



DESIGN AND ACCESS STATEMENT

Ref: 24352

Client: Harry Wren

Site address: LTRO 87 Swaythling Road

Proposal: Erection of 1no. detached 3 bed dwelling.

Status: Planning

Revision:

Date: 14/02/2025

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Introduction

This Planning, Design and Access Statement has been prepared on behalf of the applicant and owner of the proposal land to the rear of 87 Swaythling Road for the:

“Erection of 1no. detached 3 bed dwelling.”

This proposal seeks to utilise excess existing private amenity space by removing a large existing dilapidated garage structure and providing a new contemporary family home within an already established suburban setting.

The dwelling will be constructed using the highest quality materials and will utilise soft landscaping elements to create an aesthetically pleasing development which is sympathetic to the site and its immediate context.

This statement outlines the design rationale and demonstrates that the scheme meets the requirements of the national and local policies to deliver a sustainable and well-designed scheme, within Eastleigh Borough Council.

Planning History

F/24/96952 - 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

Erection of 3-bedroom detached dwelling and associated landscaping following demolition of existing garage.

Type of Application: Full planning

Decision: Refuse Planning Permission

Decision Date: 22/04/2024

H/22/93282 - 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

Part Retrospective erection of lean-to structure on side for ancillary storage use

Type of Application: Householder planning

Decision: Permit

Decision Date: 20/10/2022

H/22/92484 - 85 and 87 Swaythling Road, SO30 3AG

Part retrospective 2.6m boundary treatment change.

Type of Application: Householder planning

Decision: Permit

Decision Date: 09/05/2022

H/21/89891 - 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

Two storey front and rear extensions, hip to gable extension, front and rear dormer, single and first floor rear extension and elevational alterations

Type of Application: Householder planning

Decision: Permit

Decision Date: 19/04/2021

H/20/88618 - 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

Two storey rear extension, hip to gable extension, front and rear dormer and elevational alterations

Type of Application: Householder planning

Decision: Permit

Decision Date: 02/11/2020

Existing Site

The site is on a portion of unused land spanning approximately 0.03 Ha set between the gardens of neighbouring properties with access currently provided onto the rear of the site via an established right of way along an access track from Eden Road.

The site hosts a dilapidated garage and shelter with a larger inaccessible area of overgrown vegetation and raised areas formed with concrete retaining walls and hardstanding. The site is contained by close boarded fences with some untended vegetation present, the site is visible from Eden Road.

The site is near a variety of local amenities and leisure facilities such as a pubs, restaurants, supermarkets, sports and leisure facilities, and local shopping centres which are easily accessible from the site.

The area has a diverse range of plot sizes, with each contributing to the urban grain and local development pattern. The site is surrounded by residential properties with a mixture of different size gardens and building footprints. Establishing a positive relationship

with these properties is a key consideration in the design of the proposed scheme. The objective is to ensure that the development seamlessly integrates within the surrounding context respecting the existing character of the area.

Proposal

Erection of 1no. detached 3 bed dwelling with allocated off-street car parking and private amenity space.

The key objective of the proposal is to create an appropriate, modern dwelling. The design has been carefully considered to respect its surroundings and to make the most of the plot's unique location. The plot layout and scale of the plan respects the common build form found in and around the local area.

Planning Policy

Below are the key guidance documents and policies that have been identified as relevant to this proposal and therefore have been considered in the development and design of the scheme:

- National Planning Policy Framework (NPPF) 2023
- Manual for Streets
- System – Towards Better Practice
- Better Places to Live
- Building for Life
- Safer Places
- Secured by Design
- Technical Housing Standards
- Eastleigh Borough Local Plan (2016-2036) Policies S1, S2, DM1, DM14 and DM30
- Eastleigh Borough Council Quality Places (Nov 2011)
- Eastleigh Borough Council Residential Parking Standards (Jan 2009)
- Eastleigh Borough Council Character Area Appraisals - Hedge End, West End and Botley (Jan 2008)

NPPF

The proposal for a single-family dwelling aims to develop an underutilised brownfield parcel of land and to integrate it within neighbouring gardens to respect the existing urban grain and to align with the urban settlement's general character.

The emphasis on brownfield land development underscores the project's commitment to sustainable land use practices. By repurposing a previously developed site, the proposal minimises urban sprawl while optimising the efficient use of existing infrastructure. Attention to the general urban design and character, whilst promoting an architectural enhancement within the area ensures that the new development seamlessly integrates with its surroundings but also provides a fresh approach to modern family housing.

In accordance with the principles of sustainable development, the proposed dwelling prioritises environmental efficiency. Through design features, taking a fabric first approach and employing responsible construction practices, the project seeks to minimise its ecological footprint and offer appropriate landscaping elements, thereby contributing to the creation of a more resilient and ecologically balanced community. As the demand for housing continues to rise, the proposed 3-bed detached dwelling represents a modest yet significant contribution to addressing the housing shortage, thereby enhancing the overall quality of life for residents and fostering social cohesion within the community. In conclusion, the proposal embodies the overarching principles outlined in the NPPF.

The proposal makes sustainable use of an underutilised parcel of land, the proposed scheme has been designed to respect the built form of the neighbouring dwellings and the local vernacular whilst providing a contemporary family dwelling, it is a spacious and practical dwelling with generous amenity and rooms that are appropriate and functional.

S1: Sustainable development

The site is outside the urban area boundary, where the policy states developments will be supported where the proposal: (g) seek opportunities to optimise density of new development and redevelopments.

And to requirement (i) maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets.

S2: Approach to new development

Whilst modest at only 1 net dwelling the proposal does assist with Eastleigh's housing delivery target outlined in the policy.

DM1: General Criteria for New Development

The proposal would not result in an unacceptable impact to residential amenities of both new and existing residents; the character and appearance of urban areas and the biodiversity, furthermore it seeks to enhance a number of these aspects through the design as per 1.A. The site makes efficient use of underutilised land as supported in section 1.B. of this policy as well as looking at the broader context

of the area with a view to contributing to the overall enhancement and improvement of the area as encouraged in section 1.C. The proposed dwelling will be compliant with AD-M M4(1) visitable dwellings and provide an accessible ground floor for all users.

DM2: Environmentally sustainable development

As stated within the sustainability section of this document, several factors will be implemented to achieve a reduction in carbon emissions. It is understood that this information could be secured via planning condition to ensure the development achieves a 19% improvement in predicted carbon emissions, compared with the building regulations standard, through increased energy efficiency of the building fabric. The development will also achieve a predicted mains water consumption of no more than 110 litres/person/day.

DM3: Adaption to climate change / DM5: Managing flood risk / DM6: Sustainable surface water management and watercourse management

The site will be fully SUDs compliant with free draining gravel to the driveway, permeable sandstone paving and laid to lawn areas of grass. All rainwater catchment from roofs will be directed to new on-site soakaways, additionally flows will be slowed down by the incorporation of 2 green roof systems.

DM14 : Parking

This new residential development will provide off-highway parking. The provision takes into account the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision.

DM29: Dwellings with higher access standards

The proposed dwelling will be compliant with AD-M M4(1) visitable dwellings and provide an accessible ground floor for all users.

DM30 : Internal Space Standards for New Residential Development

This policy states that residential development must meet Nationally Described Space Standards which looks at the gross internal floorspace, built-in storage, number of twin/double bedrooms with their minimum room widths and minimum floor to ceiling height for at least 75% of the gross internal area.

Scale

The key objective of the proposal is to create an appropriate, modern dwelling. The design has been carefully considered to respect its surroundings and to make the most of the plot's unique location.

The overall design and has been informed by selecting a pallet of materials suitable for the site context, drawing inspiration from these contemporary features and details have been proposed to respond to the local context in a modern course whilst respecting local characteristics, such as the prevailing scale of 2/3 storey family dwellings, mass, plot widths.

The proposed dwelling would be a 3-bed 5-person unit with 135.7m² of floor space which provides spacious and practical areas and generous amenity space, it would be over 2 floors with gable roof forms and dormers features with a section of single storey to each side elevation. The height of the ridge from ground level is proposed at 6.9m with a large overhang to the rear over the living space. eaves are set at around 4.3m from the ground. The single storey projections will have parapet roofs and be 3m from finished ground level.

All dormer features will be gabled and set down significantly from the ridge line, the first-floor space will have ashlar walls set at 1.5m in height to the raking roof line internally with an overall ceiling height of 2.4m, ground floor will have a floor to ceiling height of 2.4m.

The proposed unit will meet the National Technical Housing Space Standards (March 2015) for minimum floor areas, bedrooms sizes and dimensions, including minimum built in storage and height requirements, as shown within the area schedules on the submitted plans.

Layout and Access

There is an existing drop kerb and vehicle cross over as the primary access to the site via an unmanaged track owned by EBC, this is to remain unchanged through the proposed development, although the applicant is willing to make good this access track for all users.

The proposed siting of the dwelling will allow full permeability of movement around the plot with pedestrian access available from the public footpath. A white gravel driveway is allocated for the off-street parking of 2 cars with full manoeuvrability to enable cars to enter and exit the site in a forward gear.

Ground floor features the principal entrance and hallway with downstairs toilet, a snug area is provided and a large open plan living, kitchen and dining space opening onto the private rear garden and access through to a dedicated utility room. First floor features two double bed spaces (one with en-suite), a single bedroom and shared family bathroom.

The proposed dwelling would be designed and built to The Building Regulations Approved Document M4(1) Category1: Visitable Dwellings both in terms of internal and external layouts and requirements and meet the National Technical Housing Space Standards (March 2015) for minimum floor areas, bedrooms sizes and dimensions, including minimum built in storage and height requirements.

Amenity and Living Conditions

The proposed 3-bed dwelling would benefit from adequate private outdoor amenity space with full permeability around the site. Total external amenity space around the dwelling is proposed at approximately 207m².

Internally the main living space is open plan at ground floor with glazed openings to front, side and rear elevations providing good living conditions for occupiers benefiting from dual aspect natural light. The snug at ground floor is provided with a rear facing full height glazed window with outlook onto the garden space, the first-floor bed spaces benefit from multiple windows with a good degree of access to natural light.

All rooms benefit from natural purge ventilation via windows on external walls, it is envisaged to meet SAP requirements a MVHR system will be installed to serve as background ventilation to the dwelling.

Owing to plot orientation and separation distances the dwelling would not have a detrimental or harmful impact on other existing amenities or adjacent residential properties, all window and wall positions will adhere to EBC's design guide on separation distances for habitable rooms.

Design and Materials

The new proposed dwelling will be delivered to high-quality design standards transforming an underutilised site. The proposed design is appropriate to its surroundings, with a coherent architectural theme throughout which has been derived from the local styles and features which aim to enhance.

- A water resistant, breathable, and durable white render with a natural stone like finish.
- Vertical natural timber cladding to be slatted with shadow gap effect.
- Slate roofing and cladding to side elevations at first and part ground floors, eaves with hidden gutter profiles.
- Dormer walls to be clad in slate to match roof.
- Extensive green roof and grey capping to parapet flat roofs.
- Mid-grey windows and doors. Double glazed flush casement windows, front door set and rear bi-fold corner door.
- Grey sandstone permeable paving around site.
- White gravel driveway.

Transport and Parking

There is an existing drop kerb and vehicle cross over as the primary access to the site via an unmanaged track owned by EBC, this is to remain unchanged through the proposed development, although the applicant is willing to make good this access track for all users.

Secure weatherproof cycle storage for 3no. cycles will be provided within the rear private amenity space in a dedicated storage area.

240L refuse and recycling bins will be located within the storage area and will be taken kerbside on collection day at a predetermined location. Additional provisions will be made for the storage of food waste.

The site is in a sustainable location with access to local shops, amenities and facilities, it also benefits from access to bus routes.

As per the EBC Parking SPD the proposed unit as a 3-bed will provide provision for 2 allocated off-street car spaces and 3 no. secure and weatherproof cycle storage spaces.

Flood Risk

The current Environment Agency flood maps indicate that the site lies within Flood Zone 1, which is considered to have a low risk of flooding.

Sustainability

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. We will attempt to pick materials with high U value efficiencies.

Additionally, the use of MMC will be explored such as utilising a SIP build as opposed to traditional masonry, the benefit of these construction methods are:

- High quality and well thought out design
- Quicker construction time to reduce disturbance and noise
- Less on-site wastage
- Less materials required in overall fabric build up

The proposed development will incorporate several energy efficiency measure and designs to ensure compliance & CO₂ reduction including:

- Fabric Insulation improvements on Building Regulations Part L minimum standards
- Air permeability targets implemented as part of the project to minimise heat loss
- Bespoke or Accredited PSI Value calculations
- Improved glazing U & G Values for the development
- Low Energy lighting scheme adopted on site
- As part of the net-zero local carbon target, the development will have no connection to a main gas supply.
- The energy hierarchy and a fabric first approach will be utilised.
- On-site renewable technologies will be utilised in the form of air source heat pumps (ASHP).
- The development is to achieve a target of 110L/pp/pd for the water usage.
- Electric vehicle charging infrastructure will be provided for 1 car space.
- Permeable paving is proposed for sustainable drainage of surface water to hardstanding areas.

Biodiversity

As existing the proposal site is a mix of developed and sealed land with a garage and raised hardstanding areas., there is also a section of unmanaged and overgrown vegetation.

All new surfaces are proposed to be fully permeable in construction with additional soft landscaping within the private garden. There will be additional planting included around site and terraced planters forming retaining walls, all adding to the net gain in biodiversity on site.

A range of potential on-site measures are proposed for a net gain in biodiversity, such as but not limited to;

- Extensive soft landscaping
- Native planting around the site
- Extensive green roofs
- Bird boxes
- Attenuated planter water butts

An accompanying small sites metric tool spreadsheet has been submitted with this application with further details on the existing and proposed biodiversity values on site.

Conclusion

In conclusion, the proposal outlined in this document presents an opportunity to sensitively redevelop a currently unattractive and underutilised site into market housing with a design proposal that enhances the current plot and the immediate surrounding area, whilst being sympathetic to its setting and respecting the local character.

The proposal meets planning policies and guidance at both local and national level. The project will utilise sustainable construction methods and practices wherever possible to provide a high-quality development in the local area.

We aim to work closely with the LPA to a mutually beneficial outcome and hope the above highlights a positive approach to redeveloping the site. We look forward to feedback and working alongside Eastleigh Borough Council to secure officer support, working to a positive outcome.

Photos



