

WINCHESTER & EASTLEIGH DESIGN REVIEW PANEL

Date of meeting: 16/07/2024

Site: Cherry Court, Salterns Lane, Bursledon, Southampton, S031 8DH

Proposal: Construction of 7 bedroom detached dwelling over three levels and associated landscaping following demolition of existing dwelling

Planning reference: F/24/97376

Design Review Panel Members sitting on the Panel: Jonathan Moore (Chair), Fiona Hudd & Rose Chapman

Council Officers in attendance: Gary Osmond

Item presented by: Jon Dale (Architect) & Louise Cutts (Planning Agent)

Declarations of Interest declared: None

Comments:

The position of the site and views available from it make it very special, and the desire to maximise these views is acknowledged. It is also acknowledged that the site lies within a part of the Old Bursledon Conservation Area where the scale and architectural style of dwellings is relatively mixed.

Notwithstanding, the starting point of any proposal should be a thorough analysis of the site and its context, which should then be used to drive the final design. The Panel were glad to see that this had been undertaken and that the design presented was influenced by this analysis.

It was also noted that the advice previously provided by the Panel in January has been taken on board in terms of simplifying and rationalising the design, particularly in relation to the river facing rear elevation. This is a striking elevation which is almost entirely glazed, and some reservations were expressed with regards to excessive solar gain and how the dwelling would be viewed from the river, especially at night when the large central glazed window in particular would be highly visible. Whilst the desire to maximise views of the river are understood, this must be balanced with the need to protect the wider visual amenity of the locality from potentially urbanising impacts.

This is a matter which will need to be further considered, with one possible solution being the inclusion of movable external screens/shutters or louvres which could provide solar shading, thermal retention, and additional visual interest to the elevation.

Another element which it was suggested be further considered was how the large central glazed window on the riverside elevation would be constructed. This would be a very large single sheet of glass, which may not prove to be feasible. As such, if any framing is required for this opening, it could significantly alter the appearance of the elevation, although the possible inclusion of louvered fins may assist with this.

The proposed internal and external layout were considered appropriate and logical. The proposed dwelling is no closer to the side boundaries of the site and the use of existing site levels means that the three floors proposed are feasible. The use of a darker facing material and smaller glazed openings at the lower ground floor level, together with the intended additional landscape planting in front of the elevation will assist in lessening the visual height of the building when viewed from the river, appearing as a two storey building rather than three.

The front 'street' elevation was considered to work well and would be further enhanced by the proposed new landscape planting within the frontage. It was suggested that some of the strong timber element of this elevation could be brought around to the rear river facing elevation, perhaps via the previously suggested moveable screens. If well crafted, these could enhance the 'nautical' aesthetic in a subtle manner.

Overall, this revised version of the scheme was considered to be a significant improvement over that previously presented, albeit some reservations as to the visual impact upon the wider landscape at night remains. However, it was acknowledged that this could be addressed with further design development, ideally prior to the application being approved rather than through conditions. Equally, it would be useful to agree construction details of particular elements, such as balconies, eaves/gutter details, etc.