

Design and Access Statement

Address: 5 Glenlea Close, West End, Southampton SO30
3FD

Applicant: Susan Allen

Application Type: Householder planning application

Proposal: Rear timber deck

Prepared by: LRArchitecture August 2025



Introduction

The property is located within Glenlea Close, a quiet cul-de-sac comprising primarily detached bungalows, developed during the 1950s–1960s post-war suburban expansion of West End. The wider SO30 3FD postcode confirms the consistency of this housing type, which features:

- **Era & Character:** Predominantly 1950–1966 dwellings, reflecting traditional post-war suburban design.
- **Plot Sizes:** Generous frontages and deeper gardens compared to modern estates.
- **Layout:** A cul-de-sac with low traffic, maintaining a good level of residential privacy.
- **Extensions & Modernisation:** Many homes have been extended over time, with common alterations including garage conversions, kitchen/diner openings, rear conservatories, and dormer extensions.

The application property itself is a chalet bungalow (1½ storey), consistent with several neighbouring upgrades from the original bungalow form, providing practical living accommodation while maintaining the area's suburban character.



The Need for the Deck

The rear garden currently presents a safety issue due to a 900mm drop from the rear doors down to the garden. The existing narrow steps are steep, lack handrails, and are in poor condition. This arrangement is particularly unsafe for visitors unfamiliar with the property, who may assume a bungalow layout is level throughout.

The proposed deck has therefore been designed primarily as a safety measure to provide a level transition from the property to the garden. The deck allows users to exit the rear doors safely before descending stairs that are wider, shallower, and compliant with modern building regulations.

This design resolves the current hazardous arrangement and significantly improves accessibility.

Imagine below is the existing stairs:



Design Approach and Materials

The deck has been carefully designed to be:

- **Sustainable:** Constructed from timber, a renewable and easily maintainable material. Replacement sections will match existing timber over time, maintaining a uniform appearance.
- **Durable & Safe:** Timber boards will incorporate anti-slip grooves, supported by preserved and treated wood with protective barriers to prevent water ingress.
- **Compliant:** Railings and balustrades will meet British Standards, at a minimum height of 1.1m, with spacing of no more than 100mm. Stairs have been designed to building regulations, with compliant rise, going, and a pitch of less than 42°.

The result is a robust, long-lasting, and safe design.

Consideration of Privacy and Neighbour Amenity

Respecting neighbour amenity and privacy has been a central design principle. Key measures include:

- **Natural Screening:** The deck is aligned with the pitched roof of the adjoining garage, which provides an effective privacy screen.
- **Privacy Screen:** A 1.8m privacy screen is proposed on the opposite boundary to ensure no overlooking occurs.
- **Neighbouring Garages:** No. 4 Glenlea Close benefits from a large garage with a pitched roof along the boundary, already providing substantial privacy. The proposed privacy screen will extend this effect, creating a consistent level of screening where the garage ends.
- **Additional Planting:** A planter with hedge-style planting will provide natural soft landscaping and act as a sound buffer.

These measures ensure that the deck does not introduce overlooking, overshadowing, or noise impacts, in full accordance with Eastleigh Borough Council's **Quality Places SPD** and neighbour amenity guidance.

Drainage and Environmental Considerations

The deck will be designed to avoid any increase in surface water flooding risk:

- **Porous Surface:** Gaps between timber planks and a permeable shingle base beneath the deck will allow natural drainage and prevent water build-up.
- **Flood Risk:** The site is not located within a flood risk zone and is sufficiently distanced from surface water flooding areas.
- **Trees:** The proposal will not impact existing trees, which are small and located at the far end of the garden.

Conclusion

- This proposal has been carefully designed to:
- Improve **safety and accessibility**, replacing hazardous steps with a compliant, user-friendly design.
- Use **sustainable and durable materials** that can be maintained to a high standard.
- **Respect neighbour privacy and amenity**, with screening and landscaping to ensure no loss of outlook or enjoyment.
- Remain in keeping with the **domestic character** of Glenlea Close, proportionate in scale to the house and plot size.

The deck is intended as a safe access point rather than a primary social space, with its design focused on practical safety and respectful integration into the property and surroundings.

The applicant is willing to work positively with the planning authority during the application process, providing further details or amending plans if required.