



PROPOSED DWELLING

CROWS NEST LANE - BOORLEY GREEN

DESIGN, PLANNING & ACCESS STATEMENT - MARCH 2025

INTRODUCTION

INTRODUCTION

This Design, Access and Planning Statement demonstrates the way in which a new detached dwelling, with detached garage at Crows Nest Lane, Boorley Green, can be designed to provide a high quality dwelling whilst responding to the site, local context together with local and national planning policies.

This document illustrates how the proposal has emerged following the iterative analysis and design process, which included the assessment of the site, its context and evaluation of constraints and opportunities.



Above: Aerial View of the Site [nts]



DESIGN GUIDE REFERENCES

Below is a list of the current guidance that is relevant to the proposed dwelling at Crows Nest Lane and will be used to aid a well designed, efficient development to best utilise the site and help enhance its surroundings.

Local Guidance

- Eastleigh Local Plan [2016-2036]- adopted April 2022
- Quality Design Guide [SPD]- adopted November 2011
- Residential Parking Standards [SPD]- adopted January 2009
- Environmentally Sustainable Development SPD]- adopted March 2009

National Design Guidance

- National Design Guide (2019)
- Revised National Planning Policy Framework (2024)

The documents set out objectives to create sustainable and well-designed efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns. To this end an opportunity exists to produce a unique development proposal.

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Above: National Design Guide [2019]



Above: Eastleigh Borough Local Plan [2016-

THE SITE

THE SITE

The site is located on Crows Nest Lane, Boorley Green in Hampshire. The site is rectangular in shape and has a level topography, it is approximately 634sqm consisting of managed grassland. There are 3 fruit trees within the site and a hedgerow to eastern boundary [facing onto Crows Nest Lane].

The remaining 3 boundaries are enclosed with a timber closeboard fence. To the north boundary is no. 31 Crows Nest Lane, a detached red brick 2 storey dwelling with a slate tiled roof, to the southern boundary is no. 27 a red brick detached 2 storey dwelling with clay coloured concrete

roof tiles and is currently being extended. To the west is no. 26 Maddoxford Lane, the side elevation and rear garden face the proposed development site. The site is located in an established sustainable and residential area which has significantly grown in recent years with several large

residential developments nearby.

Boundary treatments are a mix of hedges, timber post and rail fence with hedging behind and brick walls.



Above: View Looking Eastwards down the site towards Crows Nest Lane

SITE PHOTOGRAPHS



KEY PLAN [NTS]



SURROUNDING AREA



SURROUNDING AREA



SURROUNDING AREA



SURROUNDING AREA



OPPORTUNITIES & CONSTRAINTS

Opposite is a plan illustrating the sites opportunities and constraints, which will help to inform the proposed design.

CONSTRAINTS

- Potential for overlooking
- Existing foul drain
- Telegraph pole located on the front boundary

OPPORTUNITIES

- Sustainable construction
- Enhance existing landscape and biodiversity
- Site is already established as residential
- Dwelling with higher access standards

Key



Site Boundary



Sun Path



Foul drain



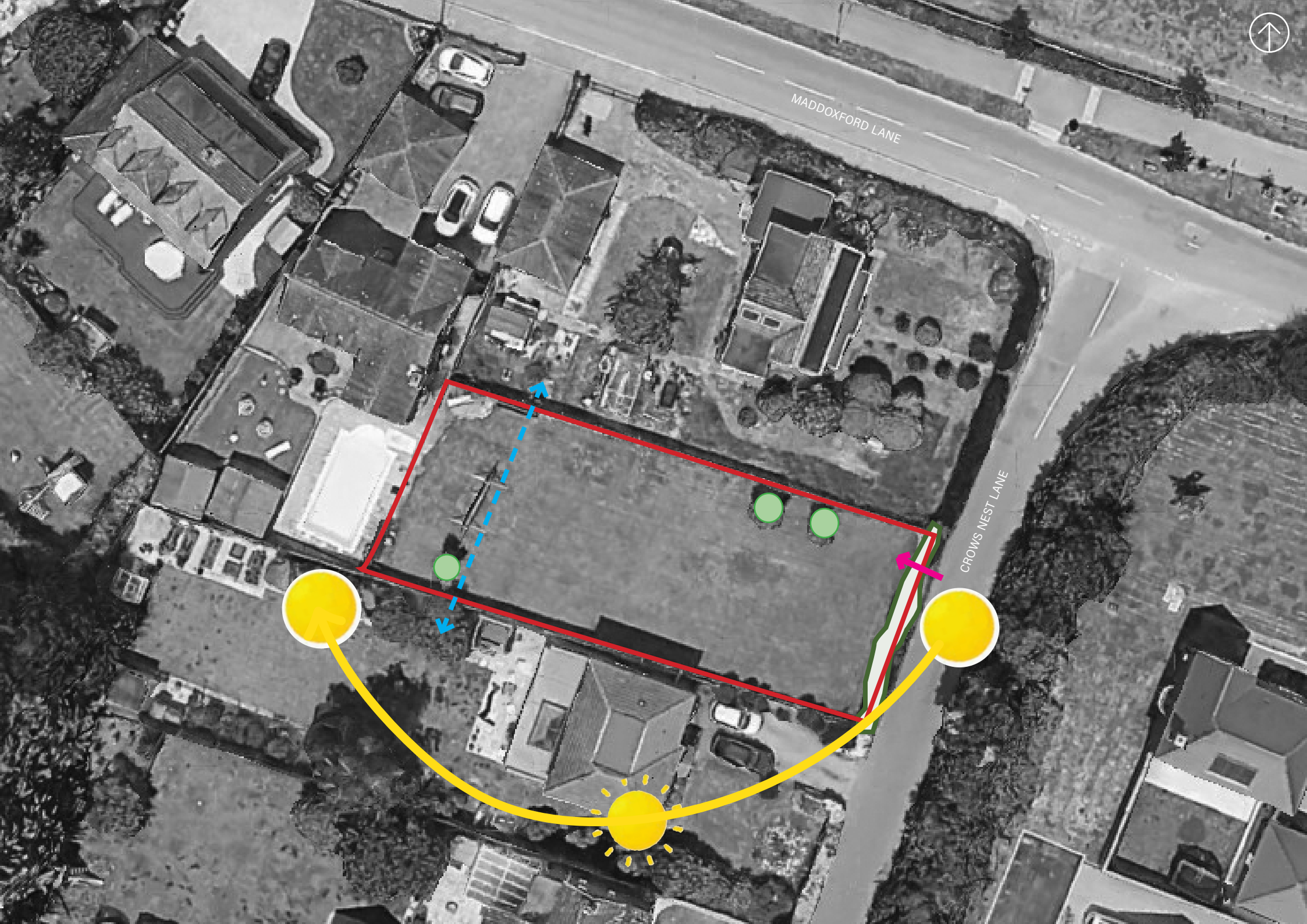
Potential new access



Existing Fruit trees



Existing Hedgerows



MADDOXFORD LANE

CROWS NEST LANE

PLANNING POLICIES

Below are the key relevant planning policies at both national and local level:

Revised National Planning Policy Framework [NPPF] (2024):

2. Achieving Sustainable Development

Paragraph 8- Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to

climate change, including moving to a low carbon economy

4. Decision Making

Paragraph 39- Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible

5. Delivering a sufficient supply of homes

Paragraph 73- Small and medium sized sites can make an important contribution to meeting the housing requirement of an area,

are essential for Small and Medium Enterprise house builders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing

12. Achieving well-designed places

Paragraph 139 - significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
b) outstanding or innovative designs which promote high levels

of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 166 - In determining planning applications, local planning authorities should expect new development to:

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

PLANNING POLICIES

National Design Guide (2019)

The purpose of this document is to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The Ten Characteristics of Well-Designed Places

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan



Left: Diagram from the National Design Guide which highlights the following 10no. characteristics of well-designed places:

PLANNING POLICIES

Eastleigh Borough Local Plan [2016-2036] Adopted April 2022

Relevant Policies:

Residential development in urban areas

Policy DM23, Residential development in urban areas

1. Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan.

2. New dwellings will be permitted provided that:

a. where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of

adaptation to meet changing needs over time and housing for older people in accordance with policies DM24 and DM25;

b. affordable housing is provided in accordance with policy DM28;

c. a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density. In areas with good access to public transport and other services and amenities, higher densities will be sought.

3. Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development

b) There is substantial compliance with other relevant policies in the development plan.

Residential standards

Policy DM29, Dwellings with higher access standards

1. The Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent):

a. 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including

b. a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)

Policy DM30, Internal space standards for new residential development

1. The Borough Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future

equivalent).

2. Development proposals should be accompanied by a table setting out for every dwelling:

a. the gross internal floorspace;

b. extent of built-in storage (sq.m);

c. number of twin/double bedrooms with their minimum room widths; and

d. minimum floor to ceiling height for at least 75% of the Gross Internal Area.

PLANNING POLICIES

Sustainable Development

Strategic policy S1, Delivering sustainable development

1. To be sustainable, new development in the Borough should:

d. have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;

e. minimise the need to travel longer distances and, where travel is necessary, prioritise more

sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;

g. seek opportunities to optimise density of new development and redevelopments;

h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;

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;

Policy DM1, General criteria for new development

1. All new development should (as relevant):

a. not have an unacceptable impact

on, and where possible should enhance:

i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

ii. biodiversity (avoiding significant adverse impacts); and

iii. the significance of heritage assets;

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout,

density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.

Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

e. include a landscape scheme covering the design and layout of external space;

PLANNING POLICIES

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

h. incorporate provision for people with disabilities and create accessible communities that cater for all;

i. incorporate design measures to inhibit criminal and anti-social behaviour;

j. incorporate provision for on-site waste management; and

k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public

Art Strategy.

Policy DM2, Environmentally sustainable development

1. The Borough Council requires that:

a. all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:

i. a 19% improvement in predicted carbon emissions, compared with the building regulations standard current

standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and

ii. a predicted mains water consumption of no more than 110 litres/person/day.

a. incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible;

b. connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;

c. use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;

d. be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible;

Policy DM3, Adaptation to climate change

1. All development should be designed to adapt to the predicted climate change impacts for the Borough.

a. To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented as part of an integrated SuDS strategy for the site in accordance with policy DM6 (Sustainable surface water management and watercourse management) and as part of the landscape framework for the site including green open space and green roofs where appropriate.

b. New development should have a cooling strategy which can include:

i. cooling through generous green infrastructure and trees

ii. areas of shade

iii. water cooling

iv. building design and orientation to reduce overheating

PLANNING POLICIES

v. 'cool roofs' or green roofs and green walls

c. To adapt to water stress, new development should be designed to reduce demand.

Measures can include:

i. reduced residential mains water consumption (as per policy DM2)

iii. rainwater harvesting and grey water recycling

iv. drought resistant landscape design and planting

Policy DM6, Sustainable surface water management and watercourse management

1. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train

as follows:

c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.

2. In order to reduce flooding and maintain water quality (in accordance with DM8) SuDS schemes should:

a. be designed and monitored in accordance with the CIRIA C753 SuDS Manual or equivalent national or local guidance, noting that all receiving waters in the Borough should be classified as protected waters;

b. manage surface water runoff as close to its source as possible;

c. ensure that discharge rates are reduced as far as possible and that on greenfield sites these should at least mirror greenfield rates before development

Policy DM14, Parking

1. New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh

Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided.

THE PROPOSAL

AMOUNT

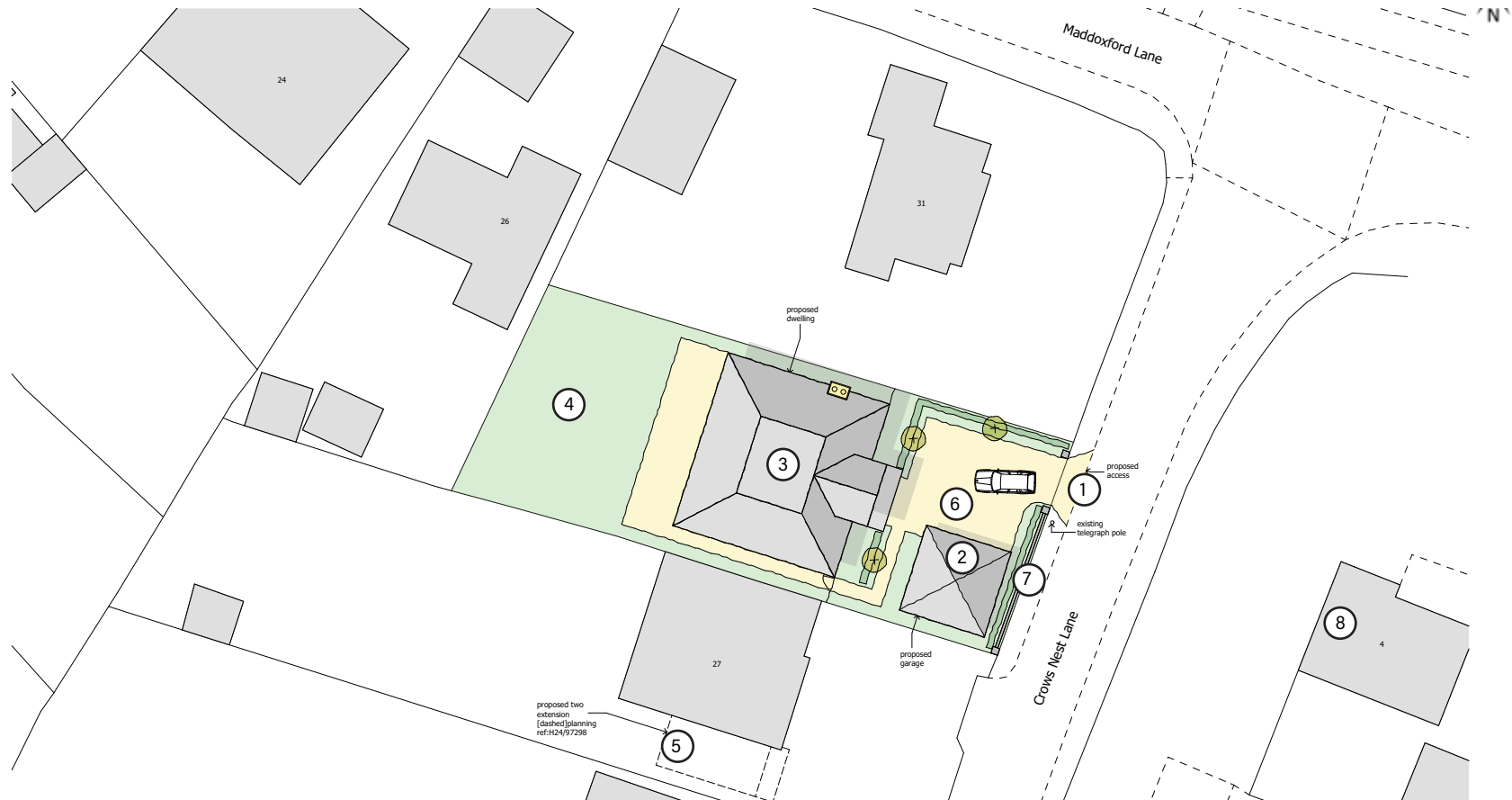
The proposal is for a detached 5 bedroom two storey dwelling with a detached garage, driveway and new access from Crows Nest Lane. The proposed dwelling has a Gross Internal Area [GIA] of 267sqm which is higher than the recommended GIA for a 5 bedroom 8 person 2 storey dwelling in the Nationally Described Standards. The ceiling heights will be a minimum of 2.4m high complying with Policy DM30. The garage has been designed to accommodate 2 cars together with cycle storage for 2 bicycles as required in Eastleigh Borough Council's Parking Standards SPD. The garage will have a minimum internal size of 6m x 6m. The garage and the driveway can easily accommodate the 3 car parking spaces required for a 5 bedroom dwelling. The driveway is designed to provide sufficient turning space for vehicles to leave the site in forward gear.

Key

1. Proposed access
2. Proposed double garage
3. Proposed 5 bedroom dwelling
4. Private Garden
5. Permitted 2 storey extension to no. 27 Crows Nest Lane ref: H/24/97298
6. Driveway/Parking
7. Proposed brick wall with metal railing and hedge planting behind
8. Recent housing development [50 dwellings] planning ref: RM/18/83875



THE PROPOSAL



THE PROPOSAL

LAYOUT

The layout of the proposed dwelling has been designed so that it can meet the requirements for Category 1- Visitable Dwellings [M4[1]] and Category 2- Accessible and Adaptable Dwellings [M4[2]] of the Approved Documents compliant which complies with Policy DM29. The generous circulation space, free of obstructions allow for future installation of a through floor lift to provide access to the first floor if required, which is in accordance with and Policy DM2.

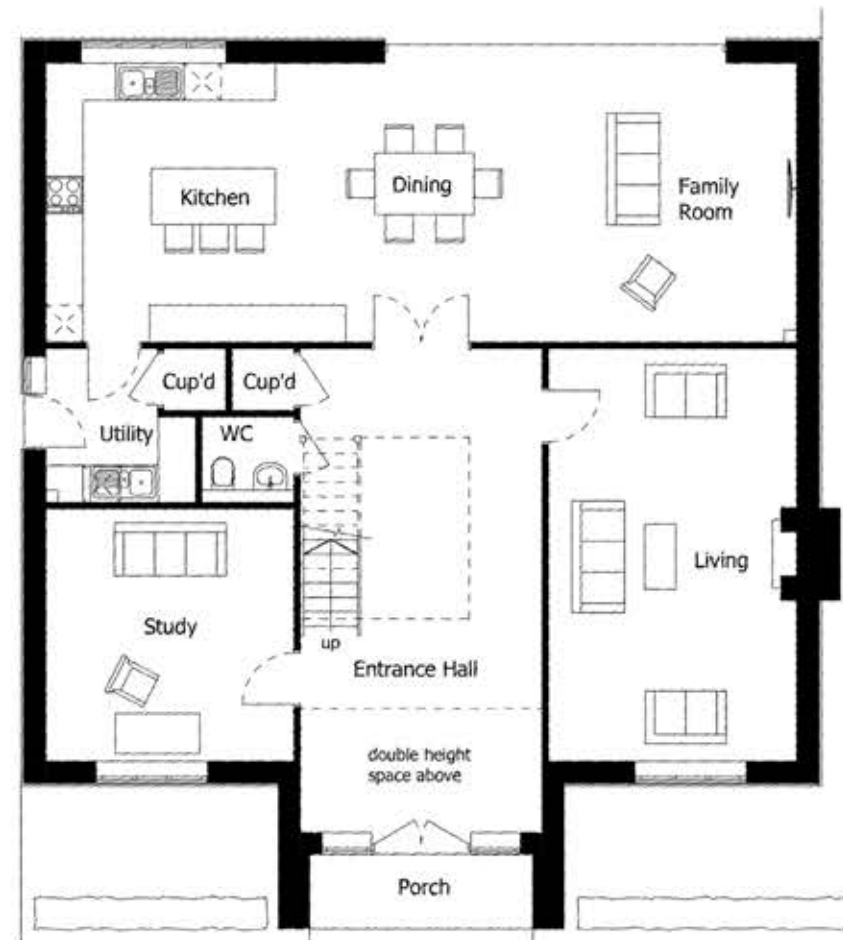
The ground floor accommodation consists of a large open plan kitchen, dining and family room, with a separate living room, study, utility room and w.c.

The first floor has 5 double bedrooms, 3 with en-suites and an additional family bathroom.

The proposed double garage provides secure bicycle storage and parking adjacent to the proposed dwelling.

First floor windows to the side elevations are all proposed to be obscured glazed to prevent any over looking, all principle windows are located to the front and rear elevations. All principle rooms have generous windows providing plenty of natural light, enhancing the well being of future occupants.

* Obscure glazing

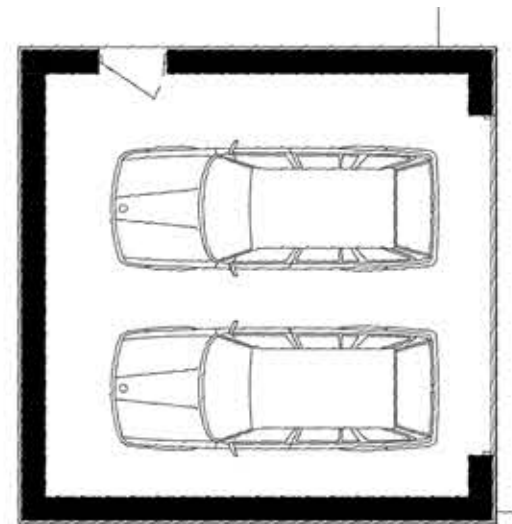


Above: Proposed Ground Floor Plan [nts]

THE PROPOSAL



Above: Proposed First Floor Plan [nts]



Above: Proposed Garage Plan [nts]

THE PROPOSAL

SCALE

The scale of surrounding dwellings are predominately single or two storeys, detached with private driveways and detached garages and/or off road parking.

The proposed dwelling is two storey , the main roof is hipped with a central feature glazed element with a pitched roof. There is also a flat roof canopy creating a covered entrance.

There is a double garage located to the front of the dwelling set behind a dwarf brick wall with brick pillars and metal railings with a hedgerow planted behind.

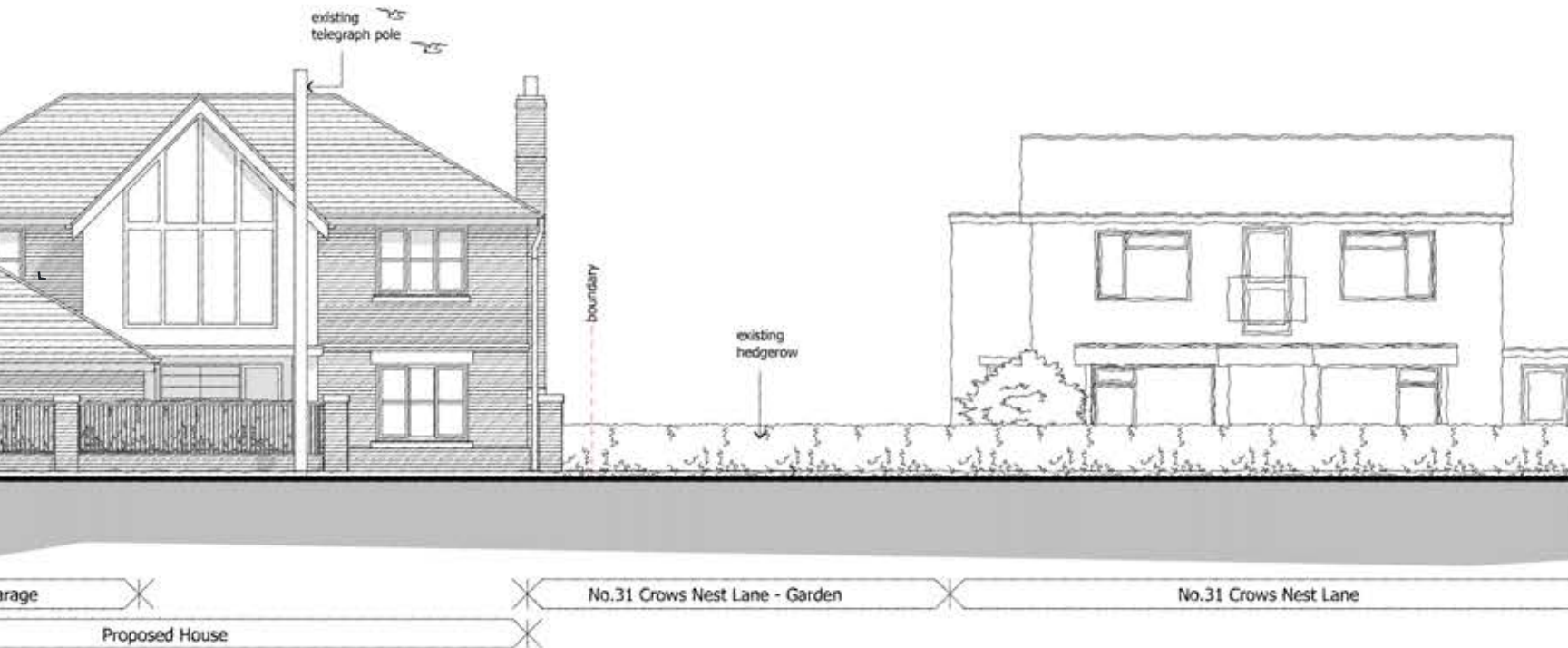
The street scene opposite demonstrates how the proposed dwelling has been designed to respect the scale and style of the adjacent dwelling.

The design of the dwelling takes its inspiration from the surrounding architectural styles, using materials that are sympathetic and fitting for the area.



Above: Street Scene [nts] - Crows Nest Lane

THE PROPOSAL



THE PROPOSAL

APPEARANCE

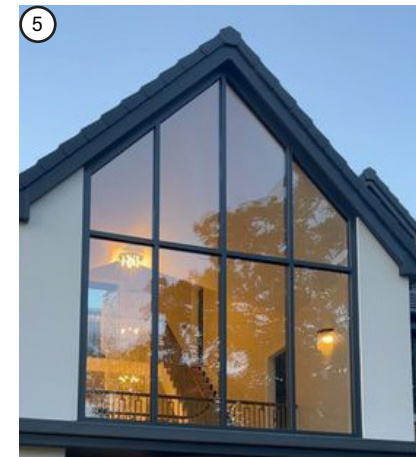
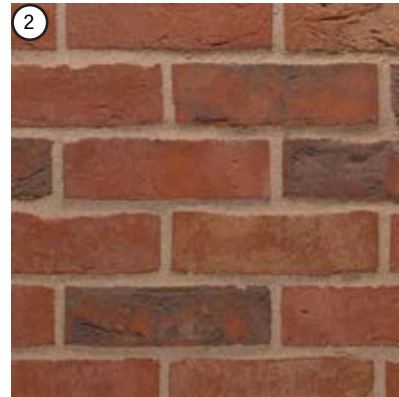
The site is located in an established residential area surrounded by new medium to large residential developments, Boorley Park and Maddoxford Park.

External materials predominately found are red brick, render, tile hanging, under pitched and hipped roofs with slate or plain clay roof tiles [refer to the Surrounding Area section of this document for photographs of architectural styles].

The approach to the design of the proposed dwelling is to take distinctive architectural details and materials found in the local area and incorporate them into the design to compliment and enhance its surroundings whilst retaining its own character.

Materials Key

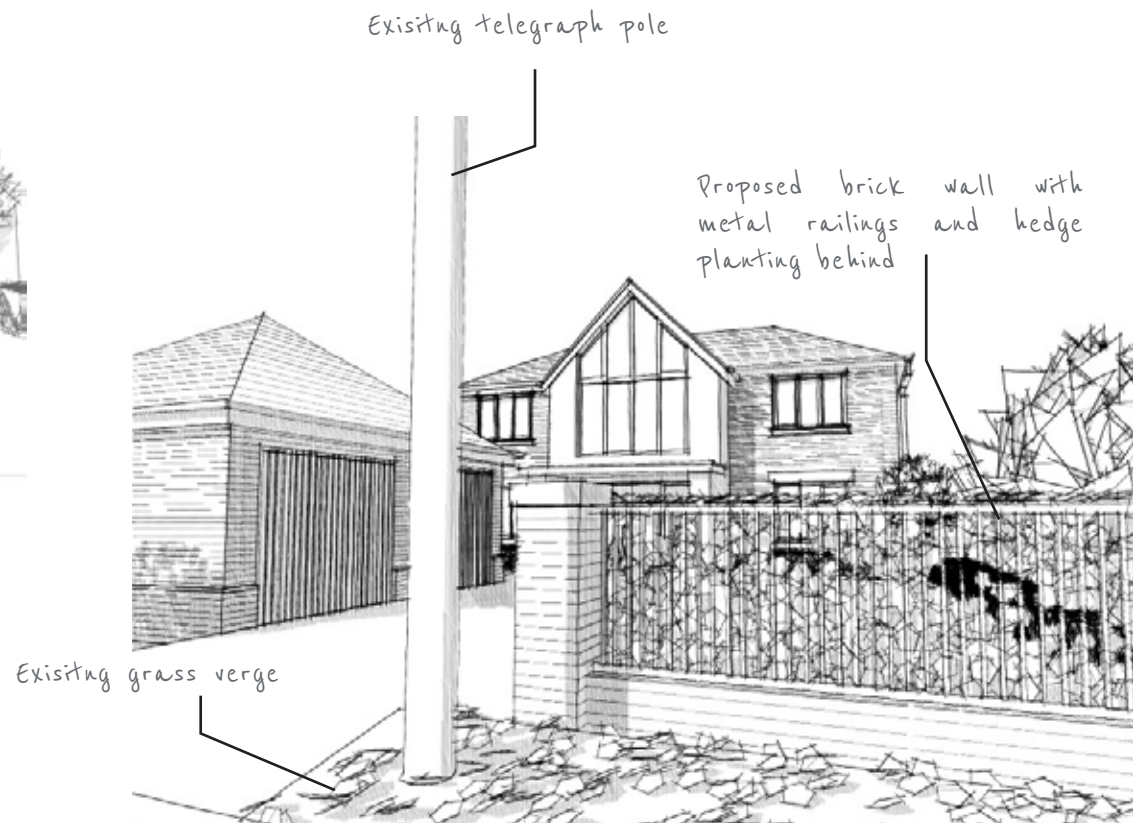
1. White Render
2. Red Multi Brick
3. Slate Affect Roof Tiles
4. Re-constituted Stone Cills & Lintels with Coloured Upvc Window Frames
5. Feature Glazing



THE PROPOSAL



Above: Concept Sketches [nts]



THE PROPOSAL

APPEARANCE

The proposed dwelling has a brick plinth with matching facing brick walls in red multi brick with a white rendered central glazed element to the front elevation. A flat roof central canopy creates a covered area to the main entrance. The main roof is hipped with slate effect tiles similar in style to nearby dwellings.

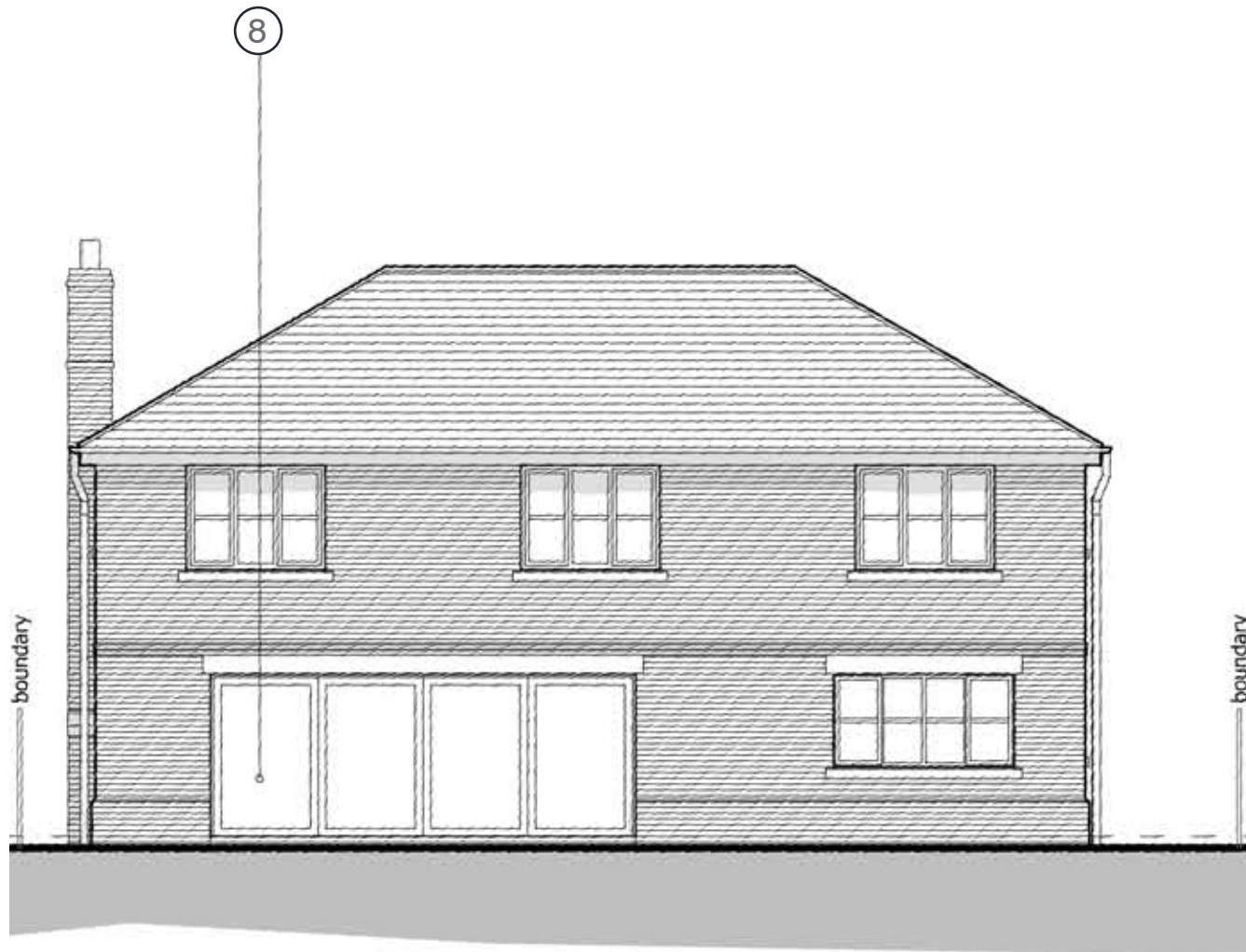
KEY

1. Slate effect roof tiles
2. Red multi brick
3. White render
4. Black upvc rainwater goods
5. Reconstituted stone cills and lintels
6. Black Upvc double glazed windows
7. 1.8m high timber fence
8. Bi-fold doors



Above: Proposed East Elevation [Facing Crows Nest Lane] nts

THE PROPOSAL



Above: Proposed West [rear] Elevation nts

ECOLOGY & BIODIVERSITY

ECOLOGY

A preliminary ecology assessment [PEA] has been carried out by South Coast Ecology [submitted with this application] and concluded the site have negligible potential to support roosting bats and the area proposed for development is considered limited in regards to ecological value.

The recommendations for enhancements will be integrated into the proposal, these include:

- Native Planting within the new garden
- Planted borders and flower beds to attract pollinating insects

- Tree planting
- Bat boxes, integrated within the fabric of the proposed dwelling
- Bird boxes, at least 3 woodcrete bird nest boxes

The site has been confirmed to lie within 5.6km of the international designations associated with the Solent. A contribution will be made if the application is approved in accordance with the current contributions requirements.



Above: Example of an integrated bat box



Above: Example of a Woodcrete bird box

SUSTAINABILITY

SUSTAINABILITY - CONSTRUCTION

According to the Policy DM2 Environmentally Sustainable Development; all new C3 Use Class development must achieve a 19% improvement in predicted carbon emissions, compared with the building regulations current standard at the time, have a predicted water mains consumption of no more than 110 litres/person/day. Incorporate energy efficient passive design principles and use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible and be designed to be flexible, enabling the life of the building to be by re-use for other purposes where feasible. The proposed design will provide recycling and composting of waste facilities. Sustainable techniques that promote the reuse and recycling of building materials will be promoted where feasible. The energy efficiency of the dwelling will be maximised by ensuring insulation levels of the walls, floors, roofs, windows and doors are as

high as possible reducing energy consumption and the cost of heating bills.

WATER CONSUMPTION

The proposed dwelling will be fitted with water efficient fittings such as:

- low flow taps
- low volume flush WCs
- reduced volume baths
- low flow showers
- low water use washing machines
- low water use dishwashers

In addition and to further water efficiency grey water recycling and rainwater harvesting could be utilised if practicable.

DRAINAGE

Foul drainage will be via the existing mains system.



CONCLUSION

CONCLUSION

There is an opportunity to create a new energy efficient dwelling in an established residential and sustainable area which enhances the appearance of the local area.

The proposed dwelling is designed to meet all the current standards outlined by Eastleigh Borough Council and Building Regulations in regards to sustainability.

The proposed development is designed taking into consideration the local surrounding area in regards to architectural styles, scale and the relevant planning policies both national and local.

There will be no negative impact on the existing landscape by the proposed development, a new native hedgerow will be planted along the frontage to replace the existing (Buxus sempervirens hedge).

Biodiversity and Ecology will be enhanced with the introduction of an integrated bat box, bird boxes and new planting as recommended in the Preliminary Ecology Survey.

The site will be enhanced by a carefully designed dwelling, and whilst being influenced by it's surroundings has it's own architectural identity adding interest to the street scene.

