

27th August 2024

Via Upload

Ref: 24024_AB-EBC_Letter 01 - Covering Letter/ Design and Access Statement Content

For the attention of the Case Officer,

We have been approached by the owners of 3 Oyster Quay to apply for Conservation Area Consent for a revised balustrading and elevational treatment for their home which faces onto the River Hamble. This letter is enclosed with the application to effectively form the role of a 'Design and Access Statement'.

It proposes to cover the following topics:

Site Location and Context

Planning Context

Proposed Design

Site Location and Context

The dwelling is part of a collection of properties on the site of The Bugle Public House (which remains) which was submitted for approval as a development in 2003 and granted approval in 2004.

The home is part of a terrace of four dwellings adjacent to and adjoined to The Bugle. It sits within the Hamble- Le- Rice Conservation Area and overlooks Riverbank and the public car park, with the River Hamble beyond. The front entrance to the dwelling is within the development, accessed by foot or via the development's own car park. The east and west elevations are proposed to be revised as part of this application, the east elevation being visible from Riverbank and the River Hamble.

The dwellings were built as part of a 'speculative development', that is one applied for and constructed with no specific client/ owner/ user in mind as a commercial prospect. As such some of the materials were of a satisfactory quality, rather than the best possible.

Planning Context

Aside from application C/38729/003 which originally allowed for the construction of the dwellings as part of a larger development, the following applications are also relevant to the proposal described here:

H/23/94461 - Householder planning

C/17/79994 - Conservation area

Both of these applications, granted consent in each case, similarly also sought to deal with one of the elements we're seeking to resolve (further detail provided in 'Proposed Design' on the

following page) which is the quality of facing materials used in the original build. Because of the site location and its conservation context in proximity to a Listed Building, we have reviewed the following documents prior to the design process in order to ensure the best possible compliance with the expectations of Eastleigh Borough Council:

- Quality Places
Supplementary Planning Document
- Hamble-Le-Rice Conservation Area Appraisal
- Character Area Appraisals Bursledon, Hamble-le-Rice and Hound
Supplementary Planning Document

Proposed Design

The images below which are from both historic Google Streetview shots and our own site visit, demonstrate the original condition of the glazing and balcony balustrading as well as the current context.



The proposed changes to the east elevation (similarly being carried out to the west elevation) will provide, like the revisions at 1 and 2 Oyster Quay:

- Larger openings, with glazing with more clear area and slimmer sightlines
- Better quality balustrading using 'frameless' toughened glass and stainless steel channel fixing
- Integration, as required of better quality cast stone finishes
- Higher quality decking finish (not visible from street scene) which is less prone to becoming slippery in adverse weather conditions

To this end, and in conclusion, we perceive the changes proposed as an improvement in context terms and something which will provide an uplift in amenity visually from within the dwelling and also as viewed from Riverbank or the greater Hamble Quay locale.

Please let me know if any further information is required in relation to the justification for the design or the elements of the proposal. We look forward to being involved in a positive dialogue about the proposed changes as the planning consultation progresses.

Yours sincerely



Director/ Architect
For and on behalf of dwell design