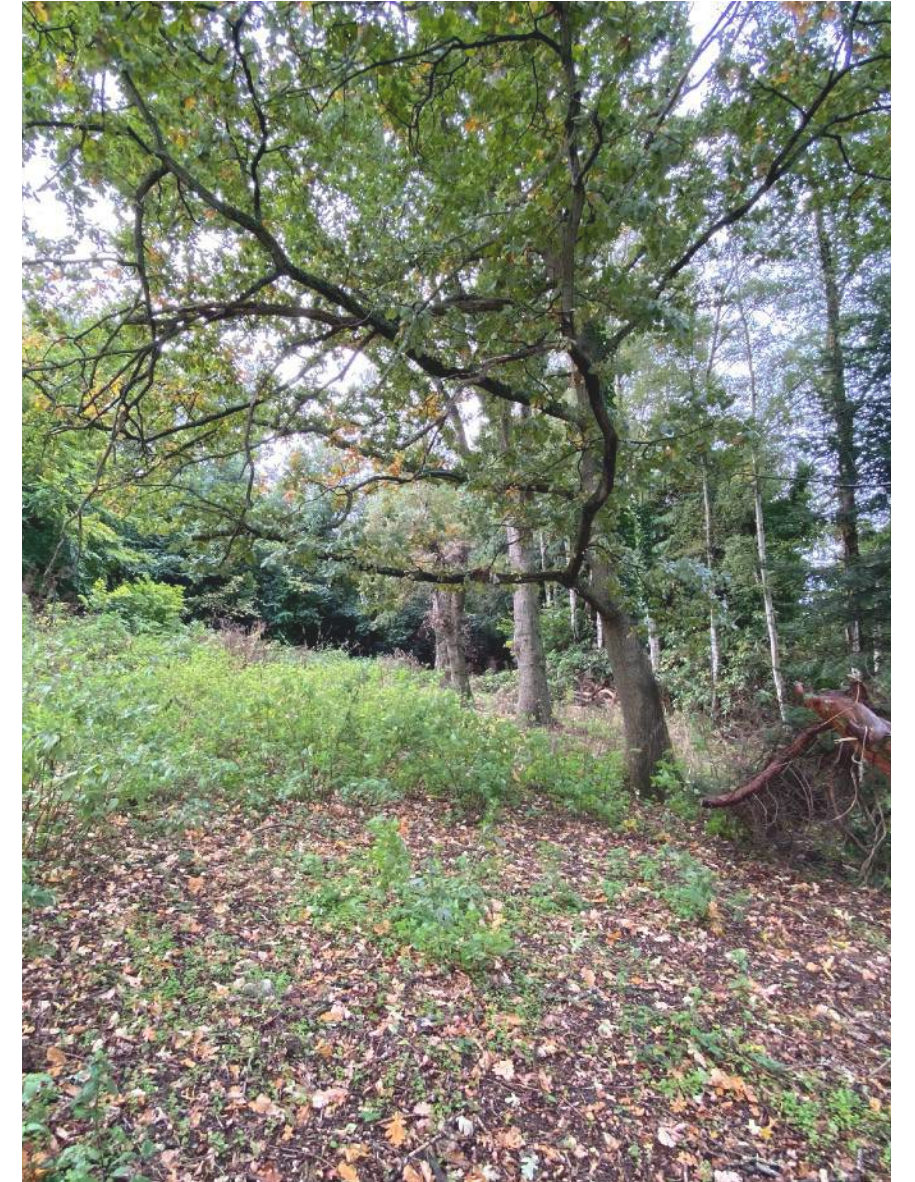




LAND AT BOUNDARY ACRES

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2024

Paul Cashin Architects

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15 - access / parking / sustainability / landscaping

site	applicant	agent	consultants	summary of proposal
Boundary Acre Bursledon Southampton Hampshire SO31 1DP	Simon Williamson	Paul Cashin Architects Thistle Cottage Dunley Whitchurch Hampshire RG28 7PU	Mark Stead iTransport LLP Steve Cox Treecall Consulting Ltd Mike Bird Calyx Ecology	The development of a single 5 bedroom house, on a site with existing access

SITE LOCATION



Existing aerial image

SITE LOCATION



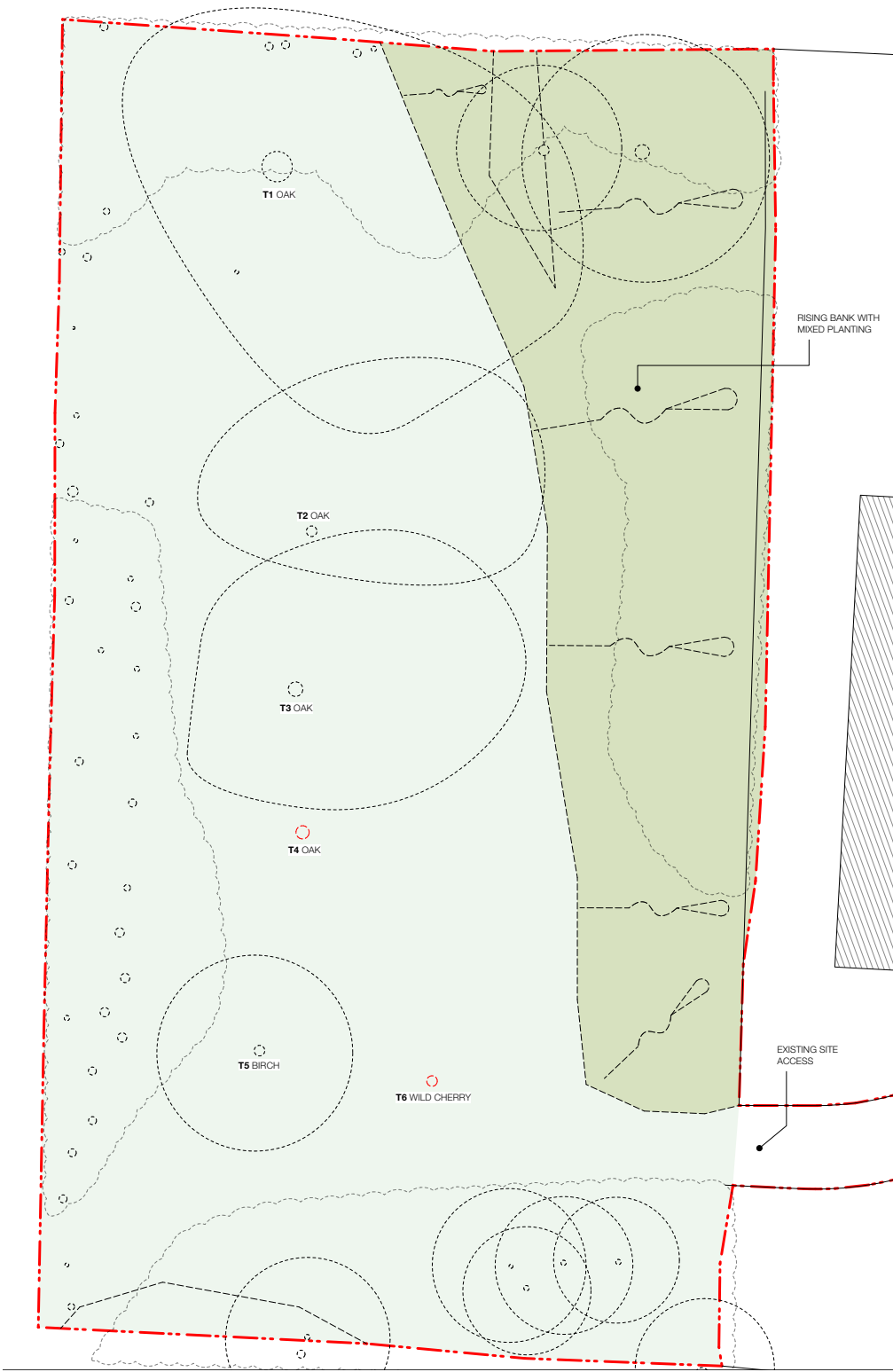
Existing aerial image

SITE CONTEXT

The site is a disused garden space situated at the far end of the Boundary Acres development site. Originally planned as a site of further development by the applicant (who developed the original Boundary Acres site) the space has been used as a garden space but has remained in the ownership of the applicant continuously since the original development took place in the 1990's.

At present the space is unkept and has some natural seeded trees in a mature state, and some lesser mature trees of non-native species. A tree preservation order was placed upon the site recently, and this has been challenged by the applicant Tree Consultant, who finds the Order to be invalid. Please refer to the report attached to this Planning Application.

The site has an existing access in the south east corner, linking up to the Boundary Acres road. From here the site slopes down to the west, where it has boundaries with open fields. To the south there is a large residential care home development, which sits higher in level than the natural gradient of the site. To the north a mature Oak is sited near the boundary and acts as a strong focal point.



north

Site plan, not to scale

SITE CONTEXT



Existing site, looking south



Existing site, looking south west



Existing site, looking south



Existing site, looking west

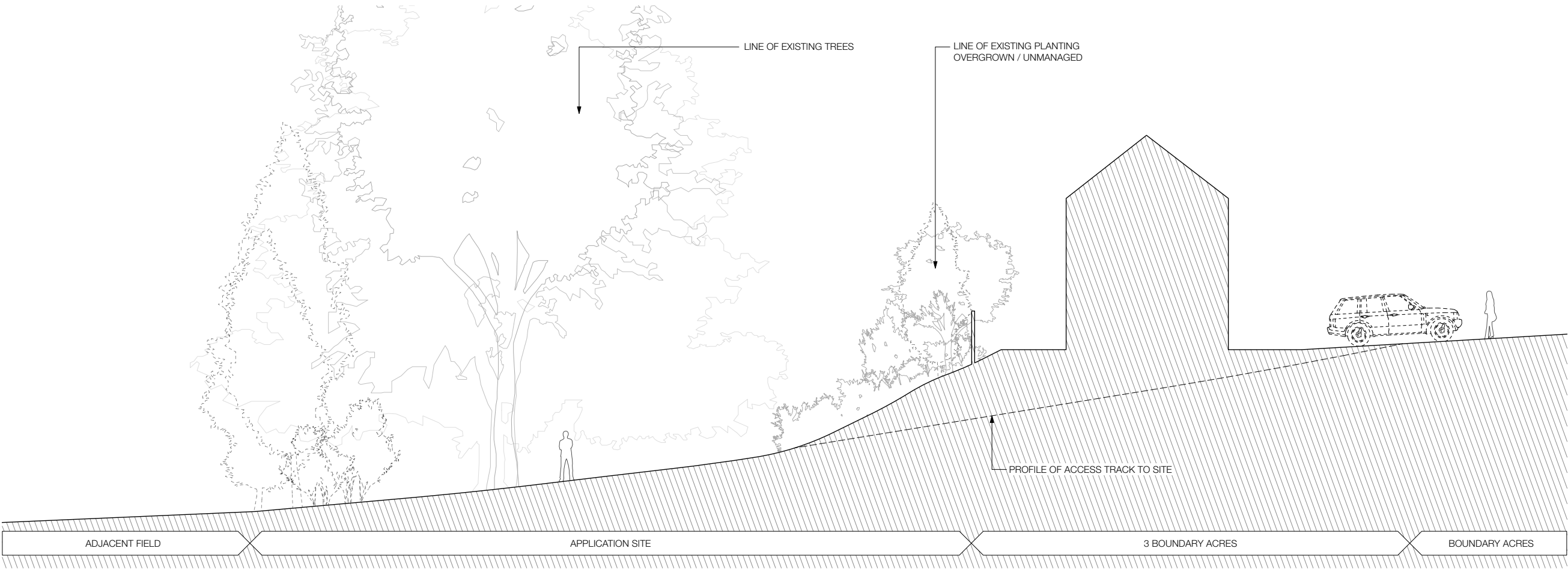
SITE CONTEXT

At present the existing houses of Boundary Acres have an access road that terminates in a cul-de-sac. At the west end of the cul-de-sac there is an existing access track that leads down to the application site. The track is between numbers 3 and 2 Boundary Acres.

The application site includes the track up to the highway edge of the existing cul-de-sac close, creating a continuous link for traffic and pedestrians. The application has full rights of way over the cul-de-sac to the access of the site.

The section below shows the lay of the land, looking north, with the boundary acres houses on the right hand side. The height difference between Boundary Acres cul-de-sac and the application site is approx. 5-6 metres. On the boundary between number 3 Boundary Acres and the application site, there is an unmanaged strip of native and non-native planting that has been allowed to expand over the last few years. This provides a natural barrier between the existing dwellings to the east and the application site, though the planting is in need of clearing up and managing.

Site is approx. 1350 sqm



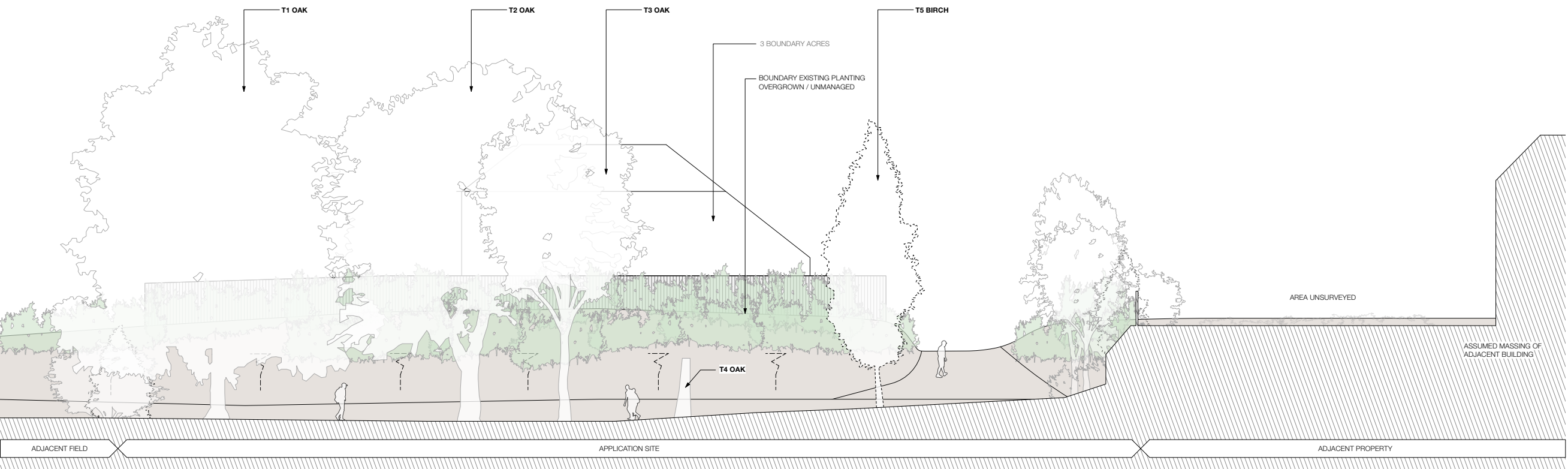
Existing site cross section

SITE CONTEXT

To the south of the site there is a large property, though st back from the boundary by approx. 20 metres. This is a large elderly care home, and is sited at the same topographical level as the dwellings on Boundary Acres.

The north and west boundaries of the application site overlook open fields, which link to the edge of Peewit Hill Close, the M27, and a designated site of further housing to the north (called Hedge End Way).

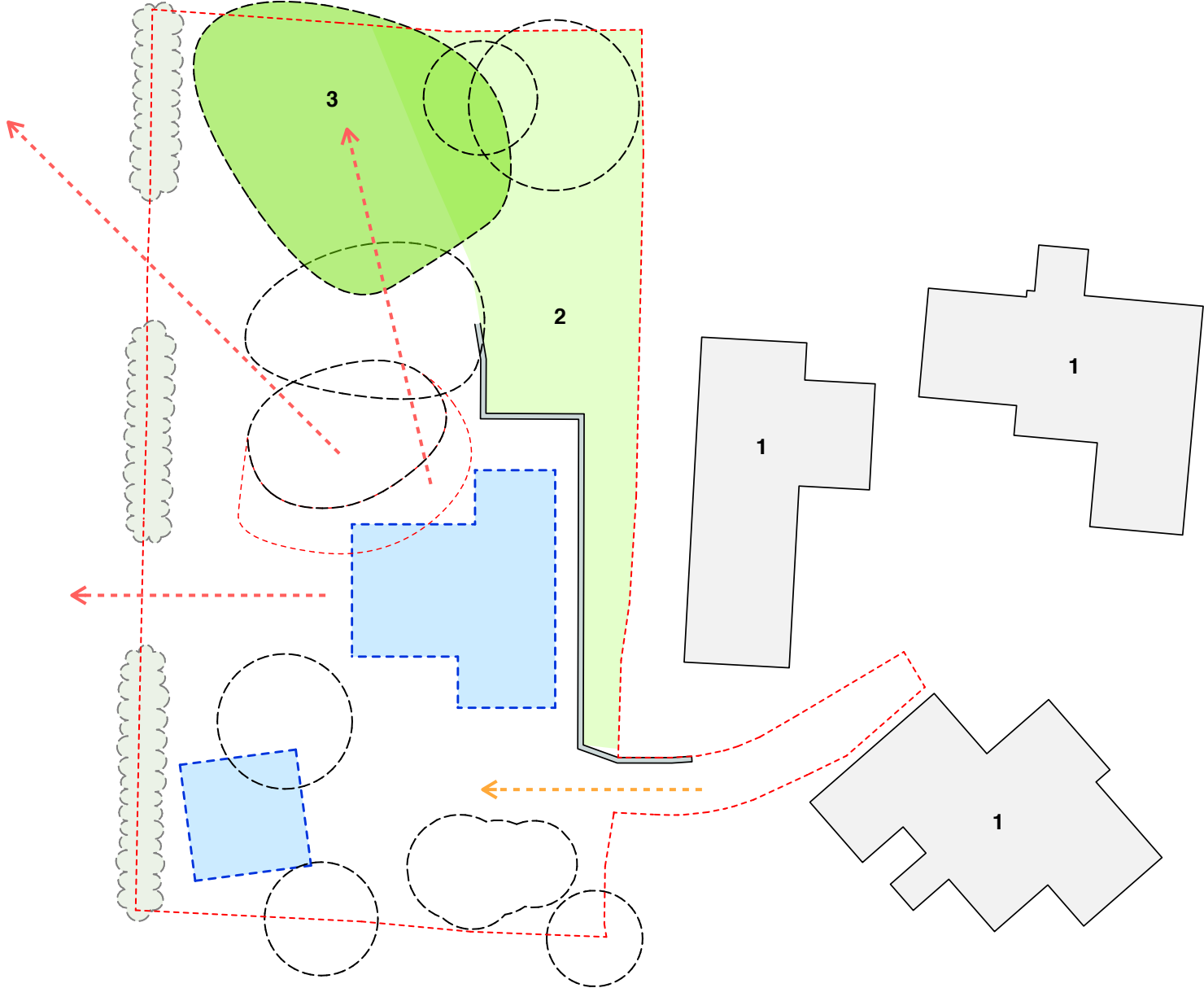
The trees on the application site have all been assessed for quality and health, and the accompanying Tree Report will further explain a strategy for maintaining these trees whilst allowing for some cut back and removal of dead species stumps.



Existing site long section

CONCEPT DESIGN

- SITE BOUNDARY
-  EXISTING DWELLINGS (1)
-  GREEN ZONE ON EASTERN BOUNDARY (2)
-  RETAINING WALLS
-  NEW DWELLING
-  EXISTING TREES
-  SIGNATURE TREE (OAK) (3)
-  CUTBACK TREE CROWN
-  BOUNDARY PLANTING ON WEST
-  ACCESS ROUTE
-  VIEWS



PROPOSALS

The proposal is for a detached 5 bedroom home and will feature some key design elements to allow the site to be developed appropriately.

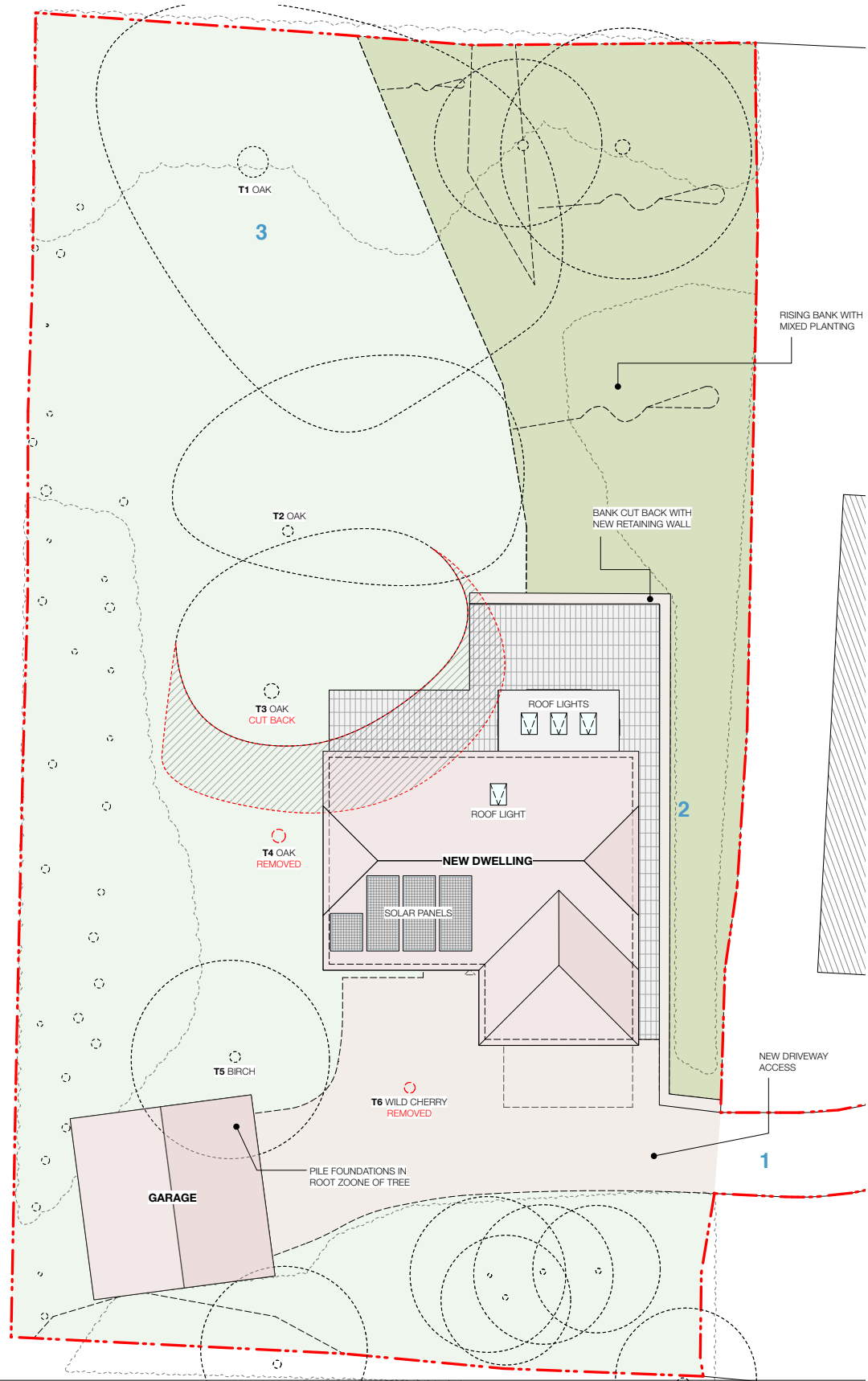
The first element is to improve the access to the site (1), which although is wide enough for a single car to manoeuvre, will still require some improvements in visibility and ramp construction. The proposals include the re-landscaping of the access to the site from the Boundary Acres cul-de-sac. The improvements include a resurfaced access ramp at a gentler slope, permeable surface finish to allow surface water to soak through, and retaining structures on the application site to support any landscaping that require digging out/cutting away.

The house will feature a detached garage, with double spaces internally, that can provide secure bike locking mounts and bin storage. The transport consultant report has information about refuse collection from the site.

The driveway is permeable paving and leads to the house which is situated in the ideal location between existing and maintained good quality trees. The house location takes advantage of the removed dead T4 Oak and reduced canopy of T3 Oak. The T6 Cherry is also proposed for removal. More details are found in the accompanying Arboricultural report.

The second element is the bank on the eastern boundary (2) which will require some retaining walls to be installed, so to allow the existing maintained trees to be protected from the building, as well as to support new planting along this boundary to number 3 Boundary Acres. The retaining wall will allow for proper drainage of the bank, enhancing it's life and improving the safety of the site from surface water wash.

The finally element is the house location when taking in views to the T1 Oak at the north of the site (3), and the fields beyond. The house is situated far enough away from the Oaks so to not introduce harm on their root zones.



Proposed Site Plan (NTS)

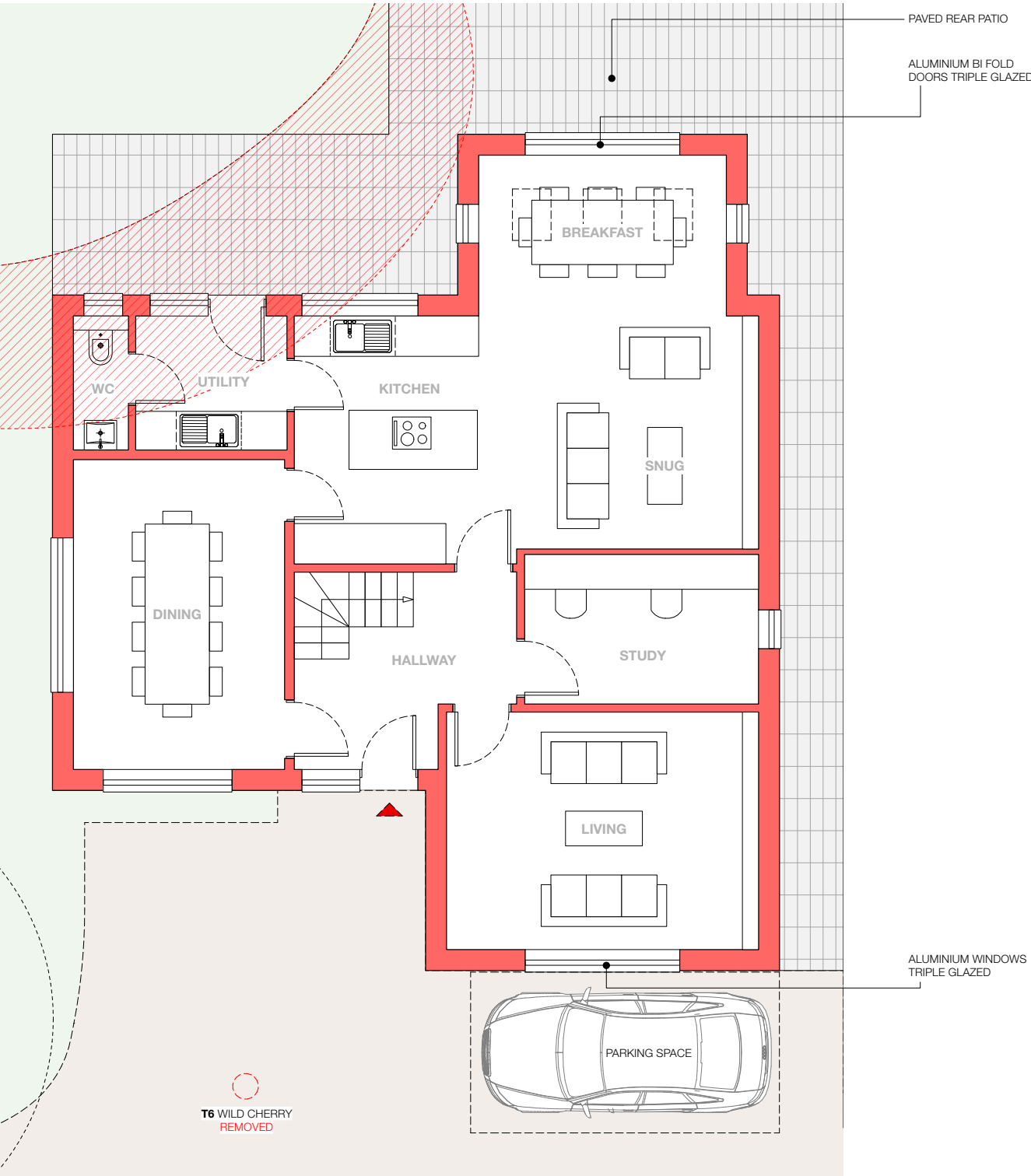
PROPOSALS

The ground floor features a welcome foyer and winding staircase leading to the first floor. The hallway has connections to the living space, study, kitchen, and dining room. The Living room enjoys good southern light and an outlook to the driveway. The study is a deliberately enclosed space with a small window to the east, as the primary function of this space does not need a view outward.

The dining space enjoys good afternoon light which is ideal for family eating at the end of the day. This connects to the kitchen which has a spacious layout with breakfast area, and snug on the east wall. The utility is connected to the kitchen and a WC (which is DDA compliant) is accessed from the utility also.

There is a patio to the north side of the house which enjoys good afternoon light from the west, and some views over the fields beyond the boundary planting.

Ground floor GIA = 98 sqm



Proposed Ground Floor Plan (NTS)

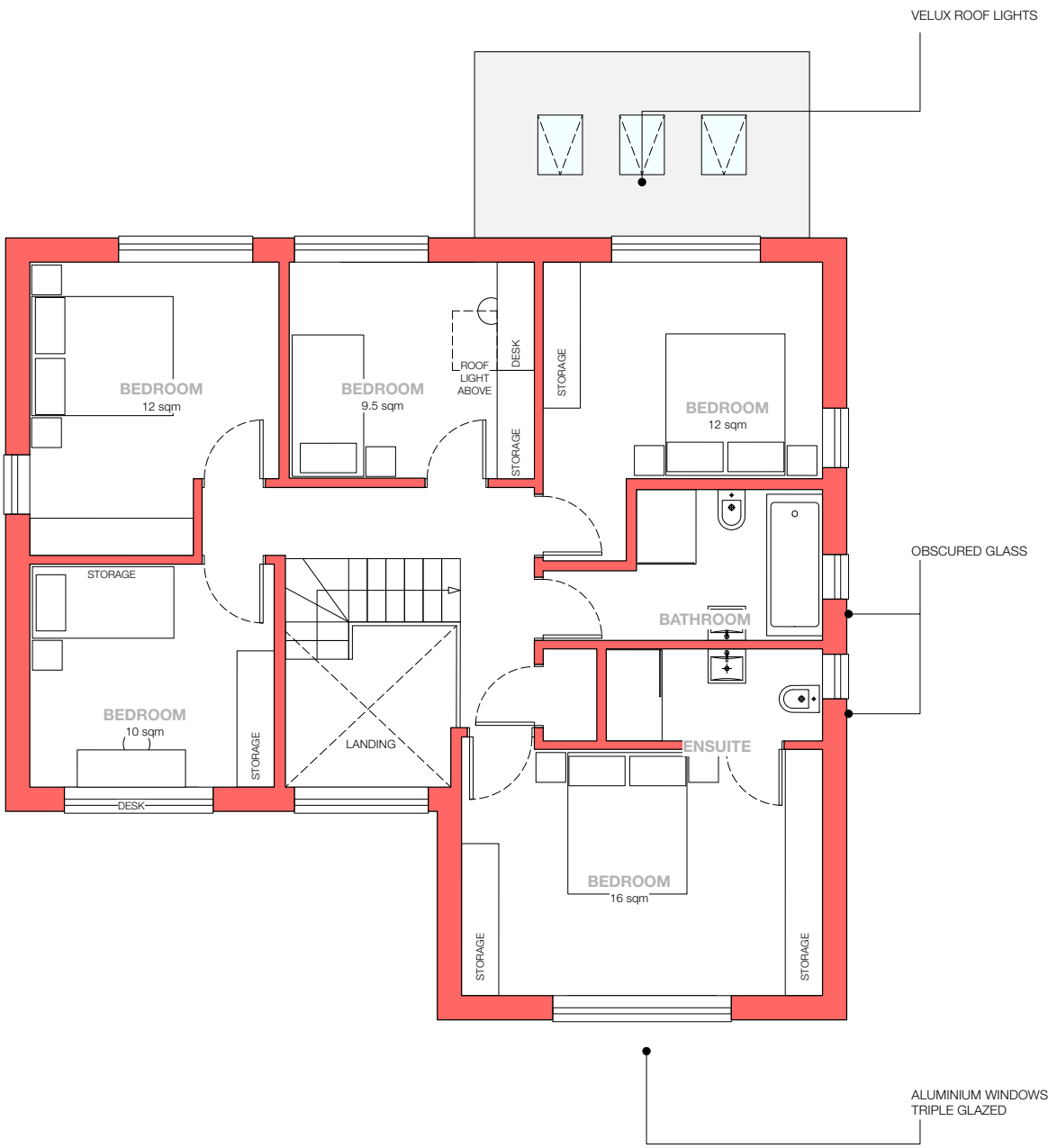
PROPOSALS

The first floor features 5 bedrooms that all meet space standards as prescribed by the Technical housing standards. There are 3 double bedrooms and 2 single bedrooms. He master suite has the view to the south with a connecting ensuite.

The other bedrooms have either a southern view or twin aspects if facing north. The central bedroom has a roof light above the desk area to improve natural light levels.

Both ensuite and bathroom have obscured glazing to the east.

First floor GIA = 88 sqm



Proposed First Floor Plan (NTS)

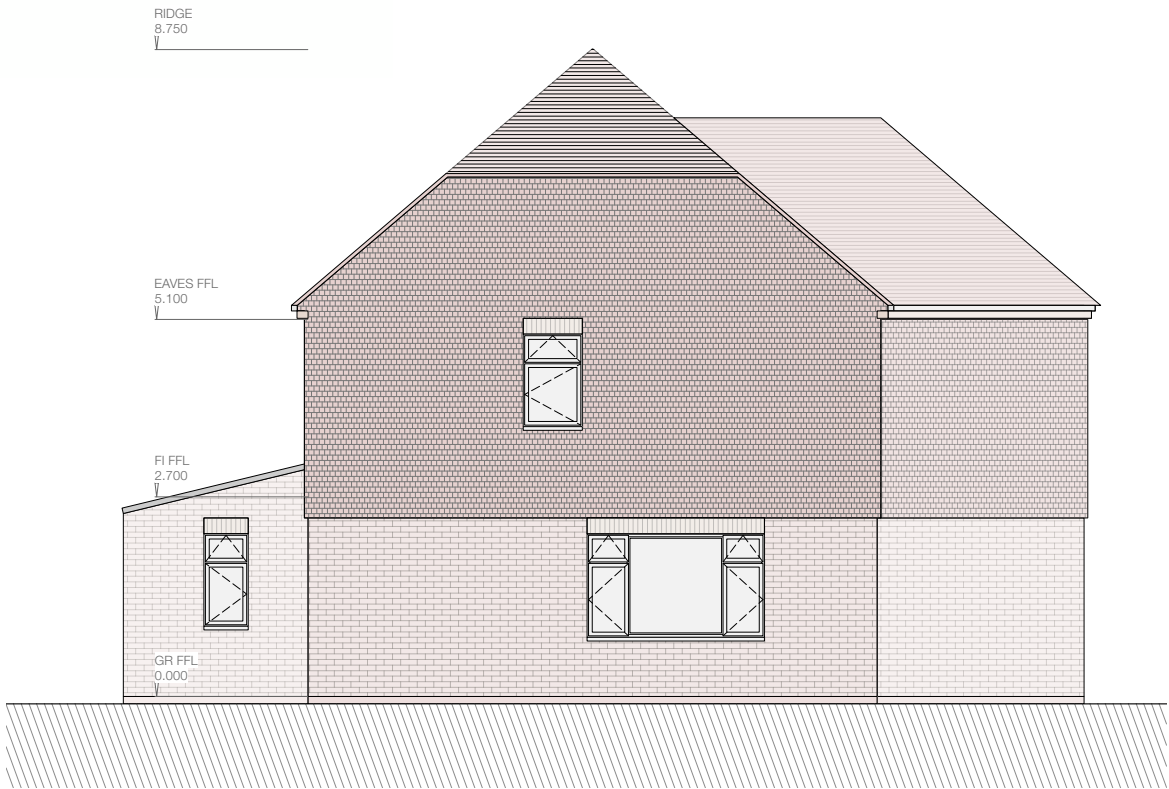
PROPOSALS

The elevation design has taken cues from the existing dwellings in Boundary Acres. The pictures below show how the red brick, hanging red clay tiles, and red clay tiles are the vernacular design details in the immediate area.

The proposed dwelling will feature solar panels on the southern roof, helping to capture potentially 2.5kW of power. The house will feature triple glazed windows and high levels of insulation so to reduce the need for energy consumption.



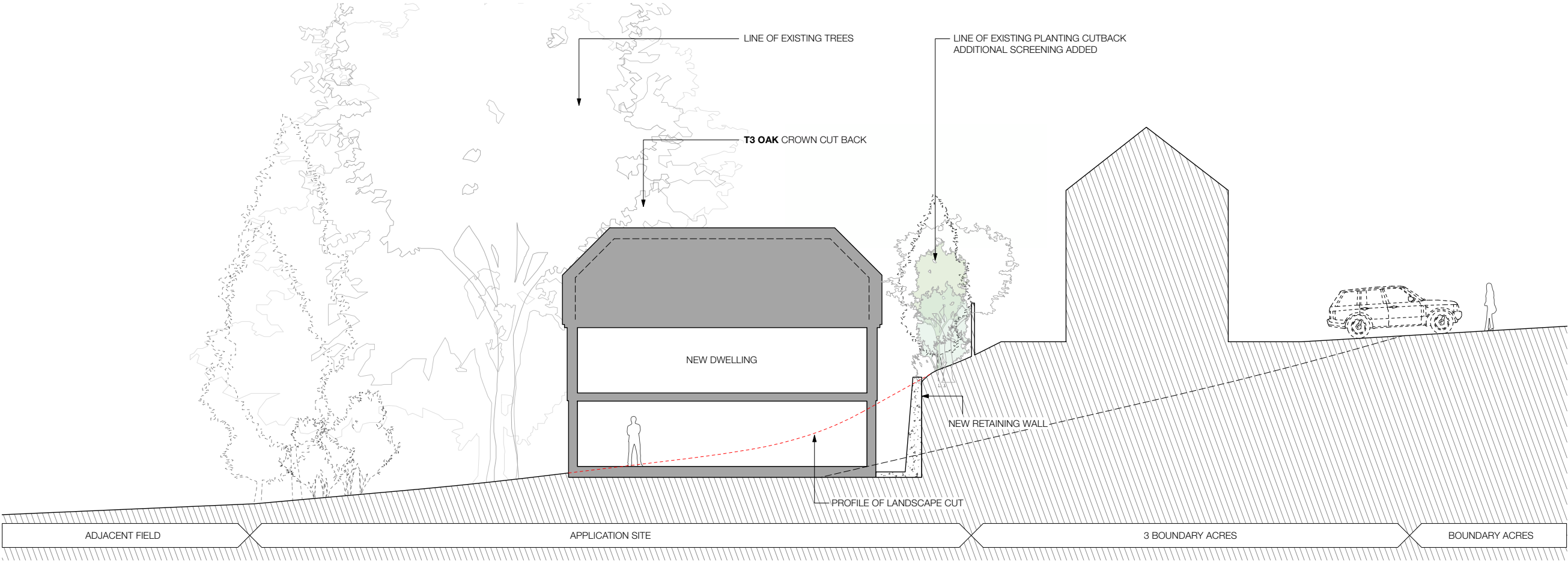
Proposed South elevation (NTS)



Proposed West elevation (NTS)

PROPOSALS

The cross section through the site is demonstrated in the drawing below. The proposed house is set neatly into the site and does not impede on the amenity space of number 3 Boundary Acres. Also the amenity space of the new dwelling is not visible from the existing property 3 Boundary Acres because the line of existing planting on the eastern boundary will be managed and additional planting installed to help screen any overlooking.



Existing site cross section

ACCESS / PARKING / SUSTAINABILITY / LANDSCAPING

Access

The location of the access to the property will be greatly improved with a safe link to Boundary Acres. Site access during any construction work would be fully considered with the aim to disturb as little as possible and reinstate any landscape that may be damaged as a result of machinery required to construct the proposal.

A Pre Application was made to Hampshire Highways which discussed the merits of the access. The results of this Pre Application were positive, and feedback is reflected in the accompanying Transport statement.

The site will require some enabling works in the form of a retaining wall, which will aid the site development area whilst ensuring the continuity of the existing (but unchecked) retaining bank under the neighbouring property dwelling to the east.

This retaining structural work will involve a concrete or pinned timber wall with banked landscape area behind.

Parking

The dwelling will feature three car parking spaces, turning position and double garage. A cycle and bin store will be made as part of the garage works.

Sustainability

The new dwelling will be constructed of masonry with a double width cavity, for a higher level of insulation to be installed and air tightness to be paramount. The site will feature an Air Source Heat Pump, sustainable drainage for surface water, solar panels on the roof, and an onsite sewerage treatment plant.

Landscaping

Several of the trees and shrubs on the site will need to be removed as they have been identified as dead or unstable. The primary trees identified include 4 oaks and 1 silver birch. The design of the new dwelling has been set out to avoid the Root Protection Areas of these existing trees. Mitigation for construction in root areas has suggested the use of piles and ground beams.