

05

RESPONSE TO REFUSAL

“Early discussion between applicants, the local planning authority and local community... is important for clarifying expectations and reconciling local and commercial interests.”



Area Schedule (GIA)

73 Bed C2 Residential Care Home	4800m ²
Open Market Cottages @ 90m ² x 5	450m ²
Total	5250m²
Car Parking:	34 spaces o/a
Care Home	24 Spaces
Residential cottages	6 Spaces
Existing spaces retained	4 Spaces

- Drawing Key:**
- [1] 73 Bed C2 Residential Care Home
 - [2] 5 no. Residential Cottages
 - [3] Parking
 - [4] Existing parking retained
 - [5] Service Access
 - [6] Main entrance to Care home
 - [7] Residents Sunken Garden
 - [8] Residents Shade Garden
 - [9] Residents roof garden
 - [10] New Vehicular Access
 - [11] Pedestrian Entry - less than 1:20 slope
 - [12] Defined edge of View cone to Bursledon Mill
- Existing Trees to be retained
 - Existing trees to be removed
 - SSEN 3m easement, 1.5m either side of cable
 - Line of ecological buffer zone based upon 10m offset from top of stream bank
 - Site Boundary
 - Root Protection Zone
 - Proposed tree planting

Reasons for Refusal

The previous planning application was determined by the local authority planning committee. The proposals were presented to the Bursledon, Hamble and Hound (BHH) Local Area Committee on 21st November 2024 with a recommendation from the case officer to GRANT planning permission.

Unfortunately the committee determined instead to refuse planning permission, and gave the following reasons relating to access and design:

Reason 1:
The proposed care home, due to its excessive height and bulk and close proximity to the rear garden boundaries of Nos.1-4 Brookfield, would represent a visually dominant, overbearing and intrusive form of development when viewed from the adjacent rear gardens, resulting in an unacceptable impact on the amenities of the existing residents. The proposal would therefore be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Reason 2:
The proposed development would have insufficient on-site parking and would result in the loss of existing parking for adjacent residents, which would result in increased pressure for parking on Providence Hill, leading to increased highway safety risks from obstructions caused by unauthorised parking. The proposal would therefore be contrary to Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

The other reasons for refusal do not relate to design and access and so are not dealt with in this document.



Refusal | West Elevation



Refusal | South Elevation



Refusal | South-West Elevation
- Entrance To Cottages No. 1-3



Refusal | South Elevation
- Typical Rear Of Cottage Properties



- A Building moved 1.8m further away from nos 1-4 Brookfield
- B Building moved 2m further away from boundary to no. 4 Brookfield
- C Projecting wing omitted above ground
- D 2 cottages omitted, reducing number to 3
- E 6 additional parking spaces added, giving 40 spaces in total
- F Sunken garden moved 1m further away from 1-4 Brookfield
- G Second floor dormer windows facing south omitted
- H East end of building moved by 1.3m

Response to Refusal | Footprint

Parking has been increased from 34 spaces to 40 spaces, an increase of 6 spaces, while accommodation has reduced to 68 care bedrooms and 3 cottages. This results in a much higher ratio of parking to accommodation than in the refused scheme.

The building footprint has been pushed back away from the gardens of 1-4 Brookfield by 1.8m to the north and 2m to the west, improving the openness of the adjacent gardens and reducing any perceived overbearing on these properties. The south facing façade of the care home is now over 40m from the rear extensions of 4 Brookfield,

and over 42m from the rear of 1 Brookfield. The east facing façade is over 12m from the site boundary onto the garden of 4 Brookfield.

To avoid simply pushing the building towards Goslings Turning instead, the northern projections of the refused scheme have been reduced, with the result that the northern footprint of the revised proposals sits on a similar line to the refusal.

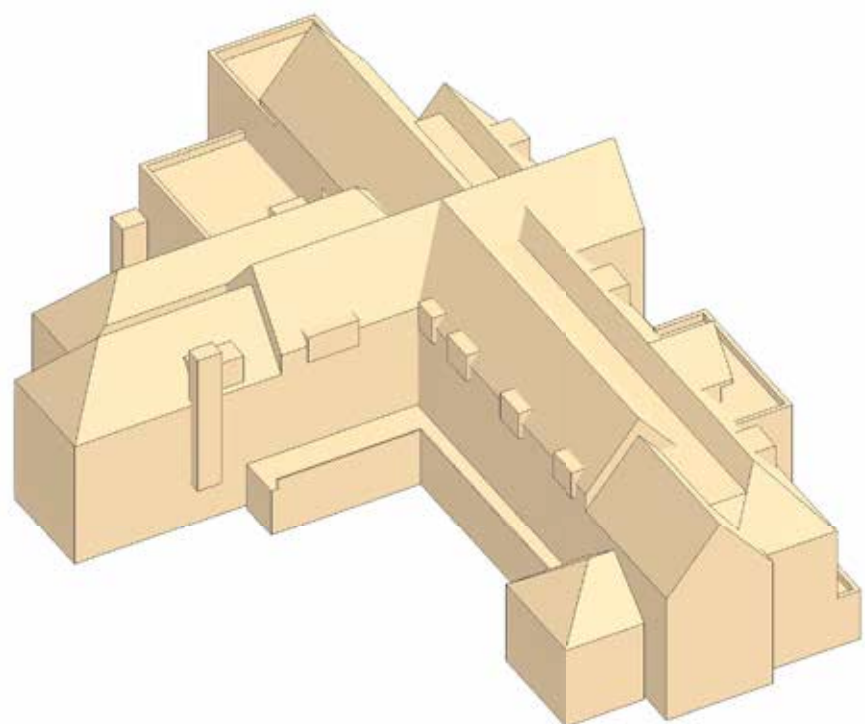
The eastern end of the building has been set in by 1.3m from the refusal, increasing the gap to the trees along the

east edge of the site. The gable roof of this element has become a hip to further open up the gap. While a gable remains on the northern element, the reduction in roof here will result in more open aspect for the gardens of 1-4 Brookfield.

With the various changes to the building form the revised proposals maintain their relationship to the view to the listed windmill which was considered acceptable previously.

The sunken garden is moved north by 1m to increase space for screen planting along the boundary of 1-4 Brookfield, and increased in size to improve daylight access to lower ground floor rooms. A ground floor terrace overlooking the sunken garden has also been omitted to increase the size and openness of the sunken garden.

The cottages have reduced in number from 5 to 3. In place of the 2 runs of cottages in the refusal, a single run of cottages is now proposed, with the additional space

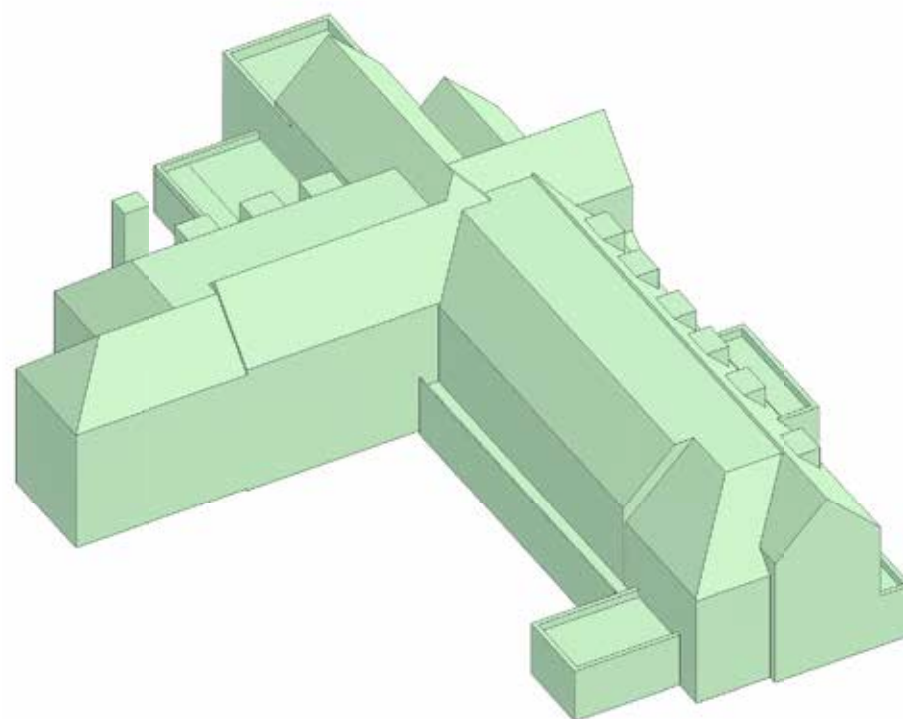


Refusal

21,000m³

The proposed changes result in a smaller and lower built form with a reduced mass compared to the refusal. With reduced roof pitches, lower eaves and more efficient planning we have been able to reduce the volumetric mass of the building by around 24%, much of which has come out of the roof and second floor where it has the biggest impact on the relationship to neighbouring gardens.

The massing views above are viewed from the south, from a position over the gardens of 1-4 Brookfield, where the massing was considered most contentious in the reasons

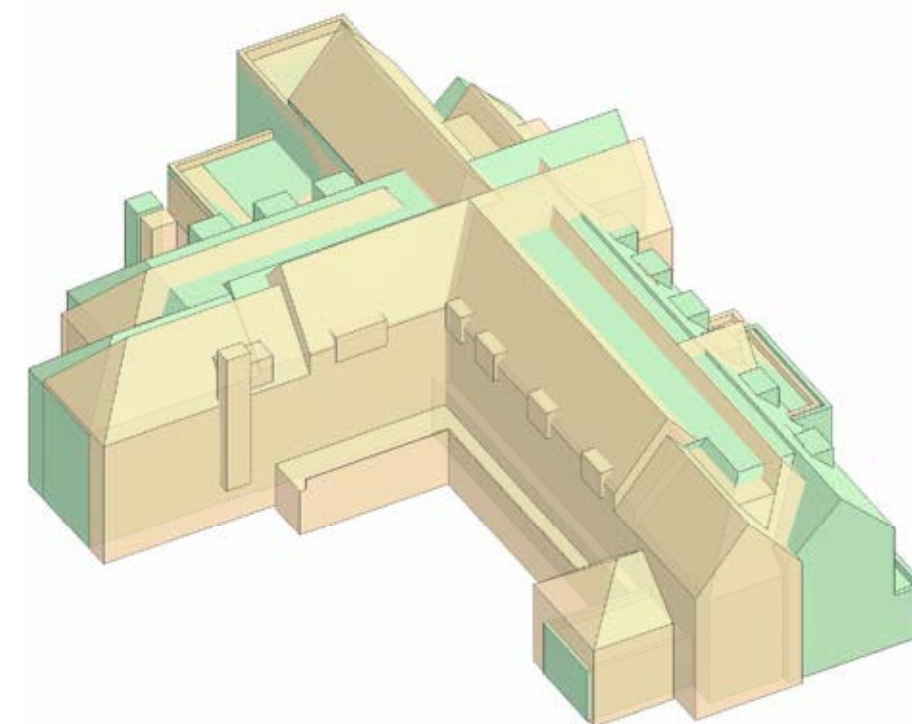


Second Planning

16,000m³

for refusal of the previous scheme. The massing model comparison shows the significant reduction in scale and mass of the building concentrated in the southern parts of the building closest to the gardens of 1-4 Brookfield.

As well as the reduction in height and scale of the roof form, it can be seen that the roof forms have been simplified with fewer dormers and projecting elements, minimising the visual impact on neighbours.

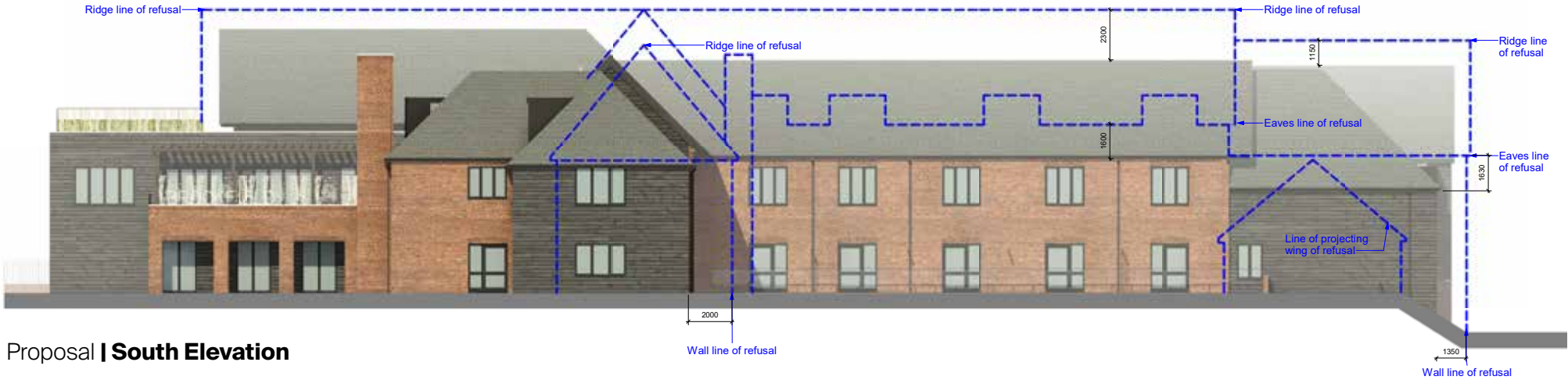


Volume reduced by

5,000m³**~24%**

The massing shows the impact on massing near nos 1-4 of the reduction of the wing at the east end of the building down from an above ground form with a hipped roof over, to a form that sits below ground level.

The change from gable to hip roof at the east end of the building reduces the massing here in relation to the neighbours as can be seen in the images.

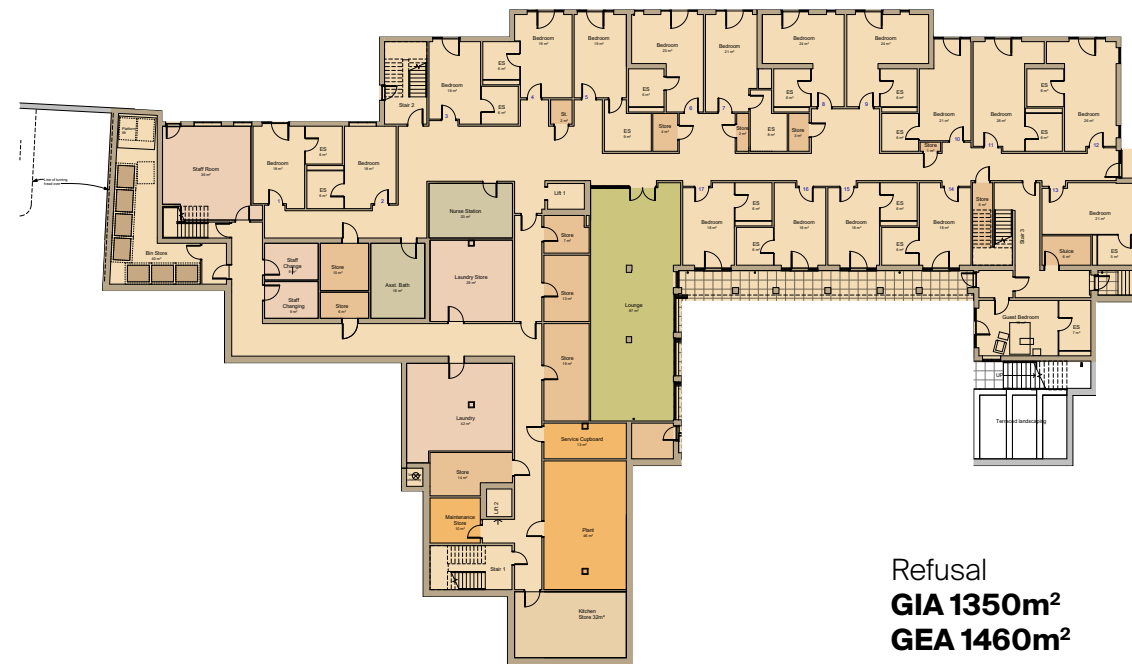


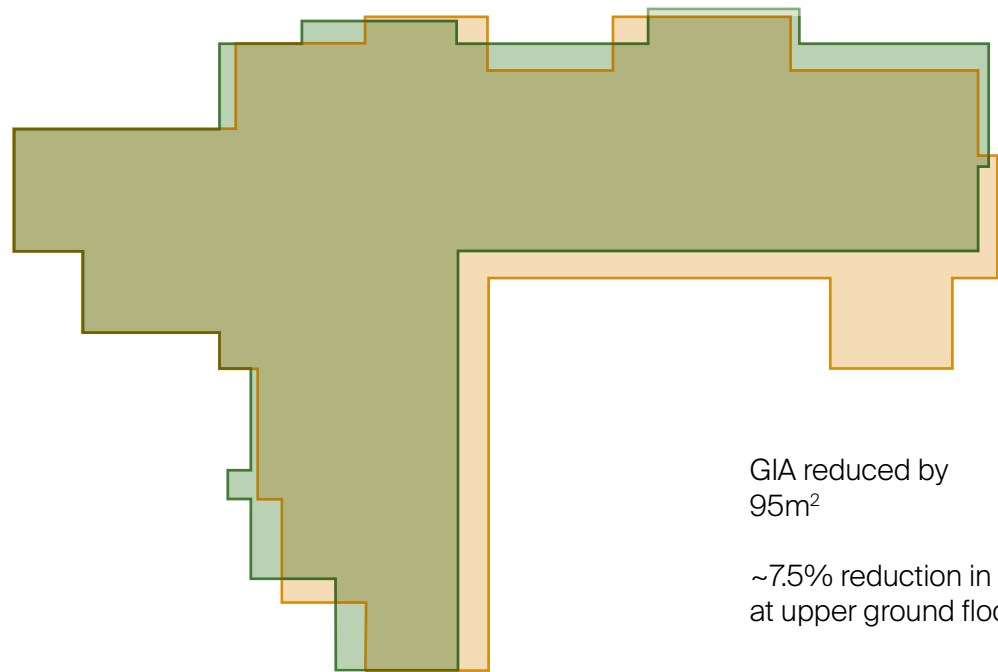
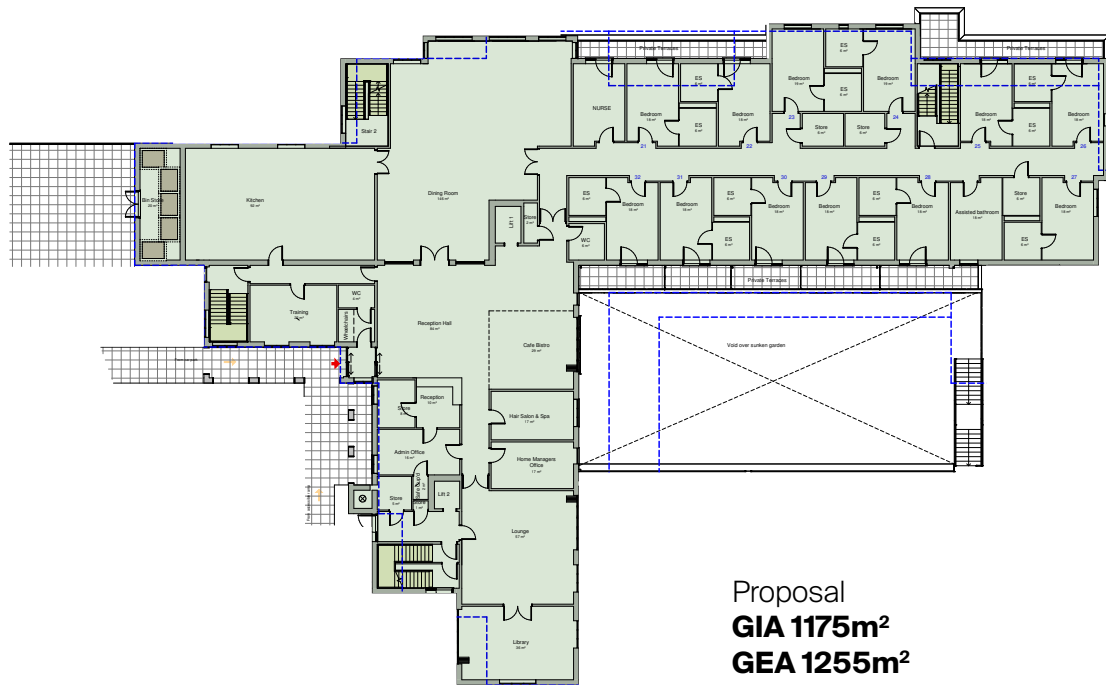
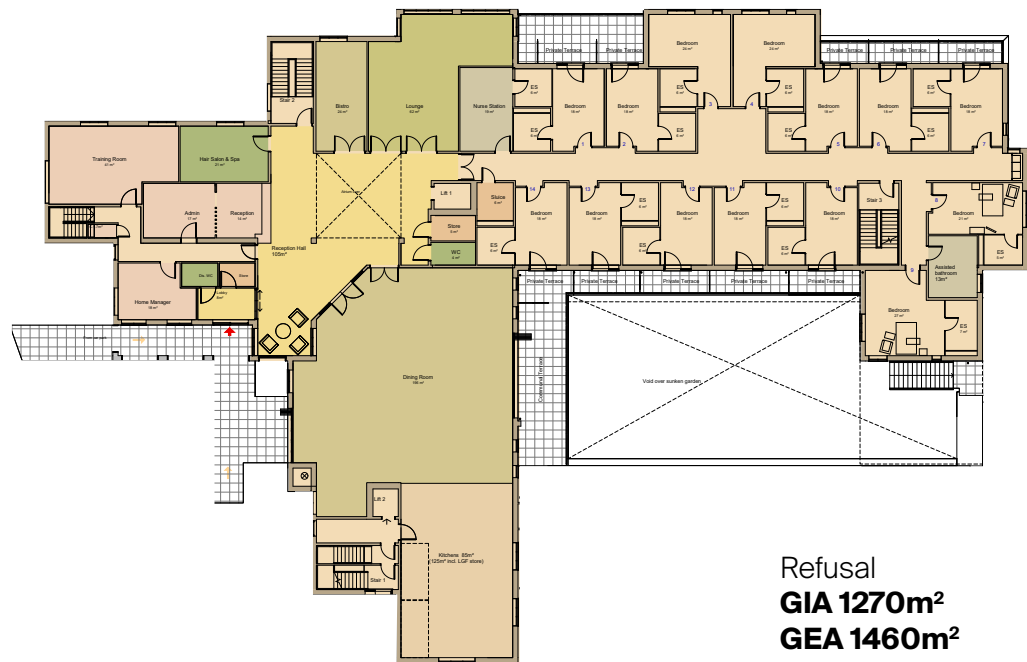
The care home roof closest to 1-4 Brookfield has been reduced in height and pitch to improve the relationship to the gardens of 1-4 Brookfield. The eaves of the south elevation have dropped by 1.6m and the ridge has dropped by 2.3m.

All second floor windows facing towards the gardens of 1-4 Brookfield have been omitted from the proposals, resulting in a 2 storey building form facing towards these properties, rather than the 2½ storeys of the refusal. While the refused scheme was well within the policy requirements of separation distances, the revised proposals further improve this relationship.

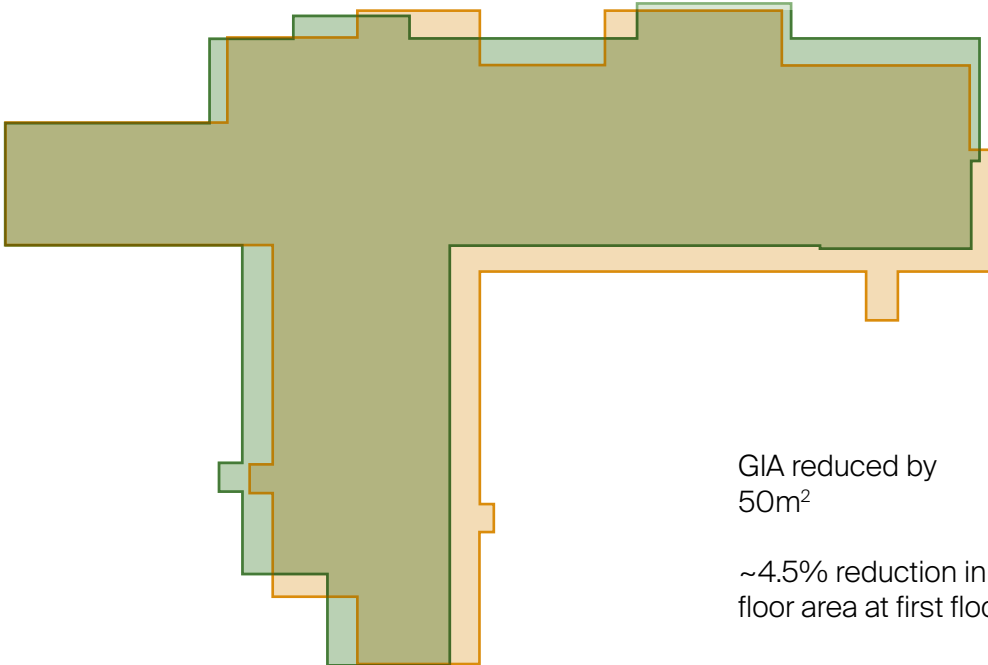
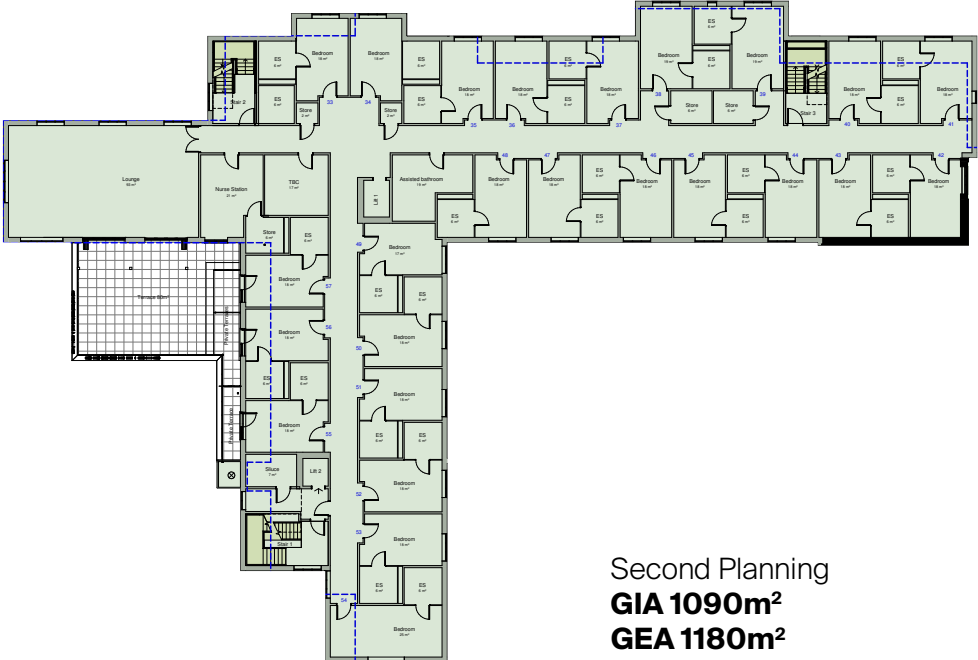
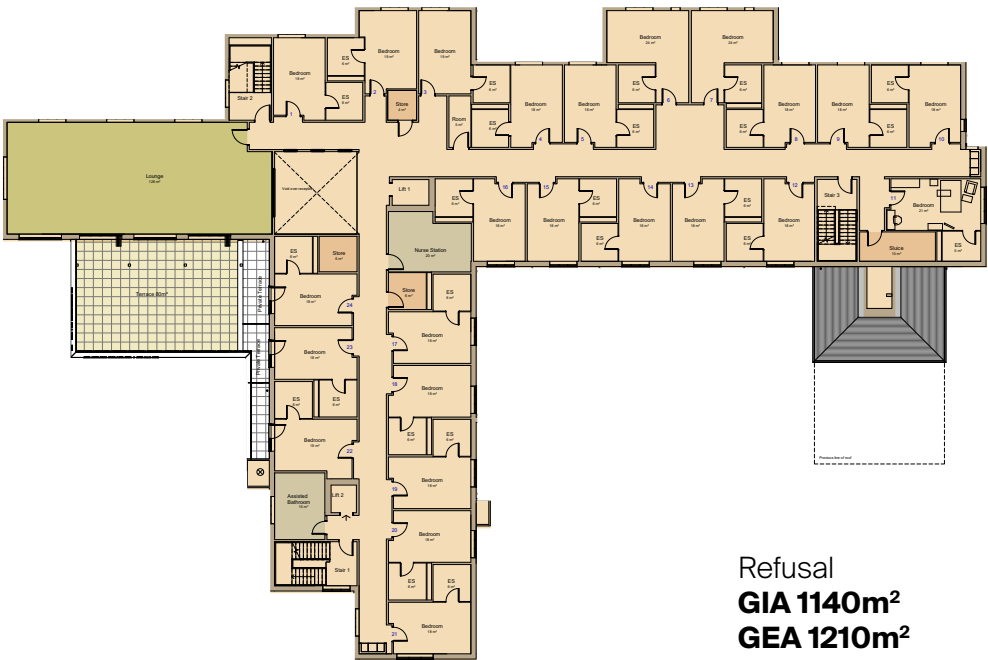


Refusal | South Elevation

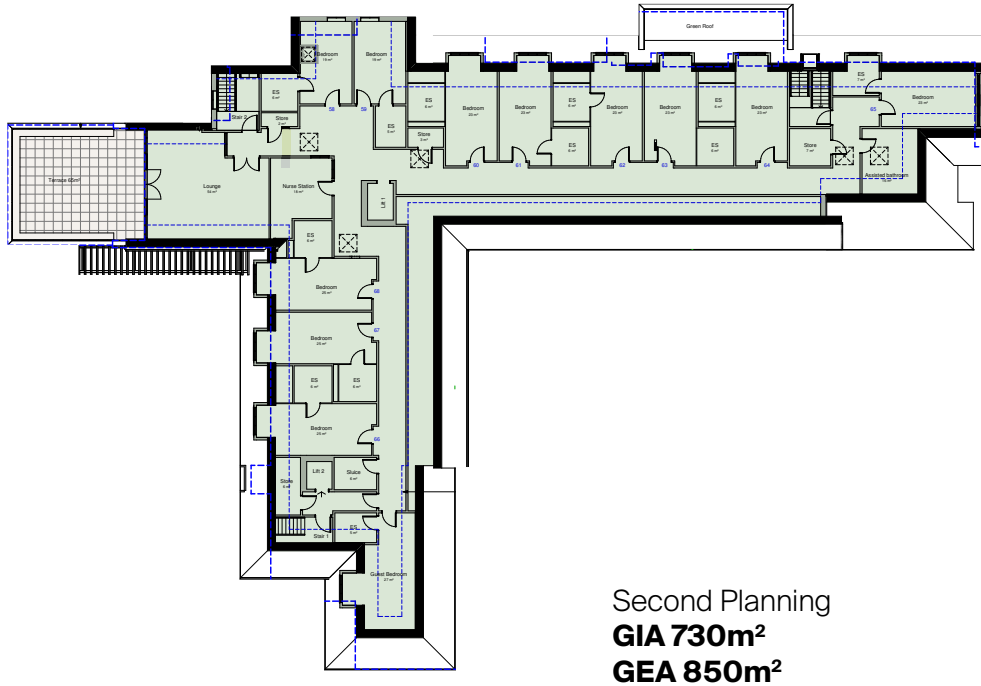
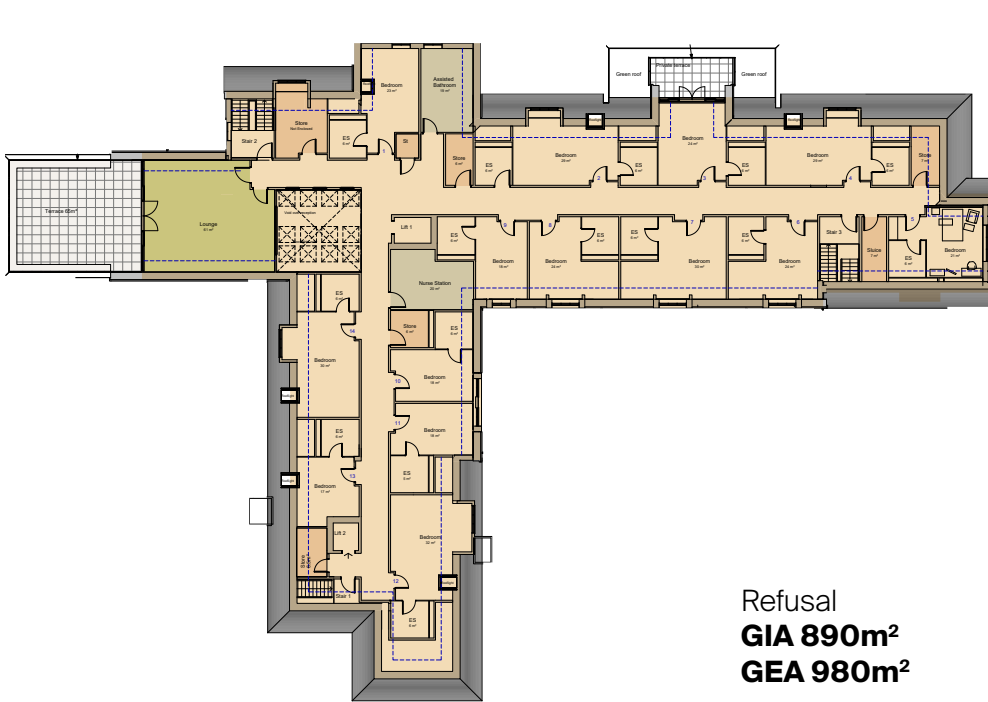




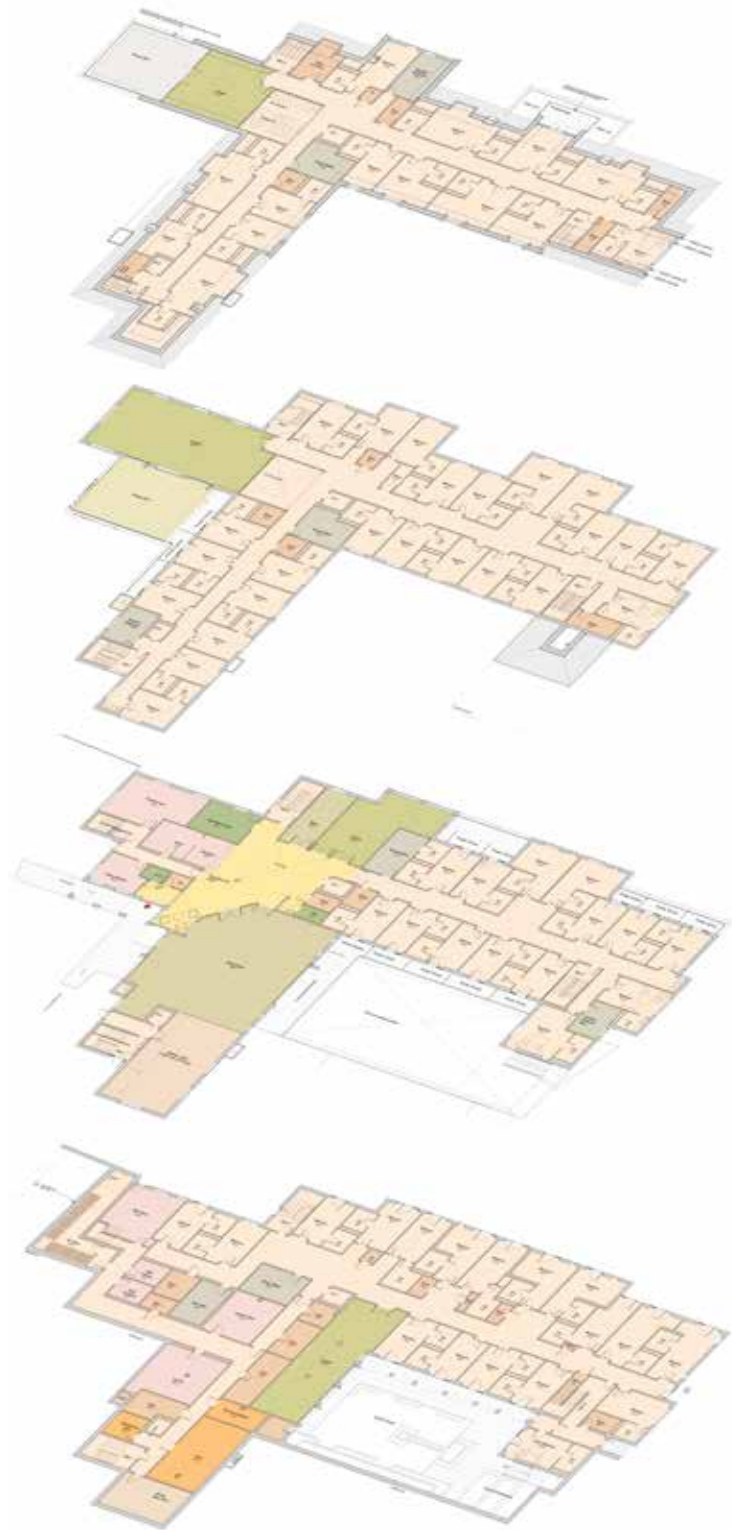
- To achieve the significant reductions in mass and scale of the revised proposals, the internal accommodation has been substantially replanned. Space savings have been made through the following:
- Bedrooms have been redistributed, with fewer bedrooms on the second floor in the roof space, partially offset by a small increase in bedrooms on the lower ground floor.
 - Bedrooms have been made more standard sized, with many of the larger bedrooms being removed or reduced in size. Average bedroom size has dropped from 20.7m² to 19.2m².



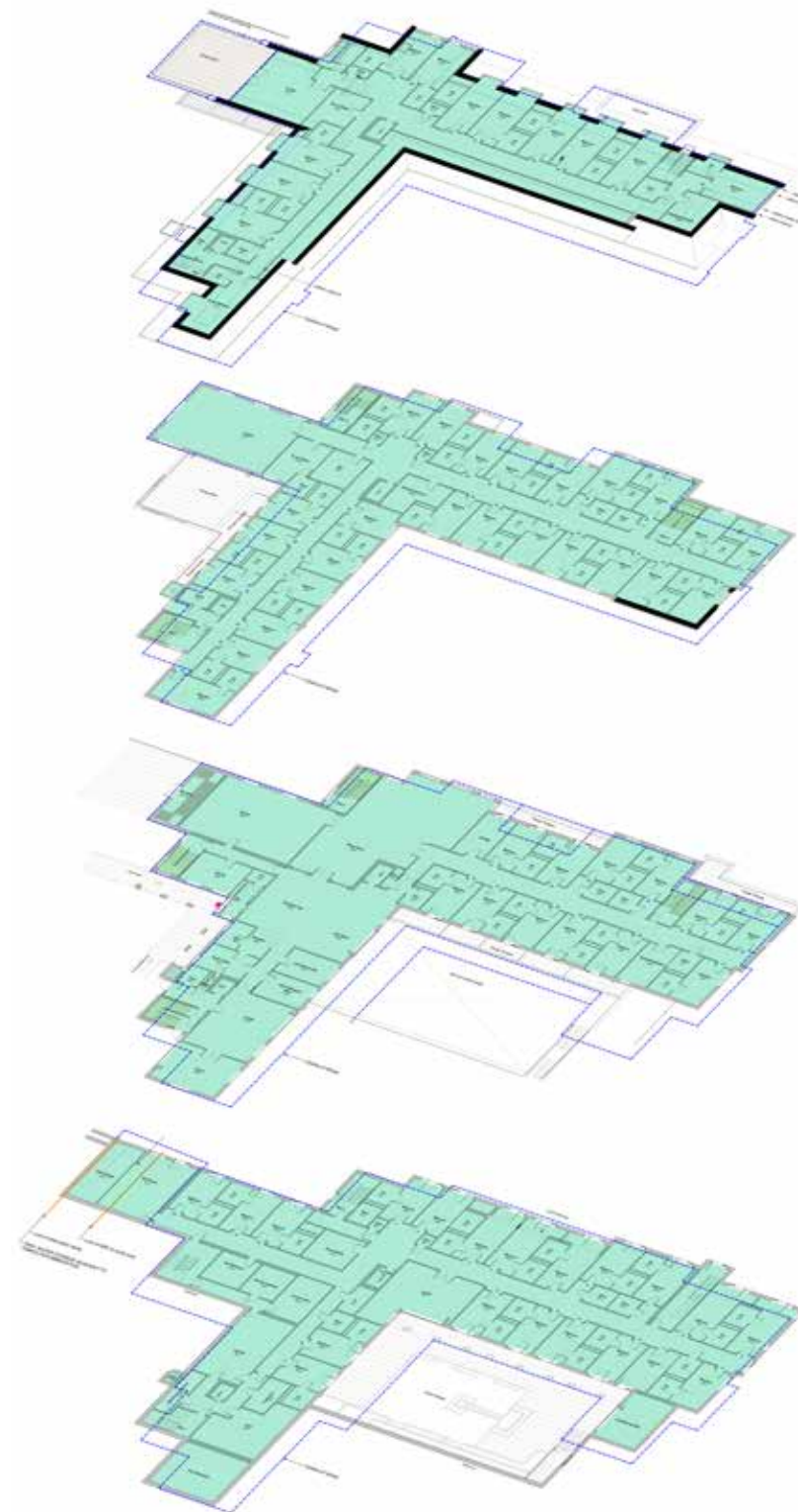
- Communal spaces, such as lounges and dining spaces, have been reduced in area by a total of nearly 90m², while still offering a high quality and choice of social space for residents and providing more communal space than most other providers.
- A large atrium that formed the centrepiece of the refused care home plan has been omitted from this proposal, with the space reallocated to more efficient uses.
- The revised more efficient second floor layout and reduced roof form result in a reduction in the area of unused space within the roof.



Departments				
	Refused m2	Proposed m2	Difference m2	% reduction
Back of House	590	450	-140	24%
Bedrooms inc ES	1875	1770	-105	6%
Circulation	1060	960	-100	10%
Social	577	489	-88	15%
Services	265	265	0	0%
Unallocated	290	230	-60	21%
TOTAL	4657	4164	-493	11%



Refusal
GIA 4650m²
GEA 5000m²



Second Planning
GIA 4230m²
GEA 4635m²

~9% reduction in total GIA
~7.5% reduction in total GEA

Clay Render | **Refused**

The above images show the refused scheme on the left and proposed scheme on the right.

The images show a much simplified form on the revised proposals and a wider more open space between the care home and the gardens on 1-4 Brookfield.

Clay Render | **Proposed**

The projecting wing can be seen to have been removed, replaced by a sub-ground level space that blends into the landscaping.

The overall impression is of a smaller built form and a much reduced impact upon the neighbouring properties.

Second Pre-app Response

The second pre-app package was submitted to the local authority and the design was refined through this process in consultation with the council planning and design team. 2 meetings were held with the council team which allowed us to understand any outstanding concerns they may have and to make necessary amendments prior to submission of the planning application. At the end of this process we received positive feedback from the council team, which gave us the confidence to progress the design to planning submission.

Pre-app meeting 1

The outcome of the first meeting was general support for the changes made since refusal, with some additional information and design tweaks requested.

2 design options were tabled to test the best way to respond to the reasons for refusal. Option 1 was a revision of the refused scheme, directly responding to the stated reasons for refusal. Option 2 was presented as an alternative to see if there was potential for a different type of development with subterranean elements. It was generally agreed that option 1, revising the refused scheme in response to the reasons, was the preferred route, retaining the many features that were considered appropriate from the first scheme while resolving those that were not.

The heritage officer emphasised that the windmill is of national importance and preferred option 1.

The urban Design Officer welcomed all of the felt that the scheme was going in the right direction to address the previous reason for refusal, e.g. setting back the building away from the Brookfield properties, removing the southern wing, enlarging the sunken garden and removal of one cottage and increasing on-site parking.

The Landscape Officer commented that the reduction in footprint/ building heights and the omission of the south-east wing are all welcomed, and that the increase in on site parking by dropping one of the cottages is also positive. They did request that whilst the landscape layout remains broadly the same as the refused application, any uplift / space for screen planting to the rear of 1-4 Brookfield would be helpful.

A second meeting was held where the team presented additional detail and revisions that addressed any points raised in the first meeting. From this meeting the council issued their formal reaponse which is set out below.

Initially, two options were presented. The first, Option 1, was for a scheme that followed the same layout and design principles as the refused scheme but with a reduced mass and bulk of the care home and a reduction in the number of cottages. Option 2 presented a care home only scheme with a redesigned building set further north on the site, with a revised access point, parking and landscaping layout. Whilst this option was considered to provide benefits in respect of the relationship with Nos. 1-4 Brookfield, it would result in significant new concerns in relation to the impact on the historic windmill view, ecological impacts on the adjacent stream buffer, proximity to Goslings Turning and design concerns relating to the bulk and mass of the building and the position and layout of parking. It was agreed that Option 2 would not be pursued.

In other respects, the revised Option 1 continues to accord with some of the key principles agreed during the original application. This includes the protection of the view cone to the nearby Listed windmill, the position of the access as agreed as acceptable by the Highway Authority and the provision of enhanced landscaping and ecology buffer zones. I understand you have considered some of the points made by the Council's Landscape Officer from the last meeting, and that a revised drainage scheme is being prepared.

The number of care home bedrooms would only be 1 less than the refused scheme (68 compared to 69), and it was explained that this has been achieved in the reduced floorspace by making the internal layout more efficient and decreasing the size of some of the rooms (but still meeting required care home standards). In addition, a small element of additional floorspace is shown to be provided at below ground level on the west side of the building (subject to addressing constraints). This is within the view cone of the windmill but would not be visible from Providence Hill, due

to its lower ground floor position. The principle of this type of subterranean floorspace was tentatively agreed at the 5th March meeting by the Heritage Adviser, and he would be consulted on any future application.

Reason for refusal 1 – impact on neighbours

This reason for refusal related to the height, bulk and proximity of the building to Nos. 1-4 Brookfield and the resulting impact on the amenities of these neighbours (due to being visually dominant, overbearing and intrusive). Whilst the position of the building in the revised scheme would only be slightly further set back than the refused scheme, the building has also been reduced in both height and mass and the second floor windows on the south and east side of the building would be removed. In combination, these changes would help to reduce the visual dominance and intrusiveness of the building when viewed from the neighbours gardens, which was the key issue in the reason for refusal. The changes are considered positive and it is recommended that a future application is accompanied by a similar suite of detailed plans as the previous scheme, including section drawings, 3D models and ideally a verified view from the rear gardens of the Brookfield properties, so that the impacts can be fully assessed.

It is noted that the revised scheme would result in additional windows facing north towards Goslings Turning. However, as the position of the building would remain more or less the same as per the previous scheme, it is considered that the privacy of these nearby residents would remain protected by the separation distance. It is also noted that a terrace previously proposed at second floor level on the north elevation has been removed.

Reason for Refusal 2 - Parking

The refused scheme provided 34 parking spaces against a requirement of 40 spaces (shortfall of 6). In addition, the parking currently used by 1-3 Brookfield was to be lost, leading to concerns about further risk of displaced parking on Providence Hill. The latest revised plans would provide 36 parking spaces on site plus 4 spaces adjacent to 1-4 Brookfield and it was confirmed that these could potentially be retained for use by these neighbouring residents. The scheme would therefore provide at least 36 spaces for the development.

06

PROPOSALS

“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”

Use and Amount

The proposal is for a new 68 bedroom nursing care home of 4230m² over 4 floors, with the top floor set within the roof space and the lowest floor sunk into the ground on the south side.

There will also be 3 new 1½ storey cottages of 90-100m², each with its own entrance and private garden.

There will be 40 parking spaces provided overall, spread across 4 parking courts.

The site area is 10870m² overall. Building footprints total 1550m² making up 14% of the site.

Site Layout

The key view to the listed Bursledon Windmill and principles for the setting of the view have been agreed with the local authority and are assessed in the previous sections of this document. The key requirements are no building in the view cone and a predominantly green landscape in the valley floor within the view.

The proposed care home is confined to the east part of the site, outside the area defined as a key view to Bursledon Windmill.

The building is aligned roughly to Providence Hill and the properties along it, and is arranged to ensure good separation between the care home windows and the rear of properties along Providence Hill, while maintaining distance to the trees along the north edge of the site.

In the west part of the site, outside of any viewing zones towards the windmill, are proposed 3 no. 1 ½ storey cottages. These dwellings are arranged with frontages towards the street and rear

gardens facing out over the valley. The cottages are accessed via a pedestrian path that winds through the trees from a parking court off the main entrance drive.

The central part of the site has been treated sensitively to ensure the view to the windmill remains green and well planted, not dominated by infrastructure.

The main vehicle access to the site is halfway along the Providence Hill frontage, where there is an existing site access. The access drive winds down through the middle of the site to deal with the significant level drop from the road to the lower parts of the site. Parking is broken up into smaller courts to avoid an excessive area of hard surfacing and to allow planting amongst the parking.

The lower parking court provides level access to the care home entrance and turning for larger vehicles. The upper parking court provides additional parking and links to the care home via a winding path. The western parking court serves the cottages and staff parking. There is also a small parking court in the south corner of the site retained as existing use.

A shallow footpath winds down through the site to the care home entrance from the footpath at the south corner adjacent to no. 4 Brookfield. This provides accessible pedestrian access to the care home at less than 1 in 20 in slope, while providing space for landscaping to soften the path in views from the street.

A winding path runs all the way around the care home to provide a safe walking circular route for residents of the care home for exercise and amenity.

Through the middle of the site, running east to west, is a linear retaining wall. Through an exploration of options this was agreed to be the best way to achieve the necessary level changes across

the site without undue impact upon the setting and landscaping. The alternative steep slopes would have given emphasis to the paved spaces and been hard to naturally landscape. The retaining wall will screen the lower parking court in views from Bursledon Road. Careful landscaping will ensure that the top of the wall is not prominent in views so that the green setting of the windmill is not harmed by hard infrastructure.

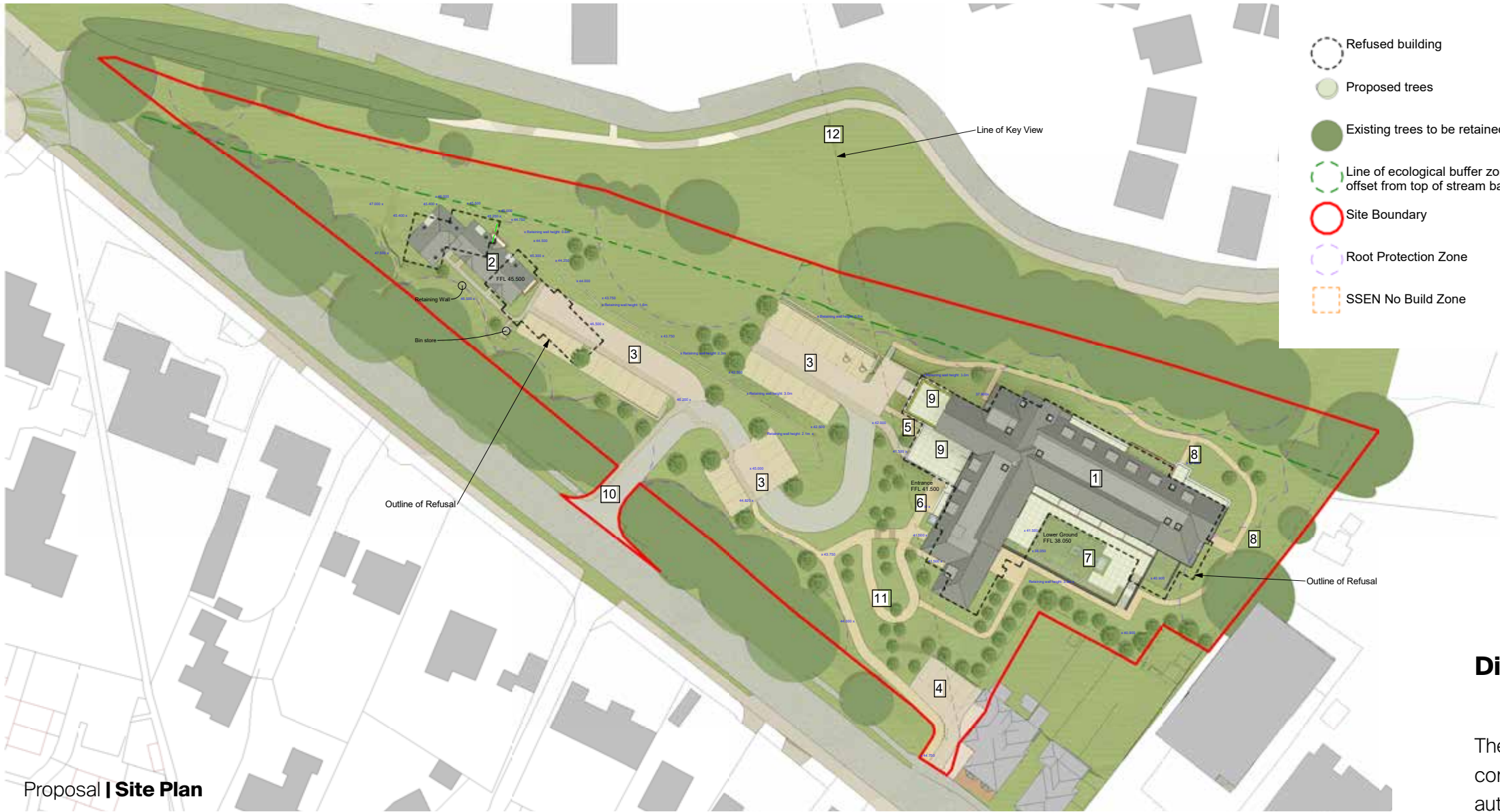
The retaining wall will be treated as a green wall alongside the lower parking court, giving an attractive feature for visitors while softening its impact in views from the north. Further west the retaining wall will be disguised by natural creeping planting in a way common to rural retaining walls. The retaining wall will be 3m at its highest point, where the green wall will be, reducing down as it runs west and disappearing into the ground by cottage 4.

There will also be smaller sub-1m high gabion retaining walls around the cottages to smooth out the levels in these areas and these will be integrated into the landscaping.

The northern part of the site is given over to soft landscaping and ecological space with opportunities for BNG enhancement.

The trees around the edges of the site are retained. A large veteran oak tree on the north boundary is given additional protection with a 21m no build root zone.

Current overhead electricity cables that run through the protected view will be re-routed underground enhancing the view.

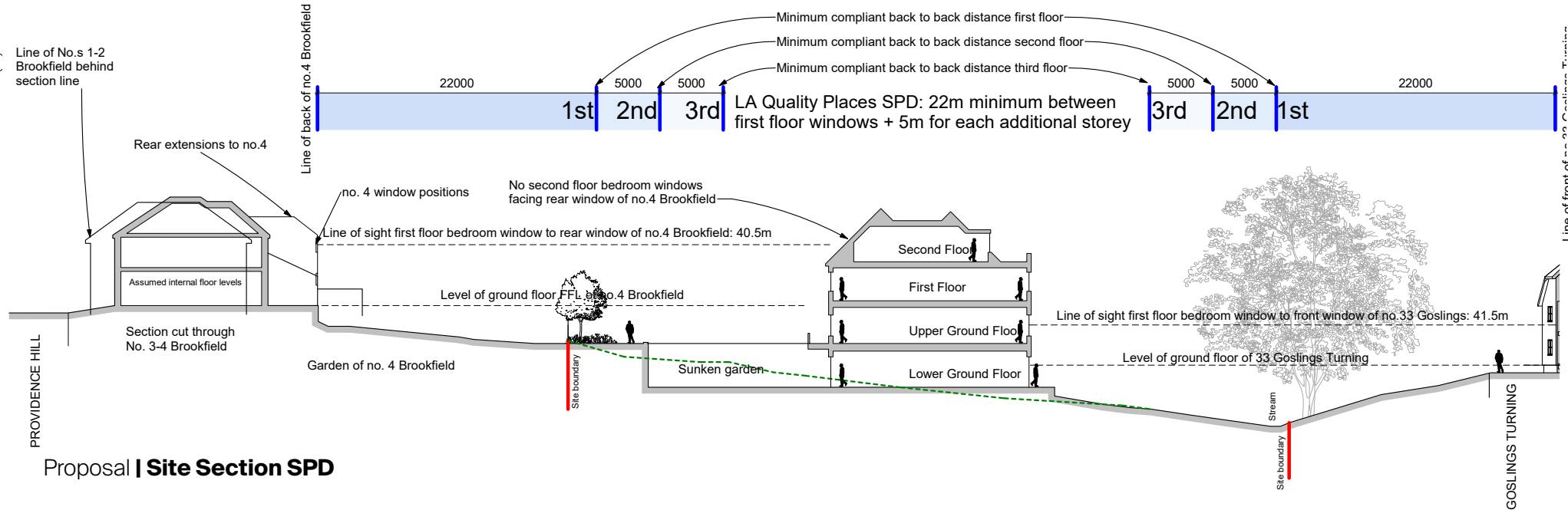


Distance to Neighbours

The care home has been carefully positioned on site to comply with the separation distances set out in the Local authority's Quality Places SPD. This states that there should be a minimum of 22m between facing first floor windows, and that distance should increase by 5m for every additional floor.

The care home accommodation is over 4 floors, but facing 1-4 Brookfield only the top 3 floors are above ground level and there are no windows facing south at third floor level. Therefore it is reasonable to base the minimum back to back distance on 2 storeys, or 22m separation. The proposed building is set over 40m back from the rear first floor extensions of 1-4 Brookfield, well beyond the 22m requirement for first floor windows, and also beyond the requirement for second and third floor windows.

Facing Goslings Turning the care home is also beyond the minimum distance for facing windows, with at least 41.5m separation.



The Care Home

The nursing care home is entered at the corner of the building facing the access drive, prominent in views from the street and coming into the site.

The welcoming entrance leads into a reception hall running through the building and overlooking the sunken garden beyond. A reception desk and open bistro area animate the hall. The reception acts as a hub for the home, giving residents direct access to communal facilities such as a large dining room, bistro, lounge area, hairdresser and spa.

The lounge opens out onto a terrace overlooking the central sunken garden and also onto the entrance path to the west, giving residents a variety of spaces to enjoy. The dining room has views out over the landscape to the north.

There are large areas of outdoor amenity on every level of the care home in the form of sunken gardens, patios, landscaped grounds and roof terraces.

Bedrooms are located along 2 main wings of the building running East - West and North – South, with the main communal and amenity facilities located at the junction of these wings at the north west of the building.

On each upper floor a communal lounge opens out onto a large roof terrace. The lounges have good views out over the landscaped grounds and wider setting.

The lounges open out onto large terraces with glazed screens around the edges for safety. The terraces will have intensive planting and landscaping suitable for their use and location.

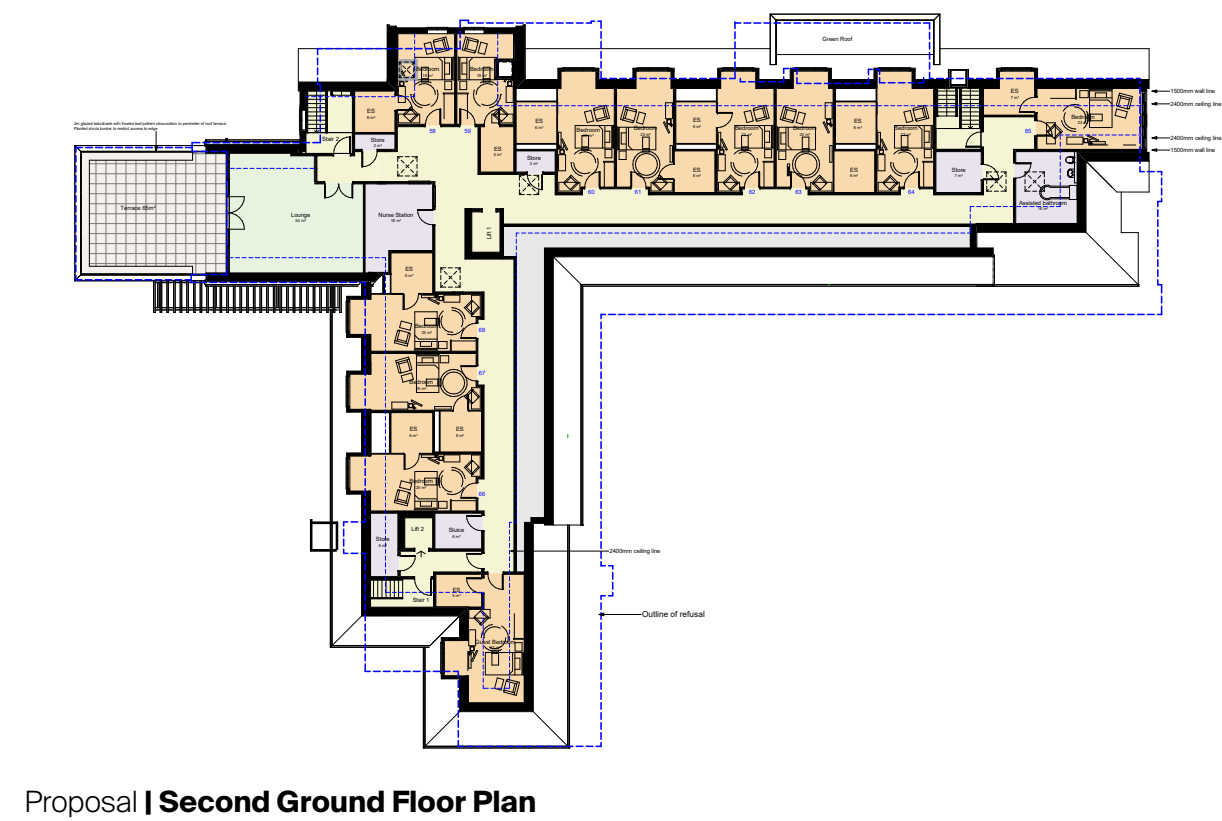
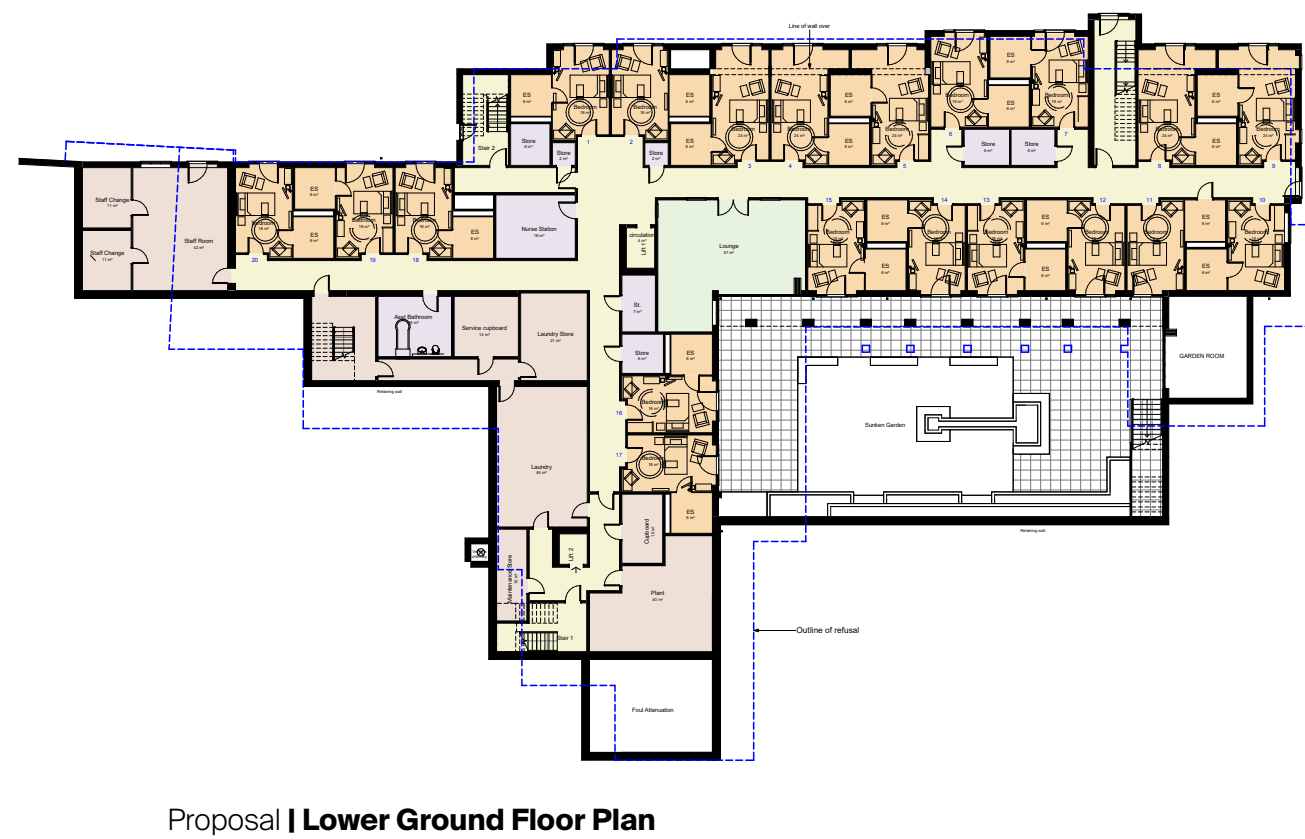
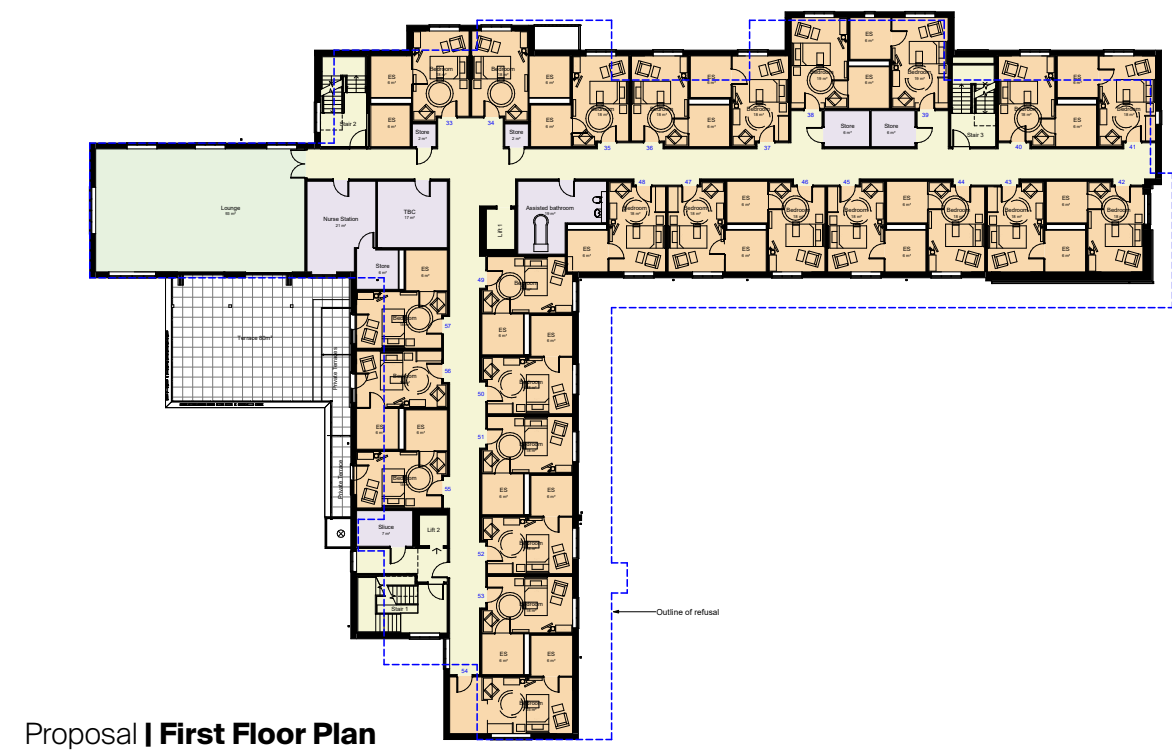
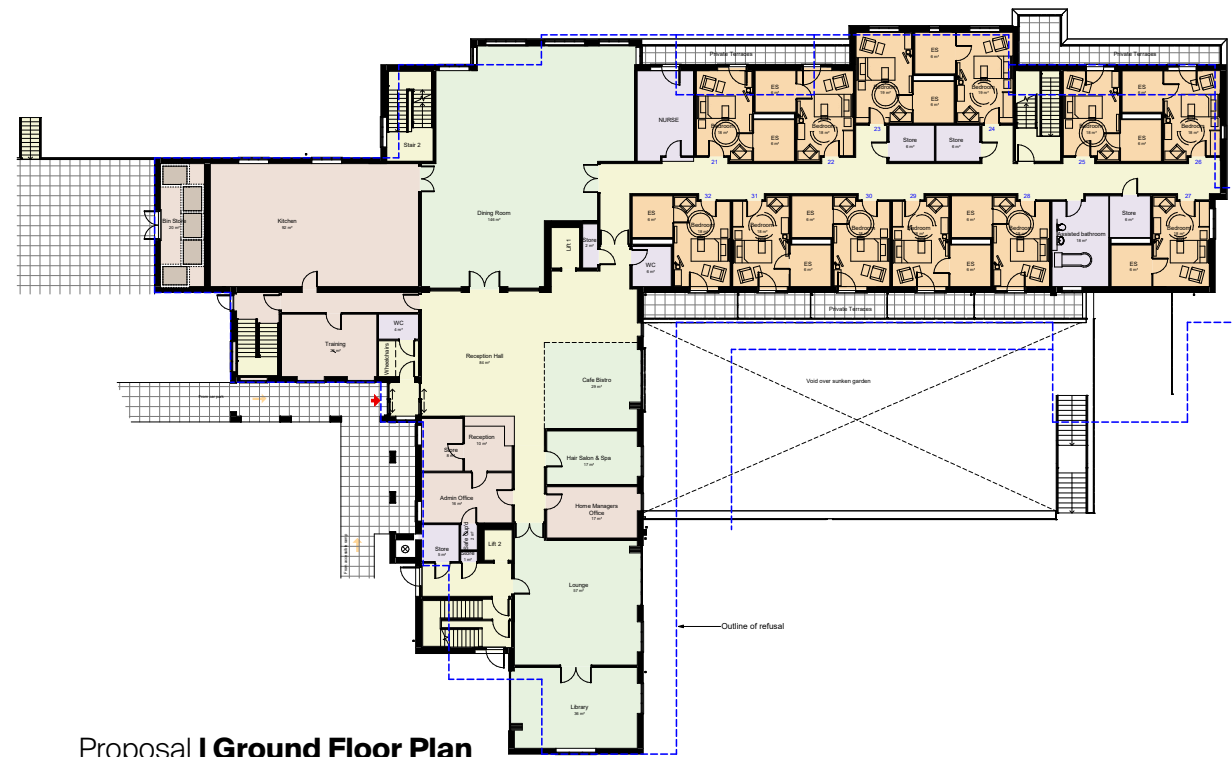
The lower ground floor has bedrooms and lounge wrapping around a central sunken south facing garden, as well as rooms opening onto the landscape to the north. The southern wing accommodates the plant and service spaces for the care home and is largely buried in the ground.

The second floor is set within the roof space, with eaves set low to retain the impression of a predominantly 2 storey building. There are no second floor windows facing south or east towards 1-4 Brookfield, so the building reads as 2 storeys from these properties. This results in a reduced number of rooms reflecting the available space.

Care bedrooms are designed in pairs, with en suite accessible shower rooms between bedrooms. This arrangement allows for a narrower building plan than a more traditional corner en-suite arrangement and spaces out the windows on the façade, reducing the number of windows facing south towards the rear of 1-4 Brookfield.

This arrangement results in well proportioned rectangular rooms opening directly off the corridor without a narrow lobby space.

-
- Back of House
-
- Bedroom
-
- Circulation
-
- Service
-
- Social

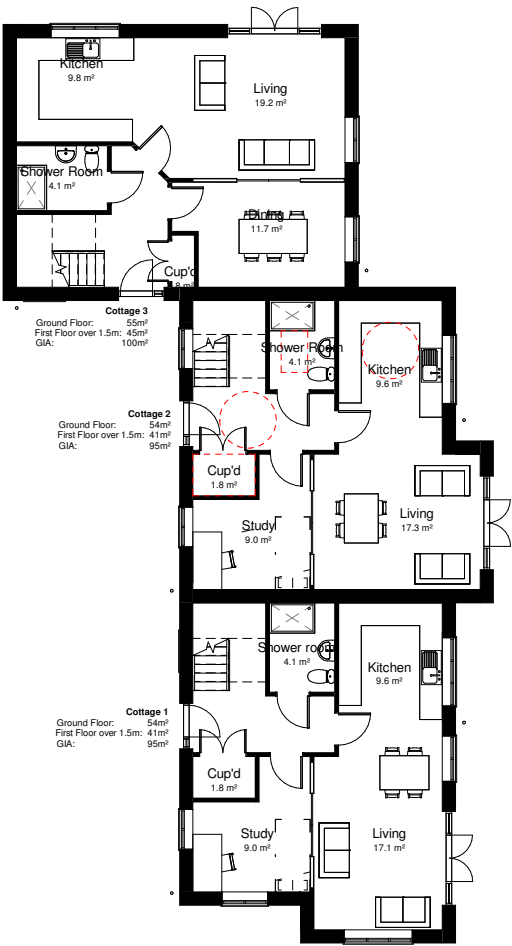


The Cottages

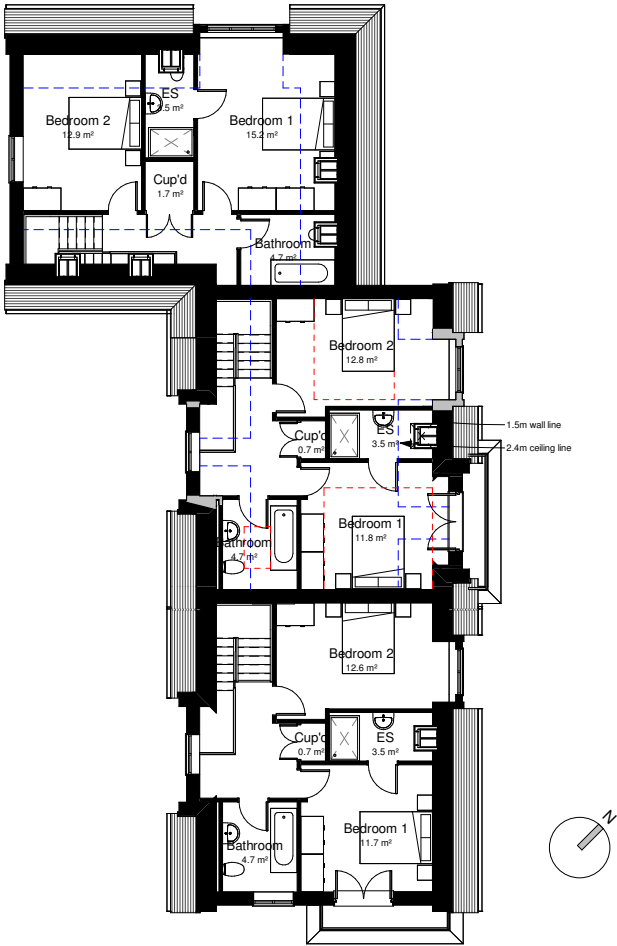
Each cottage has an independent front door accessed via a pedestrian path. The ground floor has a large open plan kitchen / dining / lounge space opening out onto the garden, and a smaller room offering flexible living options to be a dining room, office or accessible bedroom.

On the first floor are 2 bedrooms, one with en suite shower room, and a bathroom, within the roof space of the property.

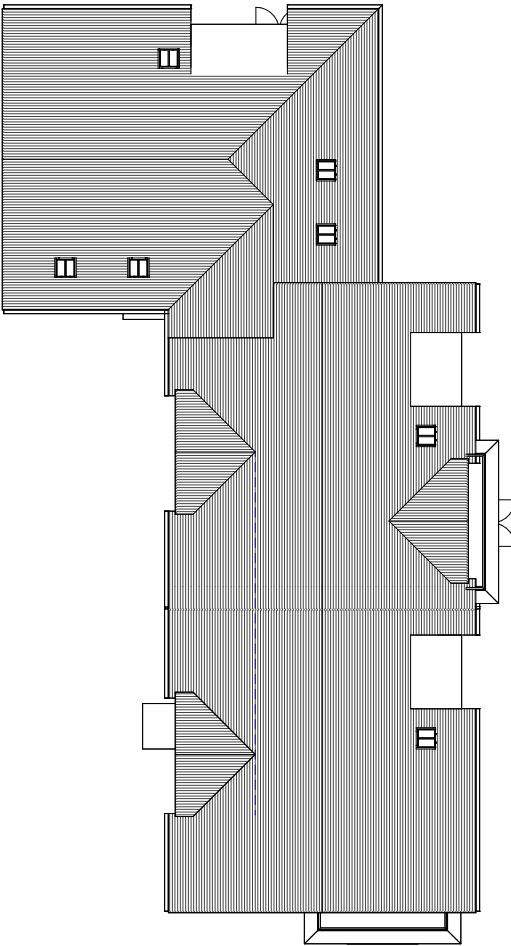
[Right] Layout proposed for Cottages 1-3.



Proposal | Ground Floor Plan



Proposal | First Floor Plan



Proposal | Roof Plan

Cottages 1-3

Landscaping

The cottage gardens extend out to a low retaining wall which allows level gardens and avoids steep banks in the communal landscaped areas. The gardens end with a rail at the top of the retaining wall rather than the typical close boarded fencing, maintaining a sense of security while allowing views out to the landscape.

The retaining wall running through the middle of the site is screened by planting in views from the south. From the north the retaining wall is softened by climbing plants along the west part and a formal green wall along the east part adjacent to the car park.

The care home wraps around a south facing sunken garden with formal planting and amenity for residents.

A winding path leads around the care home through a mix of planting providing residents with a pleasant circular walking route.

Within the view zone of the listed windmill the landscape design gives priority to rural species and features.



Topography and Levels

The site slopes steeply from Providence Hill down to a brook that runs along the north boundary. The ground slopes down from the western corner of the site along the path of the brook to the Windmill Fields Wood SINC site to the east of the site. The proposed development works with these level changes to reduce the apparent scale of the buildings.

The care home sits in the lowest part of the site, where it is least dominant in views from outside the site.

The proposed care home cuts into the sloping ground and so presents as a smaller building when viewed from Providence Hill and the access drive, where the lower ground floor is not visible.

The eaves on the north side of the building sit low with dormer windows in the roof to keep the mass as low as possible so that the building reads as 3 storeys on this aspect.

The roofs of the care home sit lower than those of 1-4 Brookfield. The ridge of the main care home roof is 0.9m

lower than 1-4 Brookfield, while the eaves are 2.2m lower.

A sunken courtyard sits in the middle of the care home plan, flanked by accommodation on the north and west sides. The ground levels mean that this secret garden is hidden from public view by the south wing and out of line of sight of the properties on Providence Hill.

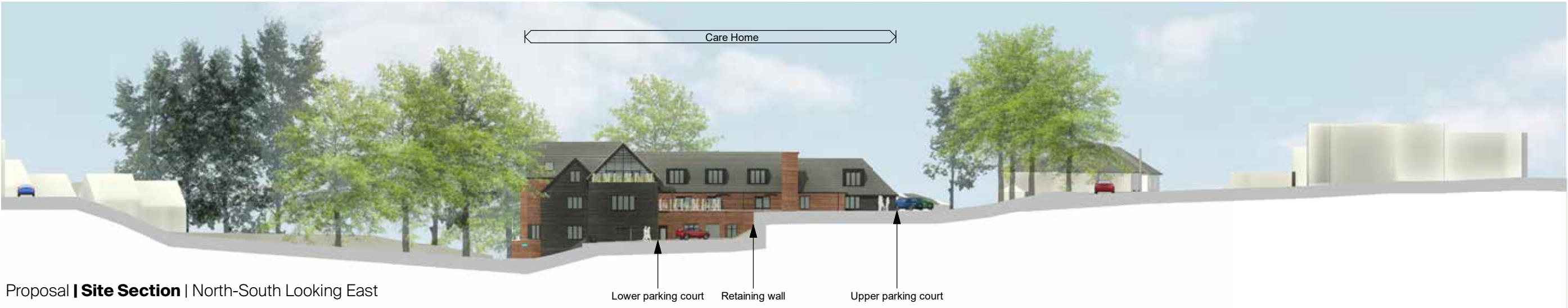
The cottages sit on sloping land in the west part of the site. The land is terraced to provide a platform for the cottages while working as closely as possible with existing levels. To the north of the cottages a path winds along the tree line. Low gabion retaining walls allow the path to run flat without impacting on root zones. Careful planting around these gabions will ensure that they integrate well with the natural landscape. At the rear of the cottages a low retaining wall allows the gardens to be level, while a railing along the top of the retaining wall, rather than a close boarded fence, gives a sense that the landscape flows into the garden rather than being closed off with fencing.

The main vehicular access to the site is halfway along the Providence Hill frontage. The highway entrance is 7m

higher than the care home entrance level. To bring vehicles down to the entrance level, and provide level access from car to care home, the access drive winds through the middle part of the site.

A winding pedestrian path slopes down at over 1 in 20 to ensure an accessible route from public footpath to care home entrance. This path starts at the lowest point on the Providence Hill boundary adjacent to no. 4 and winds around until it reaches the level of the care home entrance.

Due to the steeply sloping ground and the requirement to bring vehicles down to the level of the care home, the landscape has to deal with a steep drop between the access drive as it turns east and the lower parking court. Having explored options for this, a retaining wall was determined to be the least intrusive solution for dealing with this. It is a simple solution that allows for planting to disguise the structure while allowing the ground to step where necessary.



The Care Home - Appearance

The care home is designed with local vernacular and contextual character in mind.

Drawing on rural design heritage helps bed the building in its setting, using forms and designs that help break down the scale of the building while giving it a strong sense of identity.

Modern:

- Simple window forms with grey window surrounds.
- Aluminium box dormers with timber insets.
- Glazed screens around terraces.
- Glazed gable onto top floor terrace.
- Large bi-fold doors onto terraces.
- Freestanding text naming over entrance.

Traditional:

- Hipped roofs.
- Linear building forms.
- Prominent large chimney by entrance.
- Large open / glazed areas to ground floor.
- Mix of red brick and dark timber cladding.

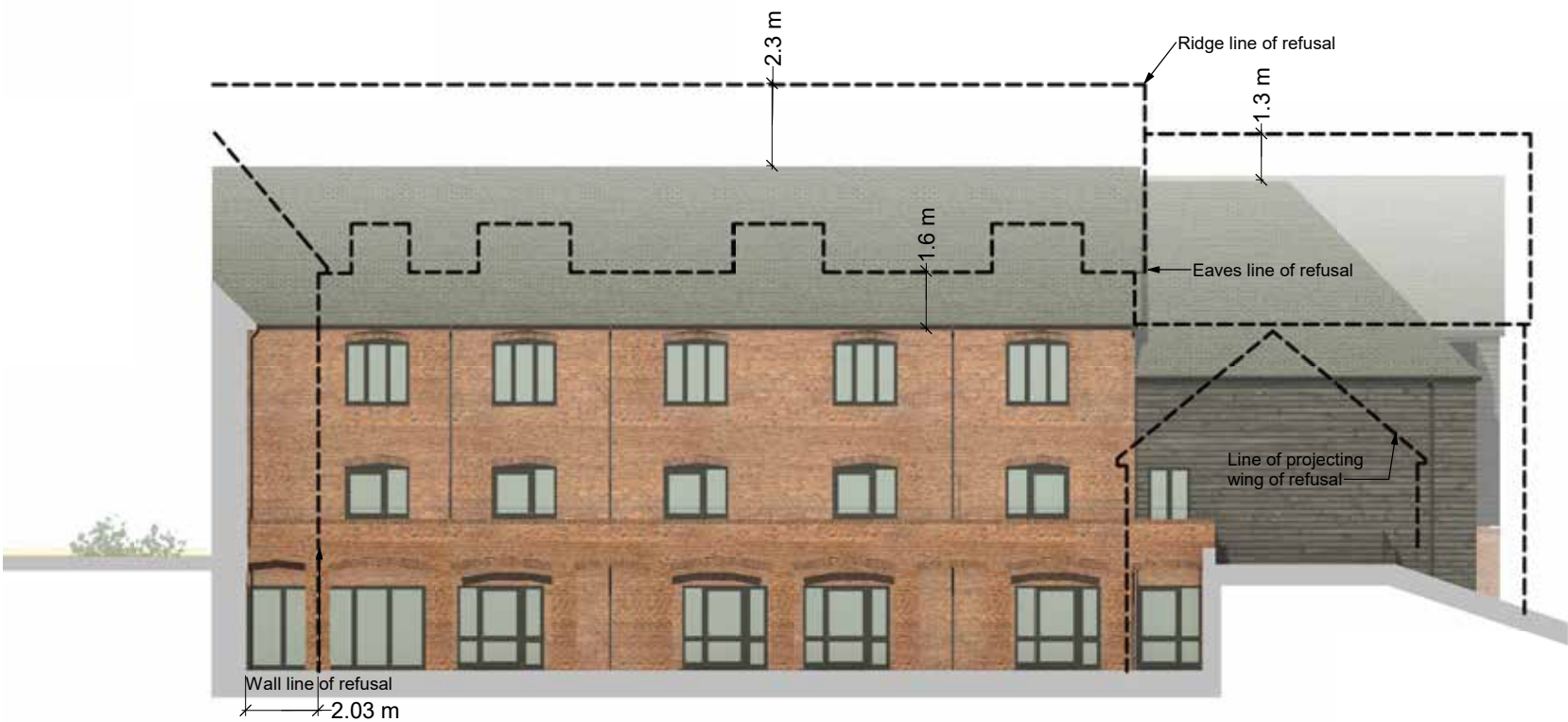
The care home building is articulated into a series of linear forms reflective of historical agricultural buildings, each with its own defined roof form, so that the building reads as a collection of distinct elements rather than one monolithic mass.

Roof forms are kept low, the top floor of accommodation set in the roof with dormer windows.

Mix of lower and higher forms, building smaller at top than lower down, reduces the perceived mass of the building. Large windows to bedrooms bring in natural light, allow good ventilation and allows residents good views out the bed.

The care home entrance is defined by a loggia within a projecting single storey form sitting forward of the main mass of the building that is terminated by a large projecting chimney feature. With roof terrace over, and bold freestanding letters depicting the name sitting over, the entrance is quite prominent in views from Providence Hill and along the entrance drive.

The material palette is kept simple and reflects the vernacular, with red brick and dark stained timber effect cladding to the walls and slate for the roof. Windows and details are picked out in a contemporary dark grey.



Proposal | Site Section | Courtyard South



Proposal | West Elevation



Proposal | North Elevation



Proposal | CGI Image - Key view of the Nursing Care Home entrance.



Proposal | CGI Image - Key view adjacent to no. 4 Brookfield | Up to the Bursledon Windmill in response to view cone.

The Cottages - Appearance

The cottages are defined by low eaves and prominent gable forms, with simple flat dormers within the roof.

Materials and details will be kept simple and match those on the care home to bring consistency to the development. Palette to include; red brick and dark stained timber effect cladding to the walls and slate for the roof. Windows and details are picked out in a contemporary dark grey.



Proposal | South-West Elevation - Entrance To Cottages No. 1-3



Proposal | South Elevation - Typical Rear Of Cottage Properties



Proposal | CGI - The Cottages.



Proposal | **CGI - View towards the rear of the cottages.**

Access

Please Note: *Paul Basham has prepared a Travel Plan and Transport Statement to accompany this application and these documents should be read in conjunction with this access statement.*

The site is accessed from Providence Hill over an access drive which winds down from the highway junction to the lower parking court, serving 2 other parking areas at higher level.

The lower parking court offers 16 parking spaces including 2 accessible spaces with level access to the care home. This will be the primary parking area for the care home.

Near the highway entrance a parking court provides spaces for the 3 cottages.

A parking court half way up the drive provides parking for the care home, from where a footpath connects into the main pedestrian accessible path to the home.

There is a separate parking court at the south east corner of the site, providing spaces where there is an existing highway access and parking adjacent to no. 4 Brookfield.

The lower parking court includes a turning head for refuse and emergency vehicles. This will allow easy fire access to the building at the entrance level and allow ambulances level access to the home.

The care home is to be served by private refuse collectors as part of the management of the facility. Care home refuse is stored at ground level at the north west corner of the building, adjacent to the service access to allow direct

access from the back of house.

The bin store has capacity for 5 x 1100l Eurobins. Collection is from the turning head on the upper ground floor. The store is integrated into the building, keeping the bins out of sight at all other times.

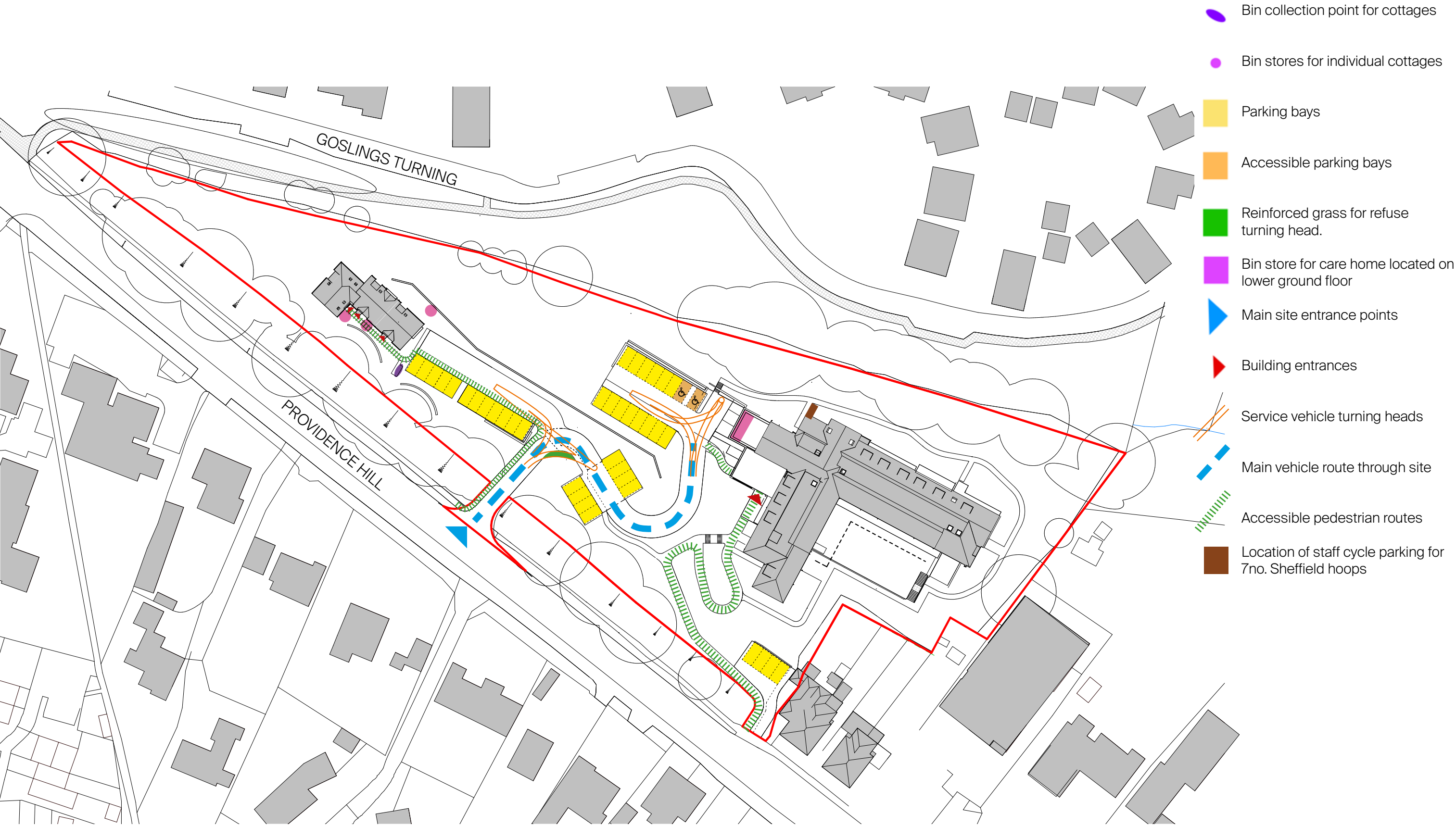
The cottages have individual bin stores, either in rear gardens or in wooden bin enclosures next to the front door. A bin collection point is located in a location accessible for both residents and refuse collectors, and well concealed from public view by planting. There is a turning head for the refuse lorry at the top of the access drive so the refuse lorry does not need to drive right down to the bottom parking court to collect refuse from the cottages.

The site is considered to be situated in a sustainable location as it is well connected to Bursledon and beyond.

- Providence Hill (A27) provides key road connections to the wider road network. For example the village of Lower Swanwick lies south east of the site whilst the A3024 corridor to the M27 runs north east of the site. The simple two-way carriageway, flanked by wide footpaths on either side, is subject to a 40mph speed limit.
- Along Providence Hill, immediately north west of the site, the Route X15 operates two buses a day in both directions, providing connections to other areas of Bursledon, between Hamble-Le-Rice and Eastleigh.
- Other bus services within walking distance of the site include;

- X4 Solent Ranger
(Southampton City Centre to Portsmouth via Bursledon)
- X5 Solent Ranger
(Southampton City Centre to Gosport via Bursledon)
- 501 Merry Oak

- The wide footways along Providence Hill, either side of the carriageway, provide easy access on foot to other residential areas and to key facilities in the vicinity, including Tesco Extra, along Hamble Lane. In addition, there are several pathways adjacent to the site, including a pleasant walking route, running north of the site which, links to the newest development at Goslings Turning. Further north of the site, is a circular walking route through woodland and passing by the Bursledon Windmill.



Proposal | Access Diagram

