

Land West of Allbrook Way, Eastleigh.

Design Statement

On behalf of Bargate Homes

P23-0088_G001B | October 2024



“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

(Para. 131, NPPF, Dec. 2023)

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BARGATE
BUILDERS

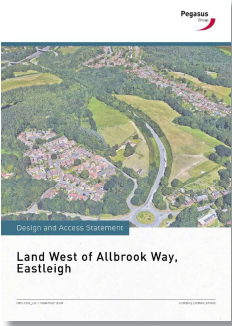


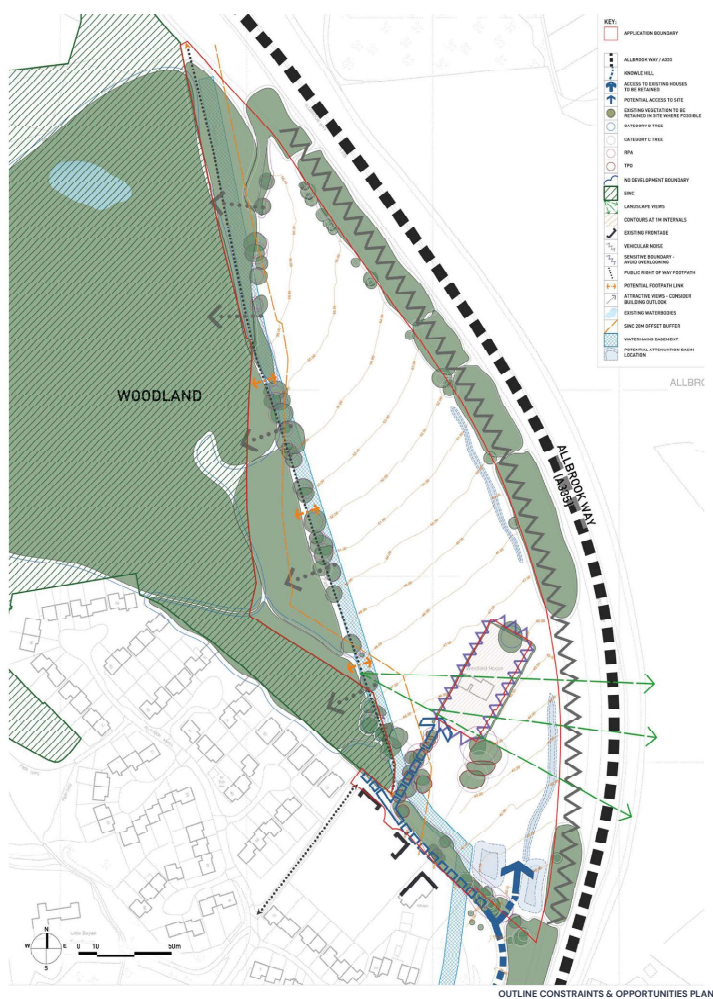
OUTLINE INDICATIVE SITE LAYOUT

01 Introduction

INTRODUCTION

- 1.1 This statement has been prepared by Pegasus Urban Design on behalf of Bargate Homes to accompany a Reserved Matters Application for the erection of 49 new homes at Land West of Allbrook Way, Eastleigh. This follows on from outline approval reference O/19/86980 for up to 52 residential dwellings, which was formally granted on the 5th June 2024.
- 1.2 The outline application established the principle of development on the site to provide up to 52 new homes, as well as setting out the high-level design principles that should subsequently be carried through into the detailed scheme. The outline consent is underpinned by the illustrative masterplan, Design & Access Statement (DAS) and a set of Parameter Plans, including Building Heights, Movement & Access and Landscape & Visual Strategy. Condition 1 of the outline consent states that development shall be implemented in accordance with the approved parameter plans and thus provides the framework for the development of the Reserved Matters proposals.
- 1.3 This Design Statement explains how the proposals have evolved from the outline concept into a detailed scheme, and how the principles of the approved parameters have been carried through into the design. The result of this is a detailed layout that is contextually appropriate and will provide a sustainable place, in which new residents can flourish as part of a successful and integrated community within the existing neighbourhood.
- 1.4 This statement should be read in conjunction with other supporting documents also submitted with this Reserved Matters Application.





02 Outline Proposals

THE SITE

- 2.1 The Site is located near the north-eastern fringe of Easleigh, with Allbrook Way immediately to the east and existing residential development to the southwest. The northern, and much of the western boundaries of the site are bounded by existing woodland. The Site sits significantly higher than Allbrook Way, and much of the eastern boundary is screened by a tree belt, fostering a somewhat indirect relationship between the site and the main road.
- 2.2 A full assessment of the existing site and its surroundings can be found in Section 2 of the Outline DAS, including relevant planning policy, the immediate and wider physical context, landscape & ecological context, site history, and the local planning context and services. The DAS goes on to provide a full character analysis of the local vernacular and a summary of the key opportunities and constraints that informed the key design principles.

DESIGN PRINCIPLES

- 2.3 The key design principles established by the Outline scheme are set out below. Please refer to Section 3 of the Outline DAS for a more detailed explanation of the approach. The consented Indicative Site Layout and Parameter Plans provide a more detailed framework informing how these principles are to be carried through into the Reserved Matters scheme.
- 2.4 Outline Design Principles:
- Function & Quality
 - Visually Attractive
 - Response to Context
 - Strong Sense of Place
 - Safe, Inclusive & Accessible Places
 - Accessibility, and
 - Sustainable Structuring

THE CONSENTED PLANS

- 2.5 As identified earlier in the document the outline consent is informed by a set of Parameter Plans; Building Heights, Movement & Access and Landscape & Visual Strategy. This was to provide a clear definition of the land use, access, building scale & massing and green infrastructure, whilst maintaining flexibility as detailed design was for the developer and Eastleigh Borough Council to respond to the interrelationships between the emerging detail and the opportunities and constraints, thus allowing the design to evolve as needed to ensure the best outcome, and ultimately the deliverability of the new community. The Indicative Site Layout is the concept that resulted from applying the outline principles and design parameters. A detailed explanation of the outline scheme and consented parameters can be found in Section 5 of the Outline DAS.





SITE LAYOUT - FIRST PRE-APP

First Pre-App

- 3.3 An initial pre-app for the detailed scheme was submitted to EBC in the Autumn of 2023, with a meeting held with officers on November 14th. Key design evolutions ahead of the pre-app were as follows:
- **Block structure** – rationalisation of development parcels throughout the scheme to create more natural perimeter blocks, and to reduce private driveway lengths to ensure their functionality in terms of fire tender and refuse collection.
 - **Central E-W Green Infrastructure Corridor** – frontages reconfigured and reoriented to create more consistent building lines and a stronger enclosure to the space. Private drive on northern side designed out of the corridor to provide more green area within the space.
 - **Key Vista** – dwellings re-oriented at the northern end of the primary street to address the road and provide a stronger vista termination when looking up the street from the south.
 - **Northern Blocks & Bungalows** – block structure simplified through orienting dwellings side-on to the tree belt spanning Allbrook Way. This improves the efficiency and reduces the amount of hard surfacing necessary to serve the dwellings. Bungalows rationalised into a single frontage addressing the woodland to the west and the POS to the north.
 - **Parking** – long banks of frontage parking broken up with green relief.
- 3.4 The evolutions were generally well-received by officers, with the themes below arising in discussions and written comments.
- **Central GI Corridor** – explore potential further reduction in hard surfacing, and whether any dwellings could be served via a rear parking court to help facilitate this.
 - **Viewing Corridors** – explore potential to reinstate an obstructed viewing corridor across Westfield House curtilage (obstructed by dwelling immediately west of Westfield House, which had been pulled forward to create a more consistent building line).
 - **Hard Surfaces** – concerns raised over increased hard surfacing to roads. This was due to increasing the specifications to accord with HCC adoption requirements. It was agreed that a Highway pre-app with HCC would be beneficial.
 - Sections requested to illustrate levels challenges being faced in key areas.
- 3.5 The aforementioned Highways pre-app was later submitted to HCC, with the following key themes arising:
- Road specifications, parking arrangements and critical dimensions relating to fire tender and refuse collection (which had evolved since the pre-app with EBC) were considered to be appropriate and acceptable.
 - Additional traffic-calming measures recommended to primary street.
 - Re-design of pinch-point (NE of Westfield House) recommended to switch the priority to vehicles exiting the site. (This comment was based on an interim pinch-point design that was not shown on the first pre-app layout).



Second Pre-App

3.6 The scheme continued to evolve off the back of the pre-app advice received from EBC and HCC, and around the emerging detailed constraints. Managing the levels changes across the site layout represented a particular challenge, feeding into the detailed positioning and orientation of every plot in the scheme, and in certain areas even directly dictating what design approaches were/were not deliverable. Drainage design was also a challenge, and shaped the subtleties of the block structure to help facilitate the wider drainage scheme. Key areas of evolution during this period were as follows:

- **Mix and Numbers** – the interplay of detailed constraints (particularly levels) with addressing previous pre-approvements, providing full NDSB compliant house types and achieving Bargate aspirations led to a reduction in overall numbers down to 49 dwellings (-3 no. plots) in order to provide the most complete design response possible.
- **House Types** – in line with planning policy requirements a full NDSB and M4(2) compliant house type pack had been developed and introduced into the scheme. A selection of these were elevated to illustrate design intent.
- **Entrance Space** – early iterations of the drainage attenuation/wetland area and children's play area location shown on layout (design and specification previously unknown).
- **Single-Large house** to the southeast of Westfield House, fronting the entrance space, as opposed to two smaller dwellings, offering a stronger relationship to the existing house. This was also driven by spatial considerations due to the evolution of the pinch-point design, and how this interplayed with other physical constraints such as roof protection areas and the boundary to Westfield House.
- **Pinch-point** – redesigned in line with aforementioned Highways proposals, to be resolved from HCC.
- **Viewing Corridors** – building line to northwest of Westfield House pulled backwards to reinstate previously obstructed viewing corridor in line with earlier comments.
- **Block Structure** – various adjustments to the form of the central blocks, driven by the management of levels and drainage, as well as to help facilitate a more natural flow to the western POS interface.
- **Central GI Corridor** – vehicular access designed out from the southern side of the private drive to further reduce quantity of hard surfacing, facilitated by serving the plots to the south from a rear court. The configuration of the new arrangement was a design solution that was achievable in terms of levels management, with multiple alternative arrangements having been considered and ruled out.
- **Raised Tables and Block Paved Areas** – 2x raised table areas indicated along Primary Street, to serve as traffic-calming features requested by HCC. Evolution of surface treatments elsewhere in the street hierarchy to make for more legible transitions between typologies.
- **Northern Blocks & Bungalows** – reorientation of bungalows to better address and visually connect the northern POS to the west, and also providing a more consistent building line to the western edge and a more rationalised form to the internal courtyard.



CENTRAL GREEN ILLUSTRATIVE SECTION

3.7 A second pre-app was submitted to EBC in the Summer of 2024, with a meeting held with officers on September 11th. It was acknowledged that the scheme was in accordance with the outline principles, and the following themes/potential evolutions arose in discussions and written comments.

- **Northernmost blocks** – Concerns relating to quantum of hard surfaces. Potential to improve either through changes in orientation, or through the detailed hard and soft landscaping of the areas in question.
- **Frontage parking** – intensity of frontage parking serving plots 19-23 along eastern edge. Discussions around potential to break this up, and that this was already being explored behind the scenes.
- **Continuity of building line with Westfield House** – this was interrupted by pulling plot 9 backwards to address earlier comments relating to viewing corridors. It was agreed that, provided the other two corridors were maintained, the continuity of the building line was more important than the central corridor.
- **Proximity to Westfield House curtilage** – concerns over relationship of plots 6-7 with rear garden of existing house (about 30m+ offset from Westfield House itself). Section requested as part of RM submission to illustrate relationship.
- **Visitor Parking** – officers questioned the suitability of visitor bay locations within central GI corridor and on main access road to the rear of Westfield House. Alternative locations recommended.
- **Garden sizes** – reminder of the guidance in relation to these, and request for sections to accompany RM submission.
- **Central GI corridor** – concerns about quantum of hard surfacing relationships between dwellings and the corridor. Elevational treatment of particular importance if dwellings are not able to front the corridor (generally due to fire tender constraints and/or interrelationship between levels and M4(2) requirements).
- **Unusable spaces** – adjacent to Westfield House. Landscaping scheme needs to be carefully designed to ensure they do not become dead spaces.
- **Materials and elevational treatment** – no objections raised to the submitted approach, subject to the final details submitted with the RM proposals.



Front Elevation



Front Elevation



Front Elevation

ILLUSTRATIVE HOUSE TYPE ELEVATIONS



04 Design Proposals

PROPOSED LAYOUT

- 4. The design proposals represent a further evolution from the scheme tabulated at the second pre-app, with the following amendments having been made and/or additional info submitted in response to the previous comments:
 - **Northernmost blocks** – Low level planting and gravel surfacing proposed to northern driveway serving the bungalows to soften overall appearance. Pergola configuration adjusted within courtyard behind bungalows to facilitate more meaningful planting up the sides and over the top, providing more green relief.
 - **Frontage parking** – Area in question (plots 10-23) re-configured to break up the parking and provide more landscaped gaps.
 - **Continuity of building line with Westfield House** – Plot 9 pulled forward again to provide consistent building line with Westfield House.
 - **Proximity to Westfield House courtyard** – Land take of levels solutions to the front of the dwellings constrain any ability to adjust their position. Meanwhile substantial boundary planting and generous size of the Westfield House plot limit any amenity impacts of this relationship in any case. Section provided within submission as requested to assist in assessing acceptability.
 - **Visitor Parking** – Visitor bays relocated away from the central GI corridor and location behind Westfield House.
 - **Garden sites** – Sections provided as requested.
 - **Central GI corridor** – Low level planting and gravel surfacing proposed to soften overall appearance of private driveway. Private elevations of dwellings that are not able to front the Corridor have been carefully designed to address the space.
 - **Unusable spaces** – Whilst these are not adequately sized to offer any practical means to design them out of the scheme, the landscaping proposals offer screening and enclosure to existing and proposed plot boundaries, and visual interest from the street scene.
 - **Materials and elevational treatment** – Pre-app approach developed and carried through to the detailed proposals. This is discussed in more detail later in the document.



INDICATIVE STREETSCENE



INDICATIVE STREETSCENE



CENTRAL GI CORRIDOR

CENTRAL GI CORRIDOR – KEY CHALLENGES

- 4.5 The central GI corridor has been carefully designed to reflect the outline principles, and to build upon, and ultimately enhance the consented approach to produce a detailed arrangement that functions well and offers an optimised design response to the constraints.
- 4.6 The chief constraint to this part of the scheme is the management of levels changes, with more than 1m of fall needing to be engineered into the space from north to south. The steep topography somewhat limits the landscape function of the space to being purely an attractive E-W pedestrian connection and a visual link to the POS and existing woodland beyond, rather than a usable space for children to play etc. The levels changes therefore needed to be managed in a way that maintains the visual function of the space, by offering ample opportunity for planting. The proposals achieve this by limiting vehicular access to dwellings on the northern side only, as per the pre-app feedback, which opens up the corridor, creating space for levels to fall and for the proposed planting to establish.
- 4.7 Another key constraint to this area is the way in which the levels changes interrelate with the M4(2) status of the proposed dwellings, which limits the gradient that is permissible to their access, approach routes and parking arrangements. In deliverability terms this precludes the possibility of front doors facing onto the space for certain plots, as doing so would make their access arrangements unviable. This poses a particular constraint to the southern side of the corridor, at the bottom of the slope, and where dwellings are back-served via a rear courtyard in response to earlier pre-app comments. However through a combination of enhanced secondary elevational treatment and clearly-defined on-plot landscaping it is ensured that these plots still provide a strong active frontage onto the GI corridor.
- 4.8 Despite the challenges the proposed arrangement provides approximately 25% more green space within the corridor than indicated in the outline scheme. Whilst it is acknowledged that a marginal degree of compromise is necessary to the southern frontage in order to achieve deliverable plot levels, the more prominent frontage on the high ground to the northern side of the corridor has been significantly strengthened when compared to the outline layout. In overall terms therefore the Reserved Matters scheme represents a comprehensive response to the levels constraints whilst delivering a material design betterment to the consented outline proposals.



CENTRAL GREEN ILLUSTRATIVE SECTION



NORTHERN BLOCKS

NORTHERN BLOCKS – KEY CHALLENGES

- 4.9 This area of the scheme has been evolved into detail to adhere to the approved outline principles, whilst rationalising the block structure to improve efficiency and reduce the amount of hard surfacing necessary to serve the dwellings. This has also enabled the bungalows to be rationalised into a single frontage that provides a stronger visual enclosure to the woodland to the west and the POS to the north.
- 4.10 Officers have raised concerns in relation to the quantum of hard surfacing associated with the orientation of the bungalows at the northern interface. Whilst ultimately it was decided to address these issues through landscaping details and appropriate surface treatments (as referenced at the start of this chapter), alternative configurations were considered during the evolution process. These are briefly summarised below, as well as the basic rationale as to why the proposed arrangement was considered to represent the most balanced design outcome.
- 4.11 One potential alternative was for the bungalows to back onto the north-eastern boundary, similarly to the arrangement presented for the first pre-app. This would have marginally reduced the length of the private drive required to serve the bungalows however the higher number of rear gardens backing onto the boundary shared with Allbrook Way was suboptimal from an acoustic mitigation perspective. The other key issue was space as, once the fully NDSS & M4(2) compliant house types were introduced into the scheme following the first pre-app, and the road specifications upgraded ahead of the Highways pre-app, there would no longer have been sufficient space for this configuration to accommodate the rear courtyard behind the bungalows, without pushing the development edge further north into the POS, and beyond the northern extent of the outline proposals.
- 4.12 A second concept that was explored was to orient the bungalows northwards, as currently proposed, and push the building line further north, with vehicular access coming from the rear via the courtyard. However, due to the M4(3) status of the bungalows this would not have been deliverable as the proximity of parking to main accesses, and the gradient of access routes (due to levels changes), would not have been acceptable.
- 4.13 EBC officers also suggested orienting the bungalows southward, fronting onto the courtyard, and backing onto the northern POS. This would have made for a far less favourable relationship with the open space however, and a poor visual gateway into the development when viewed from the footpath to the north. Additionally, this arrangement would have offered less acoustic screening for the rear gardens of the bungalows, giving rise to higher risk of noise impacts from the main road.
- 4.14 For the reasons set out above, the proposed arrangement offers the most balanced and complete design response to the acoustic, topographical and Part M4 constraints. It also facilitates more natural building lines and stronger outlook from the proposed dwellings than would have been achievable via alternative configurations, capitalising upon and complementing the surrounding spaces.



05 Conclusion

- 5.1 Our vision is to create an attractive, sustainable neighbourhood to compliment the northern fringe of Eastleigh. The provision of family housing has been at the heart of the concept with the scheme designed to allow easy access to open space, existing walking routes and play facilities from all plots. The creation of walkable neighbourhoods and the development of attractive streets will elevate the community and create a great place to live, visit and enjoy.
- 5.2 The layout has been designed to provide a locally distinctive character that will blend in well with the existing neighbourhood, helping to create a sense of ownership and community for existing and future residents.
- 5.3 The scheme design seeks to articulate an edge of settlement pattern, that will take advantage of attractive views of the on-site open spaces and surrounding countryside.
- 5.4 The consented outline principles and parameters, as well as the various pre-application design discussions with EBC and HCC have been carried through and integrated into the Reserved Matters proposals, reducing the quantum of homes in order to provide the most balanced and optimised design response possible to the constraints and opportunities of the site. The proposals represent a high quality, well designed and sustainable development, and a fitting evolution to the outline concept.



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