

DESIGN STATEMENT

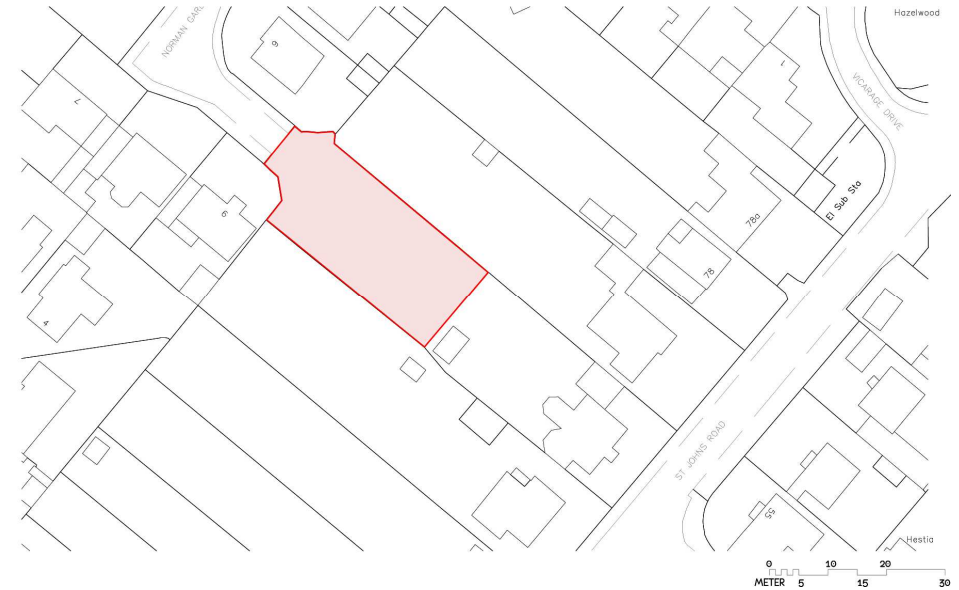
1.0 INTRODUCTION

The following statement highlights the nature and characteristics of the Full Planning Application for Land to the rear of No.82 St John's Road, Hedge End, Eastleigh, which seeks Planning Approval for the erection of a 4x Bedroom Bungalow, provided with Car Parking, Storage and Amenity Space, in accordance with Local Planning Policy.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Erect a 4x Bedroom bungalow, provided with finish floor levels stepping in accordance with the site's topography, that will be finished with a part pitched and part sedum planted roof, designed in two parts helping to reduce mass.
- Provide the bungalow with finish floor levels set around 600mm, below the site's average ground level, further reducing the dwellings mass.
- Erect a small separate two part storage structure in front of the property, housing cycles, bins and a motorbike.
- Provide 2x car parking spaces arranged in a formal layout.
- Provide the bungalow with 206m² rear residential amenity, to include the side and rear gardens, their planting beds, and all associated patio areas.



Above: Location Plan highlighting the location of the development site relative to surround properties.

2.0 SITE LOCATION

2.1 THE SITE AND EXISTING USE

- 2.1.1 The land to the rear of No.82 St Johns Road, Hedge End, Southampton is located in a suburban residential area formed from a variety of property types, dependent on their age. Properties located along St Johns Road (a classified “B” Road linking Sholing to Hedge End), tend to be formed from medium sized and large sized detached two storey houses on generous parcels of land, whilst properties to the rear of St Johns Road, along Granada Road or Norman Gardens, tend to be formed from bungalows and chalet bungalows on proportionally smaller parcels of land.
- 2.1.2 As a result of the areas existing topography, properties along St Johns Road are located on relatively level land which generally slopes in a north easterly direction, whilst properties within Norman Gardens are located on banking land which falls in a North-Westerly direction.
- 2.1.3 Properties within Norman Gardens, the cul-de-sac from where access to the development site is gained, are all bungalows or chalet bungalows set with varying finish floor levels, dependent on their location relative to the immediate context and land gradient. The proposed development site is formed from banking land which gradually falls North-West from the rear of No.82 St Johns Road, down into Norman Gardens, and creates a natural end to the cul-de-sacs turning head.
- 2.1.4 Regarding the existing development sites boundary characteristics, the site is bounded on three sides by residential gardens, with boundaries formed from a mixture of hedge, shrub and self-seeded hedging. To the front relative to Norman Gardens, the site is open with no significant boundary treatments provided, other than Harris fencing.
- 2.1.5 In terms of the scale or mass of the existing, adjacent and neighbouring dwellings relative to the cul-de-sac, these are similar in their overall scale, height, mass and material character, as collectively they are all designed to relate with the existing ground levels and tier with the land. The resulting effect creates a series of similar yet slightly different bungalows and chalet bungalows, which the new proposal should seek to relate with, in terms of mass or responding to the contexts changing ground levels.
- 2.1.6 The roofs of all the surrounding dwellings are pitched and generally incorporate gable wall details. To their rear and on their sides, some properties have sections of flat roof, and within their roofs some include dormer windows, where the bungalows have been converted into chalet bungalows.
- 2.1.7 Regarding the immediate areas (Norman Gardens) general material finish, this is defined by a mix of traditional and slightly contemporary materials which included red brick multi, buff brick multi, white render, grey concrete interlocking tiles, grey/brown hanging concrete tiles, and white UPVC front doors and windows, which collectively add interest and create the areas character.

3.0 PHOTO'S OF THE SITE & IMMEDIATE CONTEXT, PRIOR TO SITE CLEARANCE FOLLOWING APPROVAL F/20/88079



(01) Photo looking North-West across the proposed development site, highlighting the nature of the sites existing ground levels along with details of the site Boundary features.



(02) Photo looking North-West along the sites Eastern boundary, highlighting the nature of the boundary treatment, the fall of the land and how the front of the site relates to properties in the distance.



- (03) Photo looking South-East into the site from the within site entrance area, highlighting the existing gradient of the land and the nature of the existing sites boundaries with vegetation, that can contribute to screening the mass of any new appropriately configured bungalow dwelling.



- (04) Photo highlighting the overall mass and visual relationship between the rear of No.6 Norman Gardens and the front entrance area of the development site, highlighting the lower level that No.6 is positioned at, combined with the with the use of 1.8m closed board boundary fence which screens this properties rear windows from the site.



(05) Contextual photo looking over the development sites South-Eastern boundary highlighting the mass, distance separation and nature of the boundary treatment between properties on St Johns Road and the site.



(06) Contextual photo looking over the development sites South-Eastern boundary highlighting the mass, distance separation and nature of the boundary treatment between properties on St Johns Road and the site.



(07) Contextual photo from Norman Gardens looking South-East up at the proposed site entrance area, highlighting the gradient of the land, the existing nature of bounding vegetation and the proximity of that No.9 Norman Gardens front garage relative to the site and turning head.



(08) Contextual photo from the turning of head Norman Gardens, looking South-East up at the proposed site entrance area highlighting the gradient of the land on approach to the site including the relationship with adjacent properties, No.6 and No.9.



(09) Contextual photo highlighting the form, mass and material character of No.8 and No.9 Norman Gardens relative to the immediate areas topography level and turning head at the end of the cul-de-sac.



(10) Contextual photo from within Norman Gardens, North East looking North-East towards No.1, No.2 and No.4 Norman Gardens, highlighting their existing, scale, mass, composition and use of materials which collectively create a series of bungalows which step in height relative to the topography of the area.

4.0 PLANNING POLICY

- 4.1 Planning policies that relate to the site are contained in within Eastleigh Borough Councils Local Plan Review, June 2018.
- 4.2 Policies in the Local Plan Review support the maximum use of derelict, vacant and underused land for residential development, provided that the sites meet a number of criteria including protection of the amenities of neighbours and wildlife / nature conservation interests, that the site is not safeguarded for other uses and that there will be no adverse environmental effects including surface water flooding. (Policy DM1).
- 4.3 The Local Plan also sets a range of criteria to protect and enhance the residential environment, encouraging design, layout and use materials that reinforce local character and provide high levels of surveillance of public areas.
- 4.4 In general as per urban design principles, the Local Plan encourages development proposals to relate with the sites context, should be designed not harm the character or appearance of the area, and that they should create an attractive street frontage with defensible space.
- 4.5 In Design terms the Local Plan requires developments to relate with their context, requiring schemes to be compatible with existing land forms and natural features which contribute to the quality of the local environment. Furthermore developments should relate too and be integrated into the existing urban structure in terms of massing, scale, appearance and visual impact, thus positively enhancing the public realm.
- 4.6 Finally in terms of Sustainability the local Plan encourages new developments to incorporate sustainable characteristics and improve their environmental credentials, or reduce expected energy demands.

5.0 DESIGN APPROACH / PRINCIPLE OF DEVELOPMENT

- 5.1 The main principle adopted in the design of this proposal was to design a new low impact bungalow which adopts a new Design approach and dwelling configuration, by seeking to overcome or minimise the impacts associated with the refused Planning Applications (F/15/7584 a 2x 3 Bed Chalet Bungalows and F/1576948 a 1x 3 Bed Detached Bungalow), and seeks to address all the key reasons for refusal applied to each application.

PREVIOUS Reason for Refusal No.1 (for both applications):

- (1) The siting, form, scale, layout and appearance of the proposed development would go against the prevailing character, pattern and grain of development in the immediate area and would introduce a development out of context with and to the detriment of the prevailing character and pattern of development in the surrounding area.

PREVIOUS Reason for Refusal No.2 (for both applications):

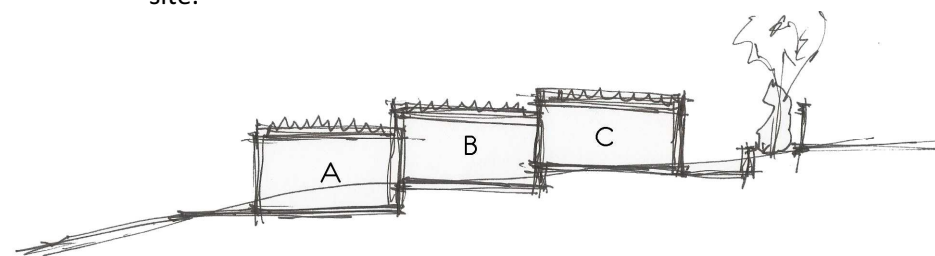
- (2) The proposed development, by reason of its siting, bulk, proximity to side boundaries and position of windows and balconies would result in a form of development that would appear visually intrusive and dominating when viewed from neighbouring properties and their gardens, as well as increase the perception of overlooking and loss of privacy, to the detriment of the residential amenity of occupiers of these properties.
- 5.2 Through re-evaluation of the Design Approach, the originally approved application was tailored to minimize and address all concerns associated with the previous applications Reasons for Refusal, and as such is configured as a materially different proposal.

5.3 Key characteristics of the Approved Scheme as per F/20/880798 were primarily associated with:

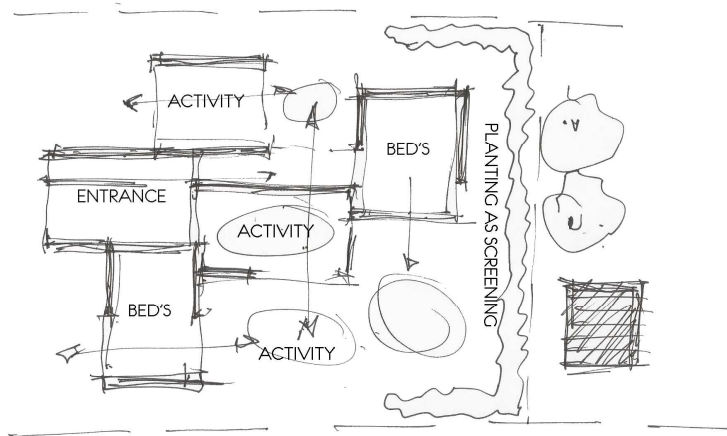
- Proposing a new building form which complies with massing rules relative to Permitted Development Rights and site coverage, in terms of a structures site surface area, overall mass, height and relationship with neighbouring boundaries.
- Designing a dwelling which steps up in three stages relative to the general fall on the land, thus resulting in a segmented massed bungalow formed from a number low mass sections.
- Designing a low massed bungalow which has been provided with a finish floor level approximately 450-600mm below the average existing site level, thus further lowering the mass of the proposed dwelling into the ground. Furthermore, though this approach the average window head height, at 2.1m from finish floor level, will be at or just below the average boundary fence level at 1.8m above existing ground level.
- Providing the bungalow with a two-part combination roof. To the front (street facing section) the scheme incorporates a zinc pitched roof, whilst to the rear (relative to rear gardens) the bungalow has been provided with a green sedum planted flat roof. In design terms the proposed mix of roofs adds interest to the design and helps reduce the dwellings overall mass, bulk and height (especially when viewed from the rear, within St John's Road rear gardens).
- Designing a bungalow which improves or maintains the sites ecological value, through the introduction of a green sedum roof which offering:

- (1) A combination of extra site surface area for wild life and ecology, and
- (2), Helps to attenuate water run-off into soakaways and reduce possible effects of flash flooding.

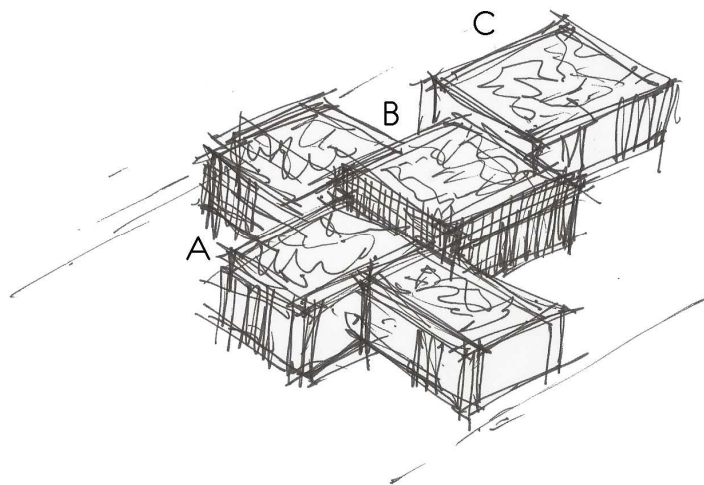
- Designing a bungalow with a significantly reduced mass when compared to the previously refused traditional pitched roof proposals, which as a whole is designed to avoid neighbouring properties feeling overlooked or boxed in.
- Proposing a new bungalow that relates to the height and mass of the existing chalet bungalows located in Norman Gardens, creating an "end" to the open-ended cul-de-sac street setting.
- Proposing a bungalow which will be partly screened from view, (when viewed from within Norman Gardens), as the proposal seeks to maintain or replant vegetation around the sites entrance, combined with the introduction of a new section of front boundary wall, incorporating piers, railings and double gates, securing the site.



Above: Early conceptual Sketch of a three part, stepped flat roofed bungalow, complimenting with the sites topography.



Above: Conceptual Sketch Plan of the Bungalow layout and space configuration.



Above: Conceptual Sketch of a three-part stepped and staggered, flat sedum roofed bungalow, tailored to reduce mass and sit into the land.

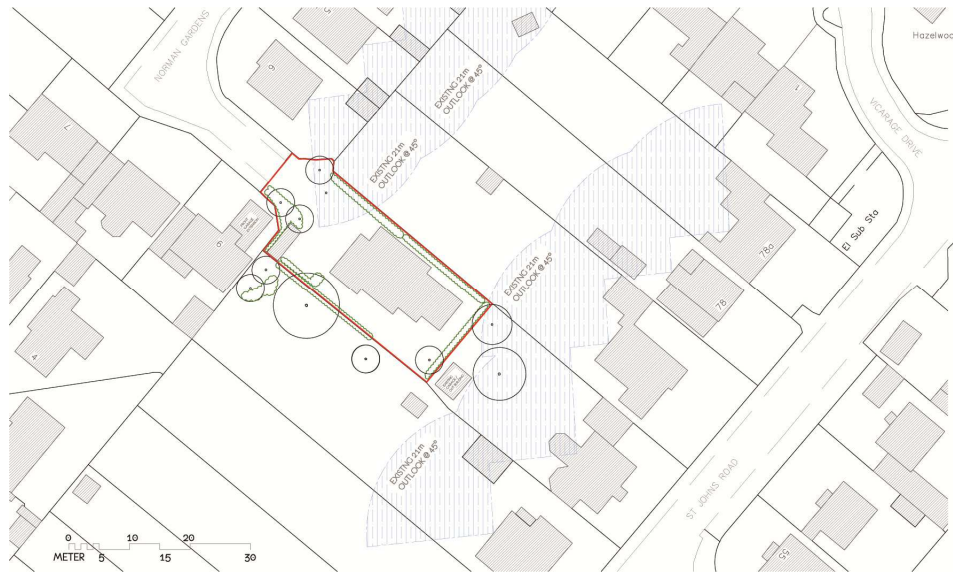
5.4 In terms of addressing the previous reasons for refusal, starting with Reason for Refusal No.2, the Approved Scheme was configured to:

- 1- Reduce the new dwellings overall bulk
- 2- Increase the dwellings distance from the sites side boundaries
- 3- Proposes now first floor with all new windows at ground floor, and head heights equal to or below the level of a 1.8m boundary fence.
- 4- Avoid concerns associated with any part of the dwelling being visually intrusive or dominating when viewed from neighbouring properties or their rear gardens.
- 5- Avoid concerns associated with overlooking or loss of privacy.
- 6- Avoid any part of the scheme being assessed as detriment to the residential amenity of any neighbouring properties.

5.5 In terms of addressing Reason for Refusal No.1, the Approved Scheme was designed and configured to:

- 1- Introduce a form, scale and layout of bungalow which seeks to avoid being considered as “going against the prevailing pattern of development”, as only a limited amount of the structure will be viewed over boundary fences and has been designed to appear as an interlinked low level outbuilding, complying with the principles of Permitted Development Rights.
- 2- Introduce a low massed and low height dwelling which avoids detrimental impacts on any of the surrounding neighbours or context more widely, thus seeking to secure the assessment that the proposal will not introduce a form of development detrimental to the prevailing character and local pattern of development, as very little of the new bungalow will be visible.

- 5.6 As a whole this new revised Full Planning Application maintains the principles adopted within the recent Approval F/20/88079 by being materially different to those beforehand, whilst being designed around the principles of the Permitted Development Rules. Furthermore and as per the approved scheme, this revised proposal is tailored to address and overcome all the reasons for refusal associated with Planning Applications F/15/7584 (2x 3 Bed Chalet Bungalows) and F/1576948 (1x 3 Bed Detached Bungalow).



Above: Conceptual Block Plan highlighting existing 21m, 45°, rear first floor outlook from neighbouring properties, relative to the proposed bungalow footprint.

6.0 DESCRIPTION OF DEVELOPMENT

6.1 As highlighted previously this Full Planning Application seeks approval for the erection of a 4x Bedroom Bungalow, provided with car parking, storage facilities and amenity, on the Land to the rear of No.82 St John's Road, Hedge End, Eastleigh.

6.2 In summary the proposed application seeks to:

- Erect a 4x Bedroom bungalow, provided with finish floor levels stepping in accordance with the site's topography, and shall be provided with a part pitched and part sedum planted roof, designed as two parts, to help reduce mass.
- Provide the bungalow with finish floor levels set around 600mm, below the site's average ground level, further reducing the dwellings mass.
- Erect a small separate two-part storage structure in front of the property, housing cycles, bins and a motorbike.
- Provide 2x car parking spaces arranged in a formal layout.
- Provide the bungalow with 206m² residential amenity, to include the side and rear gardens, their planting beds and associated patio areas.

6.3 As highlighted previously the proposal has been designed to relate to and reflect characteristics of existing neighbouring context and is designed to have no impact on any surrounding properties or their amenity areas, in terms of overlooking or over shadowing.

6.4 In terms of finishing materials, the main external brick will be red-multi combined with details finished in grey (including the windows, doors, and the pitched roof, finished in zinc), thus maintaining a simple material palette.

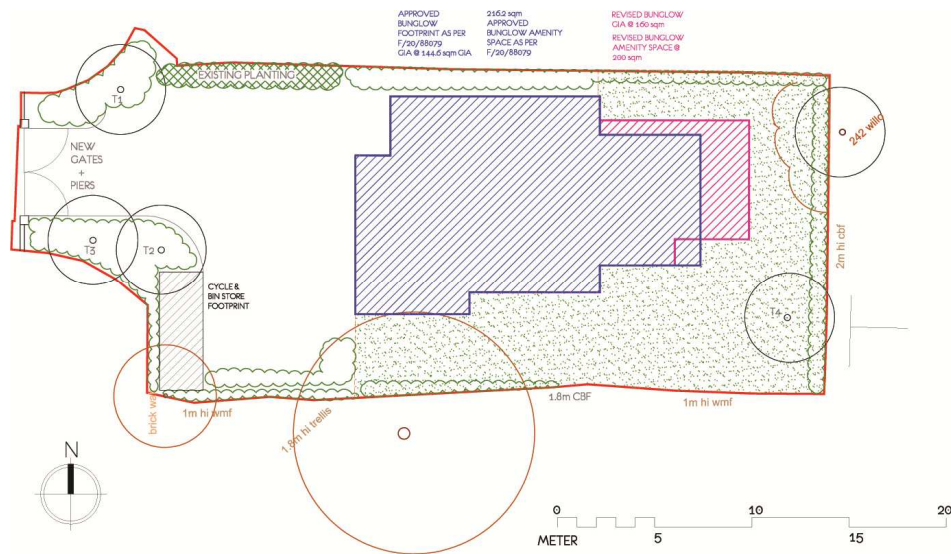
6.5 Collectively the materials selected for the bungalow have been adopted to help create a proposal which both complements and is sympathetic to the back land context, whilst introducing a building which blends traditional and contemporary features, thus resulting with a new residential property masked from view with a segmented mass.

6.6 Furthermore and due to the site's part back land context, the bungalow is roofed three parts, thus reducing mass and breaking up the overall form of a new dwelling, resulting with a scheme that when viewed from neighbouring gardens or from neighbouring properties, is viewed as a series of interconnecting parts rather than one.

6.7 In terms of finishing materials, the proposed bungalow incorporates:

- Red Brick Multi as the finishing brick
- Grey Zinc 25° pitched Roof
- Grey Aluminium Doors and Windows
- Grey Zinc Gutters and Downpipes and Facia
- Grey coping on the parapet walls

6.6 In view of the above, the proposed new bungalow demonstrates the use of traditional materials and features, combined with contemporary elements that compliment and respect the existing surrounding character and pattern of development, offering a reduced mass and form that blends into the existing immediate context.



Above: Site Plan Footprint Analysis highlighting the footprint of the of the revised 4x Bedroom Bungalow relative to the Approved Footprint of the 3x Bedroom Bungalow as per F/20/88079.

PROPOSED REVISED GIA = 160m²
 F/120/88079 APPROVED GIA = 144.6m² (variation of 10.2m²)



Above: Isometric massing view of the revised proposed bungalow, on land to the rear of N.82 St John's Road, highlighting its low impact scale, form, and simple material character, relative to the surrounding context.

7.0 REVISIONS SINCE THE ORIGINAL PLANNING APPROVAL

- 7.1 Following grant of Full Planning Approval for the “low key, low impact” 3x Bedroom Bungalow, as per F/20/88079, the proposed dwelling has been revised to form a 4x Bedroom Bungalow with a gross internal floor area of 160², as opposed to 144.6m².
- 7.2 As a whole and as per Section 6 (page 12), Description of the Development, in conjunction with the Site Plan Analysis (page 13), the revised proposal adopts the same Design Considerations and Material Characteristics as the originally approved bungalow, and primarily seeks to increase its gross internal floor area (GIA) by 15.4m², thus allowing the rear section of the property to be reconfigured offering space for an additional bedroom.
- 7.3 With regards the properties external appearance, the previously approved principles have been retained, utilizing a red brick multi finish for external walls, a zinc finished pitched roof over the property and grey framed Aluminium doors and windows for all openings.

8.0 PEDESTRIAN ACCESS

- 8.1 The proposed development site is situated within five to ten minutes walk of Hedge End’s Local District Shopping area, which offers access to local facilities such as shops, surgeries, schools, restaurants, public houses, employment, banks, gyms and more.
- 8.2 Pedestrian access for the proposed new bungalow will be from Norman Gardens at the north of the site, accessed via a compacted gravel drive leading to a parking and turning area in front of the bungalow. The proposed new bungalow will be provided with a level access approach from the parking area to the front door threshold, via a permeable paved level access footpath leading to a secure by design entrance door.
- 8.3 Given the sites location close to Hedge End Town Centre, combined by the 6-7 person nature of the residential accommodation, the development will be provided with 3x car parking spaces laid out in a formal configuration.
- 8.4 To strengthen localised living and in accordance with good practice 4x cycle spaces have been allowed for, located within a shared and secure storage unit, located to the front of the property.
- 8.5 As a result of the sites location as outlined above, combined with the provision of cycle storage, it can be seen that the proposed development meets the aims of the Local Plans sustainability policies, giving equal priority of access to the site by foot, cycle and public transport.

9.0 SAFETY AND SECURITY

- 9.1 Eastleigh Borough's Local Plan requires that development proposals include measures to enhance the security and surveillance of dwellings, their entrances, and any associated "open space", including cycle storage areas.
- 9.2 Natural surveillance and general security have been maximized within this proposal, as the site will be bounded by a low front wall incorporating railings and double gates, securing the site. Furthermore and due to the location of front habitable windows and the main front door, natural surveillance of the main entrance, parking area and storage area has been maximized.
- 9.3 As stated previously the new dwellings main front door will comply with secure by design standards, and all ground floor doors and glazing will be adequately secured to deter criminal activity taking place.
- 9.4 To further strengthen the scene of security, additional external lighting, operated by sensors, will be provided at the main front entrance and in front of the cycle refuse storage area.

10.0 LIGHTING

- 10.1 This new bungalow development seeks to provide appropriate levels of artificial lighting in key locations, laminating the:
- Residential front door and entrance area
 - The side patio garden area
 - The front Refuse and Cycle storage areas
- 10.2 Any rear lighting shall be appropriately specified to avoid light shining up into the surrounding trees or into any neighbouring properties.

11.0 TRANSPORT STATEMENT

- 11.1 This Full Planning Application at the R/O 82 St John's Road, is located within Hedge End and is within walking distance of Hedge End's Local District Shopping Centre. As a result of the developments location and in accordance with policy 3x car parking space has been provided in a formal layout, and arranged to allow cars to enter or leave the site in a forward gear. Furthermore to strengthen localized living, the proposal also provides space for the secure storage of 4x cycle spaces, benefitting future residents.

12.0 REFUSE AND RECYCLING

- 12.1 Located to the front of the site, within a two part brick storage structure, the proposal seeks to provide space for the storage of standard and recycling wheelie bins, allowing space for at least 2x wheelie bins and a Glass recycling box.

SUSTAINABILTY STATEMENT

1.0 SUSTAINABILTY DESIGN PRINCIPLES

This Full Planning Application for Land to the rear of No.82 St John's Road, Hedge End, Eastleigh, seeks approval for the erection of a 4x Bedroom Bungalow, provided with Car Parking, Storage and Amenity Space, in accordance with Local Planning Policy.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Erect a 4x Bedroom bungalow, provided with finish floor levels stepping in accordance with the site's topography, that will be finished with a part pitched and part sedum planted roof, designed as in two parts, to reduce mass.
- Provide the bungalow with finish floor levels set around 600mm, below the site's average ground level, further reducing the dwellings mass.
- Erect a small separate two-part storage structure in front of the property, housing cycles, bins and a motorbike.
- Provide 2x car parking spaces arranged in a formal layout.
- Provide the bungalow with 206m² residential amenity, to include the side and rear gardens, their planting beds, and all associated patio areas.

2.0 BUILDING ENVELOPE AND LAYOUT

2.1 Construction of the proposed new dwelling will include appropriate insulation levels for all of the building, in order to comply with Part L1 of the Building Regulations. The construction will be designed to give a SAP (Standard Assessment Procedure) rating of at least 90, and all new windows and external doors will be double glazed, incorporating trickle vents where needed.

3.0 ENERGY SUPPLY AND USE

3.1 Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the development complies with Part L1 of the Building Regulations and has a SAP rating of at least 90.

3.2 Where fitted by the developer, the dwellings will be equipped with 'A' rated domestic appliances.

3.3 Energy efficiency lighting will be installed throughout the whole development.

3.4 Water efficient domestic appliances will be specified, where provided.

2.5 Water meters will be installed to encourage careful water usage.

3.6 Reduced capacity WC cisterns with restrictors will be fitted to reduce water usage – WCs can make up 30% of domestic water usage.

3.7 An array of 10x 250kWh Solar Panels have been highlighted, reducing the properties overall energy demand.

4.0 PROCUREMENT AND CONSTRUCTION

- 4.1 Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long-term appearance of the building and ongoing maintenance.
- 4.2 Building materials will be sourced from sustainable and local sources where a choice is available.

5.0 TRANSPORT

- 5.1 Given the sites location relative to Hedge End and in accordance with Planning Policy, a secure cycle storage structure has been provided offering space for up to 4x secure cycle spaces, serving the new dwelling.
- 5.2 The site has been provided with 2x off road car parking space, laid out in a formal layout, allowing vehicles to enter and leave site in a forward gear.

6.0 WASTE AND RECYCLING

- 6.1 On site segregation for refuse and recycling of materials is to be implemented.
- 6.2 The new dwellings refuse storage will have sufficient space to allow for storage of standard waste and recycling waste in accordance with Eastleigh Borough Council's refuse collection regime.

APPENDIX A

ISOMETRIC IMAGES OF THE BUNGALOWS PRE-PLANNING DESIGN EVELUTION



Above: Pre Planning Stage Concept Proposal OPTION A– Pitched Roof above a Stepped Segmented Bungalow



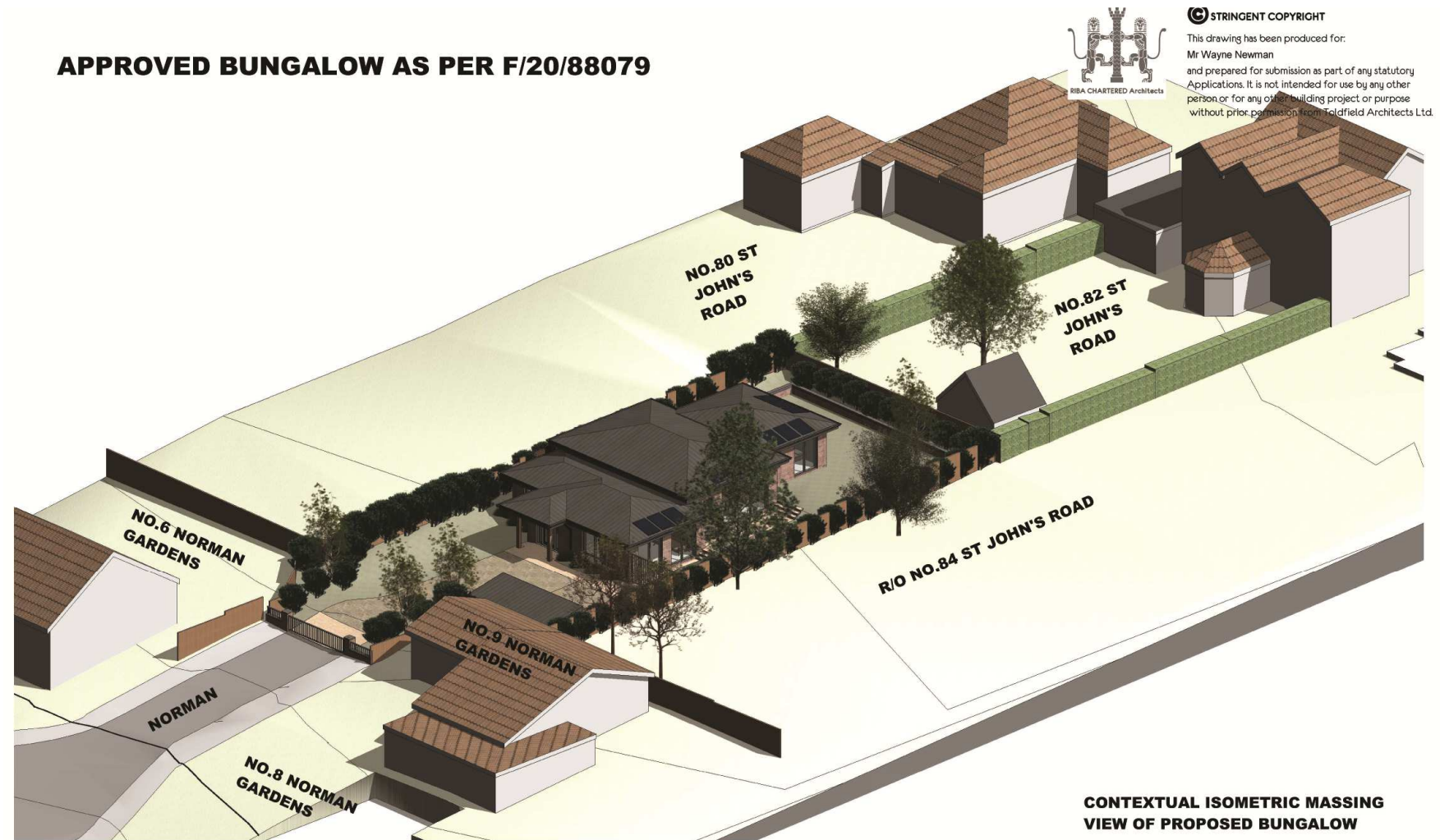
Above: Pre Planning Stage Concept Proposal OPTION B– Sedum Planted Flat Roof above a Stepped Segmented Bungalow

SHALLOW PITCH & FLAT SEDUM ROOFED BUNGALOW



Above: Developed Pre Planning Proposal – Mix of Pitched Roof & Sedum Planted Flat Roof above a Stepped Segmented Bungalow

ISOMETRIC IMAGES OF THE APPROVED BUNGALOW AS PER F/20/88079



Above: Approved Bungalow with 3x part Shallow Pitched Zinc Roof in 2x levels