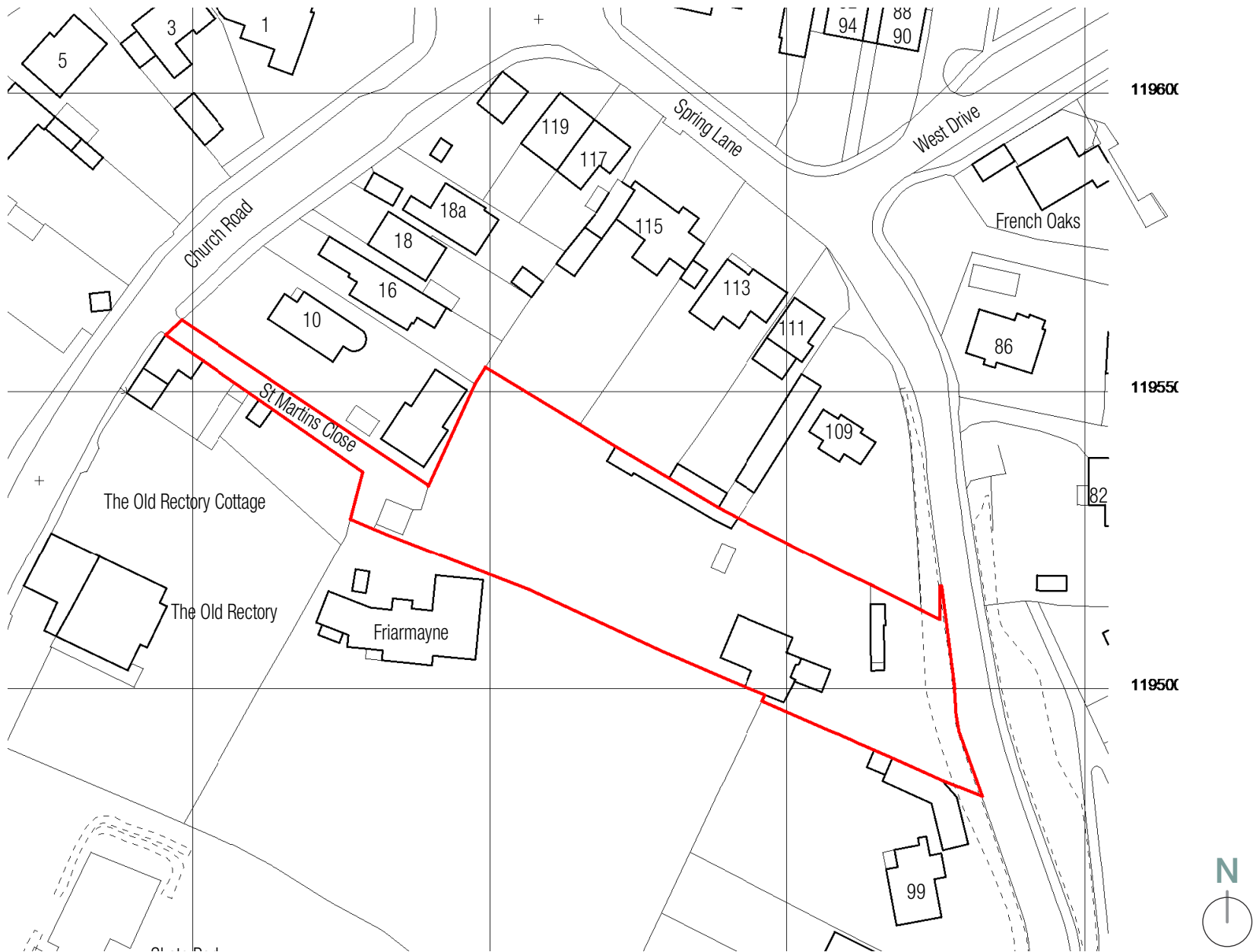
1.2 Introduction

This Design and Access Statement has been prepared by Giles Architects on behalf of the client and home-owner to support the application for a replacement dwelling and one additional dwelling on the site at St. Martins.

The site is accessed by an existing shared private drive from Church Road. The proposals include provision of a new access drive from Spring Lane to serve one of the proposed new dwellings.



Existing bungalow in disrepair



Site Location Plan

Site Area:

2,761 m²
0.2761 Hectares
0.68 Acres

02 Context

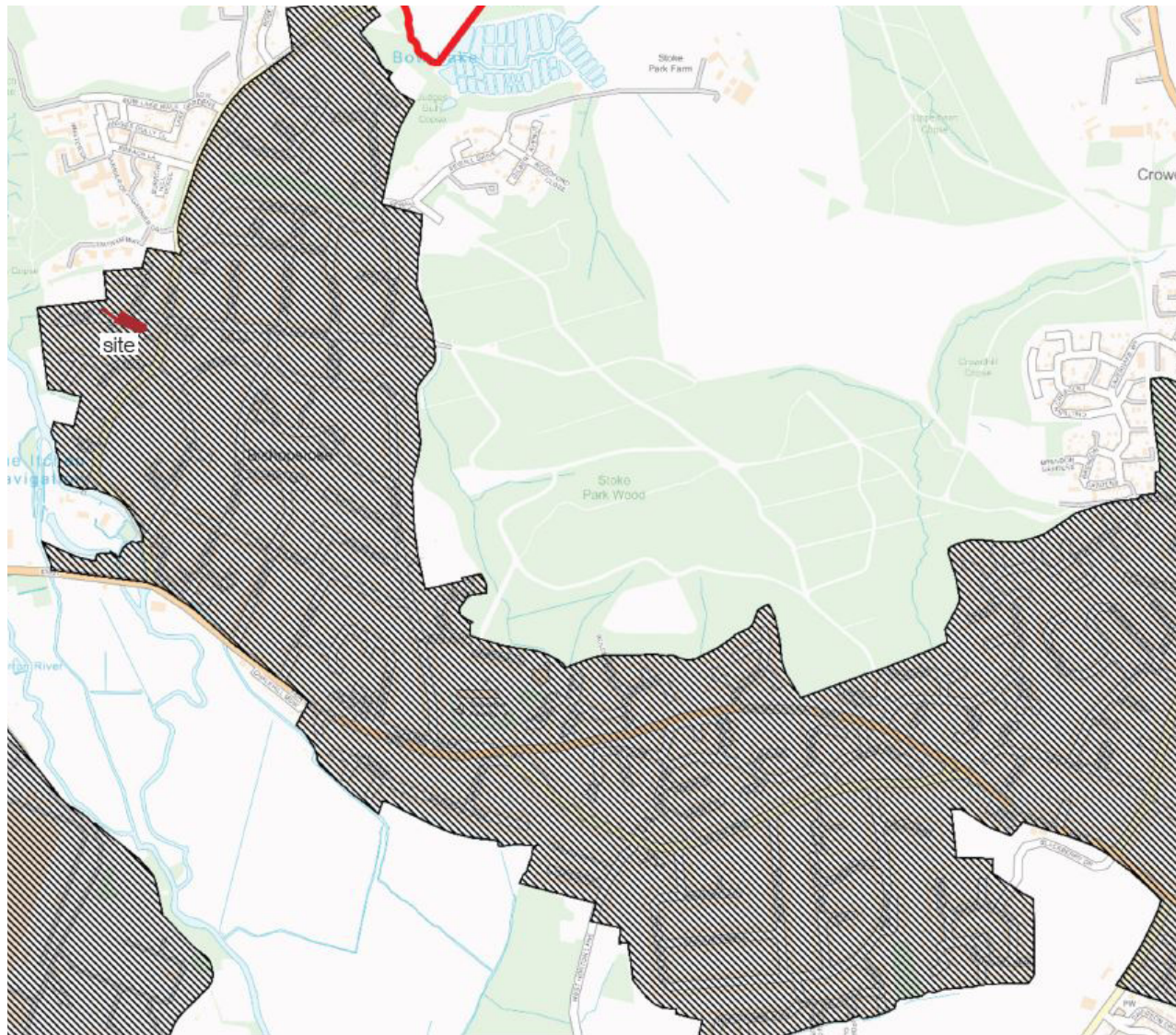
02 Context

2.1 Site Location

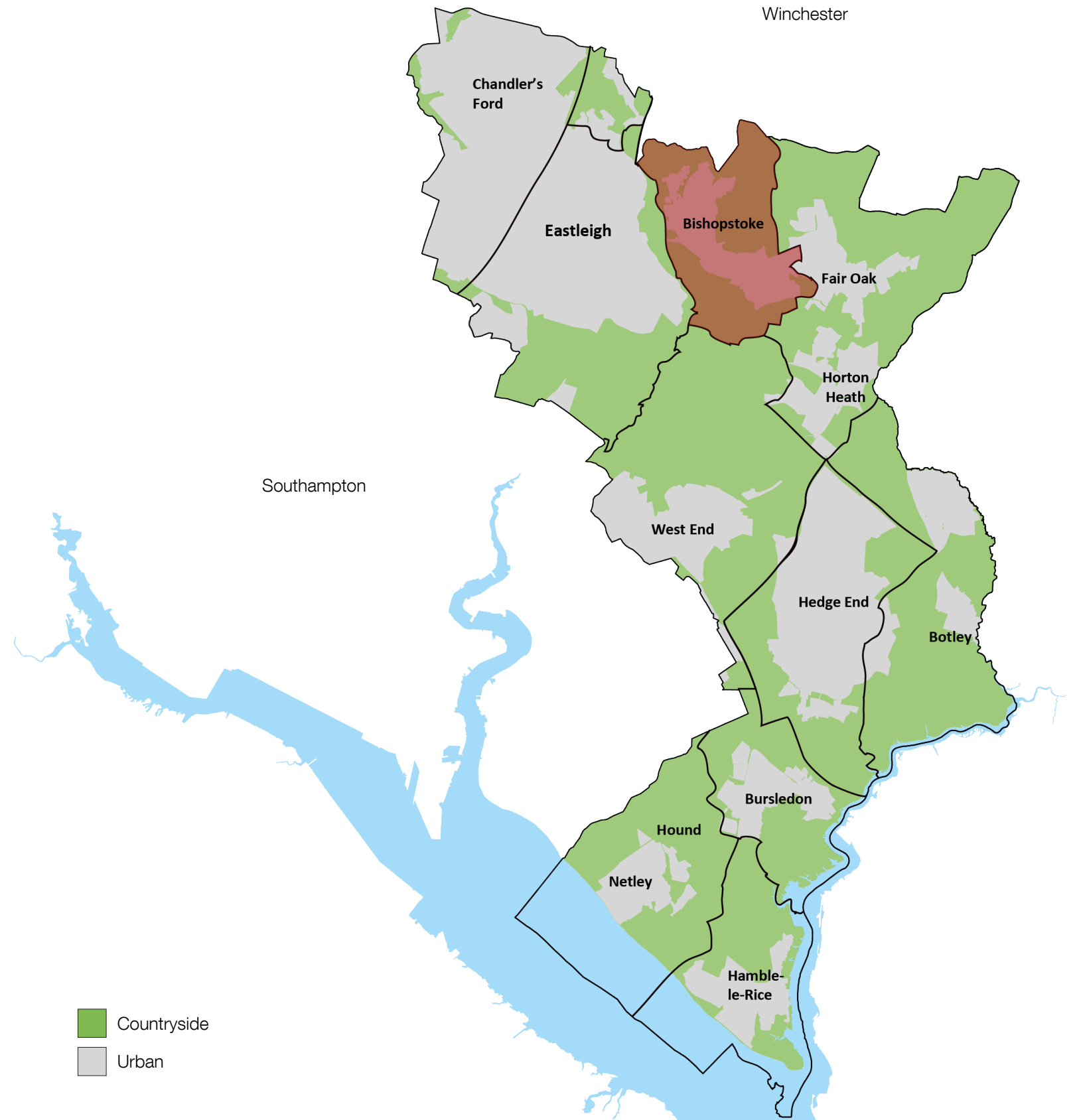
Bishopstoke lies within the Borough of Eastleigh, situated on the borough's northern border with Winchester. The borough extends down to the southern coast, sharing much of its western border with the City of Southampton.

Bishopstoke lies a mile to the east of Eastleigh centre, and adjoins the village of Fair Oak along its eastern border. The village has its own civil parish, after previously being annexed from Eastleigh parish in the early 20th century.

The site sits within Eastleigh Borough Council's Urban Edge - Settlement Boundary.



Eastleigh Borough Council's Urban Edge Boundary



Borough of Eastleigh

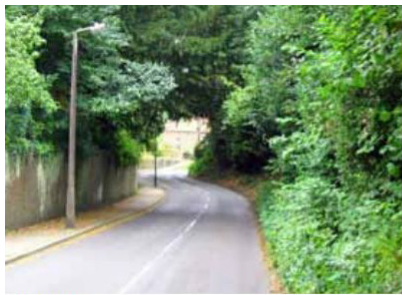
02 Context

2.2 Conservation Area

Bishopstoke contains one conservation area centred around the River Itchen. The site lies within the conservation area to the north. The site is adjacent to a conversation area extension made in 2010 to preserve the verdant character of Spring Lane, and an important view running south down the lane.



The view down Spring Lane.

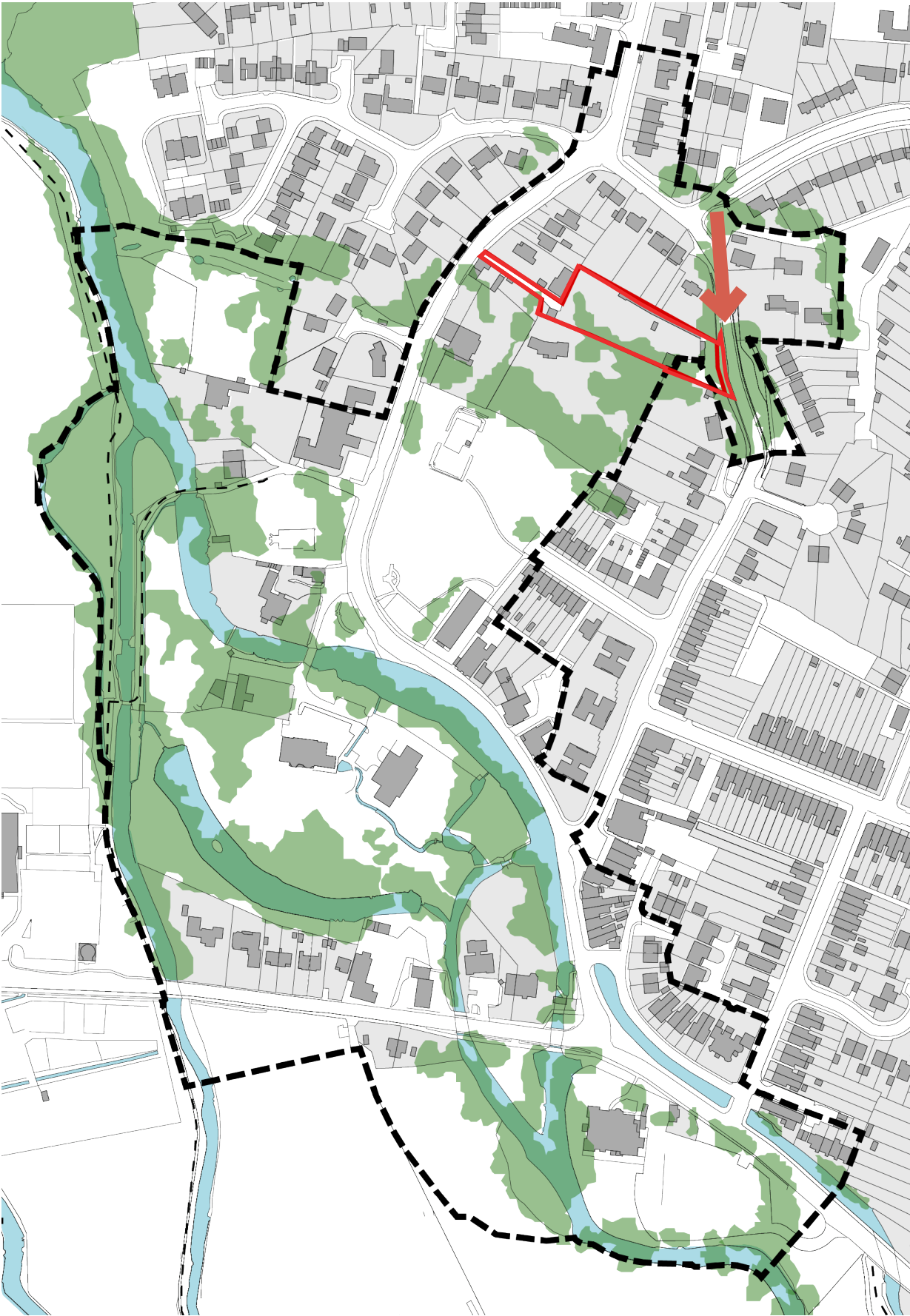


Spring Lane

The view down the valley side at Spring Lane is attractive, with the steep well-treed banks either side of the road creating a green corridor (5).

Extract from Bishopstoke Conservation Area Appraisal

- KEY
- Tree Cover
- Conservation Area
- Site Boundary
- Public Footpaths
- View Down Spring Lane

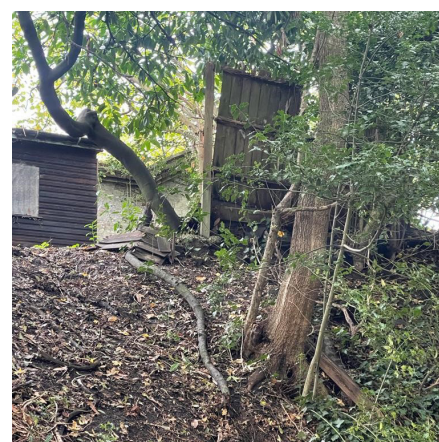
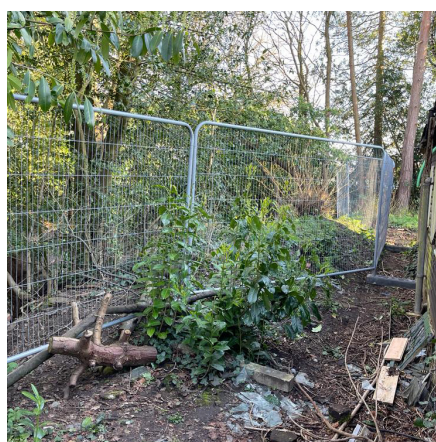


Bishopstoke Conservation Area Map

02 Context

2.3 Spring Lane

Spring Lane was added to the conservation area in order to preserve the view down the road, framed by shrubbery and tree canopies. However, currently, the roadside is not well maintained, and litter and graffiti are found down the road.



02 Context

2.4 Landscape Character

The conservation area is centred on the core of the village, and incorporates a series of green spaces. These green spaces include important views, a site of important nature conservation, and woodland.

There are few wild spaces within the village, as most of the green spaces are maintained for recreational use.

However there are various different habitats, such as fields, hedgerows, woodland, and a river, leading to a high level of biodiversity within the village, especially centred around the River Itchen.



Grounds surrounding Bishopstoke Manor



Spring Lane



Bishy Beach, along the banks of the River Itchen

02 Context

2.5 Listed and Important Buildings

Bishopstoke is an historic town, with records dating as far back as the Domesday Book, almost 1,000 years ago. There are a number of listed buildings throughout the conservation area dating from various portions of the villages history.

A significant historic garden used to sit within the centre of the village, which included the site at St. Martins, which was the vegetable garden serving the nearby Longmead House estate to the east. The vegetable garden was accessed via a bridge over Spring Lane which was demolished in the early 20th

century. A derelict greenhouse is situated within the site, along the north-eastern border which is not listed but is of interest.

A series of brick boundary walls run along segments of Church Road as well as forming the boundary to the site. The walls surrounding the Old Rectory are listed, although those along Church Road and surrounding the site are not listed, but are deemed to be of some heritage interest.

- Historic Garden
- Listed Building
- Conservation Area
- Site Border
- Listed Wall
- Important Wall
- Footpath



1 - Bishopstoke Manor House
18th century manor home converted to flats.



2 - Itchen House
19th century house across the water from the Manor House.



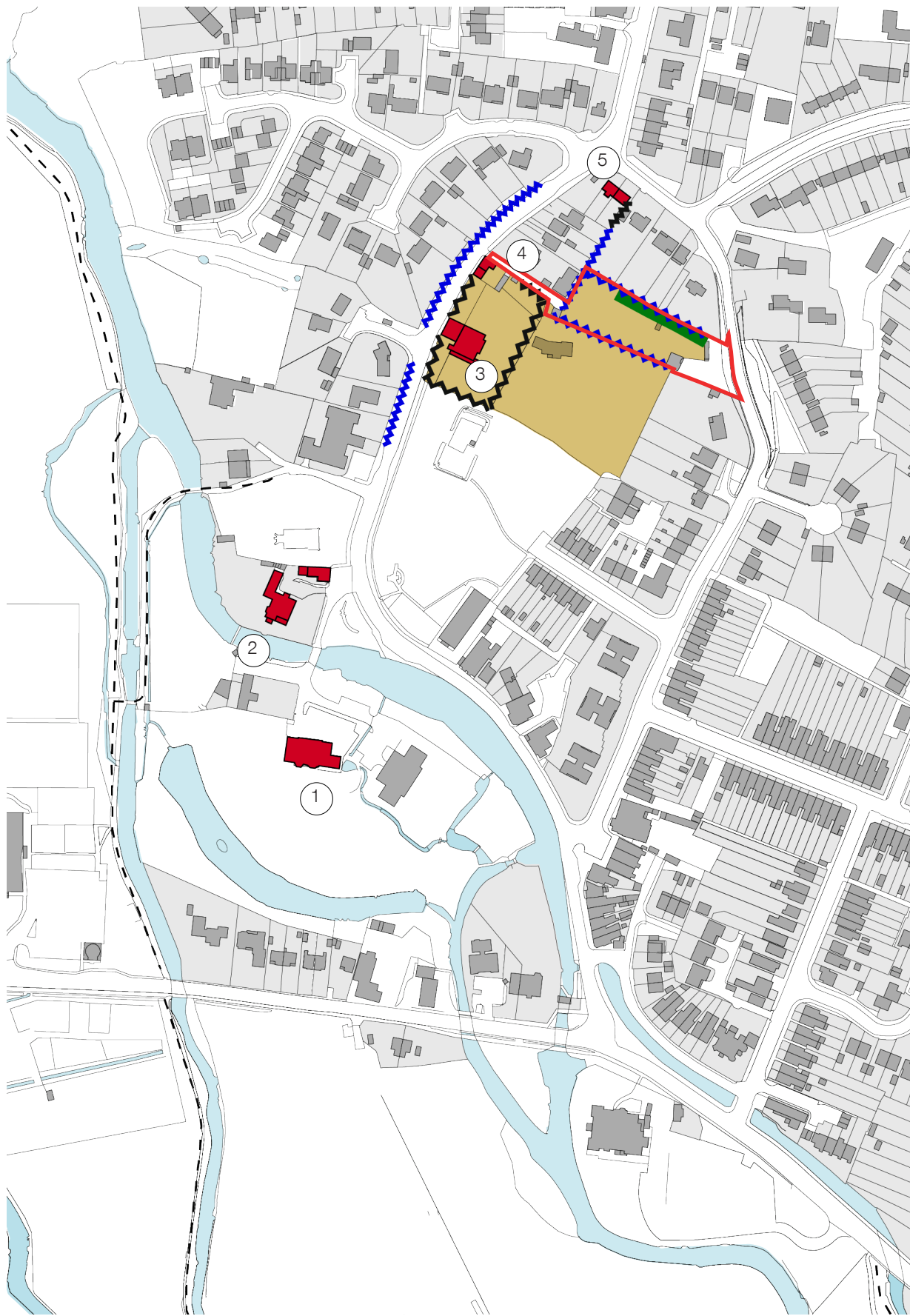
3 - Old Rectory
19th century rectory previously servicing St Marys Church to the north.



4 - Old Rectory



5 - 117 & 119 Spring Lane
16th century timber-framed thatched house, split into two dwellings.



Bishopstoke Heritage Map

02 Context

2.6 Local Vernacular

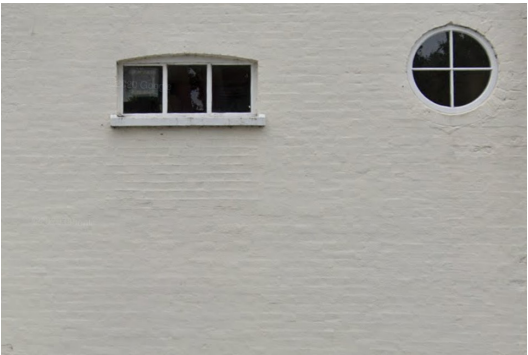
The prevailing character of Bishopstoke is of traditional two storey detached and semi-detached dwellings, using traditional materials such as brick, white render, thatched roofs, and timber. These dwellings incorporate pitched roofs, either gabled or hipped. There is a range of architectural typologies and materials found throughout Bishopstoke.



02 Context

2.7 Local Materiality

The traditional nature of the majority of the local architecture is reflected in the materiality of the village. Traditional elevation materials such as brick and render are widespread, with a smaller prevalence of timber in the form of expressed structure and fencing. The roofs are predominantly clay tiles, with limited examples of slate roofing located along the riverside.



03 Pre-Application

03 Pre-Application

3.1 Pre-Application Feedback

A Pre-Application Advice Request was submitted to Eastleigh Borough Council on the 25th January 2023 (ref. Q/23/94530), which was answered with an offer to meet with the *Winchester and Eastleigh Design Review Panel* on the 21st April 2023.

The feedback from the Design Review Panel was favourable, with the principle of the development being supported by the panel. The main concern with the proposal was that “the scheme should create a stronger sense of arrival” which has been addressed in the ensuing development of the scheme.

A further Pre-App was submitted to Hampshire County Council Highways on the 5th May 2023 (ref. 6-3-9-317 St Martins), in order to ascertain the viability of accessing the site with two dwellings.

The new access off of Spring Lane was agreed in principle after further consultation with HCC.

The current scheme addresses all of the points raised from the Design Officer, Conservation Officer, Design Review Panel and HCC Highways throughout the consultation process.



Application Q/23/94530
Please ask for Summer Sharpe
Direct dial 023 8068 8841
Working hours Mon-Fri 9-5
Email Summer.Sharpe@eastleigh.gov.uk

Mr Jacob Whatley
Giles Architects
45 Southgate Street
Winchester
SO23 9EH

Friday 21 April 2023

Dear Mr Whatley

Without Prejudice

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Q/23/94530
Description: Demolition of existing dwelling, erection of two new 4-bedroom homes, with additional access from Spring Lane
Site: St Martins, Church Road, Bishopstoke, Eastleigh, SO50 6BH

Thank you for your pre-application enquiry received 17 January 2023. I can advise that the proposals would require planning permission, and as such the following comments would be offered:

Site Context & Constraints

The pre-application site comprises a detached single storey dwellinghouse located towards the south-eastern corner of the plot, accessed via St Martins Close (west) which connects to Church Road. The site also contains a detached garage within the south-western corner, with the main garden/ external amenity area to the north and west of the existing dwelling. It is also noted that the site is bound by historic brick walls, the 'Pre-Application Document' notes that the walls are in varying states of repair/ replacement.

The surrounding area comprises residential development. To the south of St Martins Close (the access to the west of the application site) is the Old Rectory (a Grade II Listed Building). It is also noted to the north-west of the application site (on the corner which goes from Church Road to Spring Lane) no's 117 & 119 Spring Lane are also Grade II Listed Buildings. Both Church Road and Spring Lane are subject to

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire SO50 9YN
T: 023 8068 8000 E: direct@eastleigh.gov.uk W: www.eastleigh.gov.uk





Hampshire
County Council

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD
Tel: 0300 555 1375 (General Enquiries)
Fax 01962 847055
www.hants.gov.uk

FAO Jacob Whatley
Giles Architects
45 Southgate Street
Winchester
Hampshire
SO23 9EH

Enquiries to **Matt Grantham** My reference **6-3-9-317 St Martins**
Direct Line Your reference **St Martins, Bishopstoke**
Date **13th June 2023** Email **matt.grantham@hants.gov.uk**

Dear Mr Whatley,

REF: Pre-Application Advice – St Martins, Bishopstoke, Eastleigh

Thank you for your email, dated 05th May 2023, requesting pre-application Highways advice from Hampshire County Council in their role as Local Highway Authority.

It is understood that the pre-application advice request is for a site that you have an interest in, St Martins, which is located off of St Martins Close within Bishopstoke, Eastleigh.

The proposals are to demolish an existing bungalow on site, and replace this with two family homes.

The information supplied consists of a 'Pre-Application Enquiry' document which outlines the proposals, which from a highways perspective involve the discussion of vehicle access routes into the site.

At present, the existing vehicle access is shared between the existing bungalow (to be demolished) and one neighbouring dwelling. For the proposed development, two vehicle access options are considered, being:

- Option 1 – Continued use of the existing St Martins Close access reached from Church Road, for all three dwellings (two new / one existing); or alternatively
- Option 2 – Continued use of the existing St Martins Close access reached from Church Road, for two dwellings (one new / one existing), and a new vehicle access taken from Spring Lane for one new dwelling.

Director of Hampshire 2050
Gary Westbrook

Call charges apply. For information see www.hants.gov.uk



04 The Existing Site

04 The Existing Site

4.1 Site Aerial Views



04 The Existing Site

4.2 Existing Site Block Plan



Proposed Site Block Plan



04 The Existing Site

4.3 Site Description and Key Views

The site currently contains a single storey dwelling to the south east of the property, with a small garage store to the north west adjacent to the access road.

The site is enclosed with historic brick boundary walls around all sides, in varying states of repair and replacement.



1 - Entrance to Site from Church Road



2 - Key view into the Site



3 - Key view into the Site



04 The Existing Site

4.4 Existing Site Plan

Siting

The site lies between Church Road and Spring Lane, with access via a small single drive road off of Church Road. Other properties, including the listed Old Rectory to the south, neighbour the property.

Description

The site covers an area of approximately 0.28 hectares, and includes several structures, both historic and more recently constructed. Brick boundary walls dating back to the 19th century line the sites borders, with a derelict greenhouse sited next to the northern wall. A single storey dwelling is located in the south-east corner of the site, with an associated garage to the west.

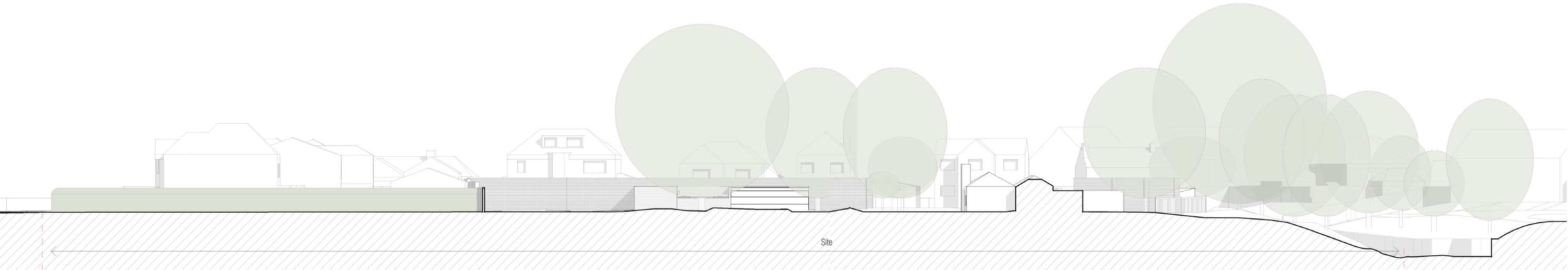
Access

The site is accessed via a small single carriageway running west to east from Church Road to the site. The eastern edge of the site is located close to Spring Lane.

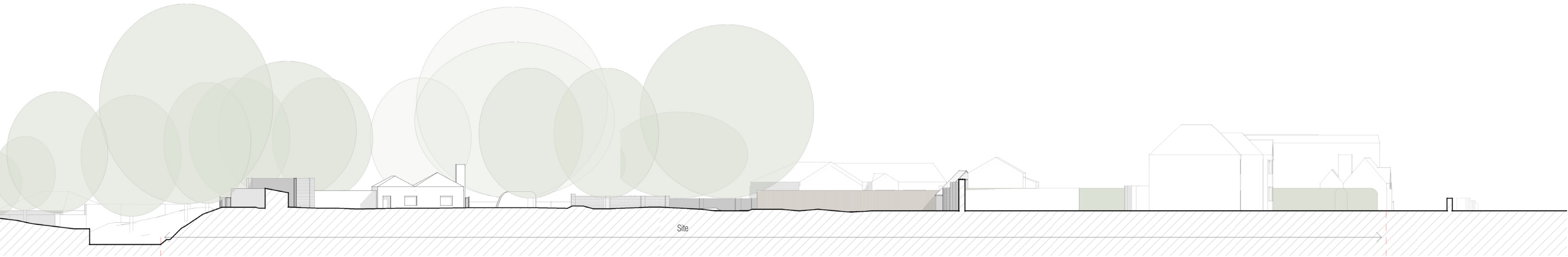


04 The Existing Site

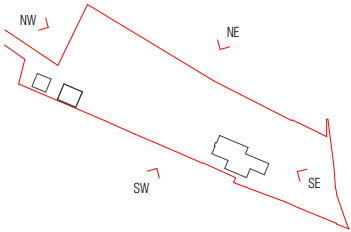
4.5 Existing Site Elevations



Existing South West Site Elevation

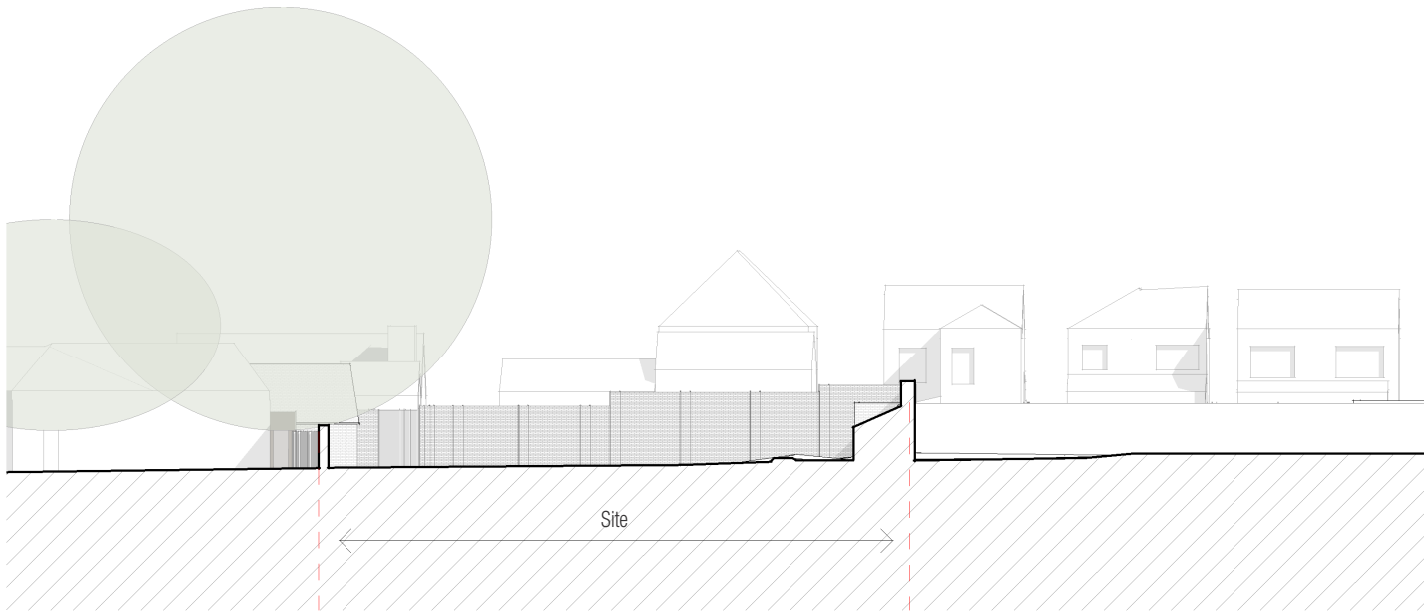


Existing North East Site Elevation

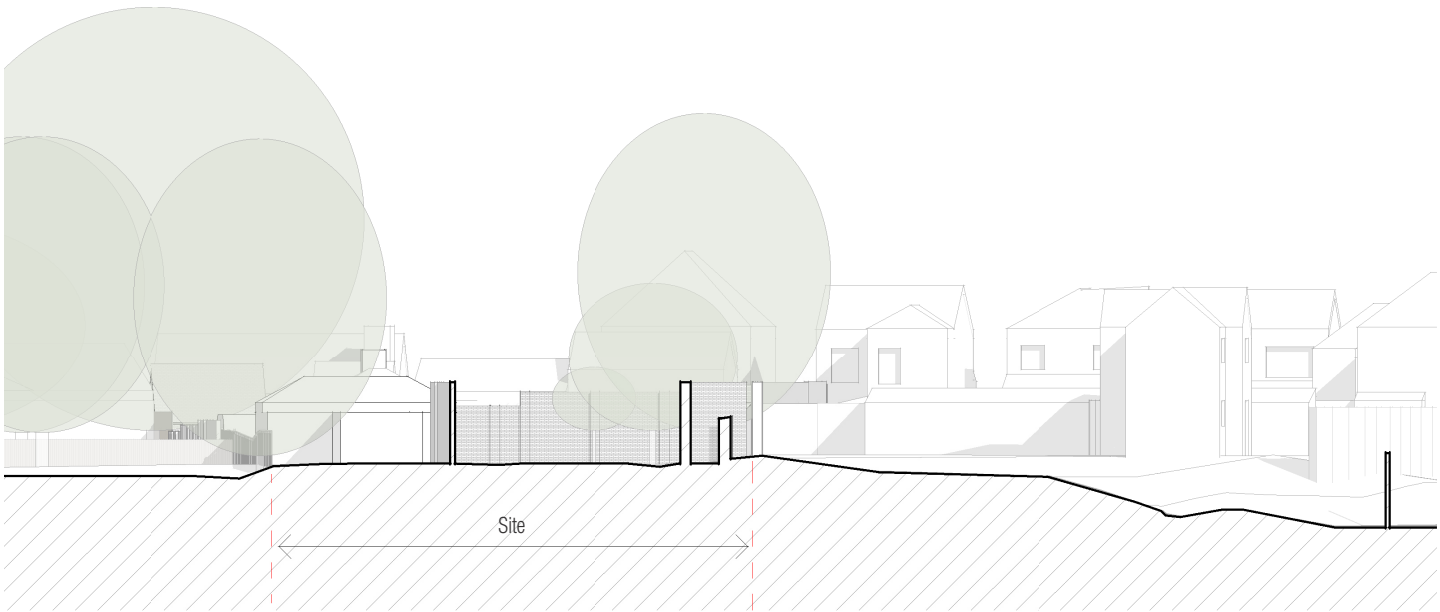


04 The Existing Site

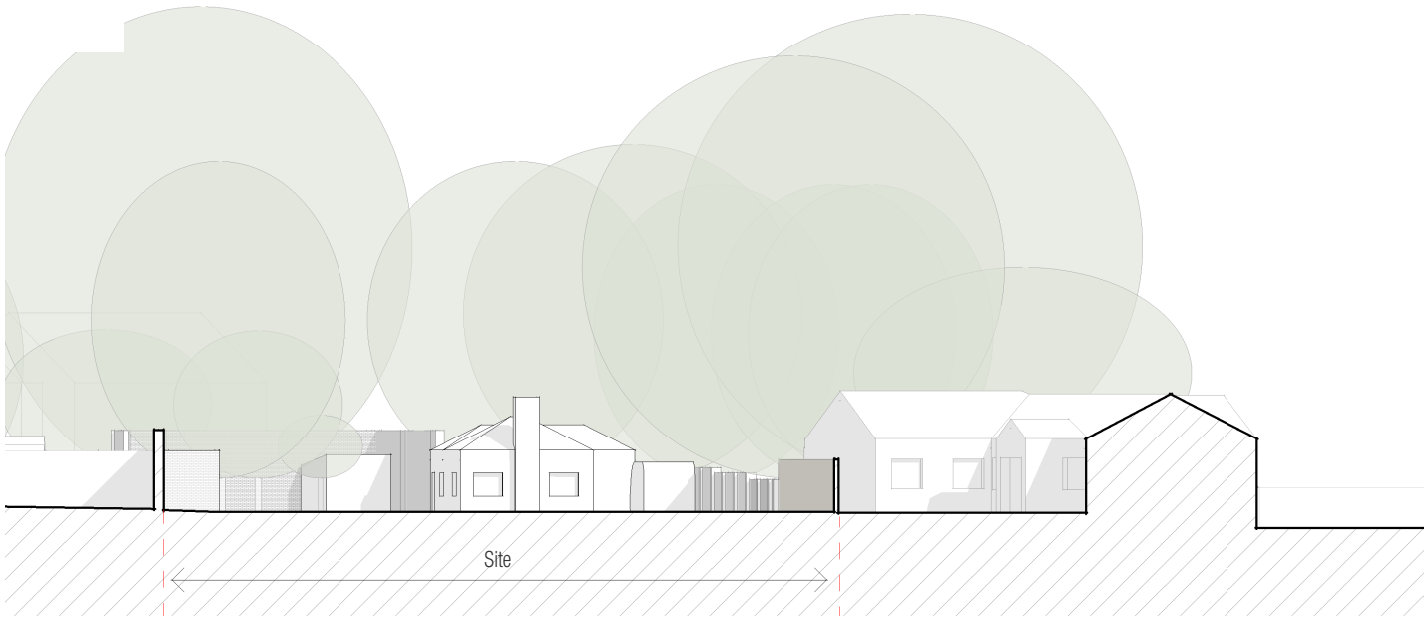
4.5 Existing Site Elevations



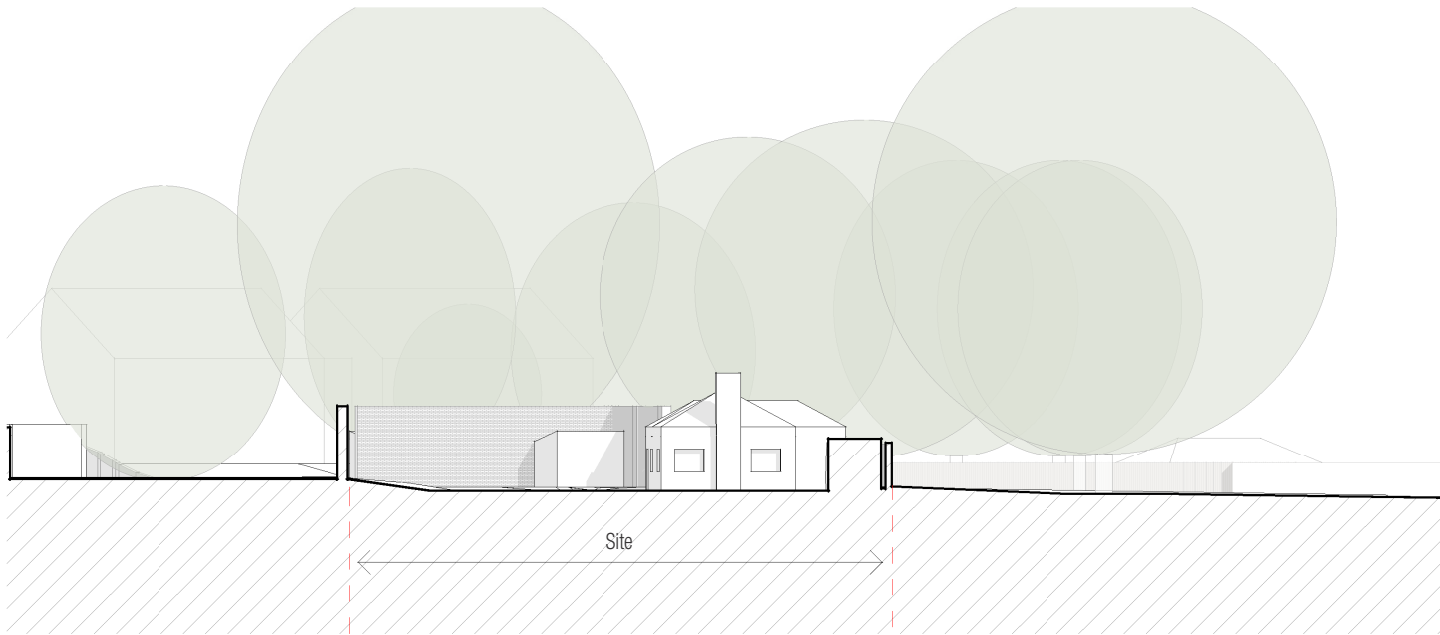
Existing South East Site Elevation - H.01



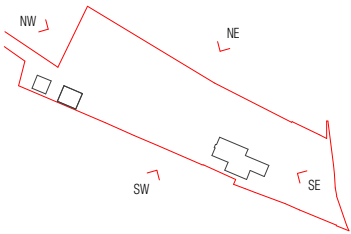
Existing South East Site Elevation - H.02



Existing North West Site Elevation - H.01



Existing North West Site Elevation - H.02



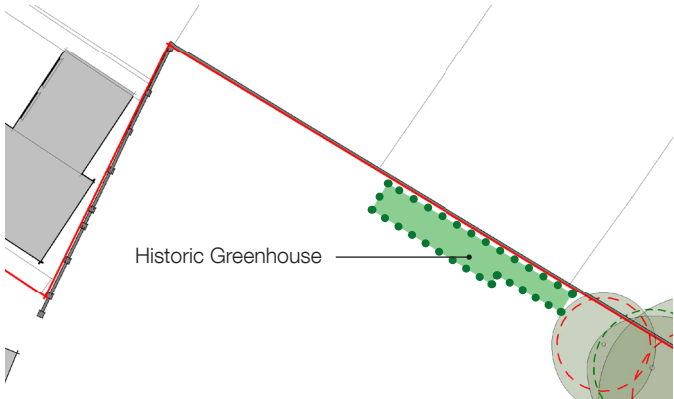
04 The Existing Site

4.6 Existing Structures

The site currently contains a single storey dwelling to the south east, with a garage to the north west adjacent to the access road.

There is a collection of sheds and caravans which contribute towards the overall feeling of clutter throughout the plot.

Along the northern boundary wall sits a derelict greenhouse. This structure is not listed but is of notable heritage value. The structure is in disrepair, with many of the glass panels missing or broken, and the structure in poor condition.



The heritage of the site has diminished over time due to the deterioration of the historic greenhouse.



04 The Existing Site

4.7 Existing Boundary Walls



1 - The segment of wall to the north-west of the site appears in reasonable condition, forming a barrier between the site and the properties to the north. This wall lies outside of the site boundary.



2 - The north-eastern section of the boundary wall was demolished by the neighbouring properties approximately 20 years ago due to structural collapse, and is now left open.



3 - The eastern boundary wall is derelict, with cracks throughout the structure and a high level of damage from climbing plants.



4 - The eastern half of the southern boundary wall was demolished and then rebuilt to match the existing due to structural collapse. This wall falls within the site boundary.



5 - The western half of the southern boundary wall collapsed and has been replaced with fencing, maintaining the boundary between the two properties.

The heritage of the site has diminished over time due to the deterioration of the historic brick boundary walls



Maintained Boundary Walls		Rebuilt Boundary Walls	
Derelict Boundary Walls		Replaced Boundary Walls	
		Demolished Boundary Walls	

04 The Existing Site

4.8 Existing Tree Survey

A detailed tree survey has been undertaken by Bishops Waltham Tree Care in order to ascertain the properties of the trees on site.

The majority of the trees on the site are found to the east, alongside the border with Spring Lane, with a small cluster to the north and several canopies overhanging from the property to the south.

Only one Class A tree is present on site, the yew tree to the north that is subject to a Tree Preservation Order.

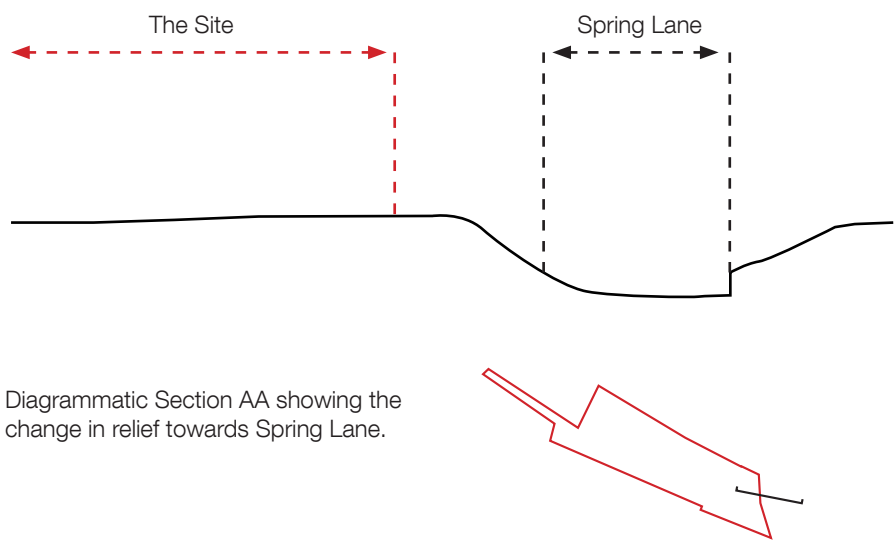
Surveyed Trees											
Reference	Common Name	Height	Stem Diameter	Canopy	NESW	Crown Clearance Height	Age Class	Physiological Condition	Structural Condition	Est. Remaining Contribution	Category
G19	Bay (group)	10m	150mm; 150mm; 150mm; 150mm; 150mm; 150mm;	4 N 4 E 4 S 4 W		2m	Y	Fair	Fair	10-20 Years	C
S9	Stump	1.5m	490mm								
T1	Ash	22m	690mm			2m	Ma	Fair	Good	20-40 Years	B
T2	Yew	14m	390mm; 440mm; 790mm			1.2m	Ma	Fair	Fair	40+ Years	B
T3	Laylandii	18m	790mm	5.5 N 5 E 5 S 6 W		2m	Lma	Poor	Poor	10-20 Years	C
T4	Pine	24m	1000mm	6 N 3 E 5 S 12 W		2m	Lma	Fair	Poor	10-20 Years	C
T5	Pine	24m	910mm	10 N 10 E 9 S 9 W		4m	Lma	Poor	Good	20-40 Years	B
T6	Ash	15m	210mm; 220mm; 240mm; 220mm; 180mm; 340mm; 180mm; 220mm	4 N 4 E 5 S 4 W		4m	Ema	Poor	Poor	<10 Years	U
T7	Yew	8m	240mm; 220mm; 180mm; 340mm; 180mm; 220mm	4 N 6 E 6 S 5 W		1m	Ema	Good	Good	40+ Years	A
T8	Ash	15m	180mm; 340mm; 180mm; 220mm; 150mm; 420mm	8 N 4 E 6 S 8 W		2.5m	Ema	Good	Fair	10-20 Years	C
T10	Hazel	6m				3m	Y	Fair	Fair	40+ Years	C
T11	Fir			2 N 2 E 4 S 4 W		3m	Ema	Fair	Fair	10-20 Years	C
T12	Ash	18m	300mm	8 N 5 E 4 S 6 W		4m	Ema	Fair	Fair	10-20 Years	B
T13	Field maple	12m	340mm			2m	Y	Good	Fair	20-40 Years	B
T14	Ash	18m	300mm	8 N 5 E 4 S 6 W		6m	Ema	Fair	Fair	10-20 Years	C
T15	Fir	15m	470mm	2 N 1 E 2 S 2 W		2m	Ma	Fair	Fair	10-20 Years	C
T16	Fir	10m	210mm	1 N 1 E 1 S 1 W		2m	Y	Poor	Poor	<10 Years	C
T17	Fir	13m	200mm	1 N 1 E 1 S 1 W		2m	Y	Poor	Poor	<10 Years	C
T18	Fir	13m	250mm	1 N 1 E 1 S 1 W		2m	Y	Poor	Poor	<10 Years	C
T20	Pine	12m	530mm	7 N 4 E 3 S 4 W		8m	Ema	Poor	Poor	10-20 Years	C
T21	Fir	12m	230mm	6 N 1 E 1 W		8m	Ema	Y	Poor	10-20 Years	C
T22	Fir	10m	150mm	1 N 1 E 1 S 1 W		9m	Y	Poor	Poor	<10 Years	U
T23	Fir	20m	560mm	4 N 4 E 4 S 4 W		2m	Ma	Fair	Good	20-40 Years	B
T24	Elm	10m	230mm	1 N 4 E 6 S 4 W		6m	Ema	Good	Fair	10-20 Years	C
T25	Elm	12m	250mm	2 N 2 E 4 S 4 W		4m	Ema	Poor	Poor	<10 Years	U
T26	Elm	10m	330mm	4 N 4 E 4 S 4 W		3m	Ema	Fair	Poor	<10 Years	C
T27	Elm	12m	340mm	4 N 4 E 6 S 2 W		6m	Ema	Fair	Fair	10-20 Years	C
T28	Laurel	6m	180mm; 150mm; 230mm; 230mm; 400mm; 390mm	1 N 8 S 8 W		2m	Ema	Poor	Poor	10-20 Years	C
T29	Elm	12m	230mm; 230mm; 400mm; 390mm	5 N 8 E 3 S 3 W		4m	Ema	Poor	Poor	<10 Years	U
T30	Ash	20m	400mm; 390mm; 350mm; 330mm	10 N 10 E 10 S 10 W		6m	Ma	Fair	Fair	20-40 Years	C
T31	Field Maple	12m	350mm	6 N 4 E 2 W		8m	Ema	Dead	Dead	<10 Years	U
T32	Field maple	12m	330mm	5 N 5 E 1 S 5 W		6m	Ema	Fair	Fair	10-20 Years	C
T33	Laurel	4m	220mm	1 N 6 E 5 S 2 W		2m	Y	Poor	Poor	10-20 Years	C
T34	Hazel	6m	150mm; 150mm; 150mm; 150mm; 150mm; 150mm;	5 N 5 E 5 S 5 W		3m	Y	Fair	Fair	10-20 Years	C



04 The Existing Site

4.9 Existing Topo Survey

The site is uniform in elevation until it reaches the bank along Spring Lane to the east, where the topography falls away towards the road.



Diagrammatic Section AA showing the change in relief towards Spring Lane.



04 The Existing Site

4.10 Site History

The site lies within an area recognised as an historic garden. This garden belonged to the now demolished Longmead House, and was used as a private walled kitchen garden that was walled off from the rest of the village. Longmead House was built in 1866 by the Barton family, and was demolished in the 1930s.

The historic walled vegetable garden was accessed via a bridge that leads to the eastern side of the site over Spring Lane.

The historic use as a walled kitchen garden correlates with the derelict greenhouse on site, which would have been used to supply the families of Longmead with food throughout the year.

The land upon which Longmead Estate used to sit was sold off in 1928 as individual plots, resulting in the site as it stands today.

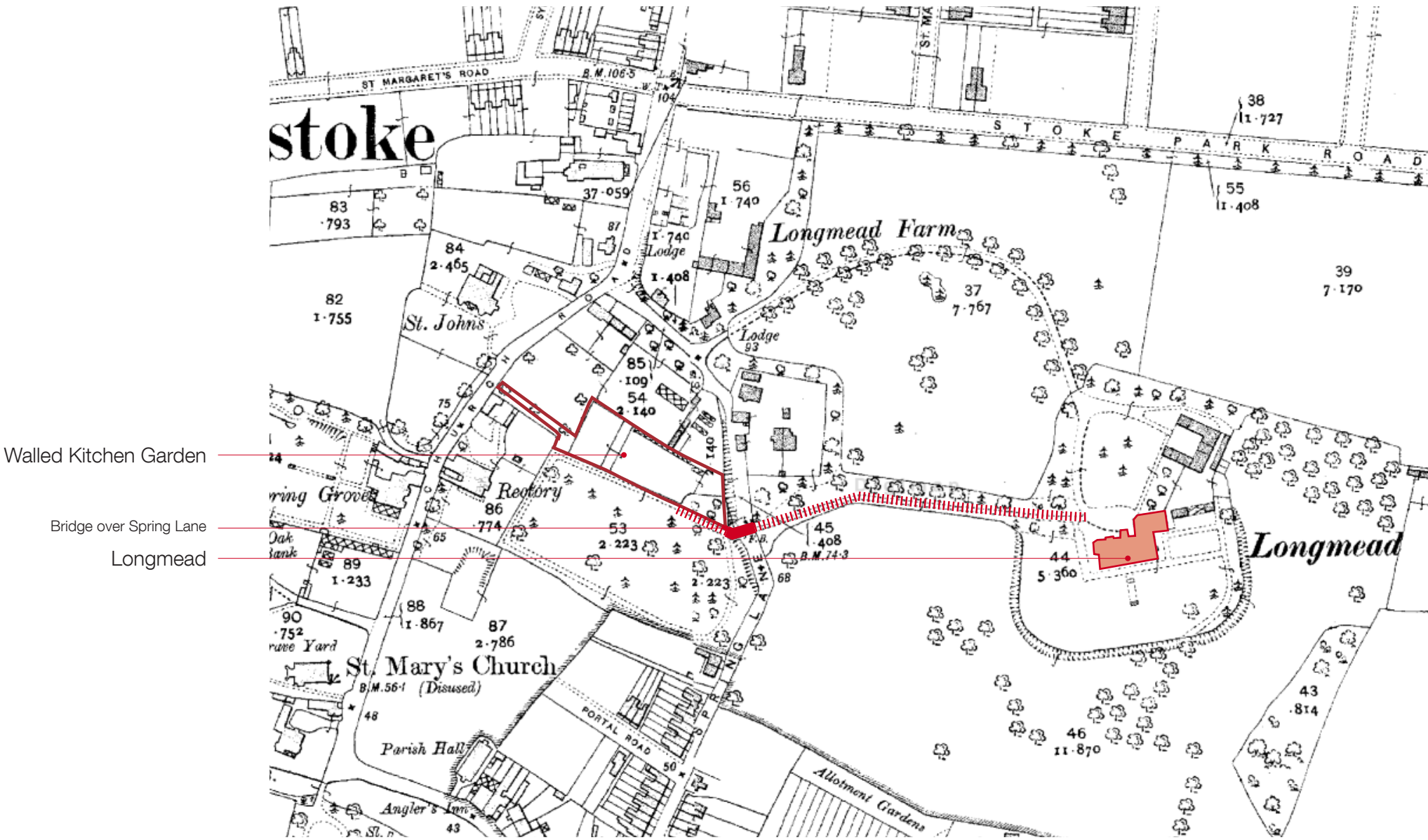
- The site was historically a walled kitchen garden for Longmead House.
- The site produced fruit and vegetables for the workers and residents of Longmead.
- It was accessed via a bridge over Spring Lane.
- Longmead House was demolished in the early 20th century.



Historic colourised photograph of Longmead House



Historic photograph of the bridge over Spring Lane into the site.



Historic Map of Bishopstoke, 1911

05 Design Approach

05 Design Approach

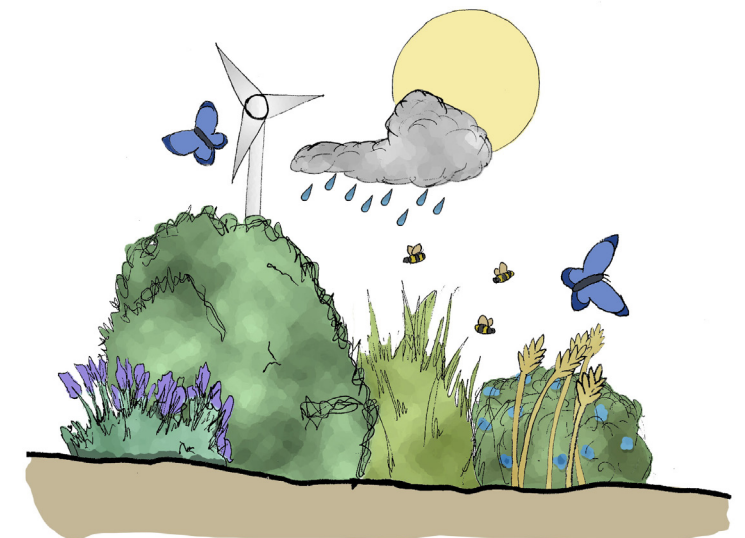
5.1 Design Concept



Existing Trees On Site



Restore Kitchen Garden Heritage



Sustainability and Self-Sufficiency

05 Design Approach

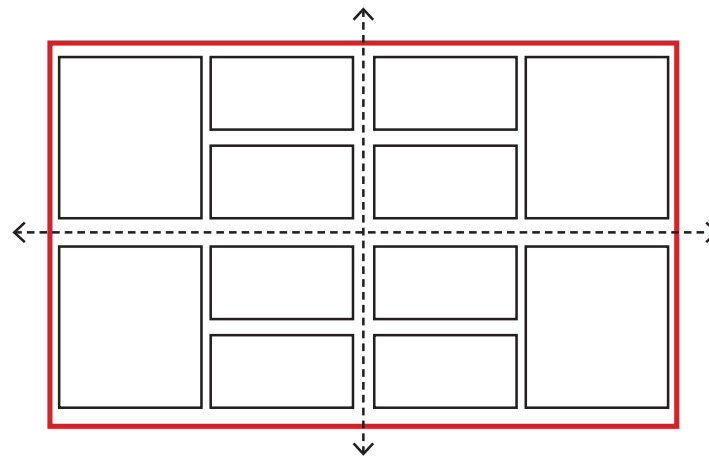
5.2 Traditional Kitchen Garden

The kitchen garden was a common feature of stately homes across the country, providing fruit and vegetables exclusively for those that lived and worked on the estate. In the last century many of these gardens have fallen into disrepair, including the site at St Martins, but now a concentrated effort by the National Trust has restored many of these gardens.

Due to their function, traditional kitchen gardens usually followed a grid like arrangement, with planting beds situated along axis that ran through the plot. These axis often followed the axis of the tall boundary walls that surrounded them.

The tall, thick boundary walls provided the kitchen garden with a secure enclosure to protect the produce. They also provided shelter from the elements to help encourage growth of produce, by creating its own micro climate that would have been a few degrees warmer than the surrounding areas.

Kitchen gardens normally incorporated various other structures in order to facilitate the growth of crops not suited for the English climate, such as greenhouses and mushroom houses.



Traditional Kitchen Garden Grid Arrangement

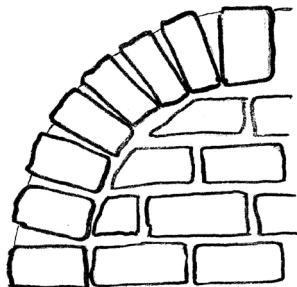
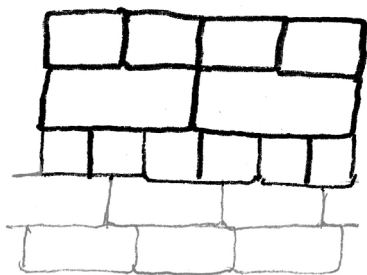
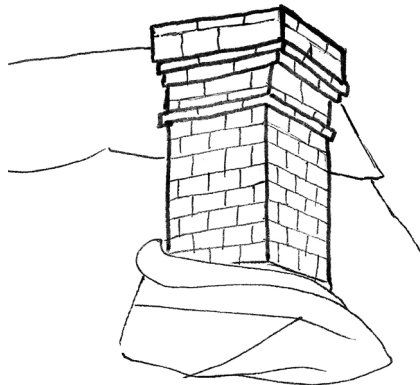
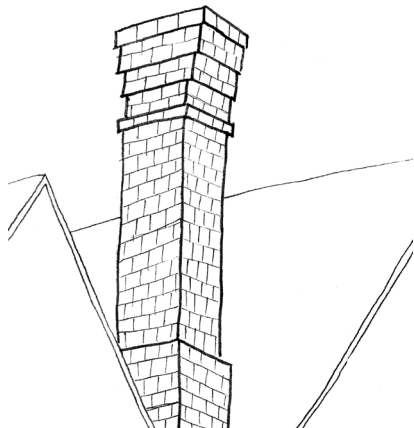
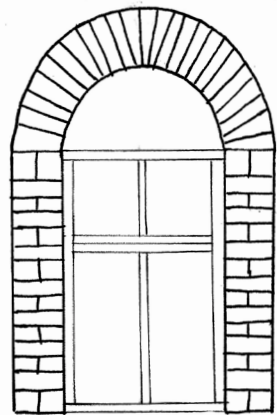
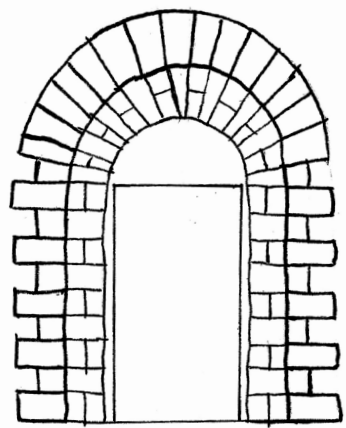
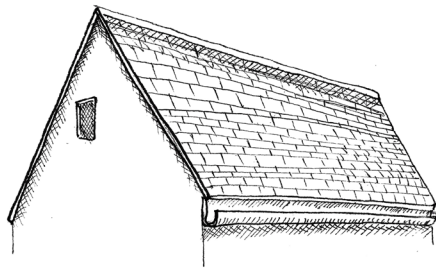
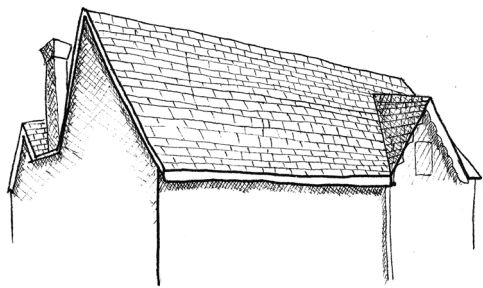


05 Design Approach

5.3 Conservation Area Design Influence

There are some key period architectural features apparent throughout the Bishopstoke Conservation Area have been subtly re-interpreted within the design proposals to give the scheme a sound contextual relationship, and a sense of belonging.

These features are The Pitched Roofs, The Arches, The Chimneys, and The Brick Detailing.



05 Design Approach

5.4 Restore Kitchen Garden Heritage

The site has a unique and storied heritage, owed to its history as kitchen garden for a country estate. This heritage is clearly visible throughout the site due to the tall degrading boundary walls and derelict greenhouse to the north of the site.

The walls that encompass the old kitchen garden lie both within and outside of the site, depending on their location. Those that border the houses to the north are outside of the site, whereas those to the south are within the site boundary.

The walls that surround the site are not listed but considered historically important, apart from those to the west that border the Old Rectory.



1 - Reclaim the historic bricks from the eastern section of derelict wall and use them to re-build the section of wall to the north, within the neighbouring property boundary.



2 - Remove planting from existing walls and re-point as required. Refurbish existing greenhouse with timber and glass. to match the existing.

- Historic Greenhouse
- Demolished Boundary Walls
- Listed Boundary Walls
- Rebuilt Boundary Walls
- Replaced Boundary Walls
- Retained Boundary Walls
- Derelict Boundary Walls



Restore Kitchen Garden Heritage

05 Design Approach

5.5 Site Constraints and Opportunities

The existing site access from Church Road is a single track, making it unsuitable for an additional dwelling. Therefore a new private access drive from Spring Lane is proposed to serve the second plot.

The environmental opportunities of the site are of paramount importance to the dwelling, as the dwellings are designed to be completely self-sufficient and sustainable houses.



1 - Entrance to Site from Church Road

- Blank Gable
- Overlooking Distances
- Sun Path
- Tree Canopy
- Root Protection Zones
- Yew Tree - TPO
- Historic Greenhouse
- Demolished Boundary Walls
- Listed Boundary Walls
- Rebuilt Boundary Walls
- Replaced Boundary Walls
- Retained Boundary Walls
- Derelict Boundary Walls



05 Design Approach

5.6 Site Demolition Plan

1 - As part of the strategy for the new dwellings the existing dwelling and associated sheds will be removed. The total area of the existing dwelling and ancillary building to be demolished is 170m².

2 - To facilitate the new access drive T30 and T31 are proposed to be removed. T31 is dead, and T30 is an Ash Tree, a majority of which have been removed from roadsides across Hampshire to mitigate ash dieback disease.

T30	Ash	20m	400mm;	10 N 10 E 10 S 6m	Ma	Fair	Fair	20-40 Years	C
T31	Field Maple	12m	390mm	10 W 6 N 4 E 2 W 8m	Ema	Dead	Dead	<10 Years	U

3 - We are also proposing to remove the cluster of trees surrounding the TPO'd yew tree, namely ash and hazels, in order to give the yew tree room to flourish.



- A significant number of trees will be planted as part of the development.



- Removed Trees
- Demolished Structures
- Derelict Greenhouse to be refurbished

05 Design Approach

5.7 Site Access

The proposal is for plot one to be accessed via the existing shared drive along Church Road. Plot two will be accessed via a new private drive along Spring Lane.

The new drive will be cut into the bank, where there is a four meter level change in which a 1:6 private drive will be created towards the north-east of the plot. Visibility splays can be achieved in the proposed access drive location.



The existing site access that will serve Plot 1.



Location of proposed new access drive for Plot 2

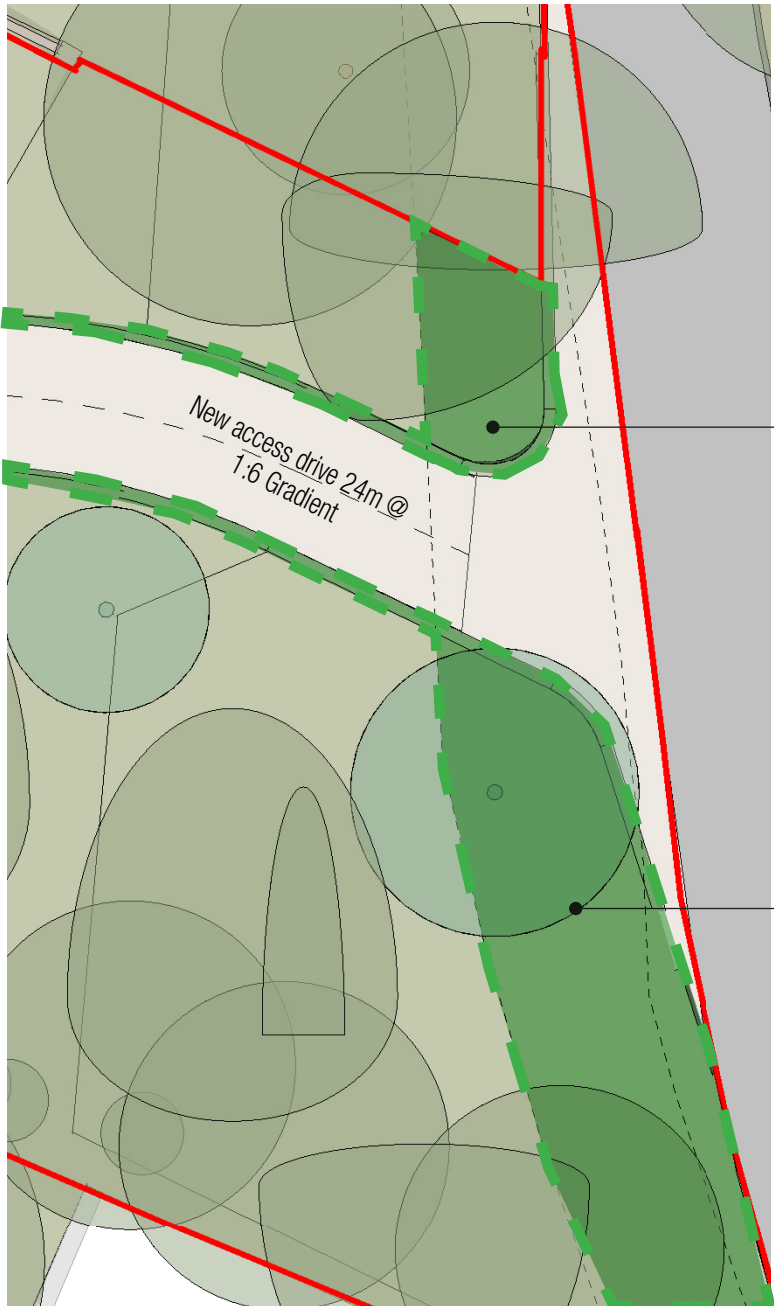


05 Design Approach

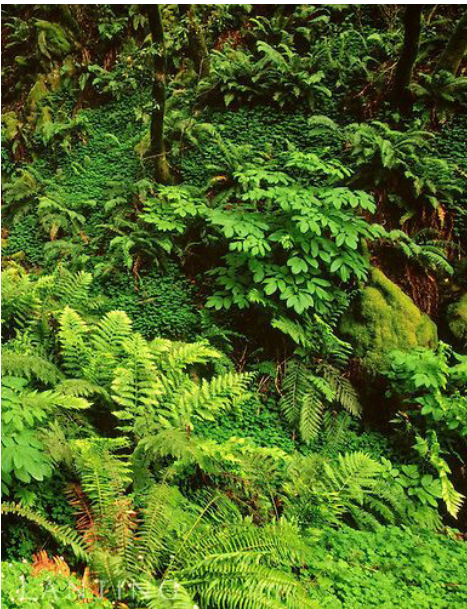
5.8 Proposed Planting on Spring Lane

The existing bank along Spring Lane is in a poor state of upkeep, with few low lying plants or shrubs and an array of dilapidated structures, such as the fence and shed pictured below. For much of its length the bank has bare earth as opposed to the verdant greenery as described in the Conservation Area Appraisal Plan. Spring Lane generally is feeling tired and neglected and is in need of a visual improvements.

Existing Bank



Proposed Bank



Vigorous evergreen understory planting along the southern section of the bank improves the view down Spring Lane by removing the barren areas of topsoil, whilst not interfering with the root protection zones. The new vegetation would also seamlessly integrate into the existing planting along Spring Lane.

05 Design Approach

5.9 Proposed Tree Planting

The proposed new access off of Spring Lane requires the removal of 6 Category C and Category U trees that currently line the bank. In order to mitigate this, 8 trees have been proposed throughout the site. The three new trees along the proposed access drive have been specified to provide a moderately dense canopy, to help maintain the verdant character of the road.

- NT1 - Small-leaved Lime - *Tilia Cordata*
- NT2 - Swedish Whitebeam - *Sorbus Intermedia*
- NT3 - Hybrid Cherry - *Prunus Pandora*
- NT4 - Silver Birch - *Betula Pendula*
- NT5 - Silver Birch - *Betula Pendula*
- NT6 - Silver Birch - *Betula Pendula*
- NT7 - Silver Birch - *Betula Pendula*
- NT8 - Silver Birch - *Betula Pendula*



Small Leaved Lime



Swedish Whitebeam



Hybrid Cherry



Silver Birch

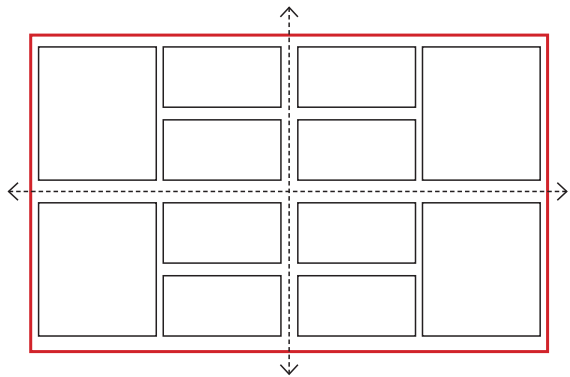


05 Design Approach

5.10 Site Strategy

The site layout strategy has been developed from the concept of a traditional kitchen garden grid arrangement and has been explored based on the key axis of the site generated from the significant boundary walls and the historic greenhouse.

- The Key Design Drivers
- Refurbishment of historic greenhouse
 - Key axis derived from the boundary walls and greenhouse
 - Traditional kitchen garden grid arrangement



Traditional Kitchen Garden Arrangement



Key Axis ← →

Grid created from historic structures <----->

Derelict Greenhouse to be restored [Green dashed rectangle]



05 Design Approach

5.11 Site Strategy

A series of sheltered external courtyards and kitchen garden spaces have been designed around the grid structure and heritage assets of the site.

Each of the external sheltered courtyards will receive varying levels of sunlight and shadow, making it ideal for growing a large range of crops and vegetables.

- South facing external courtyard
- East and West facing external courtyard
- North facing external courtyard



05 Design Approach

5.12 Site Strategy

A series of internal accommodation and circulation spaces have been distributed around the same grid structure, surrounding the external courtyard and kitchen gardens.

- South facing external courtyard
- East and West facing external courtyard
- North facing external courtyard
- Proposed building footprint

- Key Axis ← →
- Grid created from historic structures <----->
- Derelict Greenhouse to be restored

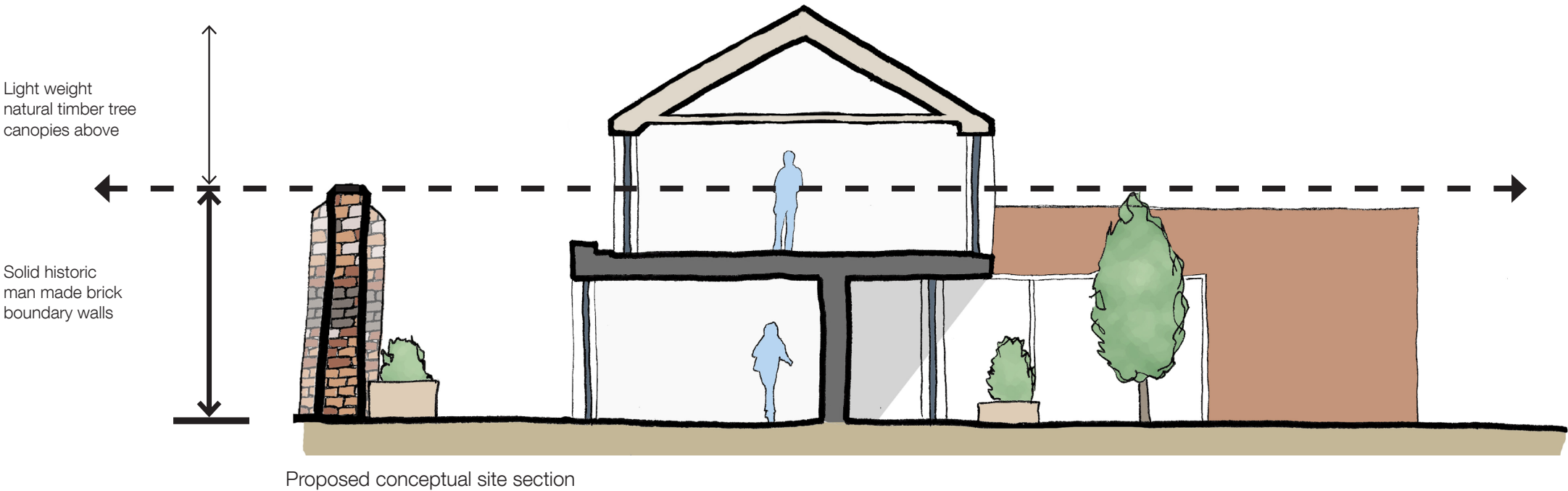
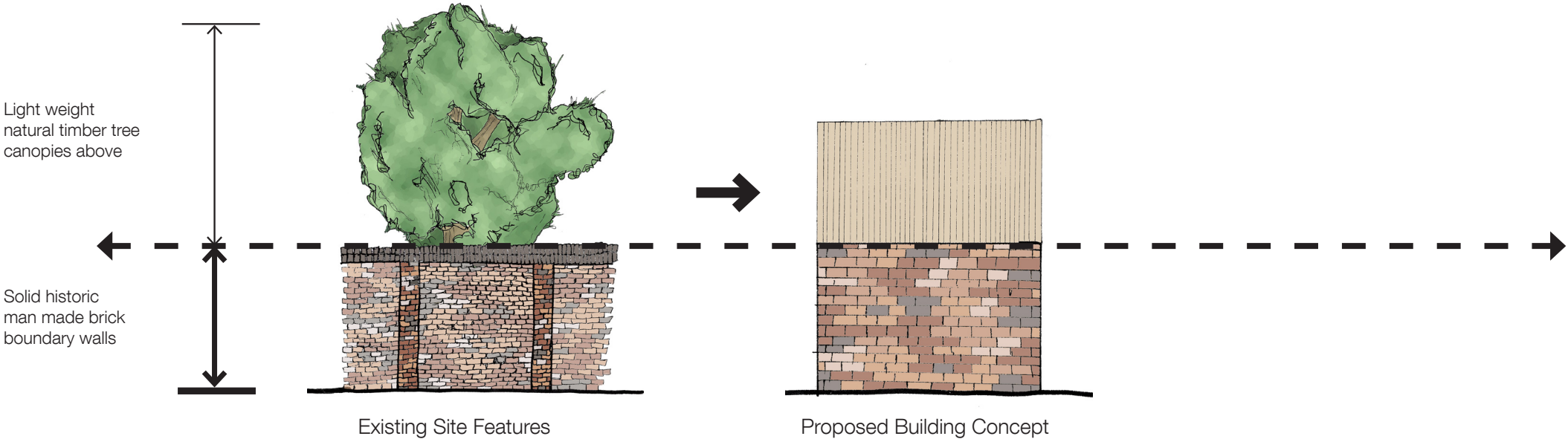


06 Design Proposal

06 Design Proposal

6.1 Design Concept

The design concept for the proposed massing strategy has been developed from the relationship between the significant boundary walls and the existing trees on site.



A majority of the proposed dwellings are concealed below the existing boundary walls, minimising the visual impact of the proposed development on site.

A light weight timber first floor pops-up above the boundary walls in response to the tree canopies within the site.

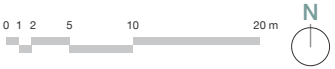


06 Design Proposal

6.2 Proposed Site Plan



Proposed Site Plan



06 Design Proposal

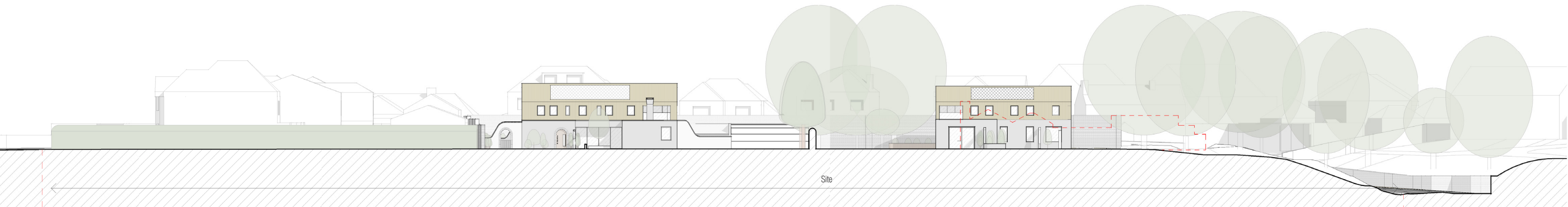
6.3 Proposed Site Plan



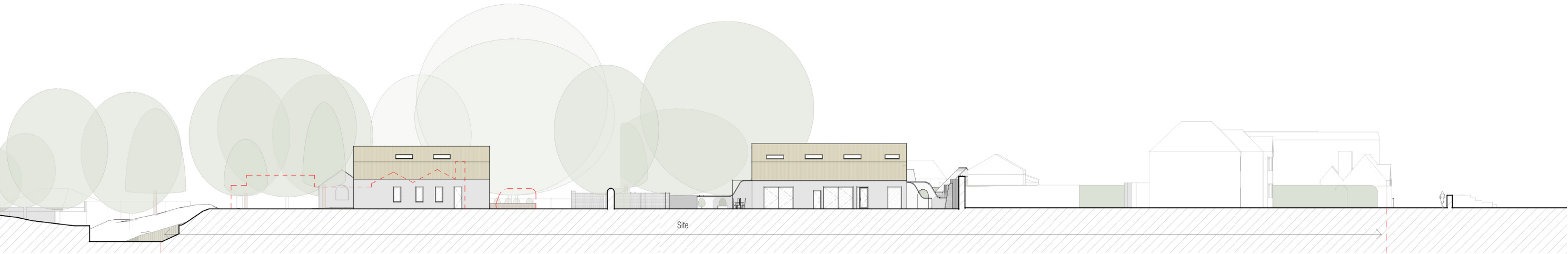
Proposed Site Plan

06 Design Proposal

6.4 Proposed Site Elevations



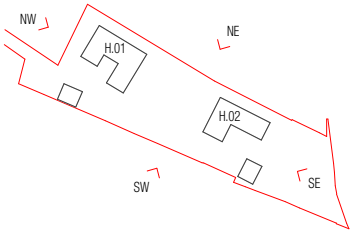
Proposed South West Site Elevation



Proposed North East Site Elevation

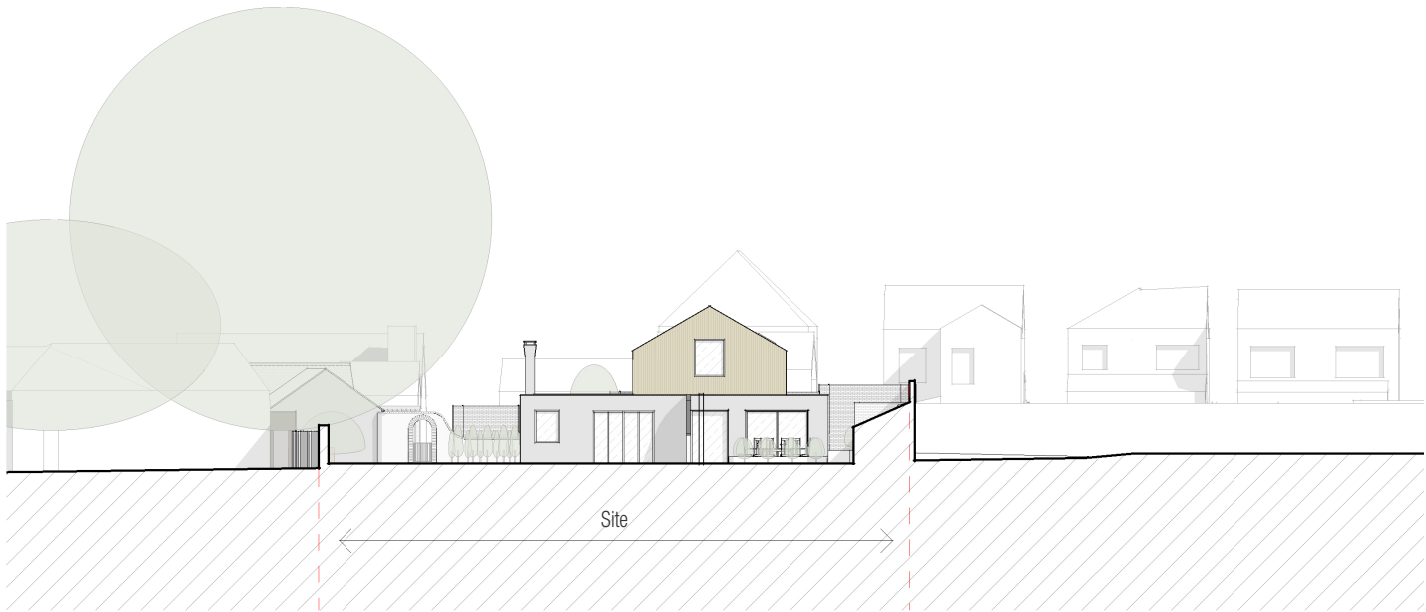
KEY

Line of Demolished Structures

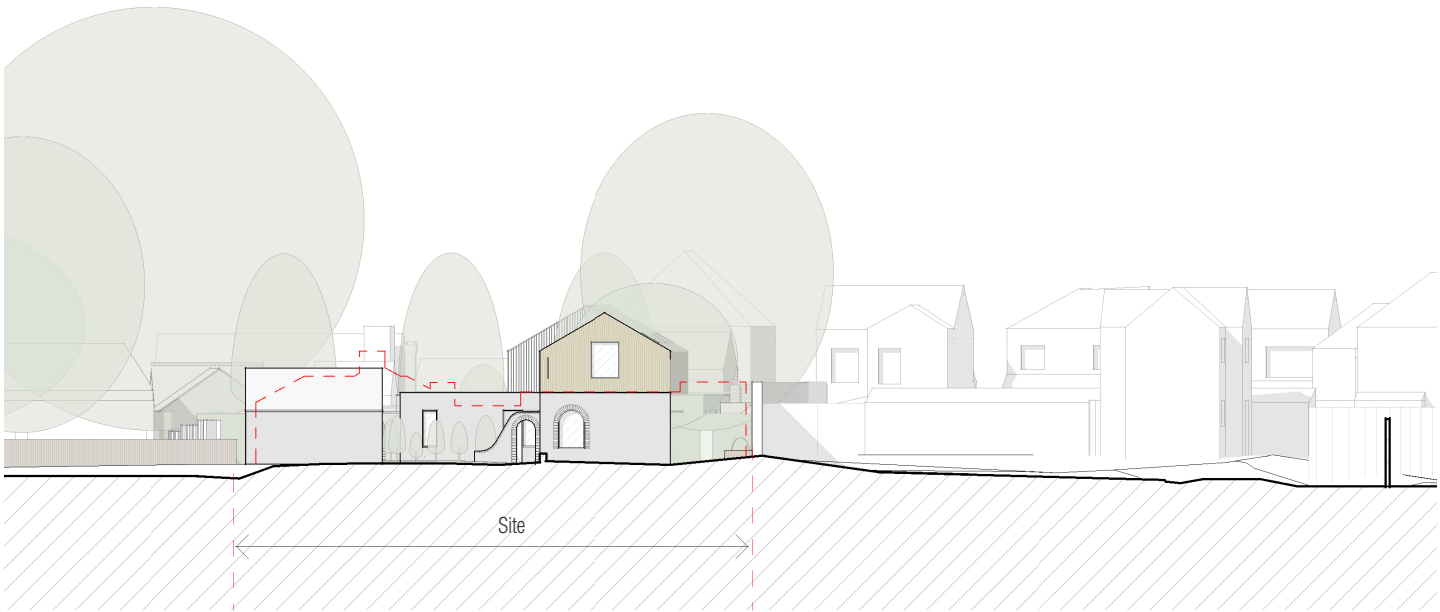


04 Design Proposal

6.4 Proposed Site Elevations



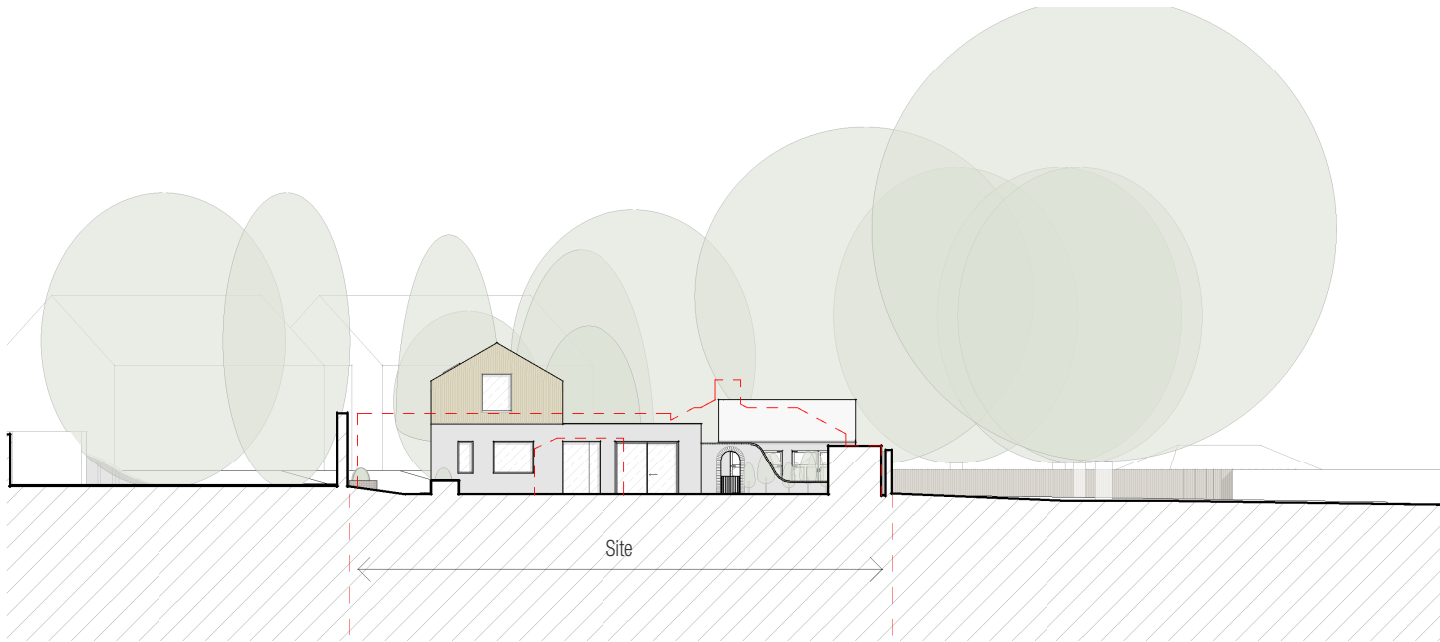
Proposed South East Site Elevation - H.01



Proposed South East Site Elevation - H.02



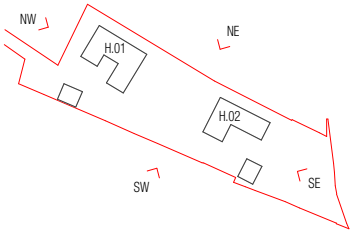
Proposed North West Site Elevation - H.01



Proposed North West Site Elevation - H.02

KEY

Line of Demolished Structures



0 1 2 5 10 20 m

GILES ARCHITECTS

06 Design Proposal

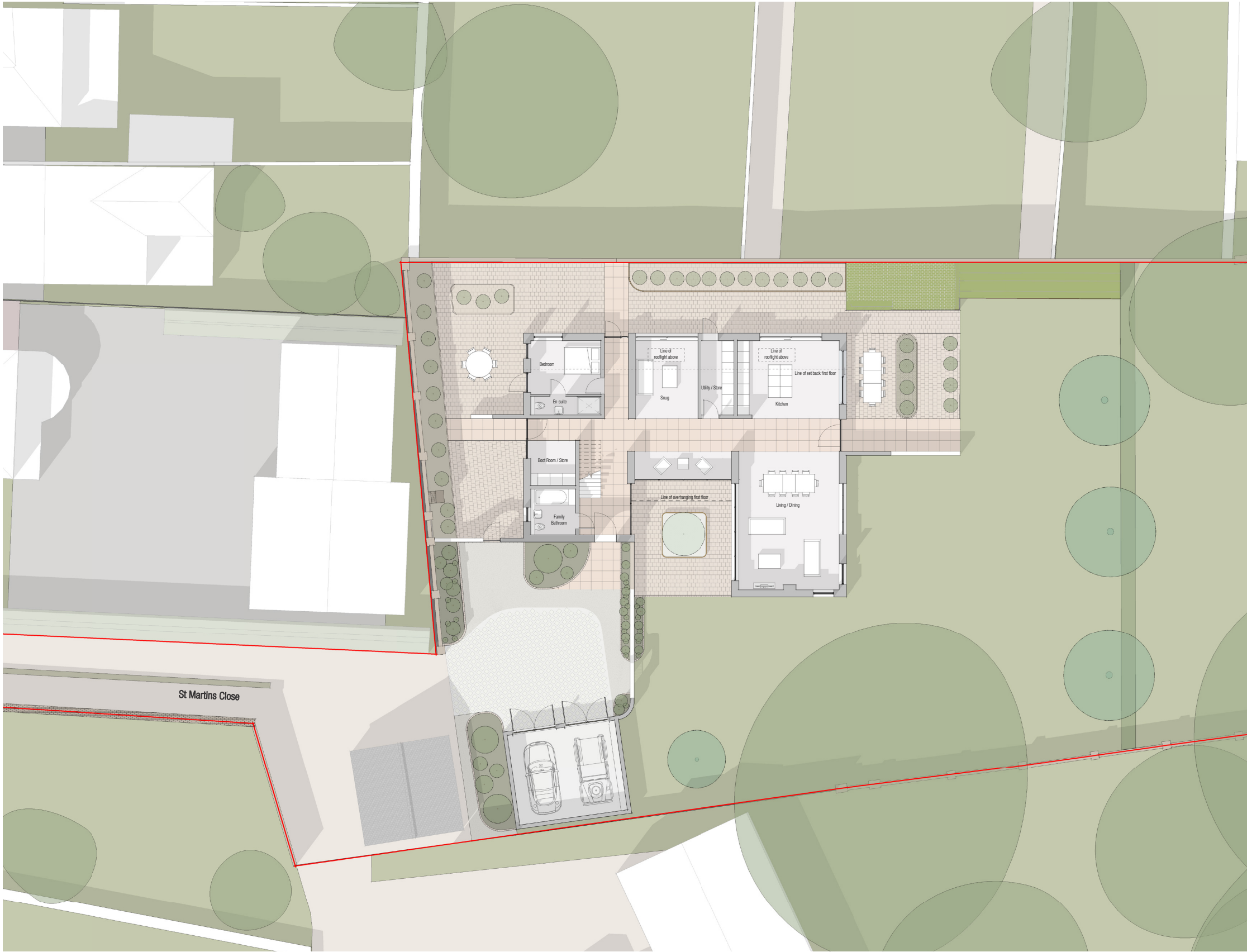
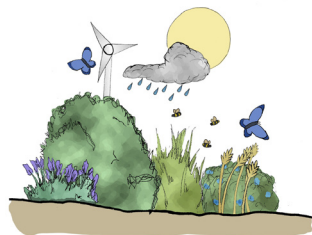
6.5 Proposed H.01 Ground Floor Plan

Plot 1 - H.01

Ground Floor GIA = 181m²
First Floor GIA = 105m²
TOTAL GIA = 286m² (3,078ft²)

Plot 1 - H.01

Bedroom Terrace = 4.4m²
Garage = 30m²
Area of PVs = 29m²
Green Roof = 58m²
Amenity = 751m²

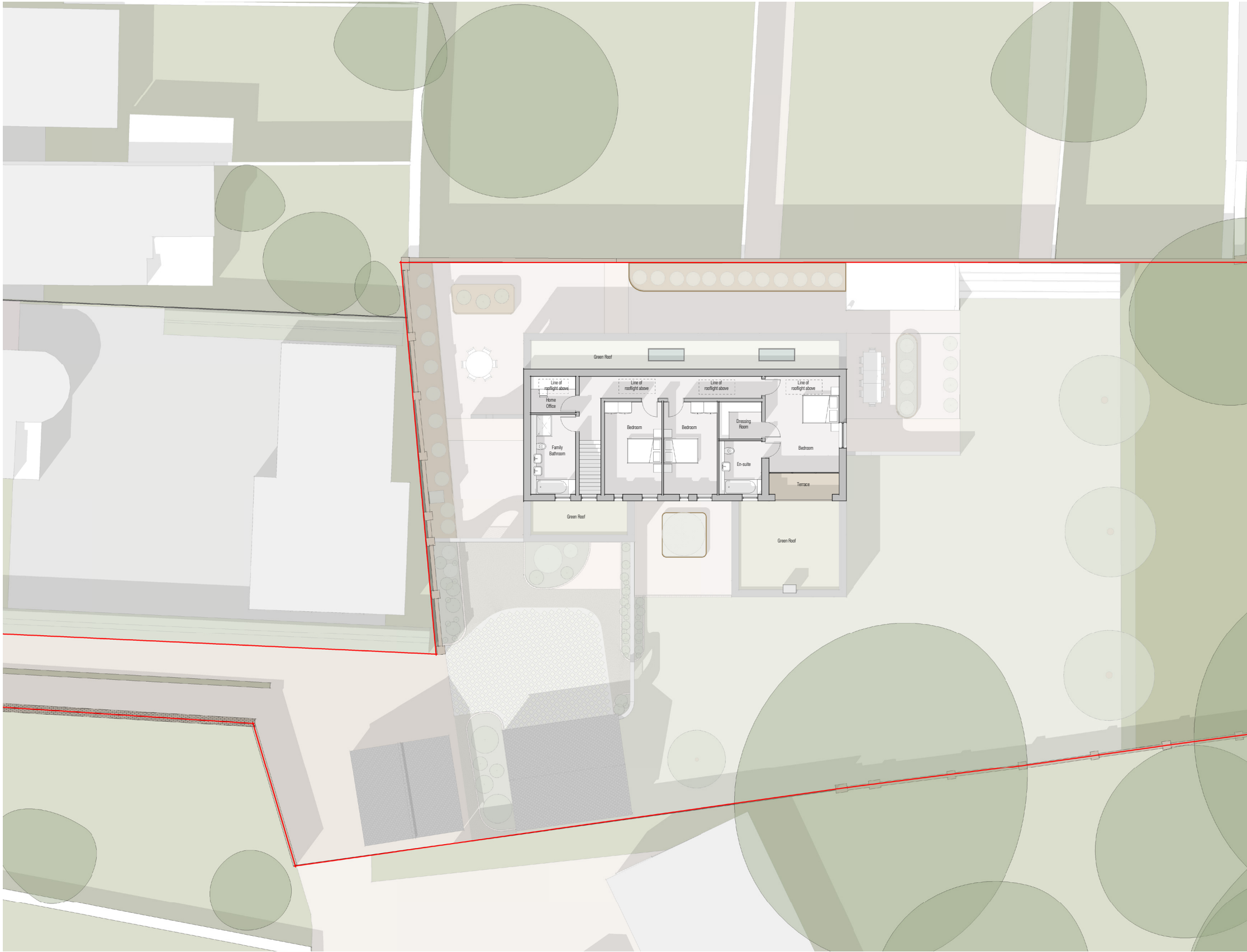
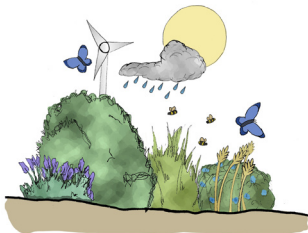


Proposed H.01 Ground Floor Plan



06 Design Proposal

6.6 Proposed H.01 First Floor Plan

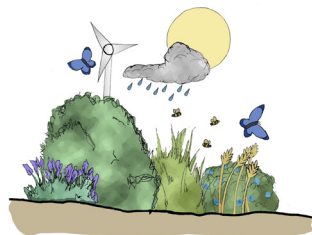


Proposed H.01 First Floor Plan



06 Design Proposal

6.7 Proposed H.01 Roof Plan

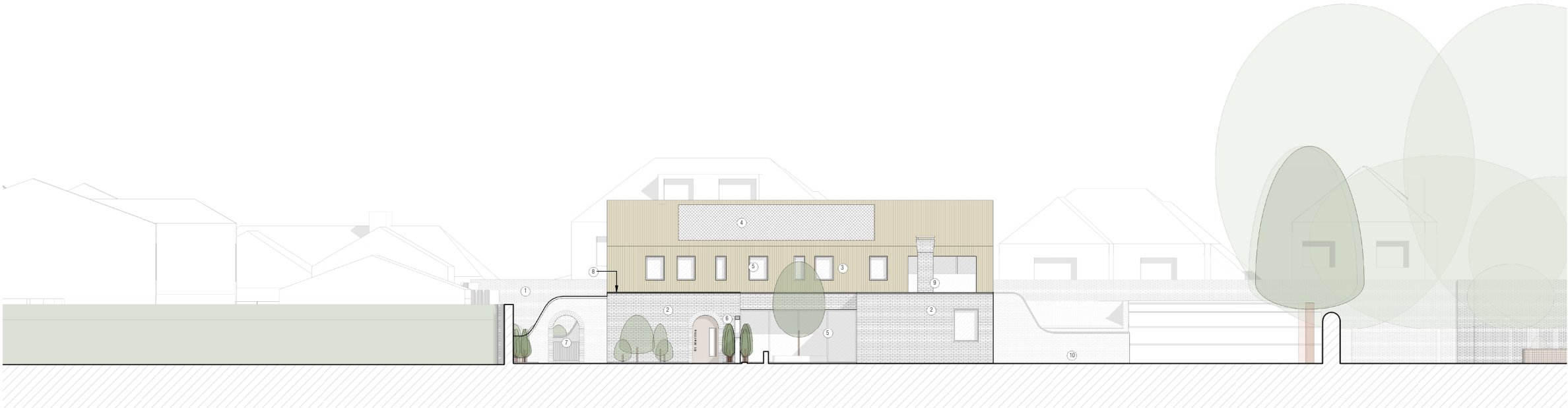


Proposed H.01 Roof Plan



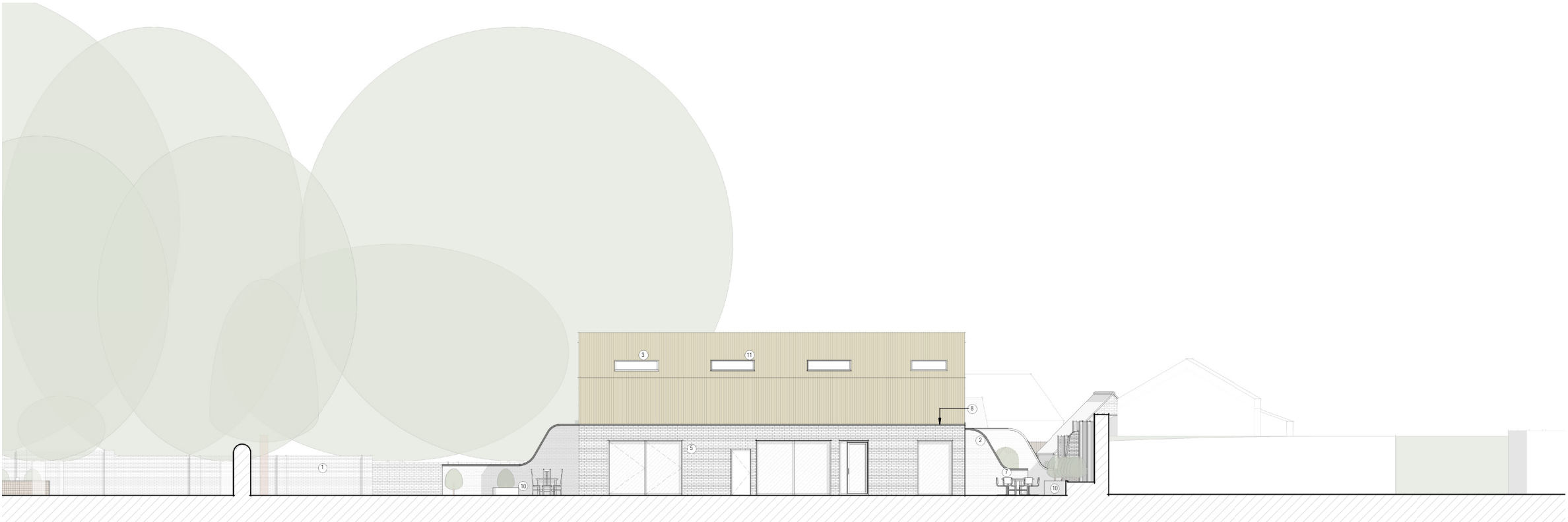
06 Design Proposal

6.8 Proposed H.01 Elevations

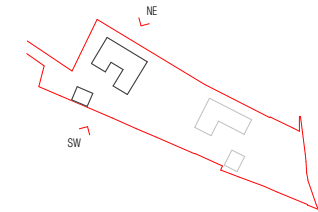


Proposed H.01 South West Elevation

- ① Existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
- ⑤ Aluminium glazing system, PPC Black
- ⑥ Timber hardwood arched entrance door
- ⑦ Steel railings & gates, PPC Black
- ⑧ Folded aluminium parapet capping, secret fixed
- ⑨ Frameless glass balustrade
- ⑩ Vertical timber planters
- ⑪ Aluminium Framed Rooflights, PPC Black
- ⑫ Slate Roof
- ⑬ Timber side hinged garage door



Proposed H.01 North East Elevation



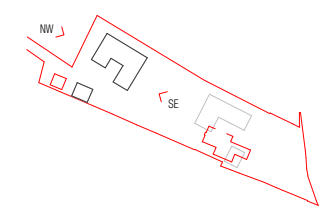
06 Design Proposal

6.8 Proposed H.01 Elevations



Proposed H.01 North West Elevation

- ① existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
- ⑤ Aluminium glazing system, PPC Black
- ⑥ Timber hardwood arched entrance door
- ⑦ Steel railings & gates, PPC Black
- ⑧ Folded aluminium parapet capping, secret fixed
- ⑨ Frameless glass balustrade
- ⑩ Vertical timber planters
- ⑪ Aluminium Framed Rooflights, PPC Black
- ⑫ Slate Roof
- ⑬ Timber side hinged garage door



Proposed H.01 South East Elevation



06 Design Proposal

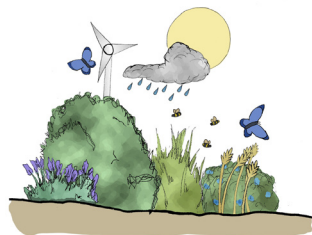
6.9 Proposed H.02 Ground Floor Plan

Plot 2 - H.02

Ground Floor GIA = 121m²
First Floor GIA = 77m²
TOTAL GIA = 198m² (2,131ft²)

Plot 2 - H.02

Bedroom Terrace = 3.5m²
Garage = 30m²
Area for PVs = 16.5m²
Green Roof = 38m²
Amenity = 521m²

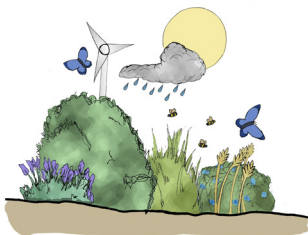


Proposed H.02 Ground Floor Plan



06 Design Proposal

6.10 Proposed H.02 First Floor Plan

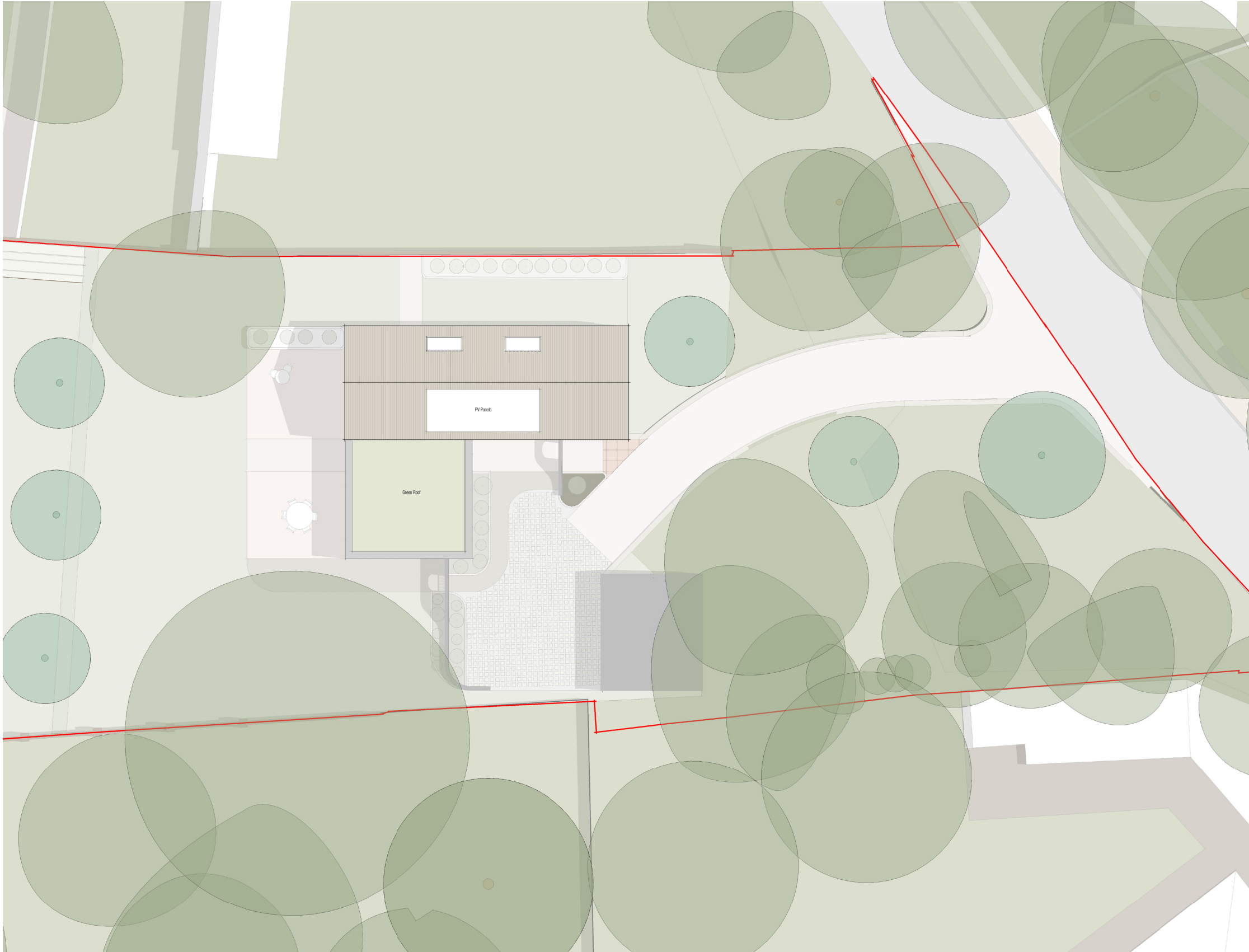
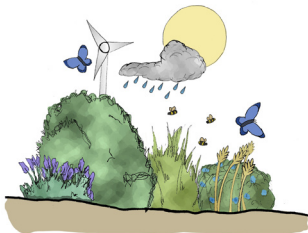


Proposed H.02 First Floor Plan



06 Design Proposal

6.11 Proposed H.02 Roof Plan



Proposed H.02 Roof Plan



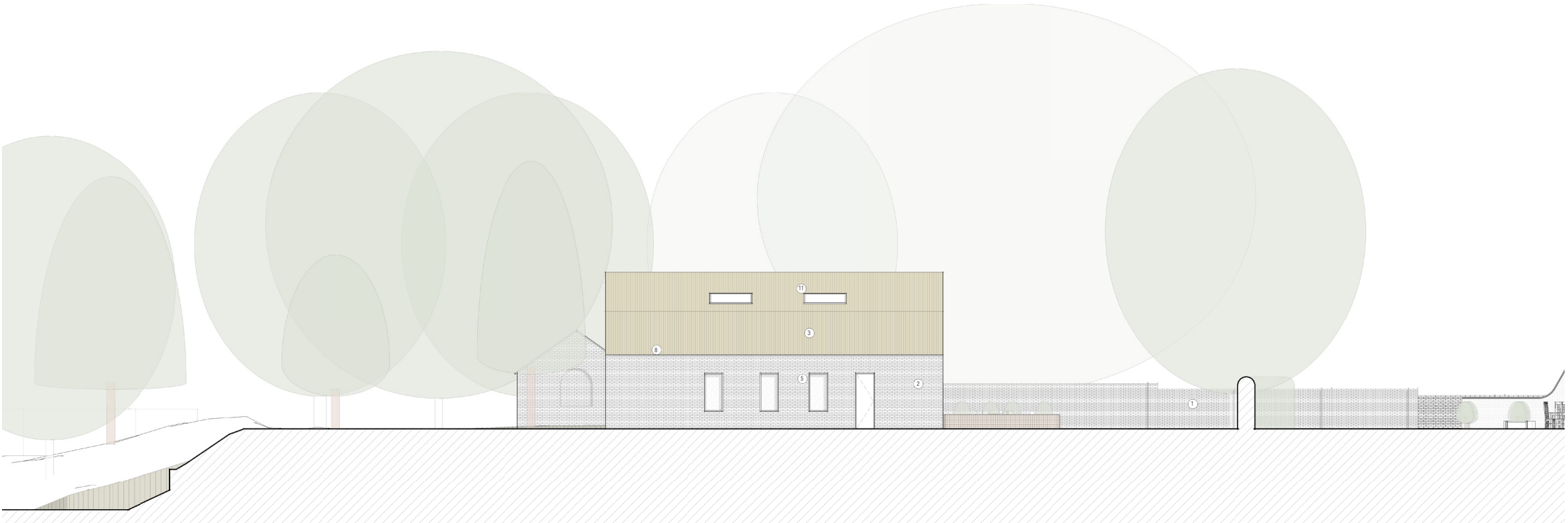
06 Design Proposal

6.12 Proposed H.02 Elevations

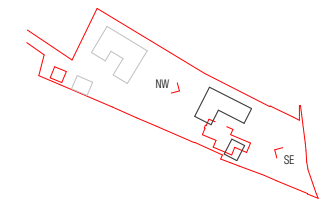


Proposed H.02 South West Elevation

- ① existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
- ⑤ Aluminium glazing system, PPC Black
- ⑥ Timber hardwood arched entrance door
- ⑦ Steel railings & gates, PPC Black
- ⑧ Folded aluminium parapet capping, secret fixed
- ⑨ Frameless glass balustrade
- ⑩ Vertical timber planters
- ⑪ Aluminium Framed Rooflights, PPC Black
- ⑫ Slate Roof
- ⑬ Timber side hinged garage door



Proposed H.02 North East Elevation



06 Design Proposal

6.12 Proposed H.02 Elevations

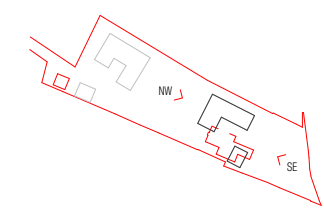


Proposed H.02 South West Elevation

- ① Existing brick boundary wall
- ② Multi-tone dark brick
- ③ Vertical cedar cladding
- ④ Recessed PV panels, flush with roof
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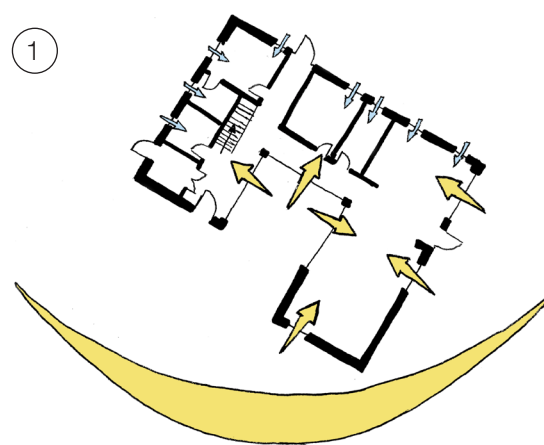


Proposed H.02 North East Elevation



06 Design Proposal

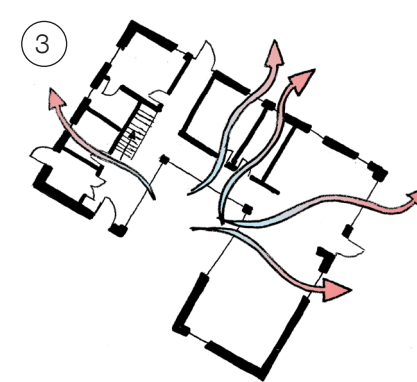
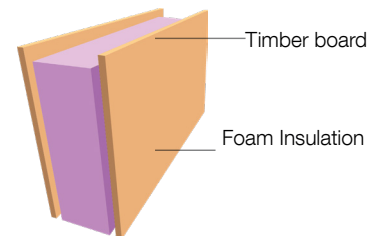
6.13 Sustainability and Self-Sufficiency



Orientating large panels of glazing to the south facade maximises winter solar gain, whilst small windows to the north, east and west elevations allow light in and minimise heat loss.

2

SIPS Panels with high performance U-Values will provide exceptionally well performing building fabric, minimising heat loss.



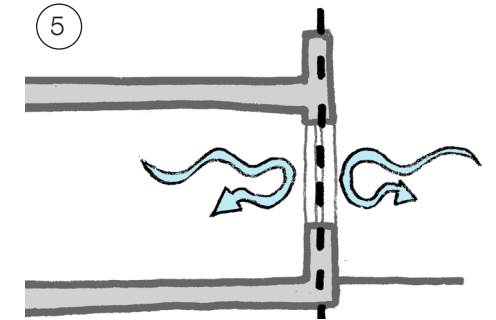
The layout of the proposed houses are narrow enough to enable cross ventilation through the openings in the facade in summer. MVHR will be provided for winter ventilation and thermal comfort.

4

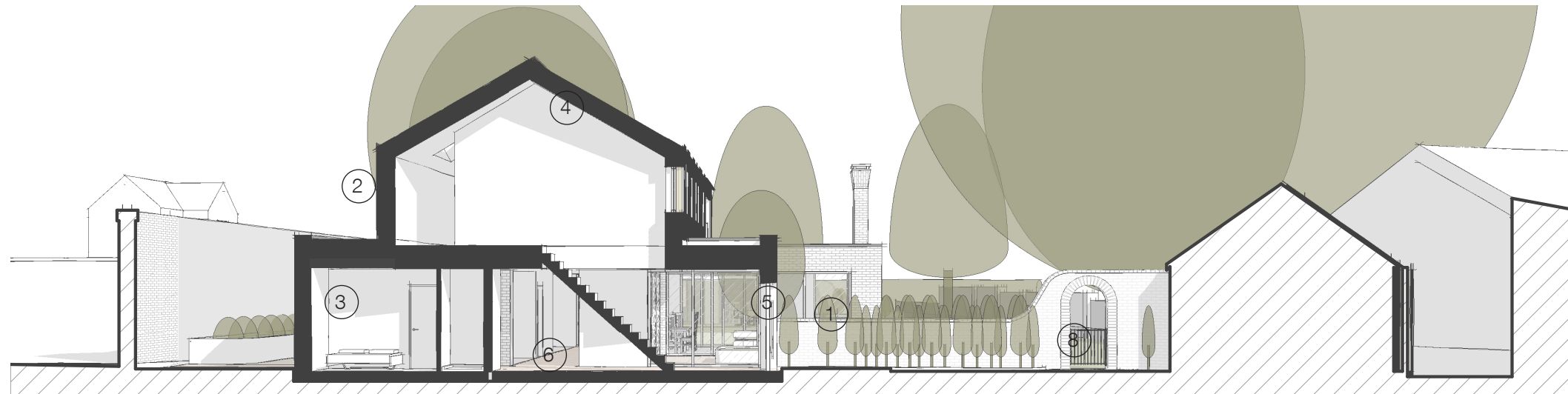
PV Panels are integrated into the roof cladding on the south side of the building, hiding them from neighbouring properties and maximising electricity generation.



5



Proper fitting of triple glazed windows and doors will enable complete airtightness throughout the fabric of the building, preventing heat loss.



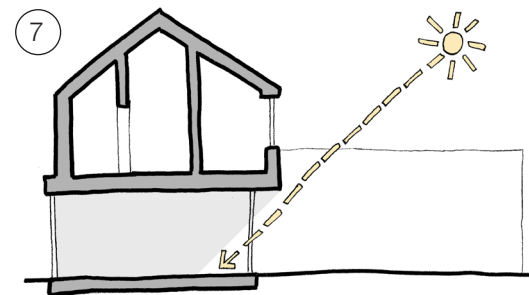
Battery storage enables the property to not only generate power during the day, but to store it and use it during the night when the panels aren't active.



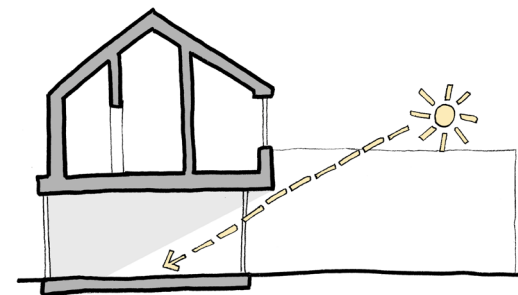
8



Rain-water harvesting and Grey water recycling will be installed to minimise water consumption.

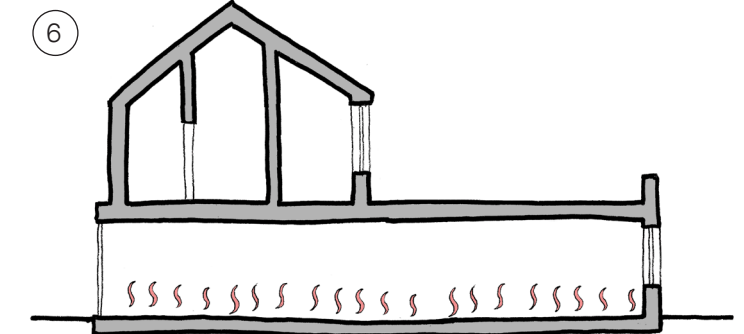


The overhanging first floor provides solar shading during the summer, preventing excess solar gain, whilst allowing deeper penetration of sunlight when the sun is lower during the winter months.



An air source heat pump pulls heat out of the air and transfers it into the property.

6



Several measures will be employed to maintain the thermal comfort of the dwellings, such as underfloor heating to maintain a constant temperature across all parts of the house, as well as triple glazing to prevent heat loss around the perimeter.

06 Design Proposal

6.13 Sustainability and Self-Sufficiency

The proposed dwellings will be almost entirely self-sufficient, whilst generating their own renewable energy to power the properties.

They also nod back to the kitchen garden heritage of the site by being able to produce much of their own food within the growing spaces.

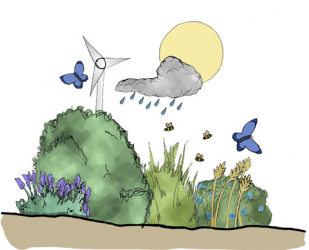
The design of the various external courtyards lend themselves to various types of vegetable and food production, maximising the space on site used for cultivation.



Existing Trees On Site



Restore Kitchen Garden Heritage



Sustainability and Self-Sufficiency

1 The sheltered and shaded areas to the north, between the dwelling and boundary wall, are perfect for resilient crops such as carrots, leeks, beetroot, and salad leaves.



2 The partially lit spaces to the north-east and north-west, which receive more morning and evening sunlight respectively, are suitable for more sensitive plants, such as corn, radishes, and cucumber.



3 The south facing lit planting beds can cultivate more demanding fruits and vegetables, such as chillis, peppers, and strawberries.



4 The restored greenhouse can bolster the amount of crops grown during winter months, as well as host crops suited to a warmer climate, like tomatoes or melons.

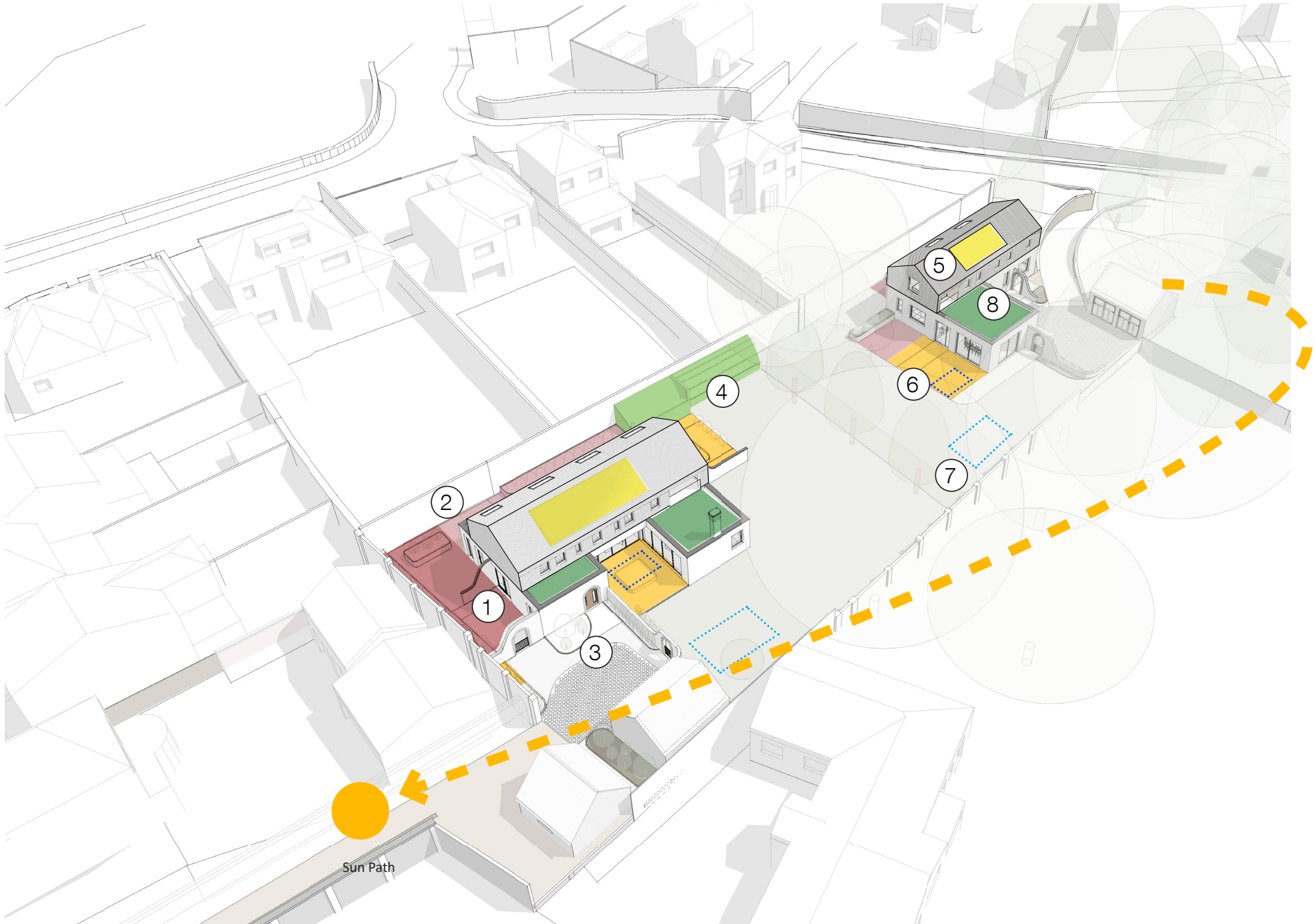


5 The south roof slope hosts a PV panel array. The southern position hides it from neighbours and maximises generation.

6 Greywater recycling within the dwelling will enable waste water to be used to sustain the crops.

7 Rainwater collection tanks will harvest water for non-consumable uses, like washing machines, showers, and toilets.

8 The flat green roofs host a variety of species, increasing the level of biodiversity within the development.



06 Design Proposal

6.14 Exterior Amenity

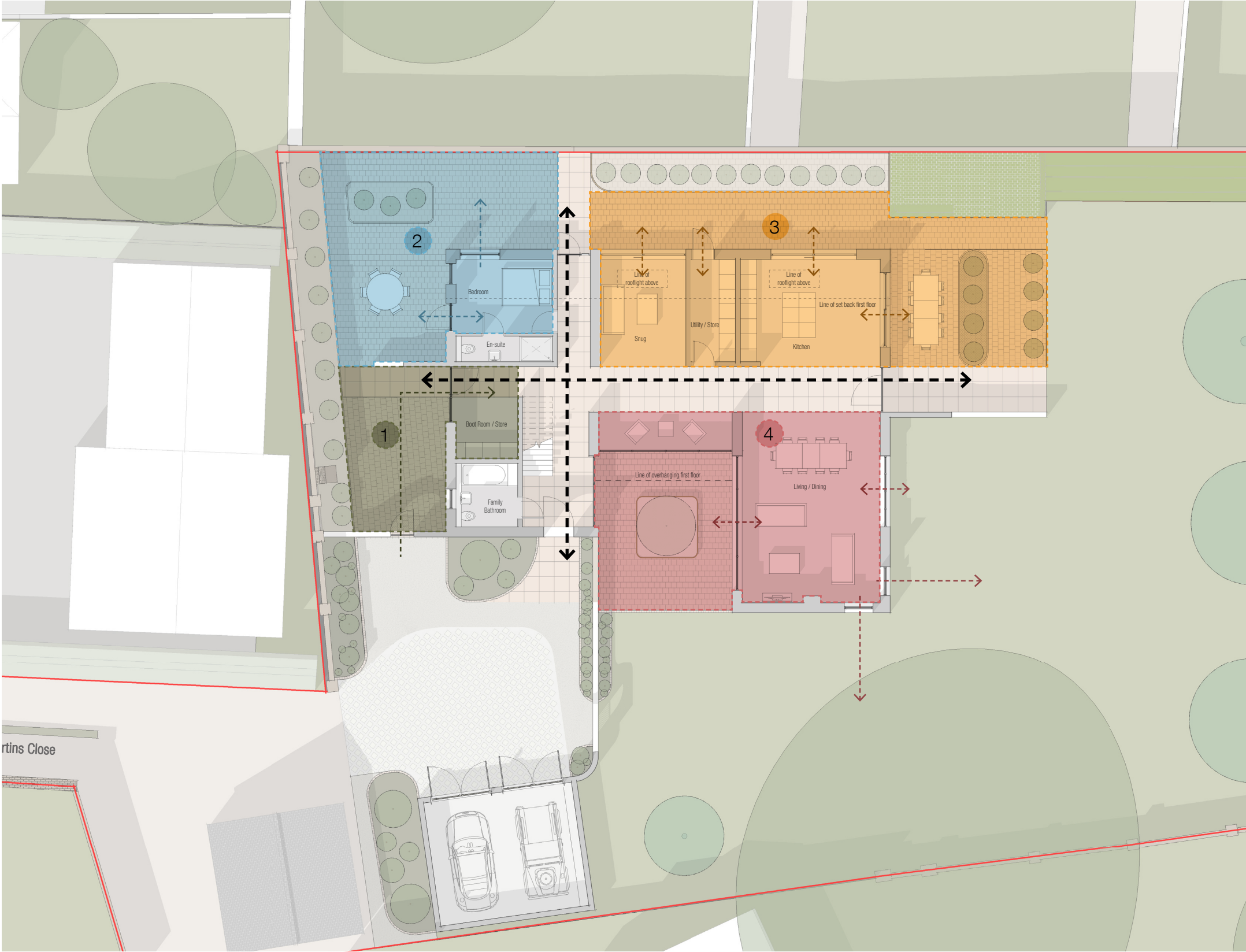
The proposed dwelling has an intrinsic relationship with its landscaping and external amenity spaces, forming distinct zones through a combination of interior and exterior spaces. The central axis of the house provides routes in, through, and outside.

1 Zone 1 is an alternative access to the house, providing an additional route inside via the boot room, providing facilities to remove muddy or wet coats and shoes before tracking them into the house.

2 Zone 2 is a quiet space that receives sunlight at different points throughout the day, providing a more private external space for the downstairs bedroom.

3 The north and eastern terraces are linked to the snug and kitchen spaces, providing well lit spaces in the morning and early afternoon to eat and relax.

4 The living and dining spaces are situated between the central courtyard and the main garden space, providing access to them both, as well as expansive views over the garden.

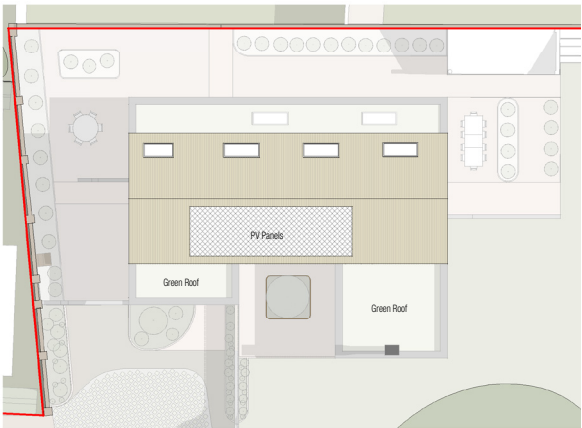


06 Design Proposal

6.14 Exterior Amenity

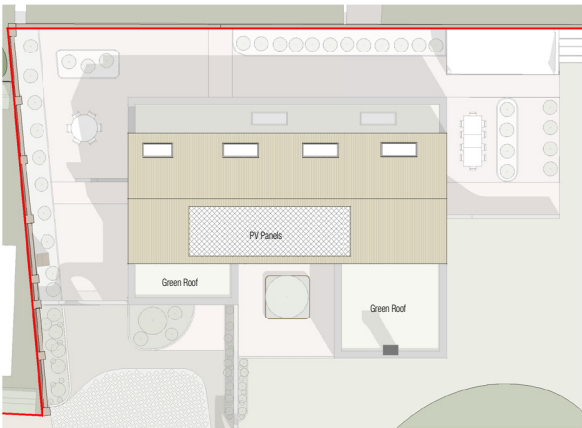
The massing of the proposal is arranged in order to allow light to flow into every external space at different parts of the day, enhancing the different usages set out previously.

Morning



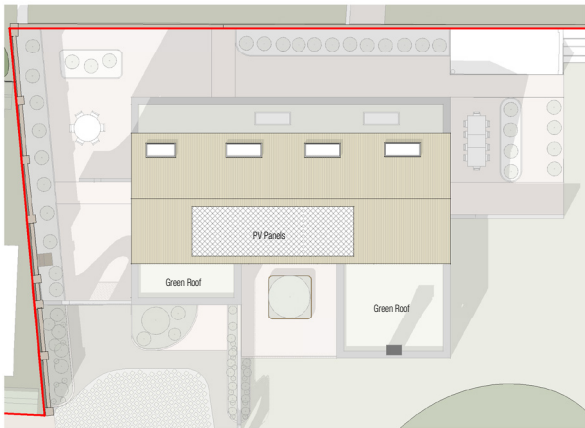
April, 9am

Midday

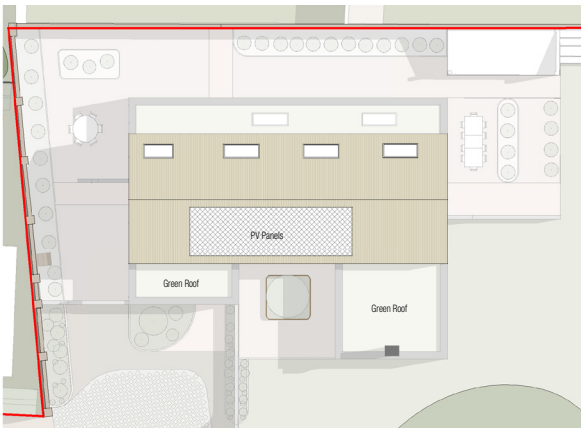


April, 12pm

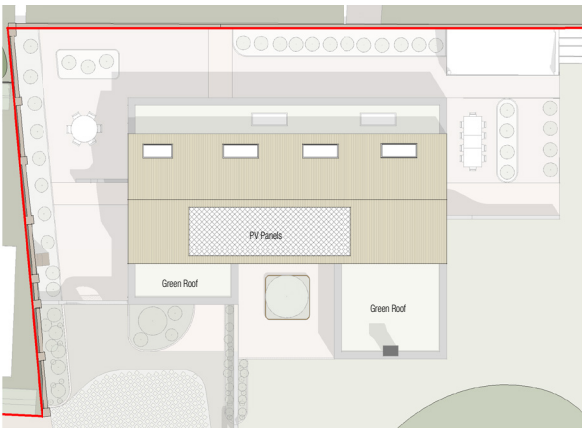
Afternoon



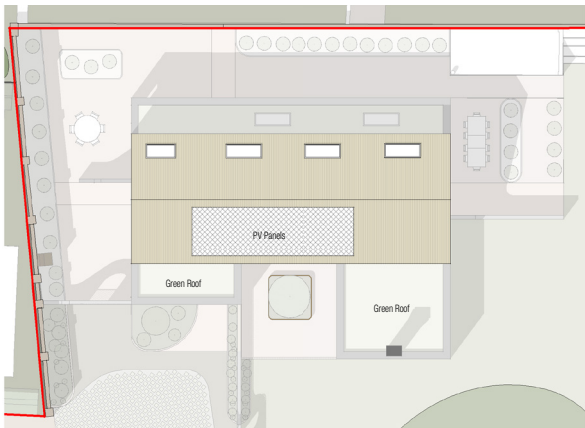
April, 3pm



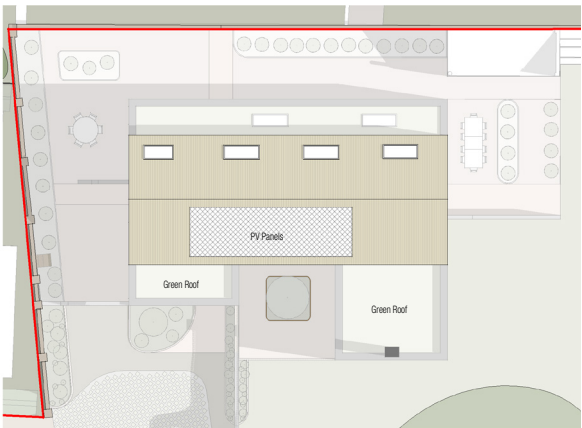
June, 9am



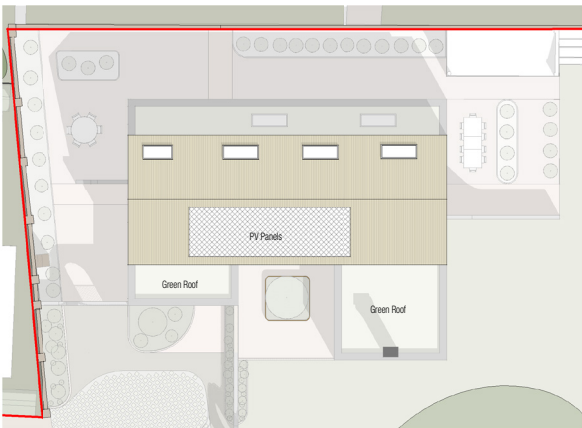
June, 12pm



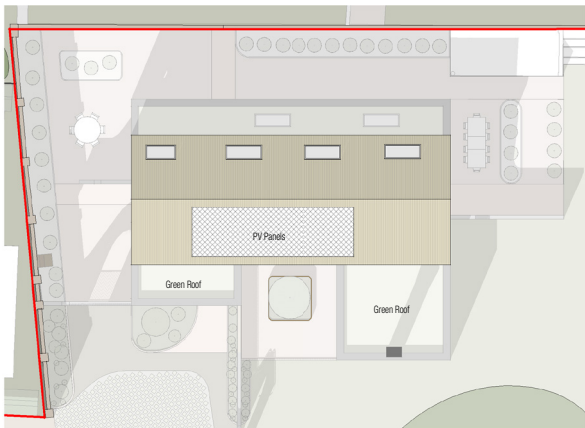
June, 3pm



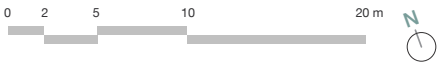
September, 9am



September, 12pm



September, 3pm



06 Design Proposal

6.15 Design Precedents

The proposed dwellings will be developed to incorporate subtle features of the local conservation areas throughout the scheme. The arched windows, gates, and chimneys are of particular architectural interest.



The dwelling and landscape design will incorporate a series of external kitchen garden courtyard spaces, creating a relationship with the historic brick boundary walls. Below are some precedent examples.



The new brick walls of the proposed dwellings will complement the existing boundary walls, and provide a contemporary contrast to the old structures.



Below are some examples of traditional kitchen garden arrangements, which feature a grid layout and provide planting beds around key site axis. This design approach has been developed as part of the proposed site strategy.





HOUSE 01 ENTRANCE





NORTH OF SPRING LANE









06 Design Proposal

6.17 Proposed Materiality

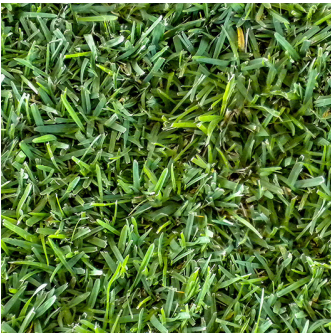
1 - Vertical Cedar Cladding



2 - Black PPC Aluminium Framed Windows



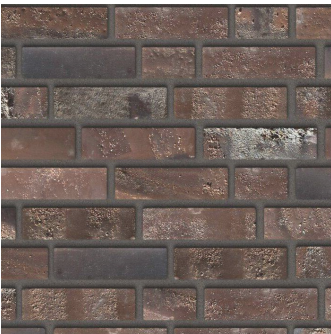
3 - Green Roof



4 - Black Parapet Capping



5 - Dark Blended Brick in Dark Mortar

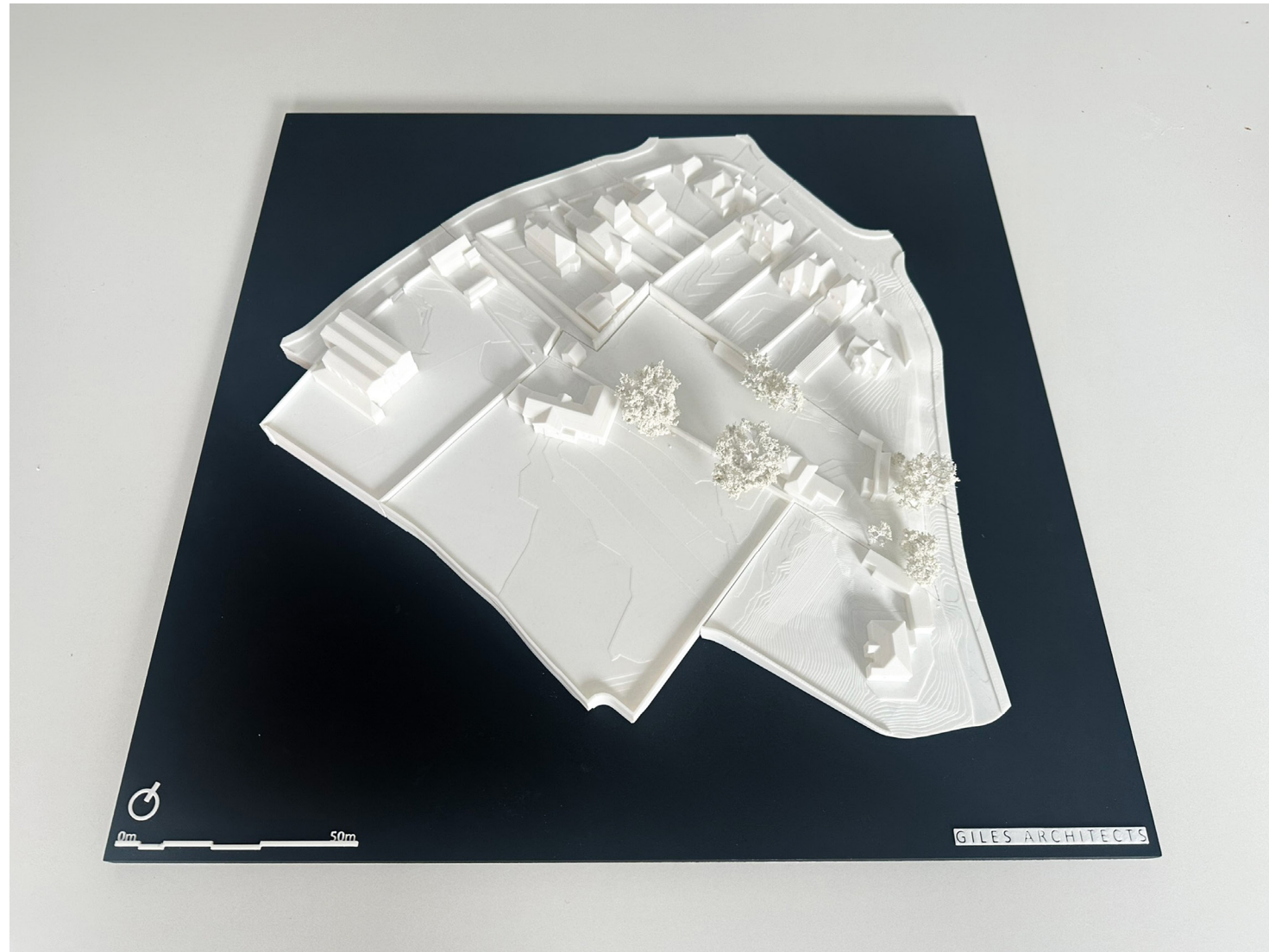


6 - Dark Wooden Door

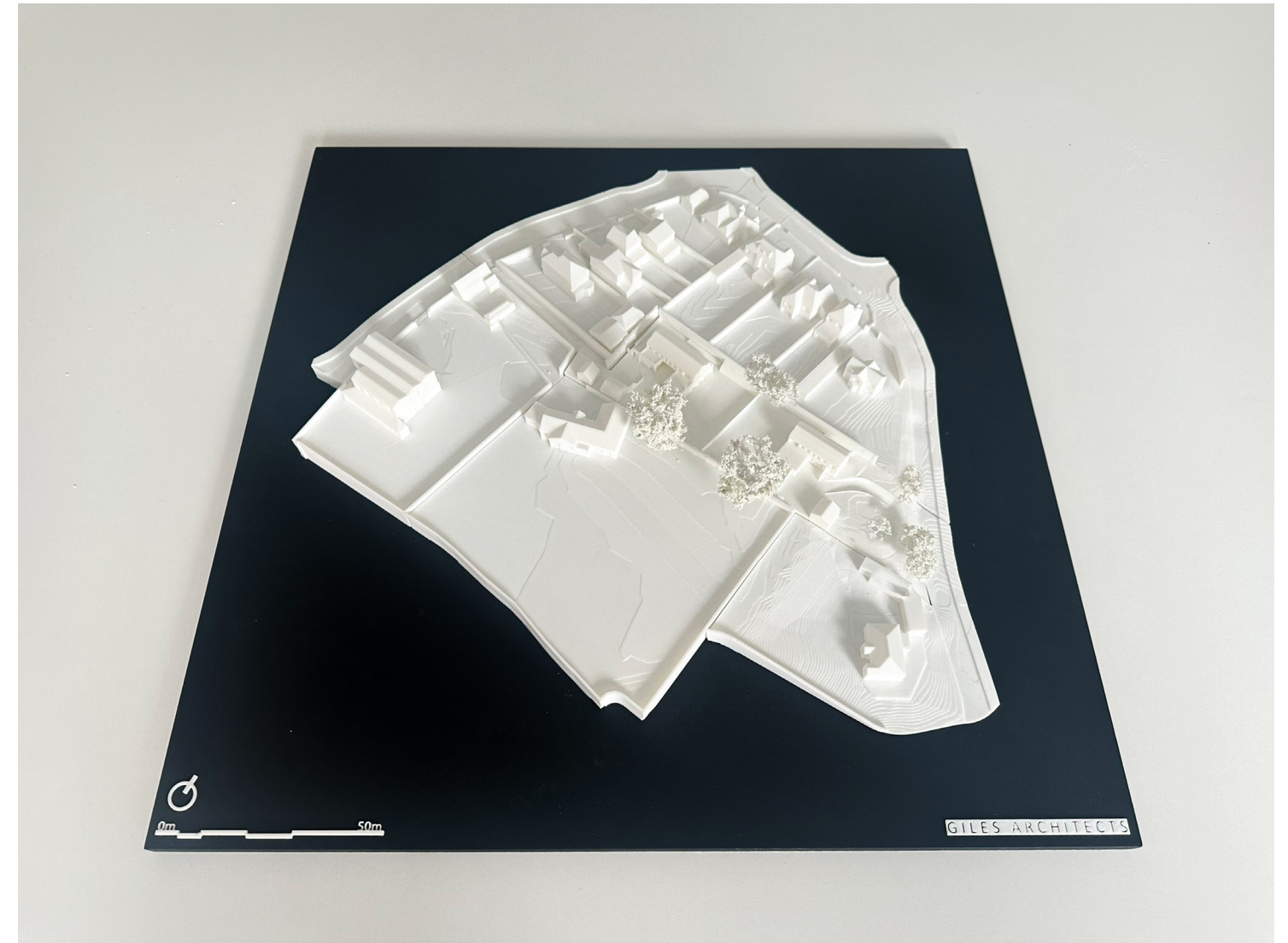


06 Design Proposal

6.18 Model Photographs



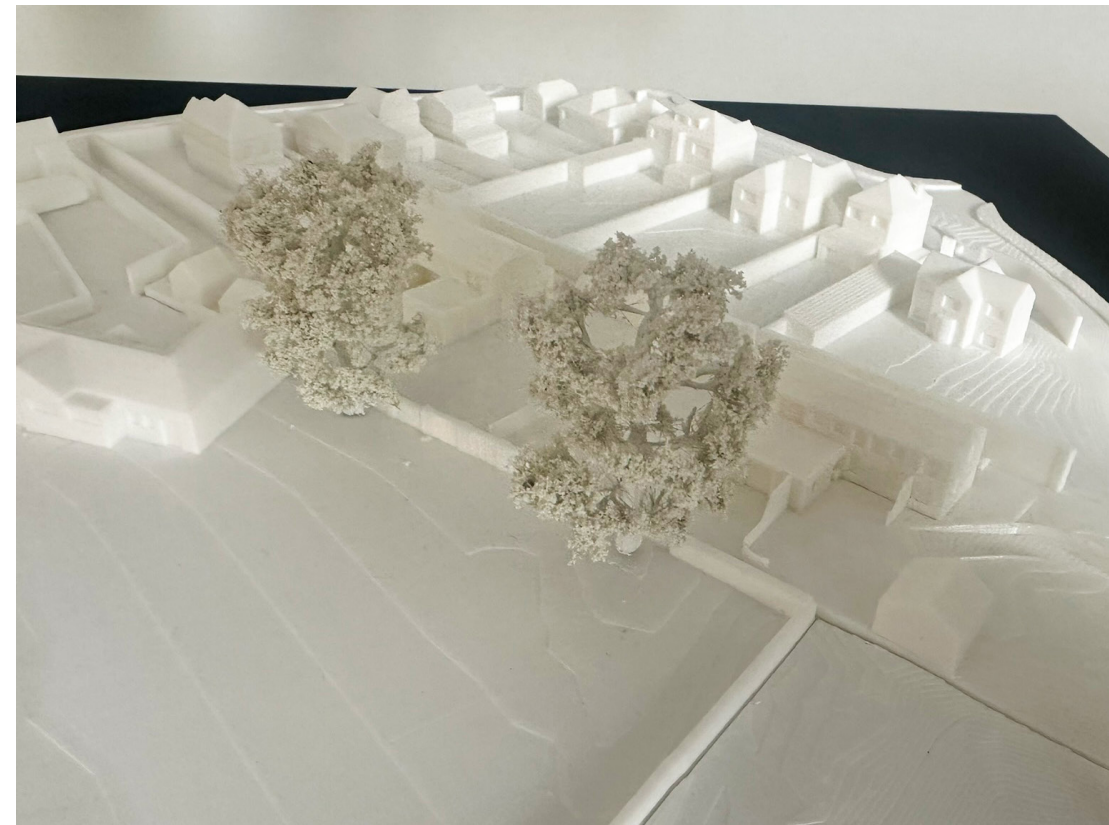
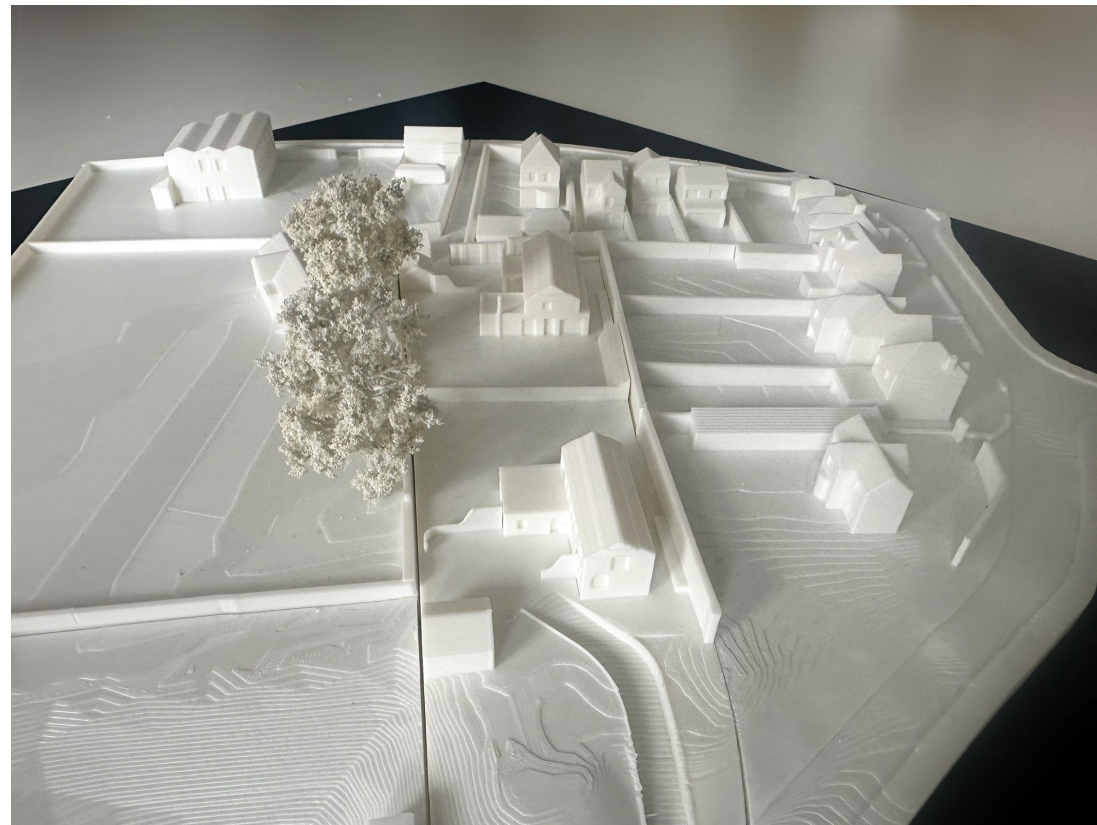
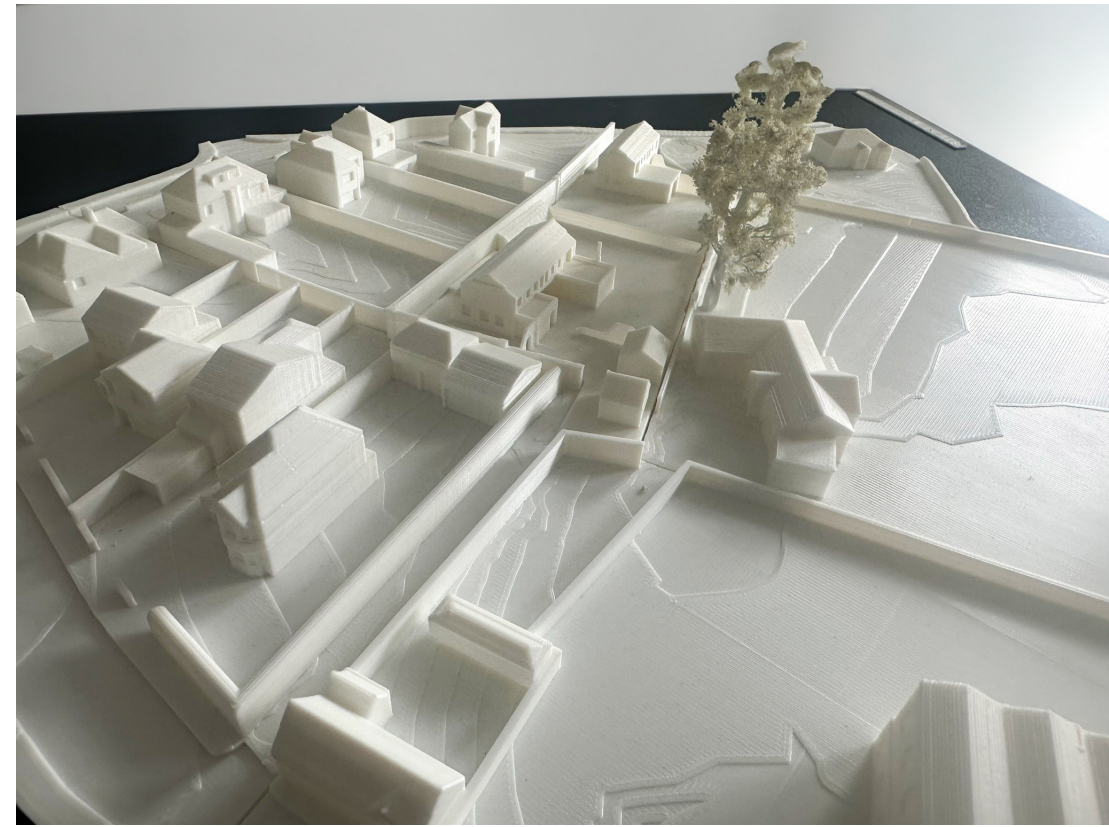
Existing Site Model



Proposed Site Model

06 Design Proposal

6.18 Model Photographs



06 Design Proposal

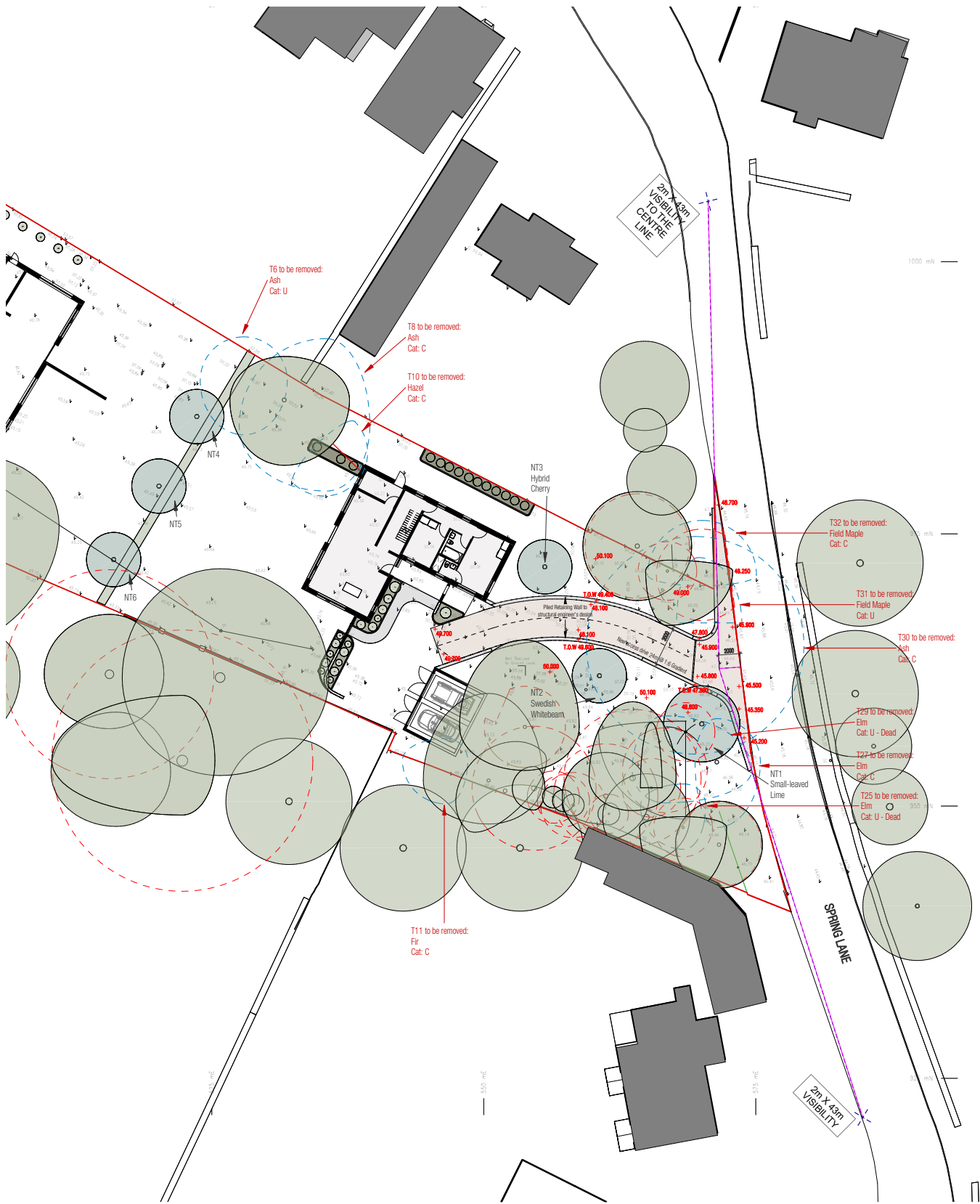
6.19 Proposed Site Access Plan

Key

- Trees
- Root Protection Zone
- Trees to be removed
- Visibility Splay
- Proposed Levels
- Surface Water Drainage
- Application Boundary
- Piled Retaining Wall to SE Design

Trees to be Removed

- T11 - Fir - Cat C
- T25 - Elm - Cat U - Dead
- T27 - Elm - Cat C
- T29 - Elm - Cat C
- T30 - Ash - Cat C
- T31 - Field Maple - Cat U - Dead
- T32 - Field Maple - Cat C



Proposed Site Access Plan



07 Site Strategy

07 Site Strategy

7.1 Access & Servicing

The existing access road will serve H.01 from Church Road and a proposed driveway will serve H.02 from Spring Lane.

Each house will provide secure storage for bins and cycles within the garage.

Refuse will be collected from Church Road and Spring Lane.

KEY

-  Main access route
-  Private access
-  Cycle store within garage
-  Bin store within garage
-  Street refuse collection point



07 Site Strategy

7.2 Neighbouring Amenity

The design strategy of concentrating the bulk of the proposed houses below the boundary wall means that the lightweight timber volumes have no impact on the neighbouring properties.

The majority of the neighbouring houses have a minimum distance of 22 metres to the proposed houses. The proposed elevations that face these existing houses are blank, in order to maintain privacy.

The closest Friarmayne elevation is blank, with no windows.

The closest structure on the plot of 10 Church Road is a garage.

KEY

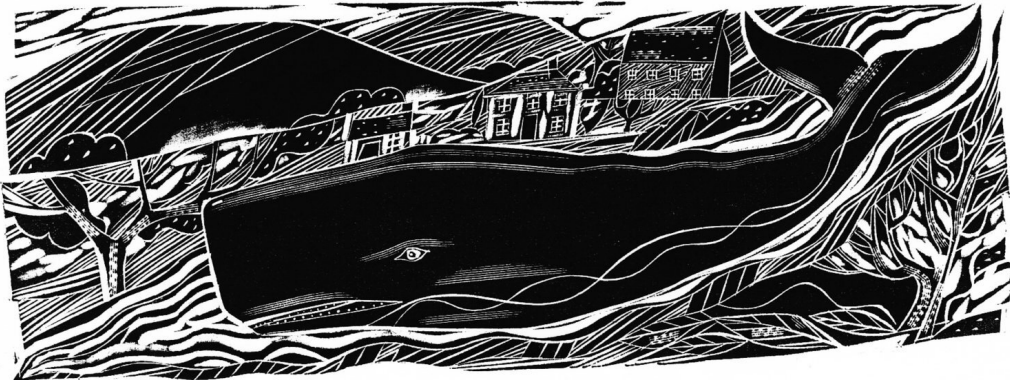
- Overlooking
- Blank Facade



08 Planning Statement

08 Planning Statement

8.1 Planning Statement



W H A L E B A C K

Site and Surroundings

The application site is located in Bishopstoke, within the Parish of Bishopstoke, Ward of Bishopstoke and the District of Eastleigh. The Local Planning Authority (LPA) is Eastleigh Borough Council and the site is within the constituency of the Bishopstoke, Fair Oak and Horton Heath Local Area Committee.

The site is situated between Church Road to the west and Spring Land east on the site of the former walled kitchen garden of the now demolished Longmead House. The application site comprises a detached bungalow, associated residential curtilage and a detached garage; highway access is provided via St Martins Close which connects to Church Road.

The surrounding area is predominantly residential with properties of a mixed character, style and architectural typologies. The design context of the application site has been described and explored in the Design and Access Statement that has been submitted in support of this application.

The site is within the urban edge as set out in the policies maps of the Eastleigh Borough Local Plan and the Bishopstoke Conservation Area. The application property is not listed, although near by Old Rectory on Church Road to the south west of the site is Grade II listed.

There is a Ye

w tree protected at the site by Tree Preservation Order (TPO) no.: 642-E.

The application site is within Flood Zone I.

Development Proposal

Full planning permission it sought to demolish the existing bungalow, construct two 4bed dwellings and creation of vehicular access off Spring Lane.

The application site would be subdivided to provide two spacious planning units that are characteristic to the scale of nearby residential properties (noted as Plot 1 and Plot 2 on the submitted plans). Each unit would be served by a dedicated vehicular access, with Plot 1 utilising the existing access from St Martins Close and Plot 2 being served by the proposed access from Spring Lane. The proposed dwellings would be of high quality contemporary design that incorporates both traditional architectural features associated with the Conservation Area and the modern technologies associated with sustainable future proof housing.

The material palette would consist of brick that complements the historic character of the site; and timber cladding, green roofs and solar panels that are reflective of the sustainability credentials and contemporary stylings of the proposed dwellings.

Relevant Planning History

Whilst all planning applications must be assessed on their own merits, nearby planning determinations are a material consideration in the assessment of an application. For this reason a review of previous planning applications at the site is provided.

Planning Application No.	Proposal	Decision
Z/05991/003/00	Rebuilding of boundary wall 7'6 high	Withdrawn

08 Planning Statement

8.1 Planning Statement

The documents associated with this application are not publicly available online		
Z/11409/001/00	Erection of a single storey dwelling	Refused
The application was refused for the following reasons: 1. The proposal would result in an undesirable form of back-land development out of keeping with the character of the locality and detrimental to amenity 2. Increased use of the existing access would cause undue interference with the safety and convenience of the users of this adjoining highway		
Z/17561/001/00	Single store rear extension	Permitted
The documents associated with this application are not publicly available online		

The planning policy and legislative context has significantly changed since application Z/11409/001/00 was determined in 1981; however the principle of the considerations of character and highway safety remain enshrined in current Local Plan. As such it is relevant the extent to which the current proposal overcomes the reasons for refusal of that application.

Each reason for refusal is addressed in turn:

1. The proposed dwellings have been carefully designed to respect and support the local character whilst providing high quality living environments to the future occupiers of both the application properties and neighbouring houses. The proposal would still constitute back-development; however, as existing the site is in a residential use and back-land development is reflective of the local context and pattern of development.
2. Through pre-application discussions with both the LPA and Hampshire County Council (HCC) Highways Authority, a suitable and safe access has been designed that mitigates any concerns relating to intensification of traffic movements on St Martins Close.

Planning Policy Framework

The Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

The Development Plan currently in force across the area relevant to the application site currently consists of the following:

- National Planning Policy Framework (2023)

- Eastleigh Borough Local Plan 2016 – 2036 (adopted 2022)
- Supplementary Planning Documents (SPDs)

Planning Policy Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF)(2023) establishes the government’s planning policies for new development within England and how these are expected to be applied.

A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.

For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The following sections are most relevant to this application:

- Section 2 – Achieving sustainable development
 - Paragraph 11 – The Presumption in Favour of Sustainable Development
- Section 4 – Decision making
 - Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way
 - Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing

Eastleigh Borough Local Plan 2016 – 2036 (adopted 2022)

This Local Plan sets out the policies and plans to guide future development throughout Eastleigh Borough. It identifies how much development is required and key locations for development, as well as the infrastructure and services needed to support new and existing communities.

The Local Plan sets out the approach to development of Eastleigh Borough Council. It reflects the Council’s strategy and the Borough Council’s corporate priorities.

The policies of most relevant to this proposal include:

- S1: Delivering sustainable development

08 Planning Statement

8.1 Planning Statement

- S2: Approach to new development
- S3: Location of new housing
- S8: Historic Environment
- DM1: General criteria for new development
- DM2: Environmental sustainable development
- DM3: Adaptation to climate change
- DM4: Zero or low carbon energy
- DM6: Sustainable surface water management and watercourse management
- DM10: Water and waste water
- DM11: Nature conservation
- DM12: Heritage Assets
- DM13: General development criteria – transport
- DM14: Parking
- DM23: Residential development in urban areas
- DM29: Dwellings with higher access standards
- DM30: Internal space standards for new residential development
- DM33: Provision of recreation and open space facilities with new development
- DM38: Funding Infrastructure

Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) provide additional guidance to the policies in the Local Development Framework.

The following SPDs are relevant to this proposal:

- Biodiversity (2009)
- Character Area Appraisals: Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (2007)
- Environmentally sustainable development (2009)
- Sustainable design and construction changes to residential applications (2015)
- Quality Places (2011)
- Residential parking standards (2009)
- Trees and Development (2022)
- Bishopstoke Conservation Area Appraisal and Management Proposals (2011)

Planning Appraisal

Principle of Development

The application site is within the urban edge, as shown on the Eastleigh Borough Local Plan policies maps. Policy S2 (2) states that the urban edge defines the main built-up areas within which there is a presumption in favour of new development; this position is reinforced in Policy S3 (1) which directs that the Borough Council will focus as much new housing development as possible within the existing urban areas. Specifically, Policy DM23 (1) states that within the defined urban edge, residential development through sub-division will normally be permitted.

Policy S1 (4) reflects the presumption in favour of sustainable development that is set out in the NPPF as a principle at the heart of both plan making and decision taking. S1 (4) details that when

considering applications that accord with the Local Plan, they will be approved without delay unless material considerations indicate otherwise. Paragraph 4.4 of the supporting text provides the following definition of sustainable development: ‘Sustainable development seeks to meet the needs and aspirations of the present without compromising the ability to meet those of the future’ (Brundtland). This definition is expanded on by Policy S1(1) which sets out 11 criteria that new development should meet to be considered sustainable. The most relevant to this application are:

- S1(1)(g) Seek opportunities to optimise density of new development and redevelopments; and
- S1(1)(i) Maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets.

The proposed sub-division of the application site to provide two dwellings, rather than just one as per the existing situation, is an optimisation of the density of development at the site. Further, the proposal would deliver both heritage improvements and environmental enhancements. The application scheme meets the requirements of S1(1) and the definition of sustainable development in Paragraph 4.4; and therefore qualifies as sustainable development.

The principle of development is established by the presumption in favour of sustainable development stated in Paragraph 11 of the NPPF and Policy S1 of the Local Plan. The application site is also within the urban edge and the proposal support the specific housing objectives of Policy DM23.

Pre-Application Engagement

Policy S1(2) encourages applicants to undertake pre-application consultation with the relevant statutory and non-statutory consultees. To this end the applicant has engaged with the pre-application services offered by both the LPA and Highways Authority, including presenting to Eastleigh Borough Council’s Design Review Panel (DRP).

Giles Architects has carried out a detailed assessment of the character and quality of the site, including an assessment of the surrounding context; outlined in the Design and Access Statement submitted in support of this application. This has informed their overall design approach that works with the historic character of Bishopstoke Conservation Area, specific heritage value of the site, the environmental constraints and materiality of local area.

The feedback from the DRP and pre-application enquiries have been combined in this application to produce a scheme of high-quality design that integrates with its specific context. The pre-application response from Eastleigh Borough Council accepted the principle of development and overall design approach. The response highlights some specific design feedback that has been incorporated into the application scheme. Through extensive pre-application discussions with Hampshire County Council Highways Authority, a suitable access from Spring Lane has been designed to provide adequate visibility splays.

Design and Appearance

Policy DM1(a) requires that all new development should not have an unacceptable impact on, and where possible should enhance, the character and appearance of urban areas. DM1(c) expands upon this principle directing that new development should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with those in terms of mass, scale, materials

08 Planning Statement

8.1 Planning Statement

layout, density, design and siting. This is further reenforced in para. 5.4 of the supporting text of Policy DMI, which explains that Eastleigh Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces.

The proposed development draws on the local context of Church Road and Spring Lane providing two detached dwellings in spacious plots that are characteristic of the pattern and scale of development in the locale. The proposal seeks to enhance the overall visual amenity, appearance and sustainability of the site by demolishing the existing bungalow (that is in visibly poor condition) and to rationalise the plot by providing two high quality contemporary dwellings that are sensitively rooted in the local context.

The proposed dwellings incorporate characteristic design features from throughout the Conservation Area with a mix of contemporary and traditional materials. The inherent juxtaposition of new housing in an historic setting is reflected in the form of the proposed dwellings, which have been carefully designed to both integrate with local vernacular and stand out as an exemplar of high quality design. The character of the Conservation Area is not itself homogenous with a plethora of designs and materials in evidence throughout; as such there is scope for the principle of contemporary design at the site.

The proposed design draws from the local context and character whilst maintaining its own sense of place and distinctiveness. The development will represent an improvement to the character of the application site and support Eastleigh Borough Council’s stated commitment to promoting good design in all new developments.

The proposed design accords with Policy DMI of the Eastleigh Borough Local Plan and Quality Places SPD.

Amenity of Future Occupiers

Policy DM30 requires that all new dwellings meet, as a minimum, the Nationally Described Space Standards (NDSS). DM30 also states that development proposals should be accompanied by a table setting out for ever dwelling:

- a) The gross internal floorspace;
- b) The extent of built-in storage;
- c) Number of twin/double bedrooms with their minimum room widths; and
- d) Minimum floor to ceiling height for at least 75% of the Gross Internal Area (GIA)

The NDSS requires that a 2 storey, 4 bedroom dwelling with 8 bedspaces has a minimal gross internal floor area of 124m². Both proposed dwelling would exceed this with Plot 1 having a gross internal floor area of 275m², and Plot 2 having a gross internal floor area of 198m².

The Quality Spaces SPD requires that the private amenity space for a dwelling must be at least 60% of the floor space. For Plot 1 this results in a private amenity space of 165m² and for Plot 2 a private amenity space of 119m². This is exceeded in both instances with Plot 1 providing 761m² and Plot 2 providing 953m² of private amenity space.

	Plot 1	Plot 2
Gross internal floorspace	286m²	198m²

Extent of built-in storage	13m²	7m²
Number of double bedroom	4	4
Minimum width of bedroom	2795mm	2795mm
Minimum floor to ceiling height for at least 75% of GIA	2100mm	2100mm

The proposal accords with Policy DM30 of the Eastleigh Borough Local Plan and the Quality Spaces SPD.

Neighbouring Amenity

Policy DMI and the Quality Spaces SPD seek to protect the residential amenity of existing residents with the para. 5.5 of the supporting text of DMI outlining that new development will be assessed to consider its impact on residential amenity. This included a variety of issues such as overlooking, loss of daylight and loss of outlook.

The proposed dwellings would be significantly set off the boundaries with neighbouring properties to mitigate any potential adverse impacts with respect to loss of sunlight/daylight or overbearing effects. The Quality Spaces SPD directs that dwellings should retain a 22m separation distance between first floor habitable rooms windows, in order to safeguard the privacy of the occupiers of neighbouring properties. Whilst Plot 2 would not fall just short of this 22m separation distance (approx. 20.5m to 109 Spring Lane), no first floor windows are proposed to the rear elevation. The Quality Spaces SPD specifically refers to the separation distance between first floor windows and is therefore not relevant in this instance.

The proposed set off the common boundaries, long rear gardens separating the neighbouring properties from the proposed, and sensitive window place means that the proposed development would not be harmful to the residential amenity of the neighbouring properties.

The proposal accords with Policy DMI of the Eastleigh Borough Local Plan and the Quality Spaces SPD.

Trees

Policy DMI seeks to where possible protect trees, woodlands and hedgerow that are of value to the character of area, unless they can be replaced with features of equivalent or enhanced value. The Trees and Development SPD sets out Eastleigh Borough Council’s approach to tress in relation to development. Being in the Conservation Area also offers some level of protection to the trees at the site.

A full Tree Survey and Arboricultural Impact Assessment have been submitted in support of this application. These supporting documents have been produced by Arborlogica Arboricultural Consultancy and demonstrate the proposal’s compliance with the principle of Policy DMI of the Eastleigh Borough Local Plan and the Trees and Development SPD.

08 Planning Statement

8.1 Planning Statement

Ecology

Broadleaf Ecology have conducted the relevant surveys and assessment necessary for an Ecological Impact Assessment. The report is submitted in support of this application and concludes that any potential adverse impacts resulting from the proposed development can be minimised through suitable mitigation.

Nitrate and Phosphate Neutrality

Natural England have highlighted that new residential development can have an adverse impact upon the European protected Solent Complex and River Itchen SAC through phosphate and nitrogen loading resulting from additional sewage generated by residential development. These impacts are contrary to the Conservation of Habitats and Species Regulations 2017. It is therefore necessary to provide suitable mitigation for any detrimental impacts to environmentally designated sites that could result from the development. A Package Treatment Plant is proposed to minimise the potential nutrient loading that could result from the proposed development. Further details are provided in the Nutrient Neutrality Statement that is submitted in support of this application.

Heritage Statement

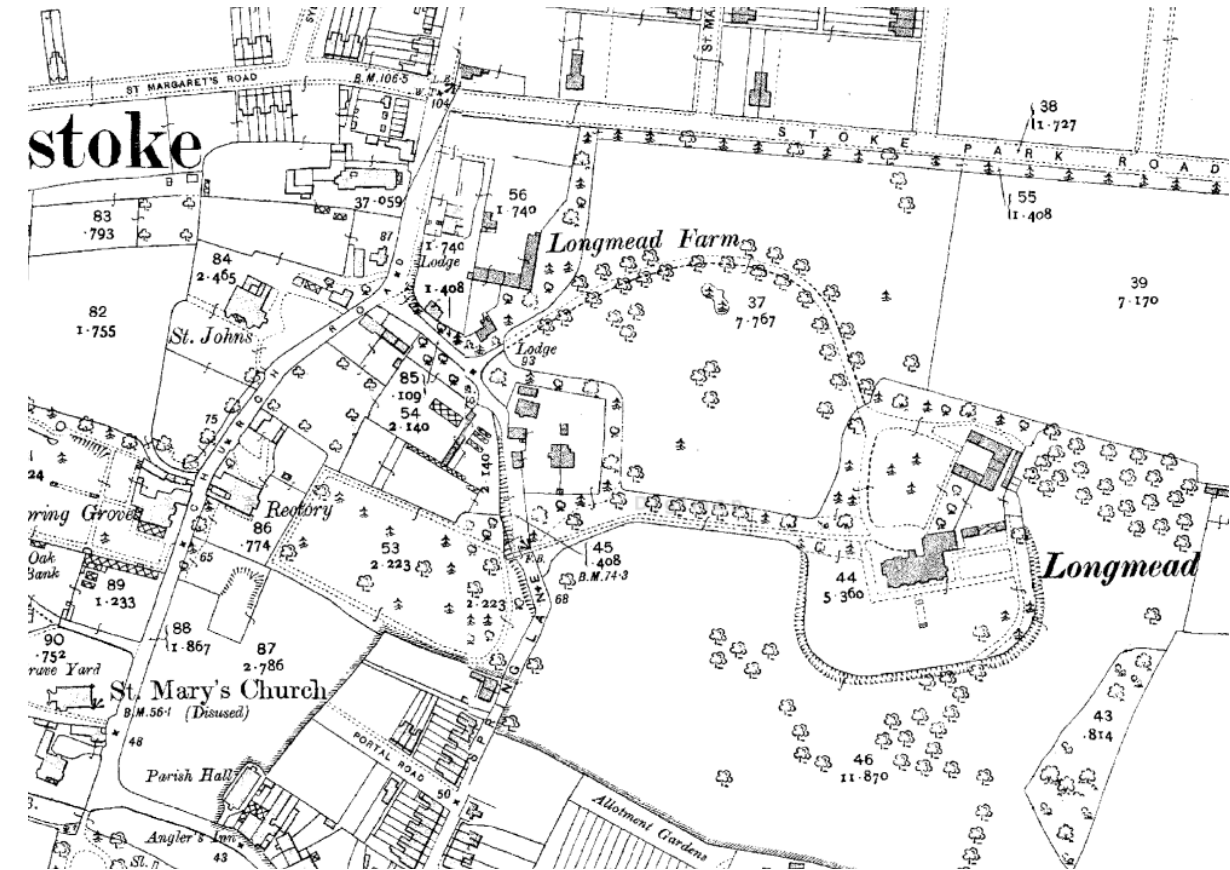
Introduction

The Eastleigh Borough Council's Local List for Validation requires that a Heritage Statement is required for all proposal that are located within a Conservation Area or could impact upon a heritage asset or its setting.

The Local List explains that the heritage statement should be proportionate to the development, the heritage asset, and the impact of the proposed development upon the heritage asset. This accords with Paragraph 200 of NPPF which requires that the level of detail required in a heritage statement should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Heritage Statement combines a desk-based assessment and field evaluation of the application site and wider Conservation Area.

Significance of Heritage Asset

The application site is within the Bishopstoke Conservation Area and historically formed a walled garden serving the Longmead House estate.



Extract from 1911 OS map

The Bishopstoke Conservation Area Appraisal and Management Proposals SPD (adopted 2011) includes an appraisal of the Bishopstoke Conservation Area to evaluate and examine its special interest.

The SPD outlines that the village of Bishopstoke is located on the eastern bank of the River Itchen. The historic centre is located to the north of the intersection of what were originally two main thoroughfares. The historic core of the settlement expanded during the late 19th century when two terraced developments laid out on regular grids were constructed to the east. During the inter-war/immediate post-war period, development along the main route to Fair Oak and the construction of a number of large estates to the east significantly increased the size of the village. Bishopstoke has continued to expand to the east during the last 40 years and the historic core is now joined to Fair Oak by continuous urban development.

Considering the application site, the SPD states that the boundary of the Conservation Area incorporates a small section of Spring Lane, containing of several historic dwellings that contribute positively to the designated area.

The character of the area has been formed predominantly through the existence of a number of large houses within substantial plots that have since been sold off and subdivided into smaller development plots.

The SPD identifies a number of attractive views in the Conservation Area, including the south along Spring Lane adjacent to the application site. It notes that the view down the valley side at Spring Lane is attractive, with the steep well-treed banks either side of the road creating a green corridor.

Being a former walled garden, there are a number of historic walls around the site that have specific heritage value. They are currently at risk due to disrepair and a number of collapses have occurred.

08 Planning Statement

8.1 Planning Statement

It is of specific relevance to this application that the SPD identifies that opportunities should be sought to improve and retain historic walls throughout the conservation area.

Impact of Development on the Heritage Asset

The proposed development entails the creation of an access through the bank on Spring Lane. Whilst this would interrupt the continuity of the 'green corridor' referenced in the Conservation Area Appraisal SPD; residential accesses are characteristic of Spring Lane, within the urban edge, and the attractiveness of the view south along Spring Lane appears to have deteriorated since the adoption of the SPD. The SPD attributes the attractiveness of the Spring Lane view to the 'well-treed banks either side of the road creating a green corridor'.

As far as is possible, both the existing trees and landform of the bank will be retained, minimising the impact of the proposed access on Spring Lane. Whilst the access will be visible, considering long views along the lane (particularly from the north looking south, as described in the SPD) the banks and trees to either side of the access will retain the impression of 'well-treed banks either side of the road creating a green corridor'. The design of the proposed access and associated retaining walls has been informed by the prevalence of brick across the local area, with care taken to ensure that the material treatment is conducive to the local character. It is therefore concluded that the proposed access will have a limited impact on the designated heritage asset.

Paragraph 4.1.1 of the Conservation Area Appraisal SPD notes that:

The character of the area has been formed predominantly through the existence of a number of large houses within substantial plots that have since been sold off and subdivided into smaller development plots.

As the proposal related to the subdivision of a large plot into two smaller development plots, it would reinforce the existing character of the Conservation Area and represent and uplift in terms of the heritage value of the Conservation Area. Further, the proposed design has been developed to provide contextually sensitive, attractive and desirable accommodation.

Being located in what was historically a walled garden, the site is bordered by historic walls that are in various states of disrepair, and have fallen down in some instances. It is proposal will facilitate the conservation of these historic walls, securing their future retention and upkeep. The directly aligns with the objectives of paragraph 6.3.6 of the Conservation Area Appraisal SPD which states:

Proposal – That opportunities be sought to improve and retain historic walls and replace and improve the walls and railings in Bishopstoke conservation area as appropriate

Considering the proposed development as a whole, the proposed access to Spring Lane would result in very minor harm to the Conservation Area. The proposal also supports the overall character and pattern of the Conservation Area, increases the overall attractiveness of the street scene through high quality design, and offer direct and specific heritage gains through the repair, maintenance and security of the historic walls around the site. Through application of the planning balance, it is concluded that the proposed development would represent an uplift in heritage value.

Assessment against relevant Planning Policy

Policy DM12 sets out Eastleigh Borough Council's approach to assessing planning application within, or within the setting of, Conservation Areas. The supporting text of the policy highlights that the designation of a Conservation Area means that the Borough Council values and is committed to protecting the character of the areas, and is also looking for ways in which they might be improved. As outlined in the previous section of this document, the proposed development fully supports the

stated objective of Policy DM12 by improving the overall quality of, and securing important heritage features within, the Conservation Area.

The policy text of DM12 states:

- I. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities.*
 - b. *It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s)*
 - c. *Where necessary, it secures the long-term future maintenance and management of the asset;*
 - e. *A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*

Considering the proposal as a whole, it does not harm or detract from the significance or special interest of the Conservation Area, and overall represents an improvement through the protection of the historic walls and uplift in character of the Conservation Area.

The application scheme achieves a high standard of design which respects and complements the character and qualities of the Conservation Area.

The proposal will facilitates securing the long term future maintenance and management of the historic walls that boarder the site.

This Heritage Statement is submitted in support of the application which explains the significance of the assets affected and the contribution of the proposal to their setting; the impact of the proposal on the significance of the asset and how the proposal has been developed to avoid harm.

The proposal accords with Policy DM12 of the Eastleigh Borough Local Plan.

Conclusion

The proposed development represents high quality design and accords with both the detail and objectives of the NPPF (2023) and Eastleigh Borough Local Plan. The proposed development will support Eastleigh Borough Council's objectives to optimise the density of development, deliver heritage gains and support environmental enhancements. The proposal respects the pattern and character of development with the Conservation Area and defined Urban Edge.

Engagement with the Local Planning Authority

This Planning Statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the provided contact details.

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