

APPENDIX 1



SOUTH ELEVATION



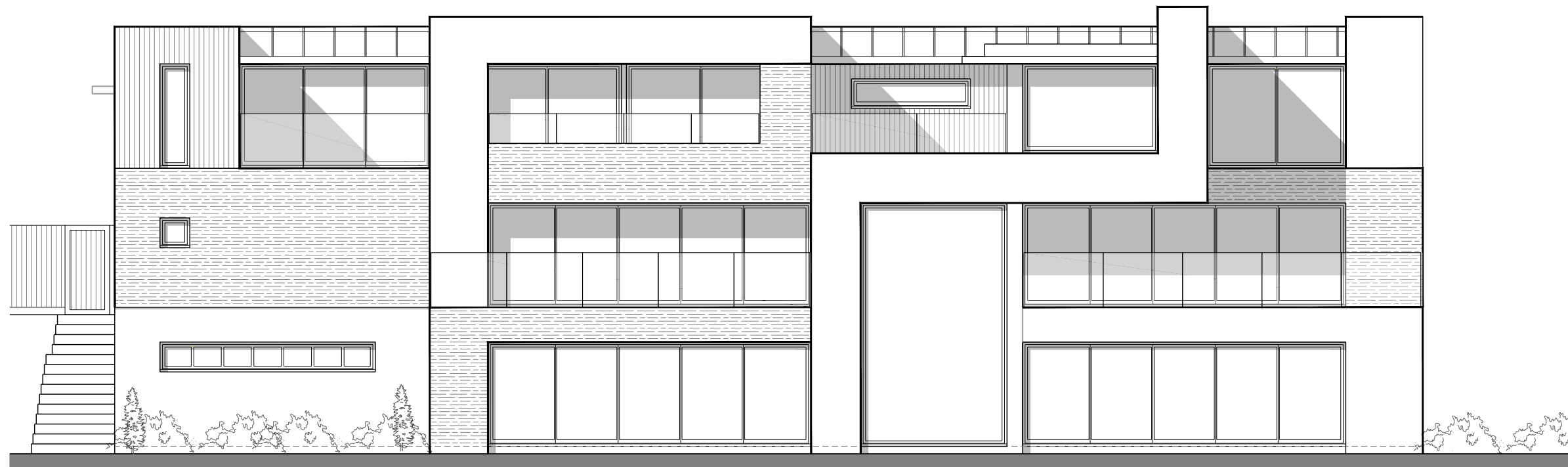
EAST ELEVATION

scale 1:100
0 2m 4m

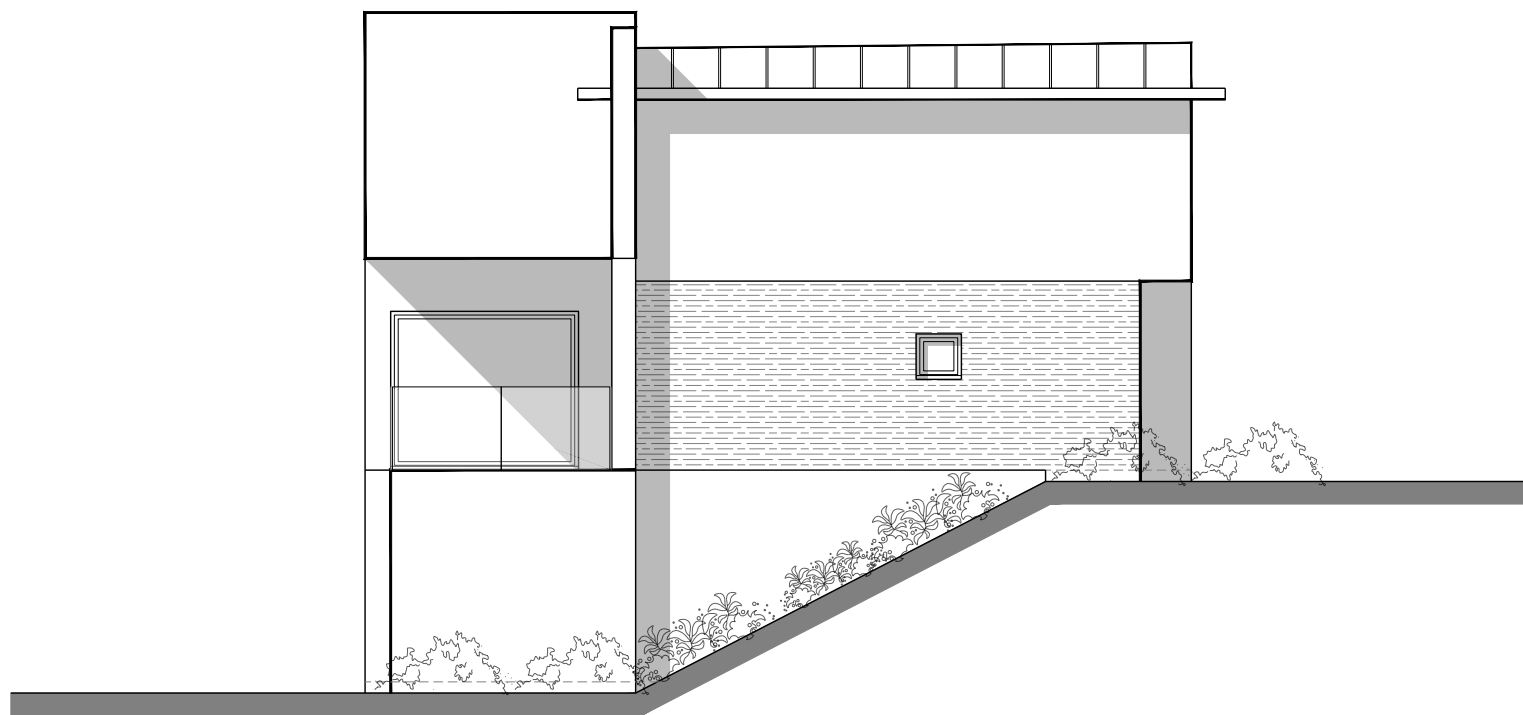
JON DALE ARCHITECT LTD.

Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project				Title		
Cherry Court				South and East Elevations		
Solterns' Lane				-		
Bursledon				-		
Scale	Date	Drawn	Checked	Job No.	Drawing. No.	Revision
1:100	Sept 23	RP	JD	126	ELEV.01	-

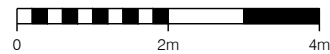


SOUTH ELEVATION



EAST ELEVATION

scale 1:100



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Project

Cherry Court
Salterns' Lane
Bursledon

Title

South and East Elevations
-
-

Scale

1:100

Date

Sept 23

Drawn

RP

Checked

JD

Job No.

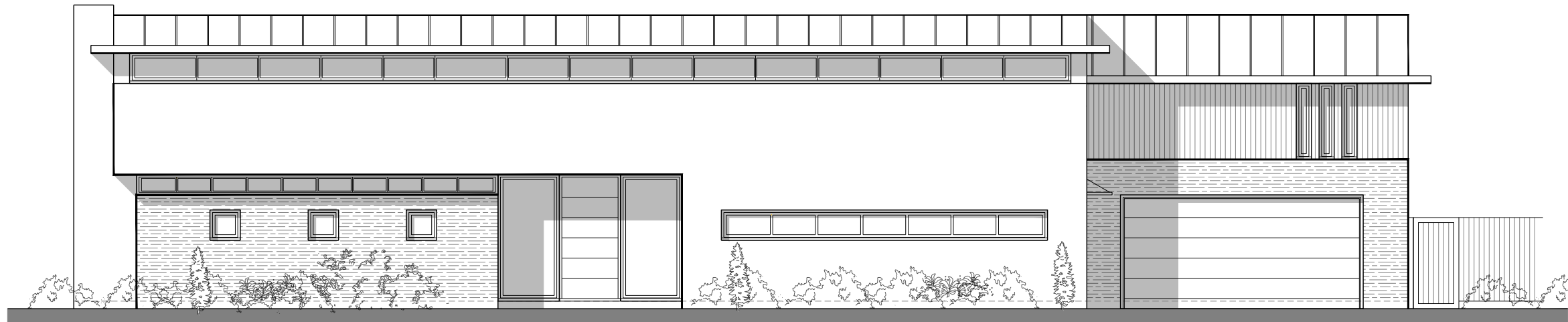
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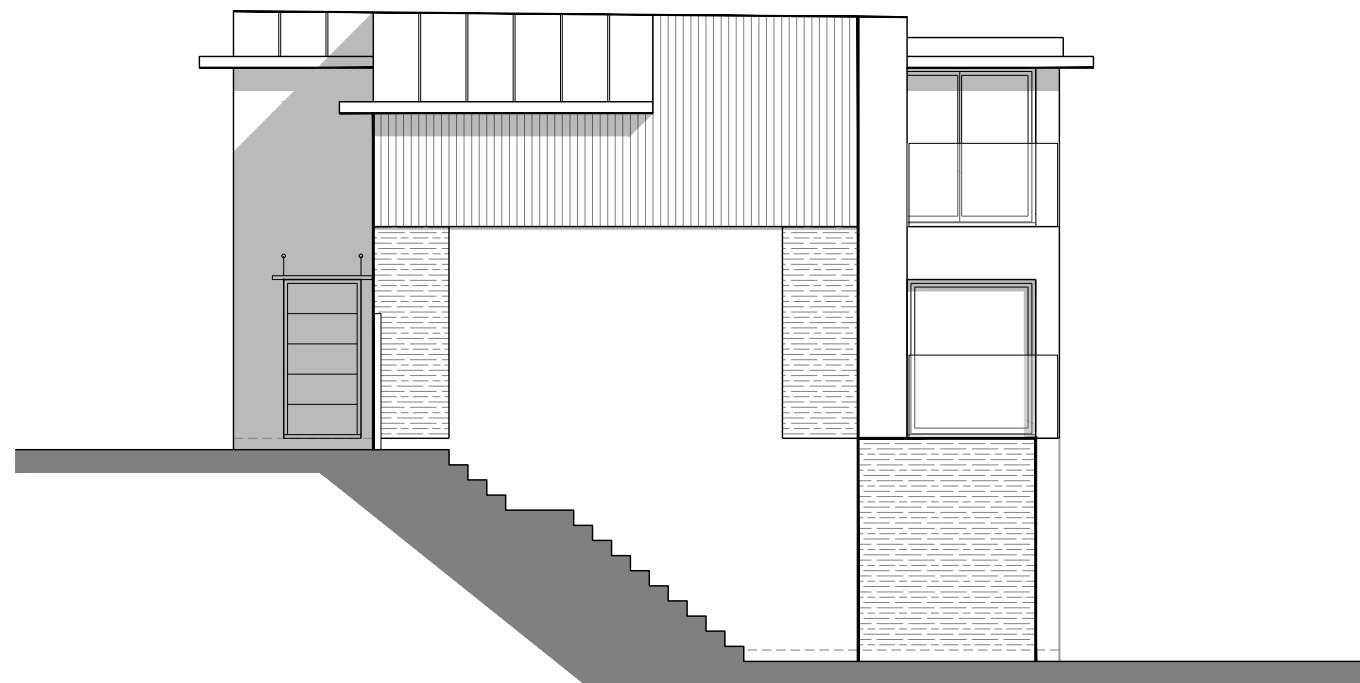
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Revision

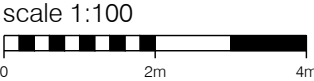
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NORTH ELEVATION



WEST ELEVATION



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Project	Title		Job No.		Drawing. No.	Revision
Cherry Court	North and West Elevations		126		ELEV.02	-
Salterns' Lane						
Bursledon						
Scale	Date	Drawn	Checked			
1:100	Sept 23	RP	JD			

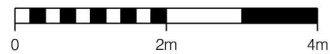


NORTH ELEVATION



WEST ELEVATION

scale 1:100



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Project

Cherry Court
Solterns' Lane
Bursledon

Title

North and West Elevations

Scale

1:100

Date

Sept 23

Drawn

RP

Checked

JD

Job No.

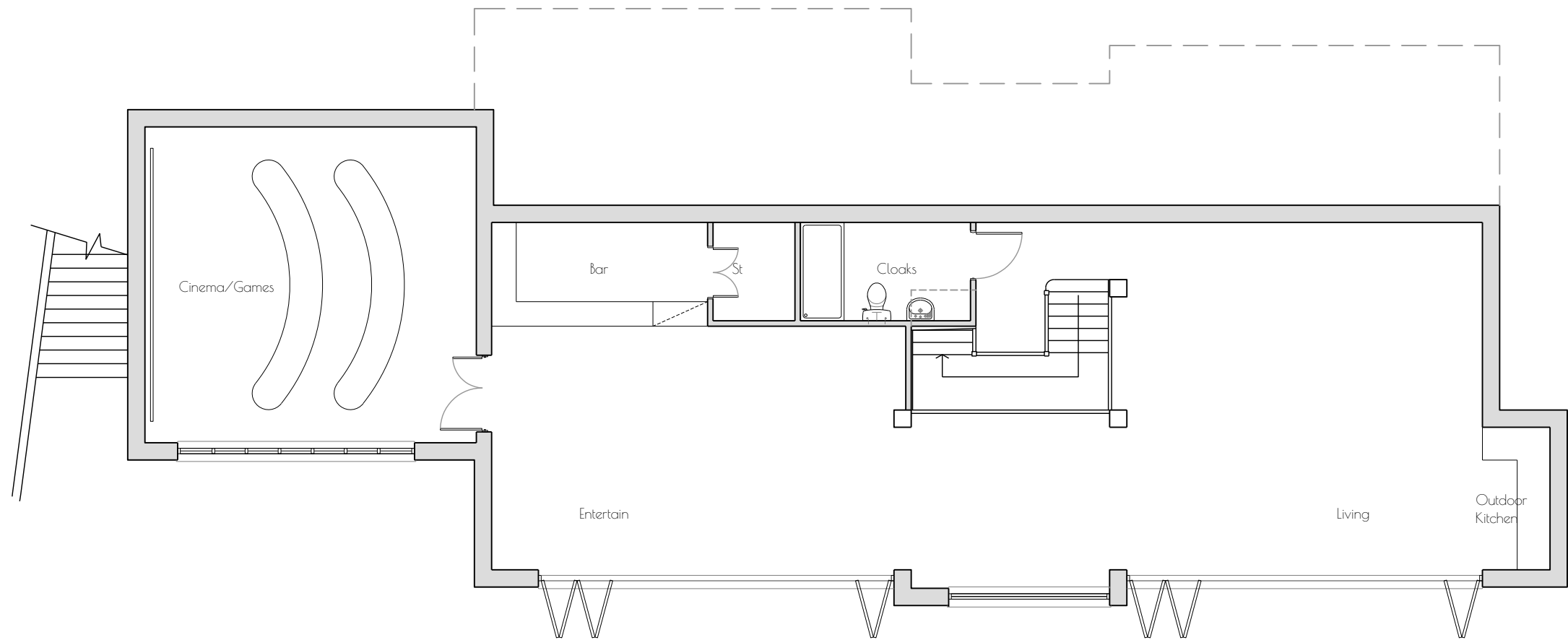
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Drawing. No.

ELEV.02

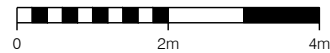
Revision

-



Lower Ground Floor

scale 1:100



Housetype	Variation	
Bedrooms	4	Persons 8
Sq.ft	4900	Sq.m 455.3

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Project

Cherry Court
Salterns' Lane
Bursledon

Title

Lower Ground Floor Plan

Scale

1:100

Date

Sept 23

Drawn

RP

Checked

JD

Job No.

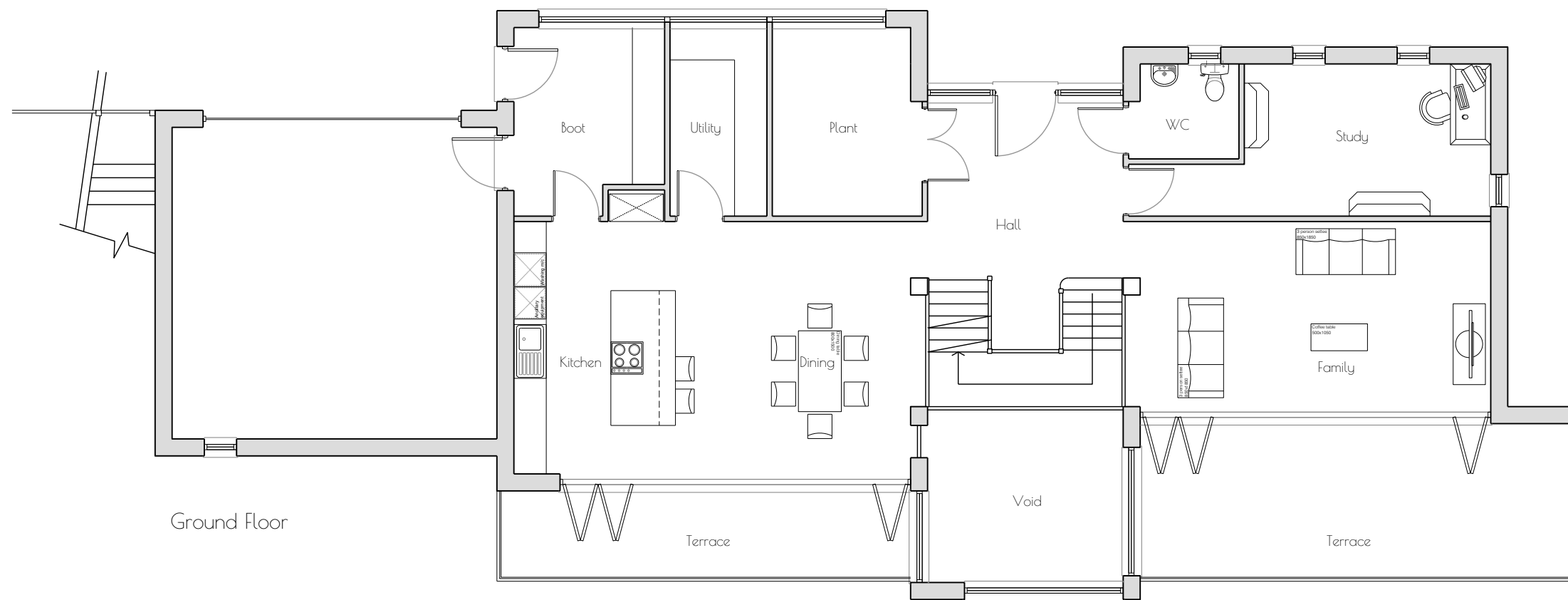
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Drawing. No.

FP.01

Revision

-



Ground Floor

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Project

Cherry Court
Salterns' Lane
Bursledon

Title

Ground Floor Plan
-
-

Scale

1:100

Date

Sept 23

Drawn

RP

Checked

JD

Job No.

126

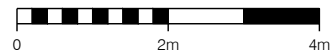
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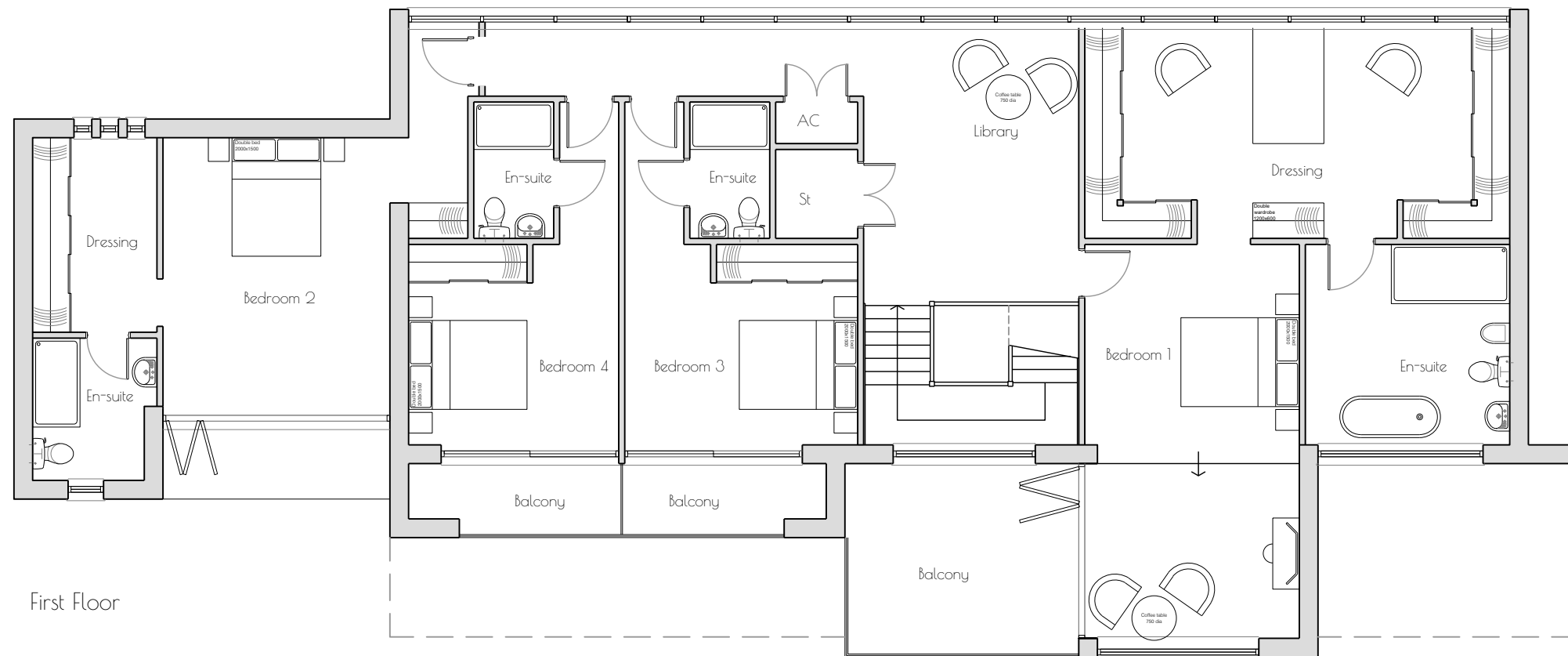
FP.02

Revision

-

scale 1:100





First Floor

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Project

Cherry Court
Salterns' Lane
Bursledon

Title

First Floor Plan

Scale

1:100

Date

Sept 23

Drawn

RP

Checked

JD

Job No.

126

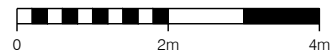
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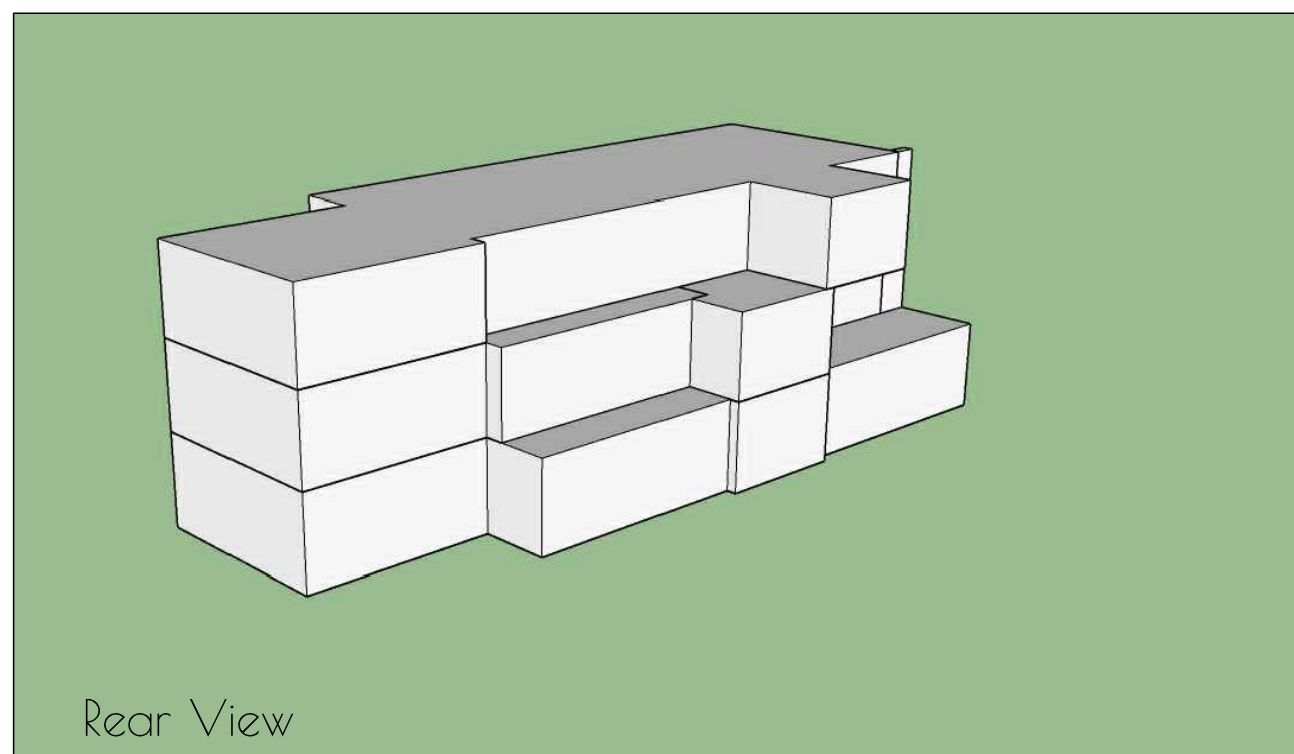
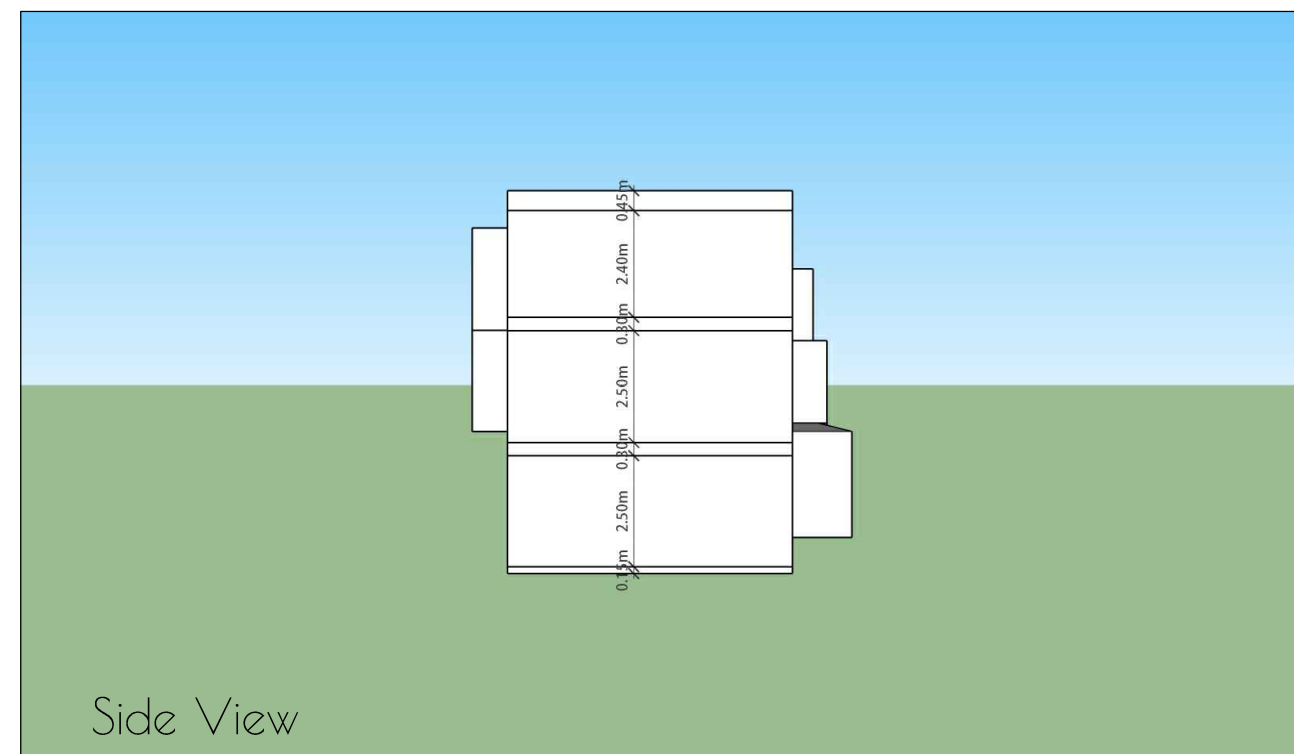
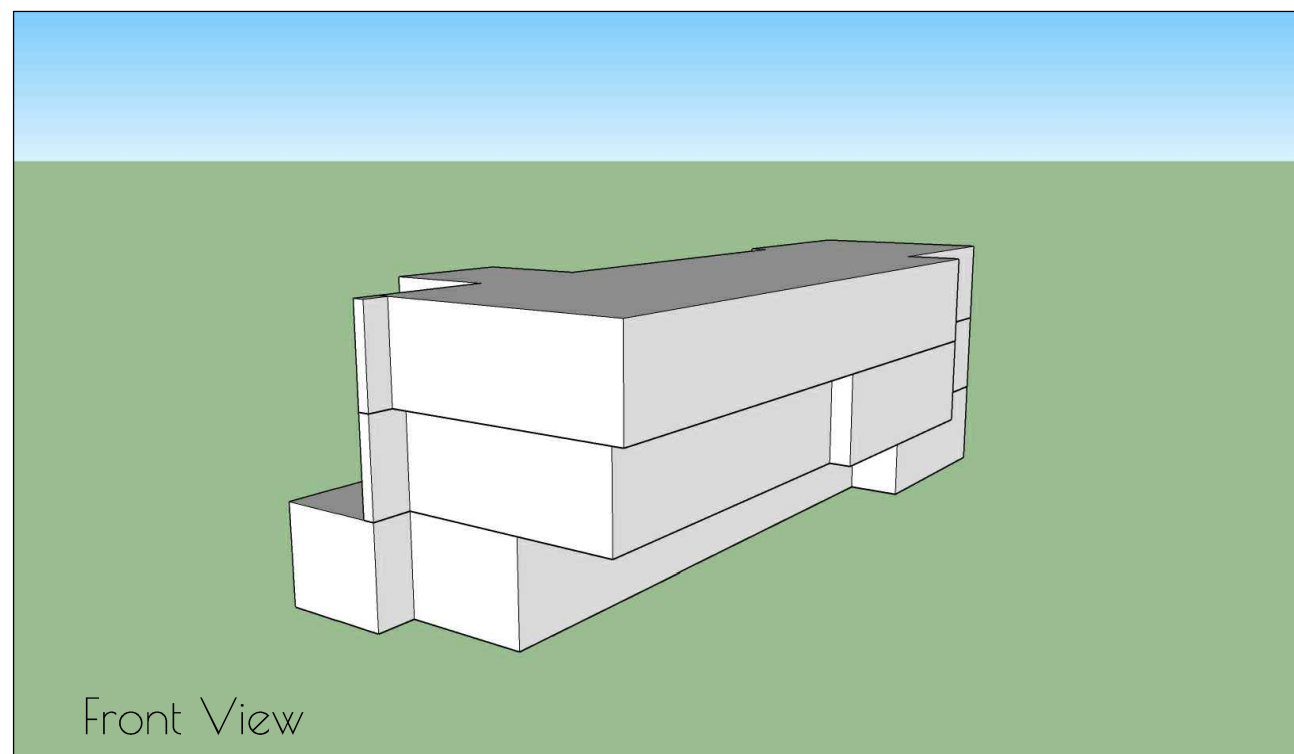
FP.03

Revision

-

scale 1:100





Proposed Floor Area = 455.3 m² / 4900ft²
 Proposed Building Volume = 1660m³

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Project

Cherry Court
 Salterns' Lane
 Bursledon

Title

Massing Model
 Proposed Dwelling
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Scale

1:100

Date

Sept 23

Drawn

RP

Checked

JD

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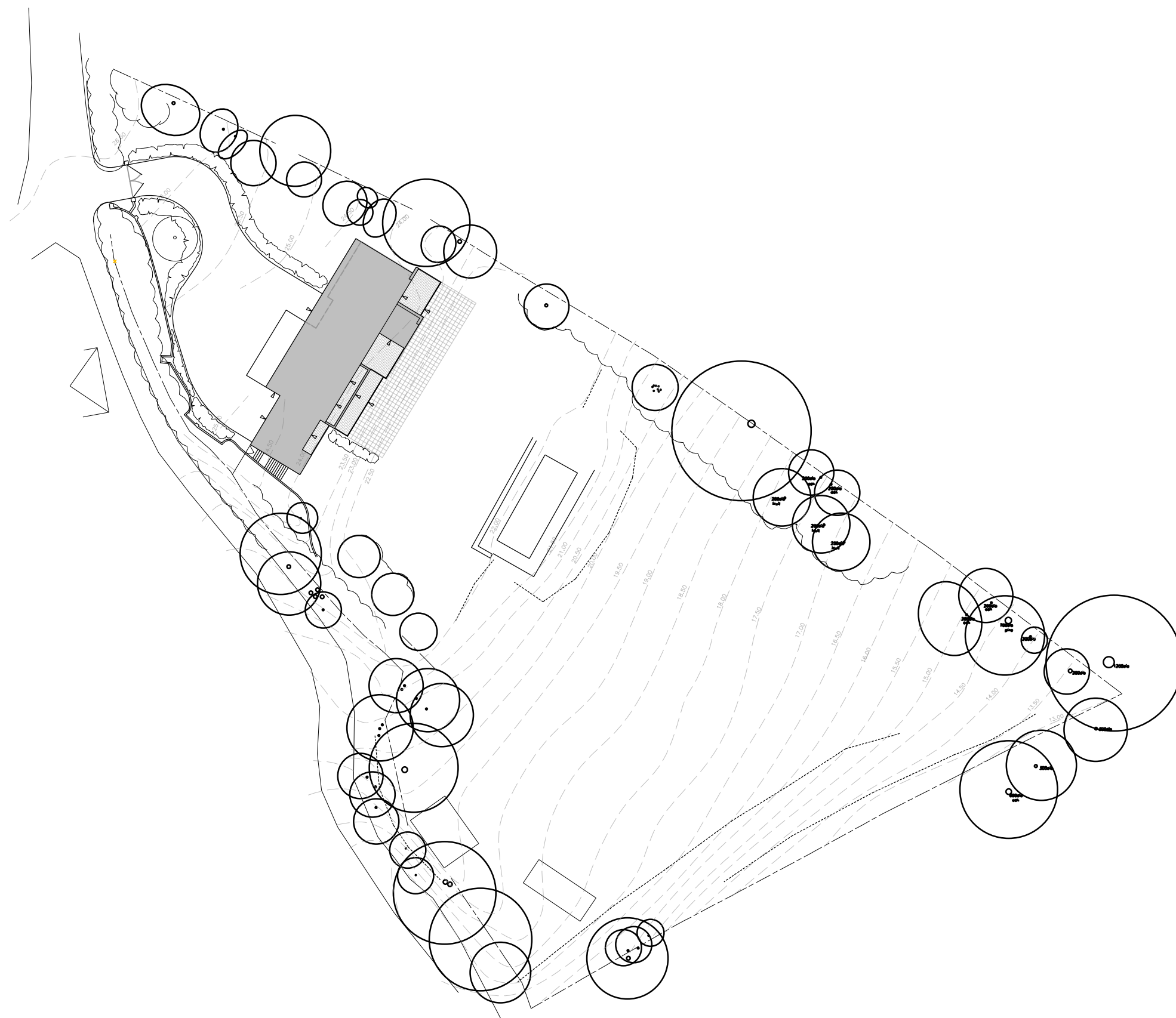
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Drawing. No.

Mass.O2

Revision

-



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Project

Cherry Court
Salterns' Lane
Bursledon

Title

Proposed Site Plan
-

Scale
1:500

Date
Sept 23

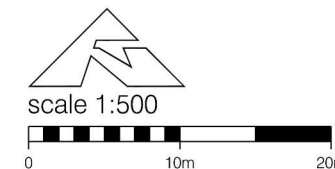
Drawn
RP

Checked
JD

Job No.
126

Drawing. No.
SL01

Revision
-



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Project

Cherry Court
Solterns' Lane
Bursledon

Title

Proposed Site Plan
-
-

Scale
1:500

Date
Sept 23

Drawn
RP

Checked
JD

Job No.
126

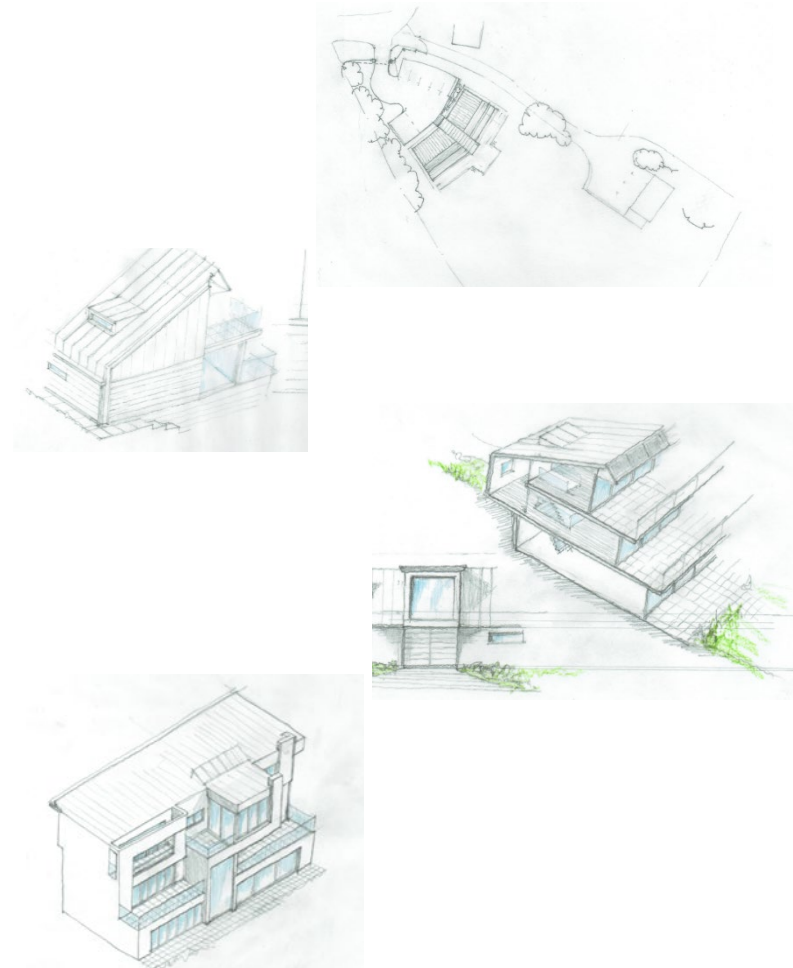
Drawing. No.
SLO1

Revision
-

3 PROPOSAL

- 3.1 The current building has been subject to a structural survey. This concluded that the roof structure to the main roof is dangerous and requires replacement.
- 3.2 The entirety of the existing flat roof area to the rear of the dwelling has also been condemned. That main part of said flat roof is currently held up internally by an 'acro prop.'
- 3.3 All windows are single-paned, and the dwelling has no wall or roof insulation. The hot water/central heating boiler is older than the applicant and has an asbestos-lined flue.
- 3.4 The building surveyor also condemned the electrics, and there is rising damp affecting one half of the house.
- 3.5 Should the above be rectified through refurbishment, there would be less than 3 walls remaining during such refurbishment.
- 3.6 The building is not listed, neither is it a good example of the type of dwelling for which the Old Bursledon Conservation Area was designated, except in spatial terms (large dwellings on large plots).
- 3.7 There is no policy requirement within the current Local Plan that requires the conservation of this dwelling. It is therefore more efficient to redevelop the dwelling, with the added benefit of improving the quality of the design as a result.
- 3.8 Having analysed the context of the dwelling alternative proposals were considered. However the feasibility of alternative proposals has been considerably constrained by Policy BU7 of the Development Plan which limits any size increase to 25% of the volume of the original dwelling.
- 3.9 In terms of the positioning of the dwelling on the plot, the existing siting couples the capturing of the best views with a quiet presence on the street frontage. Sited at the highest elevation allows an appreciation of the sweeping views whilst also giving a legible

presence in views from the street. This siting and aspect was therefore retained.



- 3.10 Some early sketches considered a slight rearrangement of the dwelling, but none were considered to improve on the existing dwelling's siting and aspect, whilst also respecting the 25% allowance requirement.

PROPOSAL

3.11 The proposals therefore comprise the demolition of the existing 4 bedroom dwelling and replacement with a new four bedroom dwelling. The new dwelling would incorporate a cinema room and entertainment area on the lower ground floor, a kitchen/diner, boot room, utility room, plant room, study, family room, WC and integral double garage on the ground floor, and on the first floor, four ensuite bedrooms, each with a separate balcony area.



Use

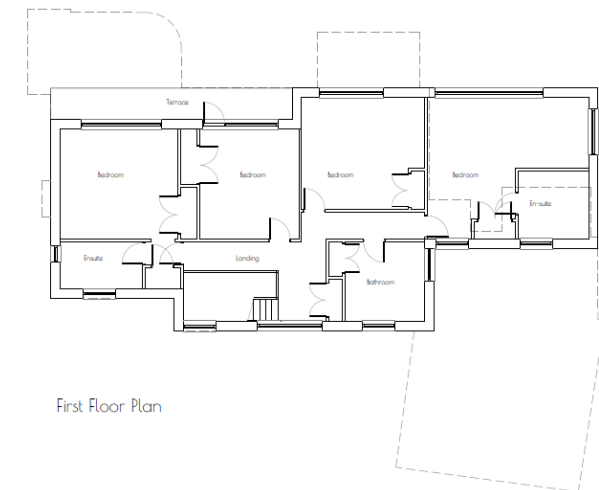
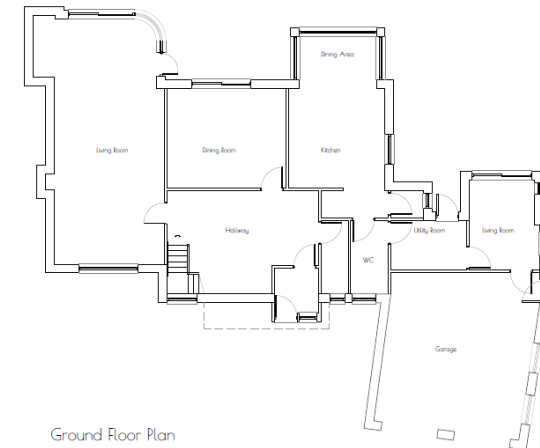
3.12 The use will remain residential.

Amount and Layout

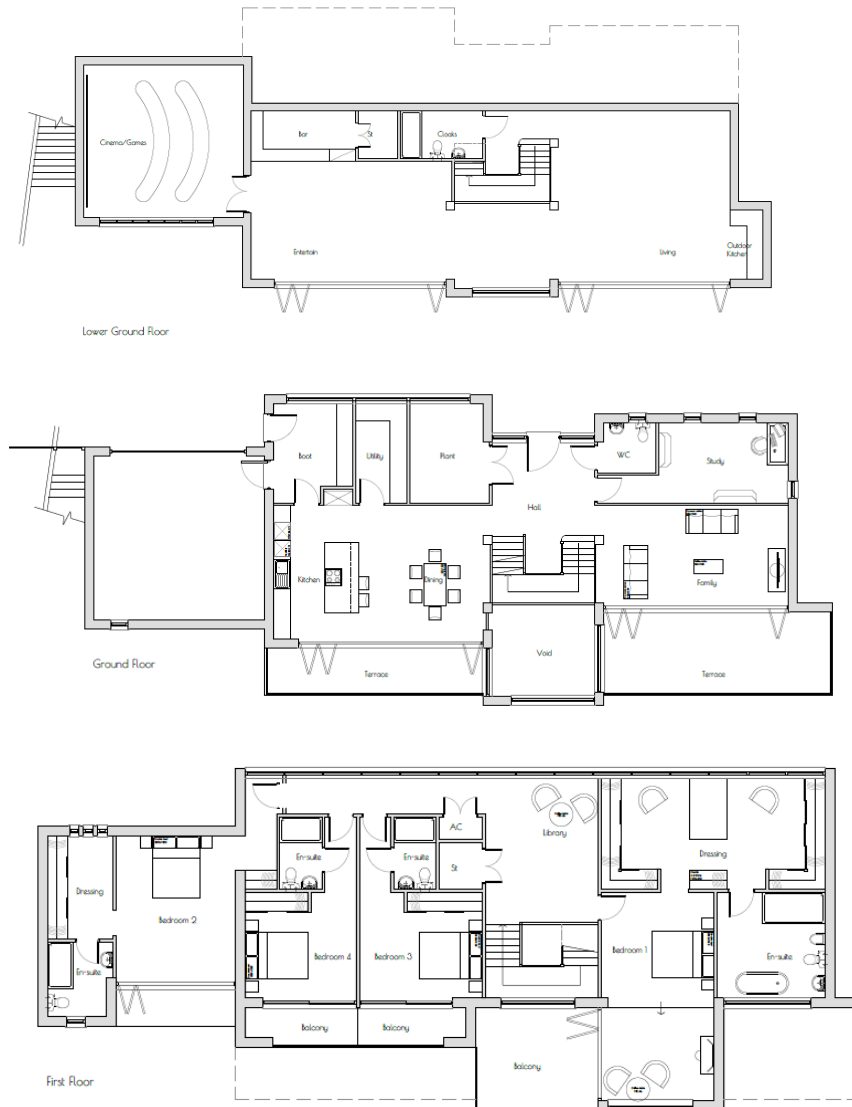
3.13 The existing dwelling has a floor area of 272.5 sqm and an existing volume of 1,326 cubic metres. The replacement dwelling will have a floor area of 455.3 sqm and a volume of 1,660 cubic metres.

3.14 In terms of footprint, the new dwelling will be slightly wider but less deep (circa 26m x 10.8m) than the existing dwelling (circa 20.7m x 16.5m).

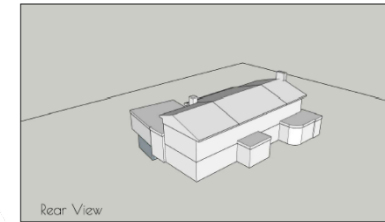
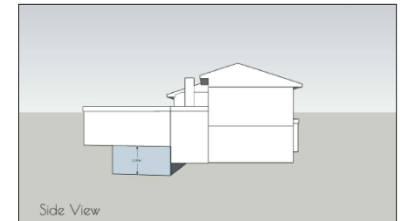
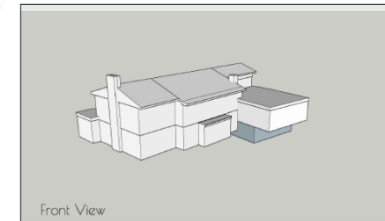
Existing Layout



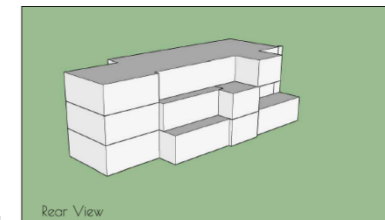
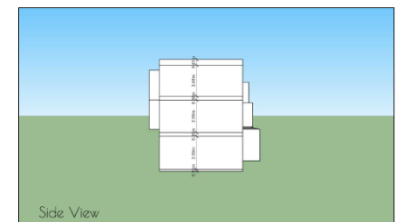
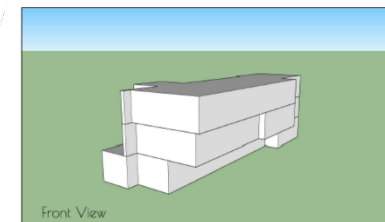
Proposed Layout



3.15 In terms of volume, the existing dwelling has a building volume of 1,326 cubic metres, and the proposed dwelling, a building volume of 1,660 cubic metres, representing an increase in 25.19%.



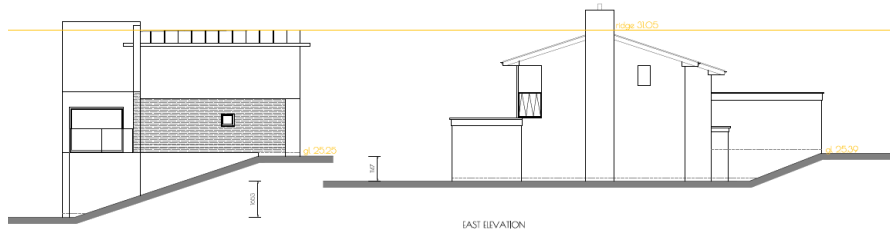
Existing Floor Area = 272.5 m²
Existing Building Volume = 1326 m³
125% of Existing = 1657.5 m³



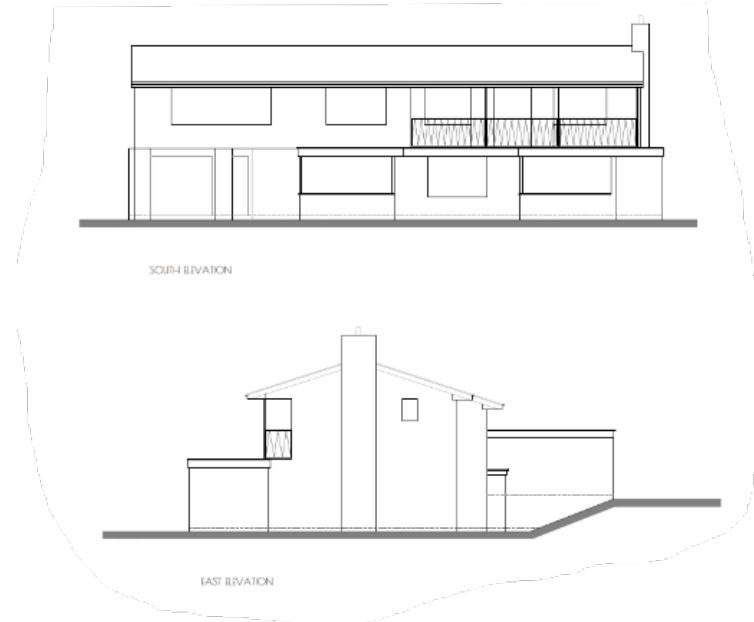
Proposed Floor Area = 455.3 m² / 4900ft²
Proposed Building Volume = 1660m³

Scale

- 3.16 In terms of scale, the proposed dwelling will be a two storey dwelling with a lower ground floor and comprise of a contemporary, flat roof dwelling, of similar overall height to the existing dwelling.



Existing Elevations



Proposed Elevations





Design and Appearance

- 3.17 The design has been carefully considered and is explained in detail in the planning assessment section below. The influences of the modernistic design for the existing house have been brought through time to influence the new dwelling, whilst also bringing the construction up to modern day, more sustainable, standards
- 3.18 The appearance will bring the elevations up to a modern, contemporary standard with rendered and slate-clad walls around large areas of glazing.
- 3.19 In considering the external appearance of the new dwelling, inspiration was taken from the work of Mies van de Rohe, Frank Lloyd Wright, Gropius and the Bauhaus Movement. The southern elevation incorporate elements of Cubism and the De Stijl movements which also reflect the artistic works by Mondrian and others.
- 3.20 The southern elevation has elements which project and recede thereby producing a dynamic façade giving visual movement whilst also providing varying amounts of shade.

- 3.21 Repeating the contemporary use of steel, concrete and glass the proposal presents a more honest, thorough and resolved architectural design.

Amenity

- 3.22 Although slightly wider than the existing dwelling, there remains a 6m gap to the eastern boundary and a 4m gap to the western boundary, and approximately 10m from each of the neighbouring dwellings. As such the amenity of the immediate neighbours is not impacted by these proposals.

Access and Parking

- 3.23 Access to the site will remain unchanged, with ample onsite parking together with an integral double garage enabling the entry and egress of cars in forward gear.

Landscape and Trees

- 3.24 The new dwelling will be positioned in the same location as the existing dwelling and as a result, no trees will be impacted by these proposals.
- 3.25 In landscape terms, no changes to the existing landscaping are proposed.

Ecology

- 3.26 An Ecological Appraisal and Bat Roost Assessment accompanies this application which concludes that there will be no loss of habitats, with the existing dwelling having negligible bat roosting potential and no nesting birds.

4 POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.



- 4.2 The most relevant policies of the adopted Local Plan are detailed below, with the full policy text provided as Appendix 1:

- Strategic policy S1, Delivering sustainable development
- Strategic Policy S5, New development in the countryside
- Strategic policy S8, Historic Environment
- Policy DM1, General criteria for new development
- Policy DM2, Environmentally sustainable development
- Policy DM11, Nature conservation
- Policy DM14, Parking

- Policy DM26, Residential extensions and replacement dwellings in the countryside
- Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

5 OTHER MATERIAL CONSIDERATIONS

5.1 The following Supplementary Planning Documents are material in determining these proposals:

- Residential Parking Standards – January 2009
- Quality Places – November 2011
- Character Area Appraisal – Bursledon, Hamble-le-Rice and Hound – January 2008
- Old Bursledon Conservation Area Appraisal and Management Proposals 2012

WINCHESTER & EASTLEIGH DESIGN REVIEW PANEL

Date of meeting: 16/01/2024

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

Proposal: Construction of five bedroom detached dwelling over three levels, together with topographical changes to the rear garden, following demolition of existing dwelling

Planning reference: F/23/96152

Design Review Panel Members sitting on the Panel: Jonathan Moore (Chair), Laura Locke, Andrew Hoare & Rob Jackson

Council Officers in attendance: Gary Osmond

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

Declarations of Interest declared: None

Comments:

Context & Analysis:

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. However, the Panel could see little evidence of a comprehensive site analysis, or the evolution of the design presented. As such, it was difficult to understand the rationale behind the proposal.

It was also noted that the site may not be as well screened as was being suggested. Whilst many plots in the area are hidden from public view, the application site does not benefit from the same degree of mature tree planting. This together with its relatively close proximity to the lane and public right of way/track down to the river and boatyard means that the site is reasonably visible from the public realm both at the front and rear. Its open aspect to the eastern end of the site and its elevated position also means that the site will be visible from the river.

Precedents:

Various very famous architectural precedents were put forward as inspiration for the design. However, it was not clear how any of these related to the application site and the characteristics of this part of the conservation area. Why propose something inspired by early twentieth century European modernist urban architecture in the Hampshire countryside, when there are many more recent UK examples which would be better suited to the site?

Form & Scale:

Concerns were expressed that whilst volumetrically the new dwelling may not be substantially greater than the existing, the increased width does make that proposed visually much larger. This is then compounded by stretching accommodation over three floors. Pushing the building's footprint out to the edges of the site also raises concerns in relation to impact upon boundary trees, as well as the visual impact upon the adjacent public realm.

Much was made of two other examples of flat roof dwelling in the locality. These were noted, although the site context and single storey nature of these examples are quite different to that of the application site and the design proposed. In principle there is no objection to a flat roofed building, so long as the reasoning for this can be justified in design terms. However, concern was expressed that the resulting flat roof form proposed was more related to maximising volume. This is further enforced by the simplistic vertical stacking of floors, which given the sloping nature of the site, this does appear to be something of a missed opportunity to provide a more interesting design which responds to the site's topography.

Design:

Placing the main habitable accommodation along the south-eastern side of the building to take advantage of the view and solar gain, and more ancillary spaces to the north-western side is a logical approach. However, this has resulted in a somewhat harsh front elevation, which has a very limited connection to Salterns Lane.

In stark contrast, the south-eastern elevation has a lot going on and is visually very confusing. Whilst the need to break up the mass and bulk of what is a very large elevation is noted, the rationale behind the various forms and planes was not clear, not helped by the lack of any 3D images/diagrams. Is the pushing and pulling of the elevation's depth a response to what is happening internally, or is it purely aesthetics? The elevation needs to be simplified substantially. However, this may only serve to more clearly demonstrate the very large scale of the building.

Sustainability:

Little thought appears to have been given to matters of sustainability. Whilst it is accepted that the existing dwelling may not be well insulated or up to the expected standards of today, the need to completely demolish it rather than adapt and reuse was questioned. This is especially so given that the

proposed dwelling would be built on top of the existing dwelling's footprint. Rescue of the existing dwelling would ultimately have a far lesser environmental impact than demolition and rebuild.

Consideration for other sustainable measure needs to be given at the early design stage. For instance, the proposed flat roof would be more than suitable for solar panels. However, the current form of construction proposed would result in panels sitting proud of the roof, which could have a negative impact upon the visual amenity of the conservation area, as well as alter the appearance of the dwelling.

Conclusion:

This is an exceptional site which requires a sympathetic and well considered design which has been based on a thorough understanding of the site, its surrounding context, and an understanding of the landscape character of the area. Whilst this work may have been undertaken, it is not evident in the design proposed, which relates poorly to the site and its surroundings. Ironically, the earlier sketch drawings briefly shown appeared to demonstrate a better understanding of site and could have provided a far more appropriate design response.

The scale of that proposed, in particular its width, together with the boxy form and architectural style/s used would result in a very large and unsympathetic development within a visible part of the conservation area, to its detriment. The complex elevational treatments and use of materials do little to break up the visual and physical bulk of building, which has been forced into the site. Equally, the topographical changes proposed to the site appear excessive and unnecessary, as does the decision to demolish the existing dwelling only to replace it with something of a very similar footprint in the same position. Adaption and reuse of the existing dwelling would work equally well, together with being far more environmentally conscious.

The Panel would suggest that the future of the site needs to be looked at afresh, so that a much more considered and sympathetic design response can be formulated, which includes consideration of the landscape setting for the scheme. That proposed fails to meet these requirements and would result in adverse harm to the conservation area.