

DESIGN AND ACCESS STATEMENT

PART 1 OF 3 BOORLEY

hgp



Land at Oak Cottage, Winchester Road, Boorley

Design & Access Statement

McCARTHY STONE
Life, well lived

LOCATION Boorley Green	HGP REFERENCE 24.013
APPLICANT McCarthy Stone	REVISION P1
DATE July 2024	STATUS Planning
AUTHORS Chris Knight	REVIEWED BY

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Introduction

Preface



Site Aerial

This document has been prepared by HGP Architects on behalf of McCarthy Stone & Imperial Homes to support a Pre Application submission on Land at Oak Cottage, Winchester Road in Botley.

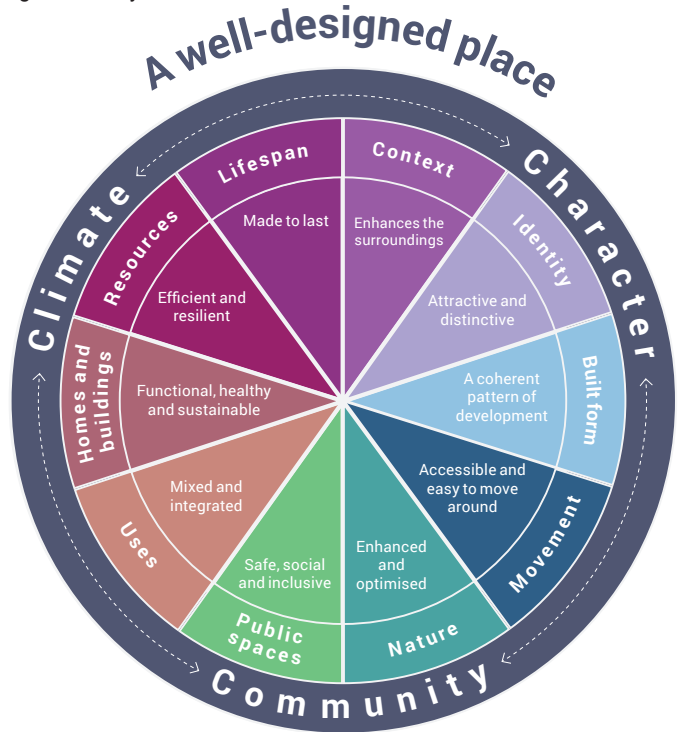
The site is located to the west of Winchester Road (B3354), identified in the Eastleigh Borough Local Plan as parcel BO4. It sits within the urban edge, and is a short distance from both Hedge End town centre and Botley Village centre. The site is between the Boorley Green and Woodhouse Meadows masterplans.

Immediately north and west of the site is a residential development, some newly occupied and some still under construction. East of the site and to the east of Winchester Road, is Macdonald Botley Park Hotel.

The proposal is for 52 x 1 & 2 bedroom Retirement Living apartments within a single building. 2 x 3B detached houses are proposed to the south of the site. The proposal includes associated landscape spaces, courtyards and parking areas.

The document will analyse the site in its current form, the recent planning history, discuss constraints & potential opportunities and how this has informed the proposal which will be discussed and analysed in the second half of the document.

National Design Guidance (shown below) identifies 10 characteristics for beautiful, enduring, and successful plans. It is therefore a helpful framework through which good design can be accessed. Accordingly, this document will conclude with this framework to demonstrate how the proposed quality building responds positively to the site and its surrounding community.



The ten characteristics of well designed places

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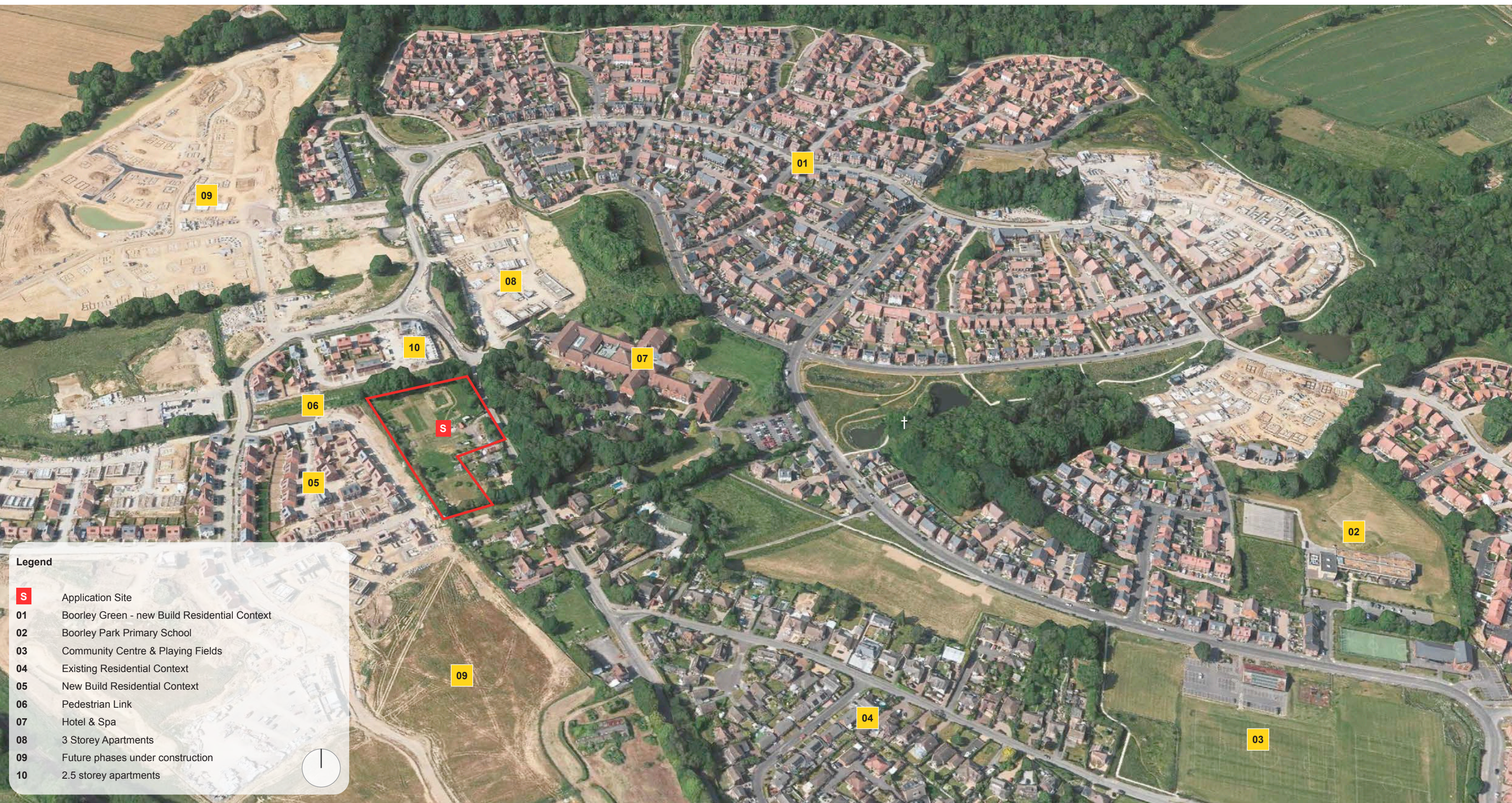
Highways



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Boorley Green - Context



Legend

- S** Application Site
- 01** Boorley Green - new Build Residential Context
- 02** Boorley Park Primary School
- 03** Community Centre & Playing Fields
- 04** Existing Residential Context
- 05** New Build Residential Context
- 06** Pedestrian Link
- 07** Hotel & Spa
- 08** 3 Storey Apartments
- 09** Future phases under construction
- 10** 2.5 storey apartments

Site Context

Land at Oak Cottage, Winchester Road, Boorley

July 2024

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Site Location

Site Planning History

The site is an allocated housing site (identified in the 2022 Local Plan - Policy BO4 for approximately 22 dwellings) which lies immediately to the north of Oak Cottage and to the east and south of the major new residential estate of Boorley Green as illustrated in the aerial photographs.

The area is the subject of significant change whilst the site itself has been subject to recent applications.

It is a transitional site between the Winchester Road and Boorley Green estate characters.

Site Address:
Oak Cottage
Winchester Road
Botley
SO32 2DH

Land north of Myrtle Cottage, Winchester Road

6.5.80 An area of approximately 1.1ha to the north-west of Boorley Green is in mixed use comprising two residential properties and agricultural storage uses. To the east is the Macdonald Botley Park Hotel & Spa beyond which land has been granted planning permission for approximately 1,400 dwellings. Land to the west is currently in agricultural use but forms part of an area granted planning permission for 680 dwellings (Land north of Hedge End Station, Winchester Road). The site is allocated for residential development of approximately 22 dwellings.

Policy BO4, Land north of Myrtle Cottage, Winchester Road

An area of approximately 1.1ha to the north-west of Boorley Green, as defined on the policies map, is allocated for development to include approximately 22 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the whole site which addresses the following specific requirements:-

- A range of housing types, sizes and tenure;
- The provision of vehicular access from Winchester Road (B3354);
- The provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;
- The provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area, including enhancement of connections with Boorley Green, with the permitted development to the west and to Hedge End Railway Station in accordance with policy S13xii;
- To preserve water quality and flows details of Sustainable Urban Drainage with three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline stage;
- The potential for relocating the existing low voltage electric pole is thoroughly examined in order to maximise the development potential

Extract of BO4 from EBC Local Plan



Site Location Plan

02

Analysis

Context Photographs

To the right are a series of images showing the context of the site, including the newly built developments to the north and west, the hotel and spa opposite and the more rural dwellings to the south.

The language and properties associated with the context are highlighted within the images demonstrating elements, form and materials that are commonly found within the area.

- ● ● ● ● ● Hipped Roof
- ■ ■ ■ ■ ■ Feature Gable
- ||||| Dormer Window



01 Residential development to the north of site. 2-2.5 storey with brick, painted brick and cladding material palette.



02 2.5 storey corner to new estate roundabout



03 New build 3 storey apartments



04 Hotel & Spa in render and brick



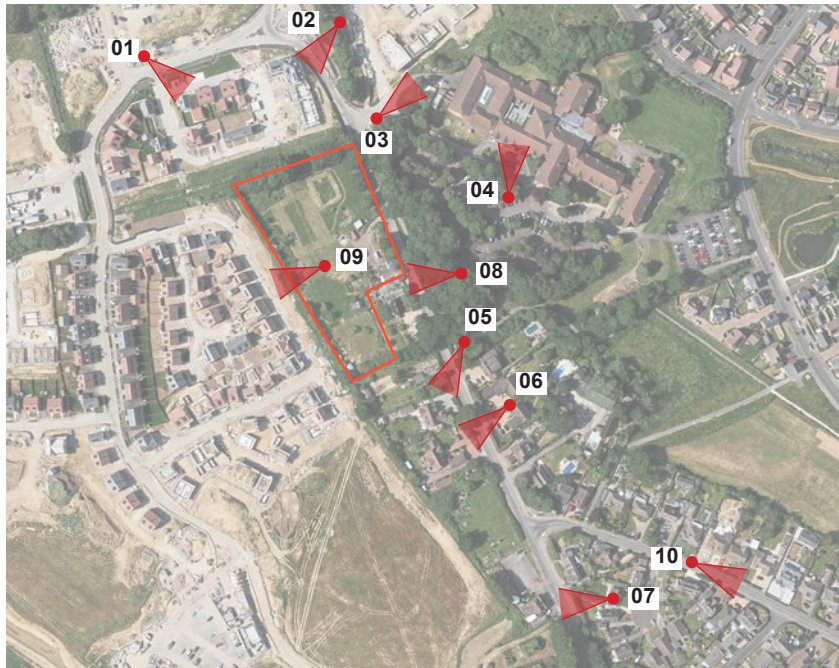
05 Rendered dwelling to Winchester Road



06 Domestic scale dwellings south of site with render and brick



07 Render and brick Public House



08 Oak Cottage rendered dwelling



09 New build houses to western boundary



10 Change of character dwellings to Maddoxford Lane

Site Photographs

To the right are a series of images showing the site in its current form.

The site is relatively flat and has a single access from Winchester Road. It is defined by mature trees to the northern and eastern boundaries, visible development to the north and west and has cluttered outbuildings and saplings in the grounds.

Oak Cottage and Appletree Cottage back onto the site in the south east and address Winchester Road.



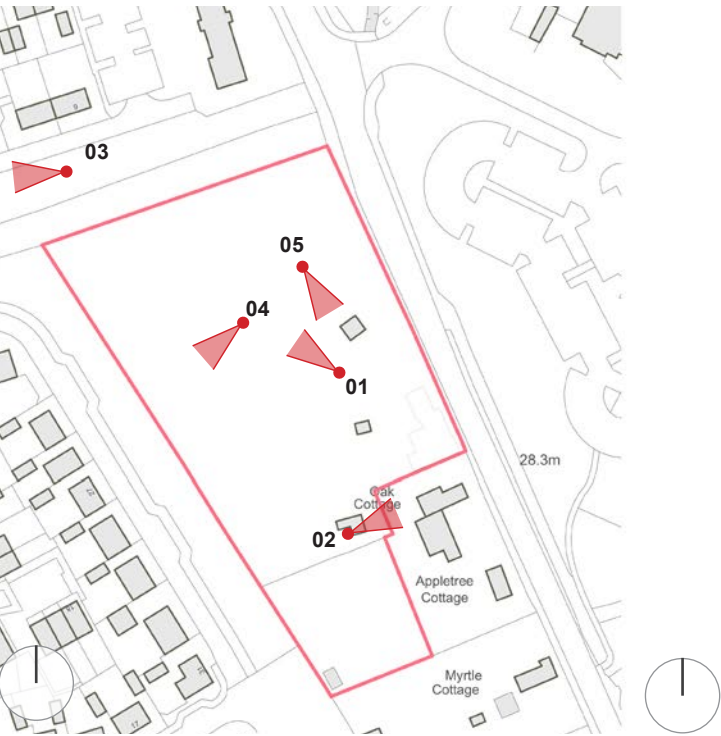
01 Perimeter trees and pedestrian route to northern boundary



02 Oak Cottage western elevation



03 Pedestrian link and culvert to north



04 Houses to western boundary



05 Outbuildings and storage

Existing Materials to Boorley Green

There are a variety of building styles locally, however the most consistent is that of the new estate to the west and north.

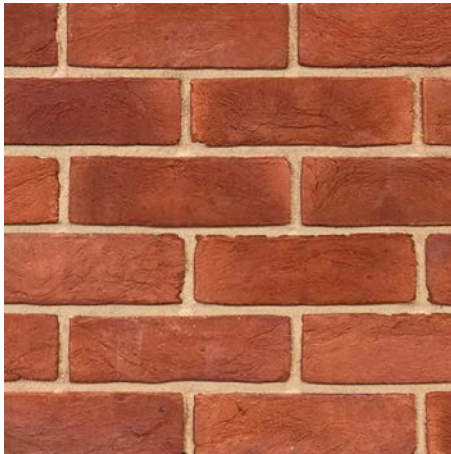
The more rural areas display brick and render with dormers and gables whilst the new build estate more commonly uses brick, painted brick and cladding. Building types are houses and apartments in a very typical new build estate arrangement.

Key features are the use of dormers, 2-2.5 storey dwellings, front gables and a material palette as demonstrated to the right.

Opposite Winchester Road is a low lying but substantial footprint hotel with 3 storeys apartment in close proximity. These are brick built with occasional render and pitched roof in form.

To the south of the site are semi rural, traditional detached dwellings utilising render, dormers, and thatch roof in some instances.

The site is party to all of the above and needs to take into consideration its position, combined with the functional requirements of the proposed type of accommodation.



01 Red Brick - Primary Material



02 White Render - Secondary Material



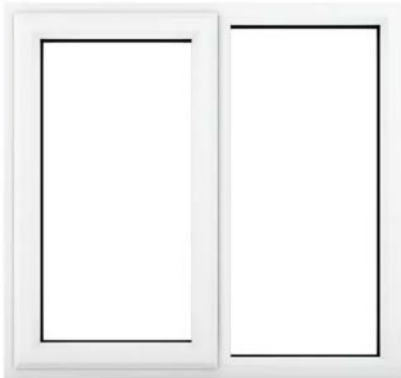
03 Complimentary Tertiary Material



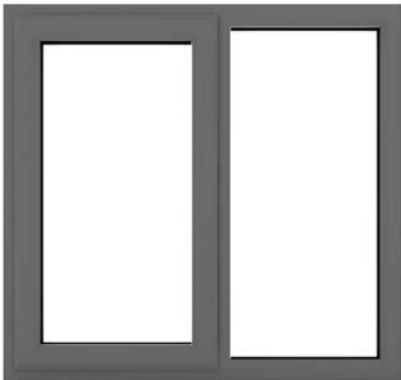
04 Red Roof Tile



05 Grey Roof Tile



06 White UPVC Window and Door Sets



07 Grey UPVC Window and Door Sets

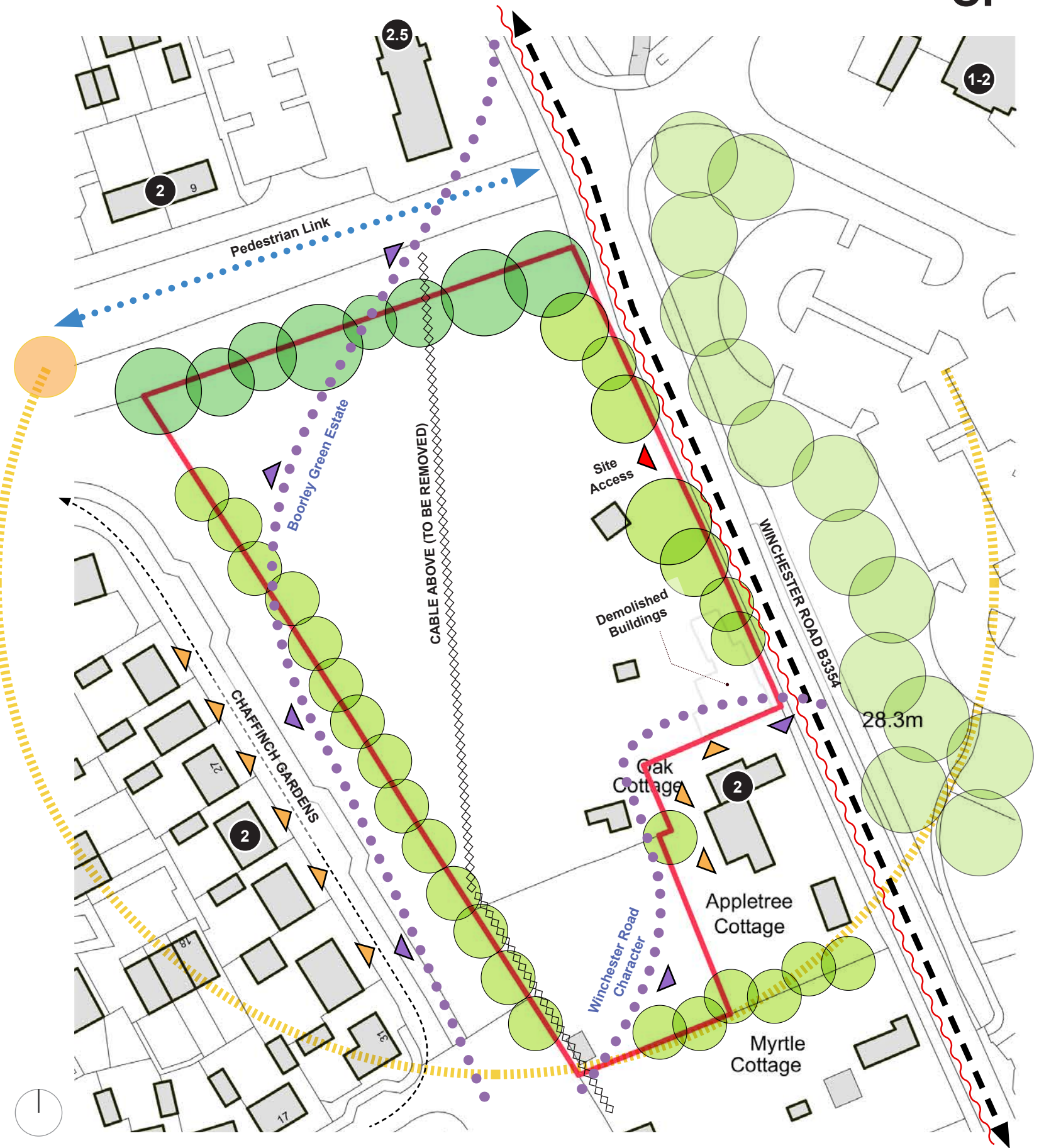
Constraints

Points of consideration include:

- Single point of access from Winchester Road
- A Grade trees to the north
- B Grade trees to remaining boundaries
- Bisecting cable
- Overlooking and proximity to Oak Cottage
- Domestic scale context
- Pedestrian link to the north
- Road noise
- Orientation

Key

- ➡ Road Network
- ... Pedestrian Links
- ▶ Existing access
- ||||| Sun path
- A Grade Trees
- B Grade Trees
- ▶ Impact on neighbouring properties
- 2 Storey heights
- ~ Road Noise



Constraints Plan

Opportunities

Potential opportunities include:

- Multi directional building, allowing residents views to trees and greenery
- Orientating to address pedestrian link to the north, providing natural surveillance with a back drop to the trees
- Orientating to address Winchester Road with an articulated and welcoming frontage of an appropriate scale, width and rhythm
- Way finding with a clearly defined entrance leading through to a landscaped courtyard
- South west facing residents' garden. Warm, well lit and usable
- Parking courts to create buffer space between built form and existing properties and trees. Reducing the visual impact to Winchester Road
- Potential further development parcel to southern leg
- Potential for smooth transition between Winchester Road and the new Boorley Green estate character
- Proposed Pedestrian link to the west and north east into the wider Boorley development
- Reinforced boundaries and substantial green space within the site

Key

Key vista / corner

Built Form

Amenity Space

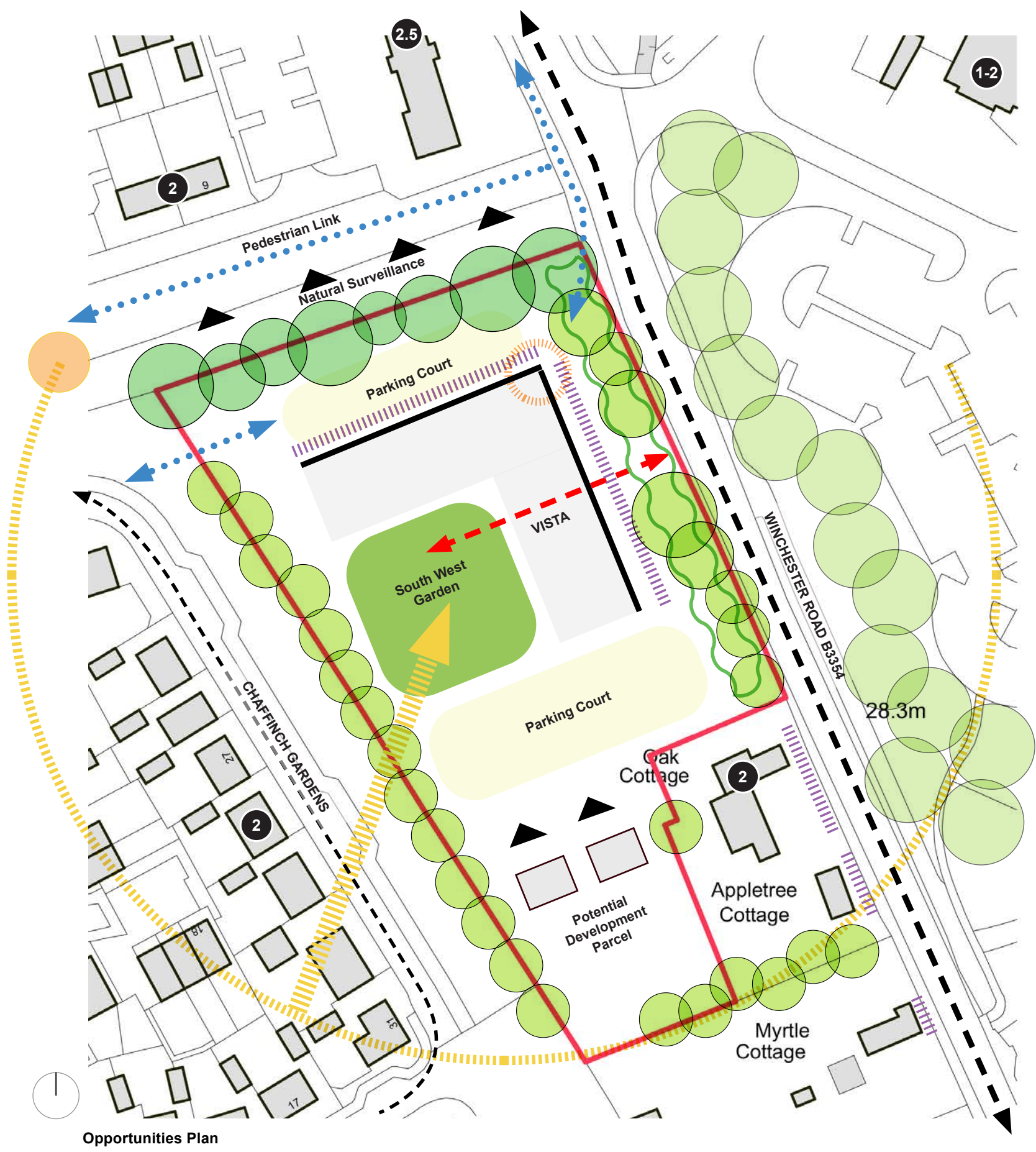
Parking Court

Pedestrian Links

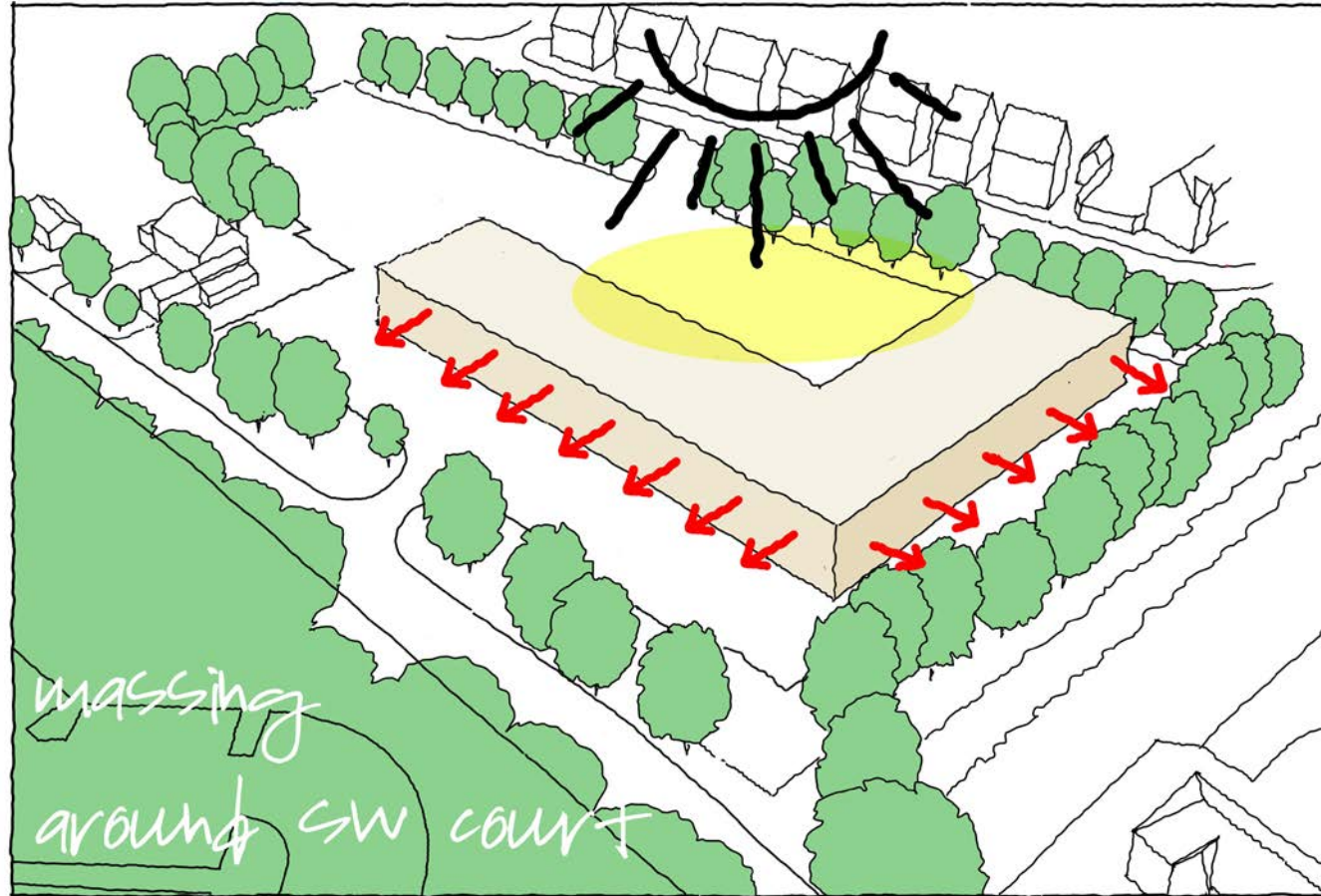
Frontage

Reinforced landscaping to Winchester Road

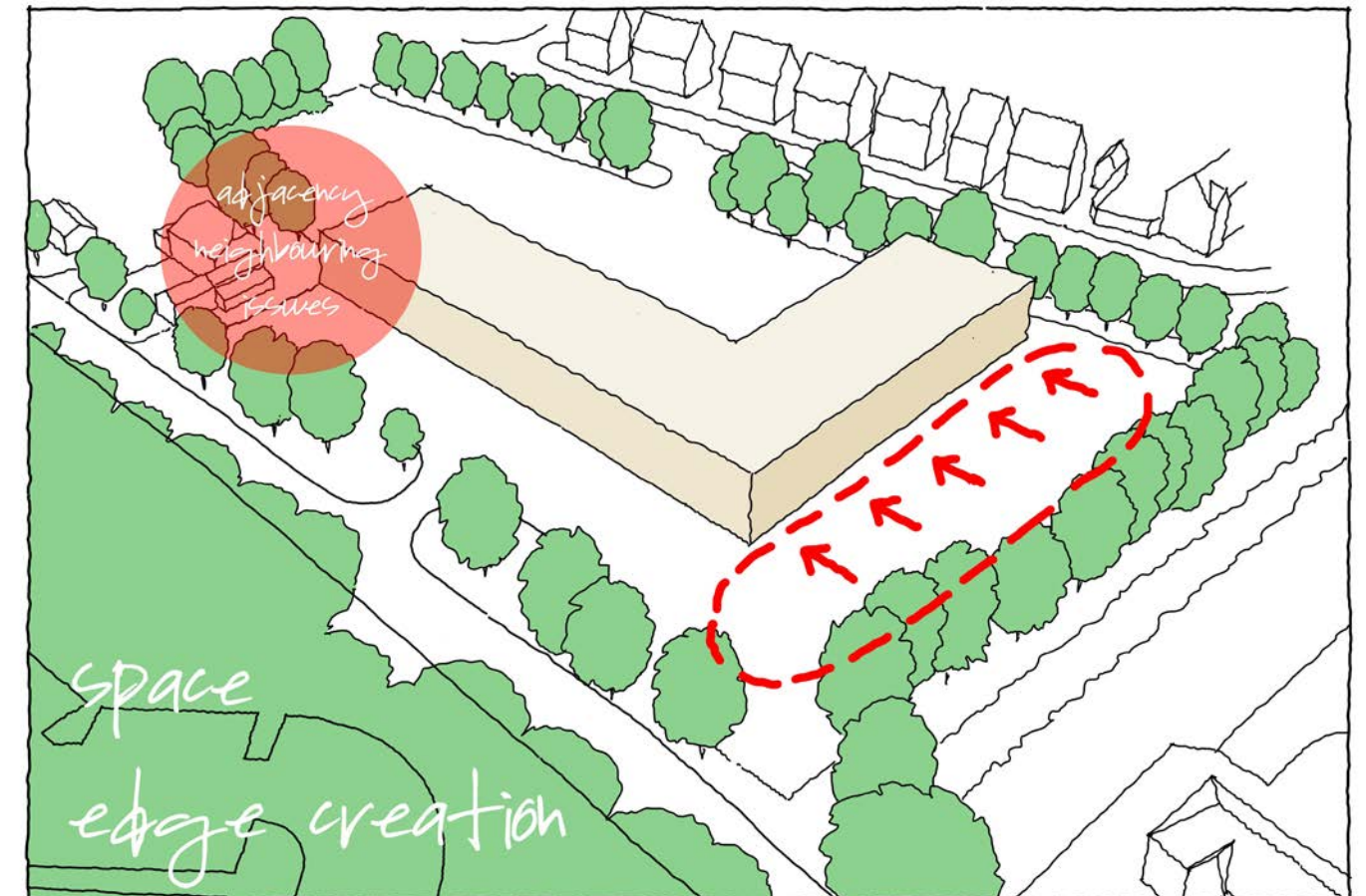
Storey Height



Concept Thoughts

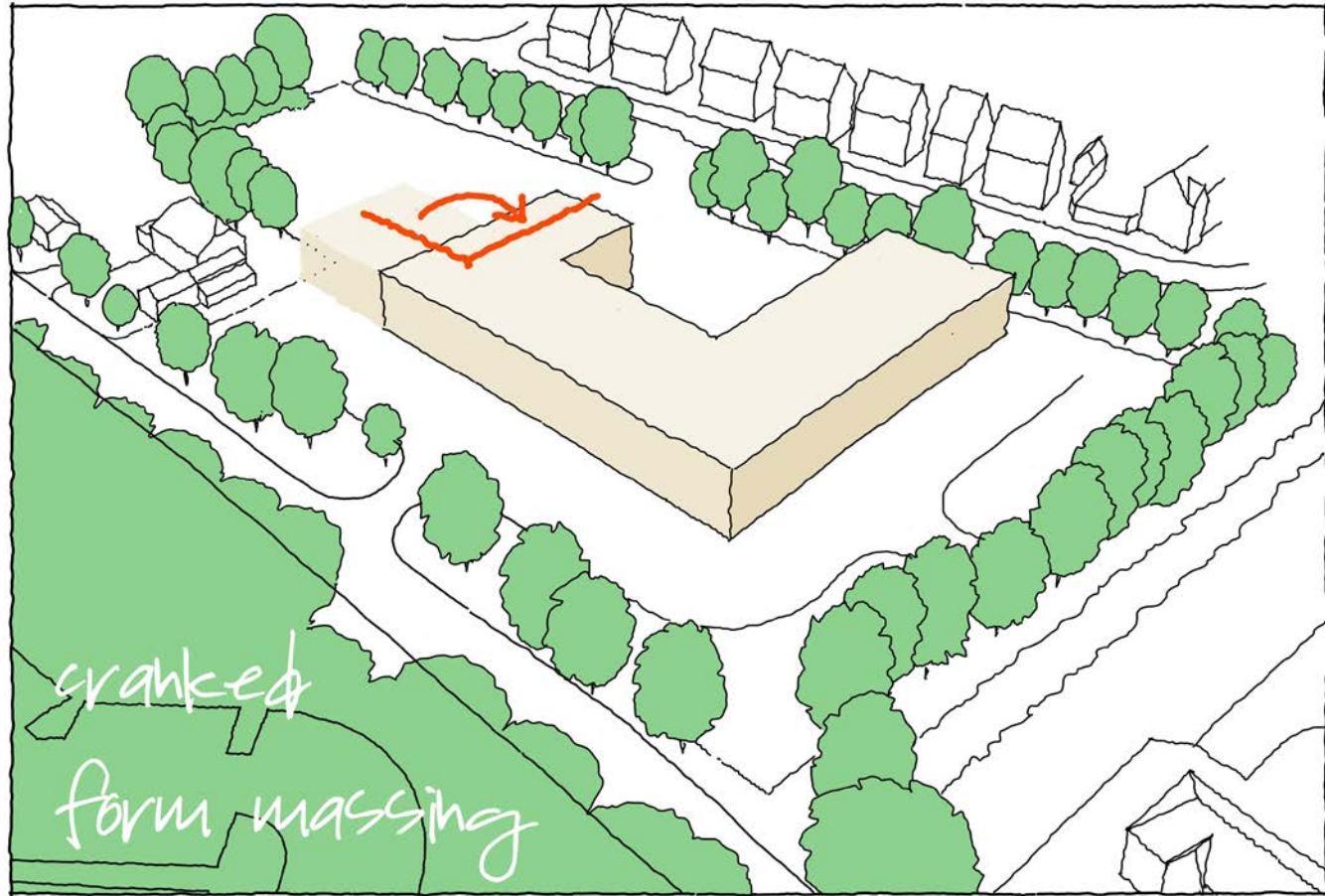


01
Address Winchester Road
Address pedestrian link
Private south west facing amenity space

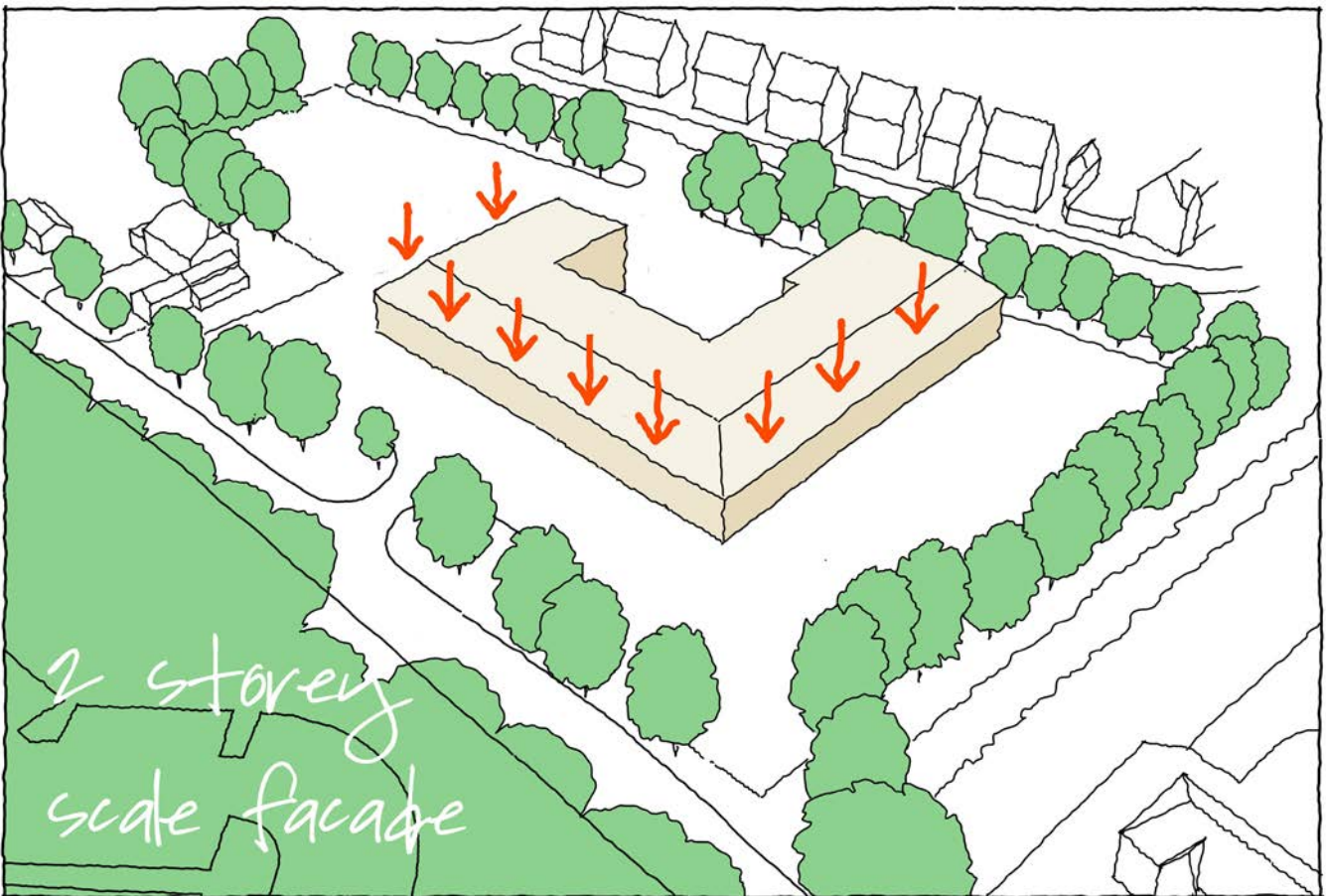


02
Shift built form from A grade trees to create buffer space
This creates a pressure point and uncomfortable relationship with Oak Cottage & Appletree Cottage

Concept Thoughts

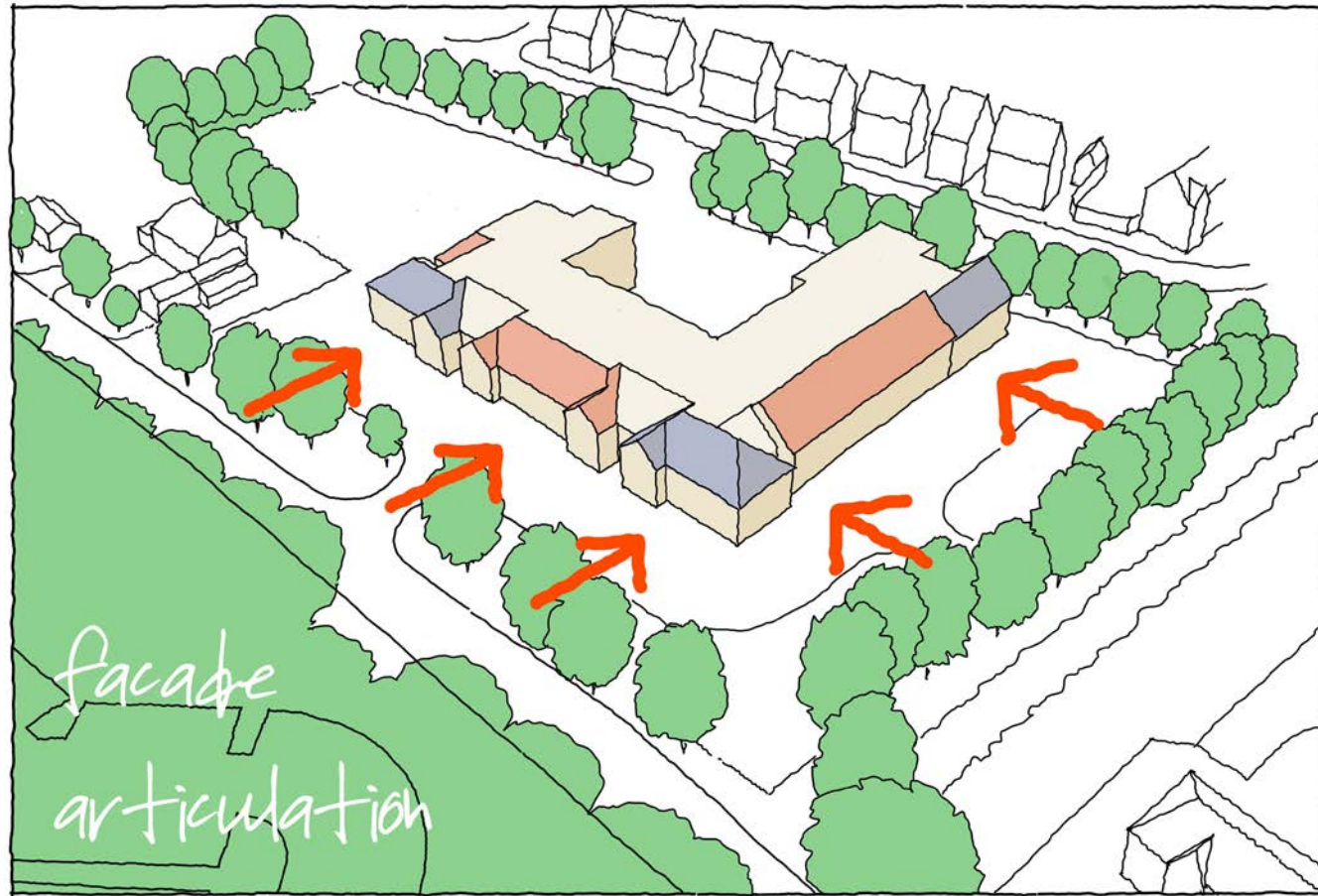


03
Return leg to enclose courtyard and create appropriate relationship with Oak Cottage & Appletree Cottage

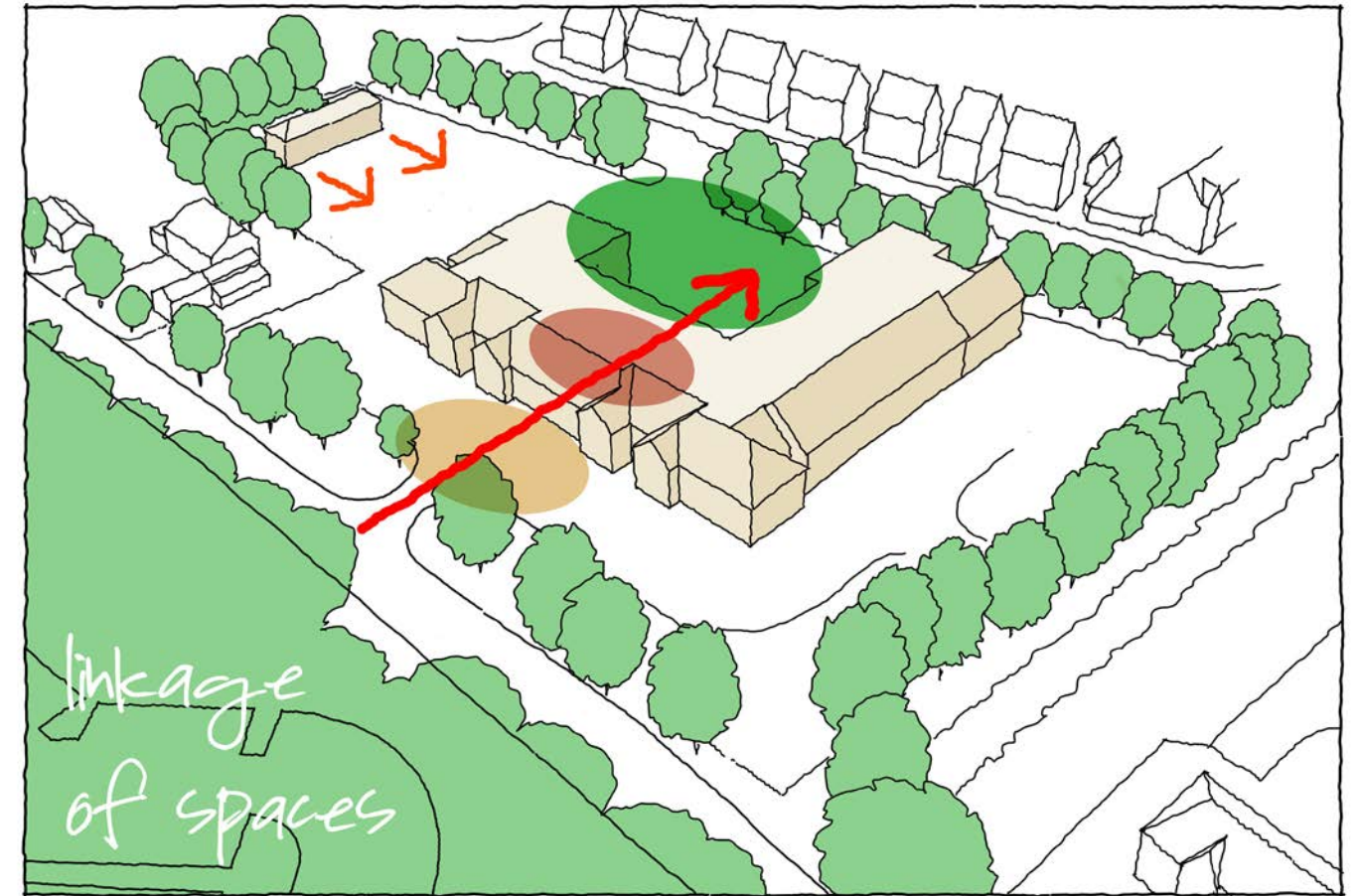


04
Reduce height to more rural edge

Concept Thoughts

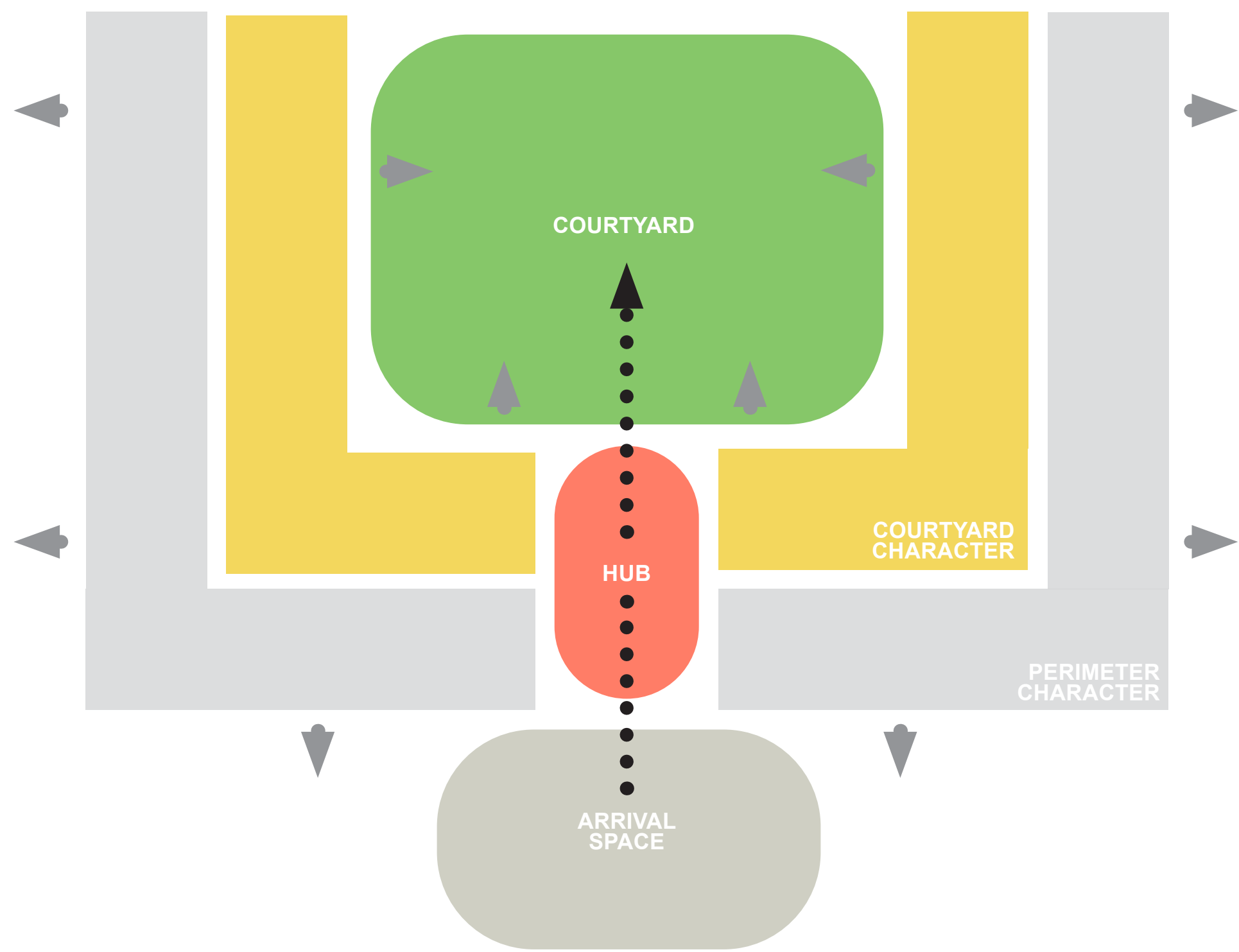


05
Articulate frontage to create identifiable domestic scale elements to more rural edge



06
Way finding and connectivity with an arrival space and central entrance which connects through to a communal lounge and the garden beyond. Use of houses to frame space and create dialogue with apartment building.

Concept Thoughts



Pre Application & Design Review Panel

A Pre Application was put forward to Eastleigh Borough Council, with a formal meeting held on 09/05/24.

Positive feedback with regard to general principles, siting, scale and mass was received however, improvements to the north facing apartment amenity was discussed and potential for increasing the patio space. A pedestrian link to the west and relocation of the subs station was additional feedback received.

The frontage, arrival experience and materiality of the houses was noted and to be improved upon. At the time of pre app, these dwellings had not been fully resolved and the Local Authority's comments were well received for the development of this area.

Subtle variation to the material palette was suggested with the use of painted brick as opposed to render, however within the character analysis of the area, it is apparent that the use of render, particularly to the south of the site, is not an unusual material in the context. See character analysis on pages 8-9.

It is felt that render can be detailed more robustly and is more durable over long periods which the applicant has experienced throughout their property management portfolio. Lastly, the location of the render materials has been carefully chosen to avoid large north facing facade elements

A Design Review Panel was held at Eastleigh Borough Council's offices on 14/05/24. The presentation put forward for Pre Application was also presented to the panel.

In broad terms the meeting was productive and supportive towards the concept and execution.

An improvement suggested at DRP was the restructuring of the courtyard area for potential material change to reinforce the concept and push the expression of the perimeter and courtyard character areas.

Further comments with regard to the window configuration on different façades was suggested, however, a counter point on coherence across the building was also made and carried forward.

One final comment, which was carried forward, was with regard to the 'end of corridor' apartments, and to orientate these to ensure secondary windows could be presented to the gable and allow further light into the apartments, making them dual aspect where possible.



Pre Application Site Layout

Engagement & Public Consultation

Individual one-to-one meetings were offered to local stakeholders and residents. Only one neighbouring resident requested a meeting with the team, a meeting was also arranged with Botley Parish Council and a telephone call took place with ward member Cllr Dave Kinloch.

The virtual public consultation was held from 29 May – 16 June 2024. A consultation notice providing an overview of the project and inviting local residents to participate by viewing a virtual exhibition or attending an in-person exhibition was delivered to 2,049 local residents and businesses. A feedback form (reply card) and freepost return envelope were delivered alongside the consultation notice, ensuring ample opportunity for participation. The virtual exhibition website was viewed by a total of 220 individuals during the consultation period.

A total of 25 pieces of feedback were received in total via the virtual consultation feedback form and freepost reply cards. 32% of respondents were supportive of the principle of redeveloping this site with specialist retirement housing, with 56% objecting to the plans and 12% being unsure.

Those who were supportive of the proposals welcomed the site's redevelopment, noting it is needed in the area or citing an interest in living in the development.

The concerns raised by objectors were lack of local amenities, impact on local healthcare services, traffic and road safety, parking provision and lack of local need for more housing.

A press release providing information about the pre-application consultation period and virtual exhibition was sent to the Daily Echo and Eastleigh News, with coverage from the latter on 28 May 2024. Facebook adverts targeting the local area were also used to further advertise the virtual consultation event, which reached over 10,000 individuals.



Public Consultation Presentation Boards