



DESIGN & ACCESS STATEMENT

Description

Proposed extension and alterations

Address

**St Georges,
Kew Lane,
Bursledon,
Southampton
SO31 8DG**

For

Mr & Mrs Powell

08.09.2025

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Introduction

This Design and Access Statement supports a householder planning application to Eastleigh Borough Council to extend, alter and remodel the existing property known as St Georges in Kew Lane Bursledon, Southampton. The application is submitted on behalf of the owners of the property, Mr and Mrs Powell who wish to extend, improve and update the appearance of their property and make better use of the layout to meet modern-day needs.

The statement puts the case for altering an awkward 1930s chalet bungalow which sits on a generous plot to create a comfortable family home. The Design Statement seeks to demonstrate that the proposal has undergone a careful design process and that the proposal is a response to the existing property, its location and setting and that a sustainable approach has been adopted.

This Design Statement should be read in conjunction with drawing numbers 1192/1 through to 1192/3 that accompany the application.



Image 1. The property as viewed from the road. St Georges shown in the centre left of the image with its garage in the foreground behind the road sign and the neighbouring house Longwood to the right.

Location & setting

The property is located in designated countryside to the east of Kew Lane on the junction with Hungerford in a secluded and elevated position within the Old Bursledon Conservation Area. The house is set well back from the lane with only glimpses available between the hedgerow and trees as demonstrated in images 1 and 2. Apart from the properties on the other side of the road which fall outside the Conservation Area, St Georges has two immediate adjoining properties, Advent Cottage (previously known as Four Winds) which is some 70m to the rear and Longwood, which sits alongside St Georges in an elevated position to the south, all three properties are detached. The plot is bordered by woodland trees to the north and the garden to Longwood to the south.

The property is off a narrow country and wooded lane which is typical of the rural nature of the Old Bursledon area which comprises mainly of scattered individual low-density housing. The site falls within zone 6 of the Old Bursledon Conservation Area on a west facing slope which forms the western boundary of the main Conservation area.



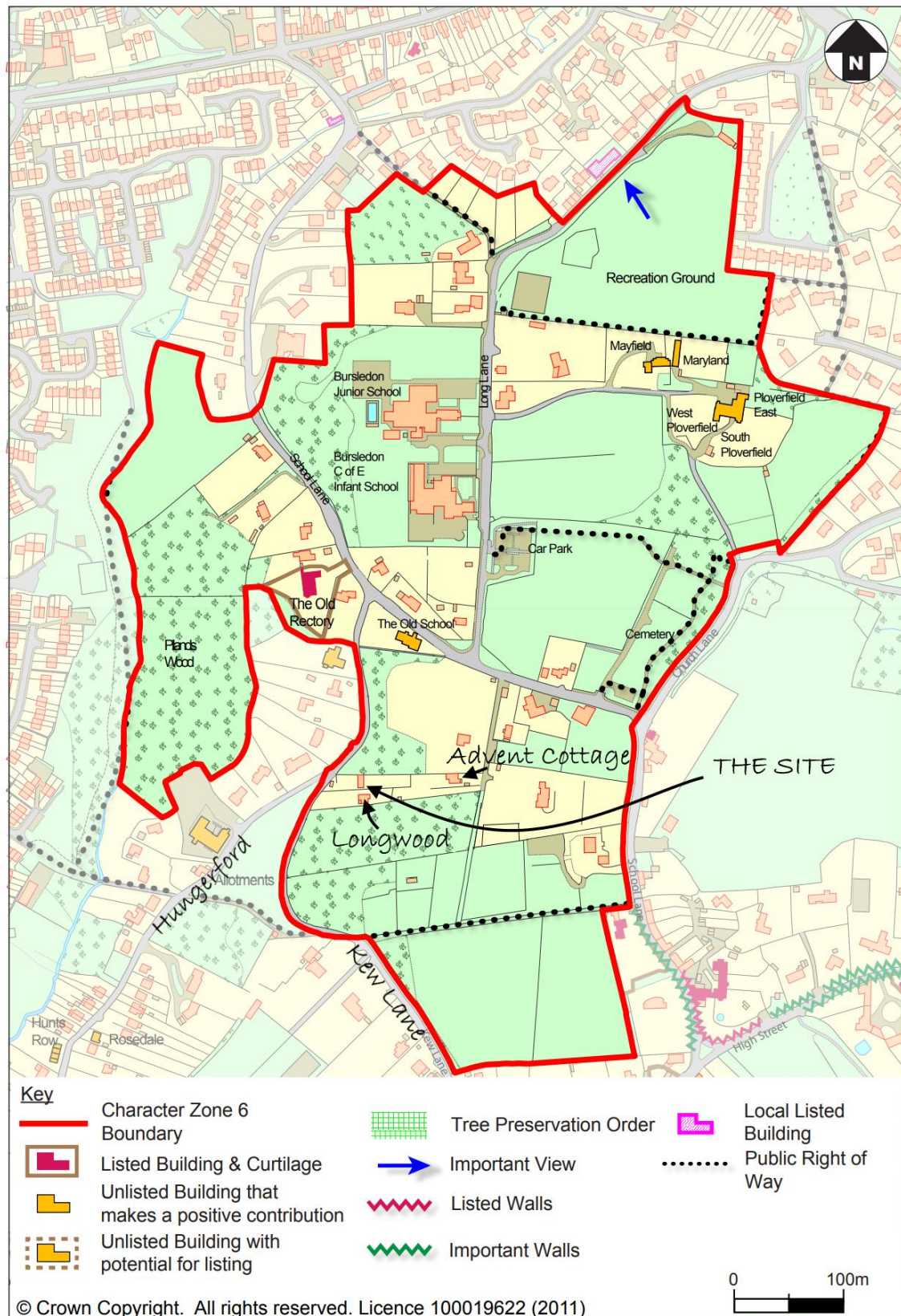
Image 2. The view from Kew Lane when travelling south of School Road, just north of St Georges. Note that even in winter, the house (a third of the way in from the left of the image) is heavily screened from the road.

St Georges is approached via a driveway and single garage which provides access to the front garden and steps that lead up to the house. The garden which is over 1000m² in area, rises from Kew Lane with steps for the length of the front garden near the Southern boundary with Longwood. The house is not cut into the slope but has an elevated frontage with a cellar room and storage areas beneath. Despite its elevated setting, the neighbouring property Longwood which is built right on the boundary with St Georges has a significantly higher ground level and is both more substantial in mass and height.



Image 3. St Georges and Longwood as viewed from the driveway on the boundary of the two properties.

Diagram 1 on the following page is taken from the Borough Council's Old Bursledon Appraisal and Management Proposals which were adopted in February 2012. The diagram shows the location of St Georges within area 6. Extracts of Ordnance Survey sheets included on the architectural drawings also indicate the site location. Alternatively, the plot can be found at grid reference 448280 109568.



Zone 6 - Long Lane, Great Down Park and Bursledon Cemetery, Kew Lane, School Road

Diagram 1. Map taken from the Old Bursledon Appraisal and Management Proposals (Adopted February 2012) updated to show key names of roads and adjoining properties.

The property

St Georges is a two-bedroom gable ended dormer bungalow with a single storey hipped roof to the rear and flat roof dormers to the front and rear. The house is built of brick from the ground up (to a band that is 450mm above the ground floor level) with roughcast render above. The roof of the property has brown concrete interlocking tiles. The wide dormers comprise of concrete plain brown tiles to the walls with felt flat roofs. The windows and doors are older white UPVC with double glazed units.



Image 4. Showing the front of St Georges as viewed from the garden.

Mr and Mrs Powell have lived at St Georges since 2006 but now feel the time has arrived to upgrade their home and improve their living spaces.

The house has a number of issues not least being that the entrance is at the rear, which makes for a confusing and awkward situation for visitors and a lack of privacy in the rear garden for the owners.



Image 5. Showing the front of St Georges as viewed from the North side of the front garden.

Despite the two sets of doors serving the living and dining room at the front of the property, they only access a narrow-raised patio terrace above the store below. The use of this patio is restricted by the narrow depth and by the doors themselves when in an open position.

The large front sloping garden which rises towards the house also has a cross fall, rising on the southern boundary which makes it very difficult to use due to the gradients. Access to the rear garden from the ground floor living area is restricted by external steps that lead across the rear of the living room and study, resulting in a significant step of 470mm down to the ground level from the patio doors as shown in image 6.

Having the appearance of a family home, the property provides inadequate accommodation for a growing family in that there are only two bedrooms on the first floor and when the study on the ground floor is called into action to act as a guest bedroom, there are no bathing facilities on that floor level.

Due to a lack of insulation in the flat roofs and sloping ceilings, the first-floor accommodation is cold in the winter and hot in the summer. The kitchen doubles as the utility and laundry room which is supplemented by the Cellar which houses the Freezer and other household items that are regularly used.



Image 6. Showing the steps running across the back of the living room and study. Note the awkward height of the bottom of the patio door shown to the left above the ground level at that point.

Whilst the construction of the wide flat roofed dormers in the 1960s provided plenty of headroom for the two bedrooms in the first-floor accommodation, which is often a problem with chalet style properties, it was at the expense of the appearance of the house which now looks dated, bland and unattractive. Little thought appears to have been given to the design of the earlier flat roofs or the location of upper windows, which are poorly designed and unsympathetic to the property and the character of the area.



Image 7. Showing the rear of the house with the neighbouring house Longwood to the left. Notice the significantly lower ridge height of St Georges compared to the eaves and ridge height of Longwood.



Image 8. Showing the rear of the house and Longwood in the summer. The ground floor doorway to the left hand side of the property is effectively the main entrance to the property.

The positioning of the existing dormers and their windows is also something of an issue,

whereby the first-floor window cills are positioned 1200mm above the internal floor level which is very high for bedroom windows, as they do not allow views of the garden when seated or lying in bed or for young children and they would be difficult to escape from in case of fire. It should be noted that it would not be possible to lower the window cill height of these windows without increasing the size of the dormer.

Diagram 2 indicates the floor plans and some of the issues with the property. Drawing number 1192/1 which forms part of the planning application indicates the existing floor plans and the elevations of the property. The photographs numbered 1 to 8 help illustrate the existing property.

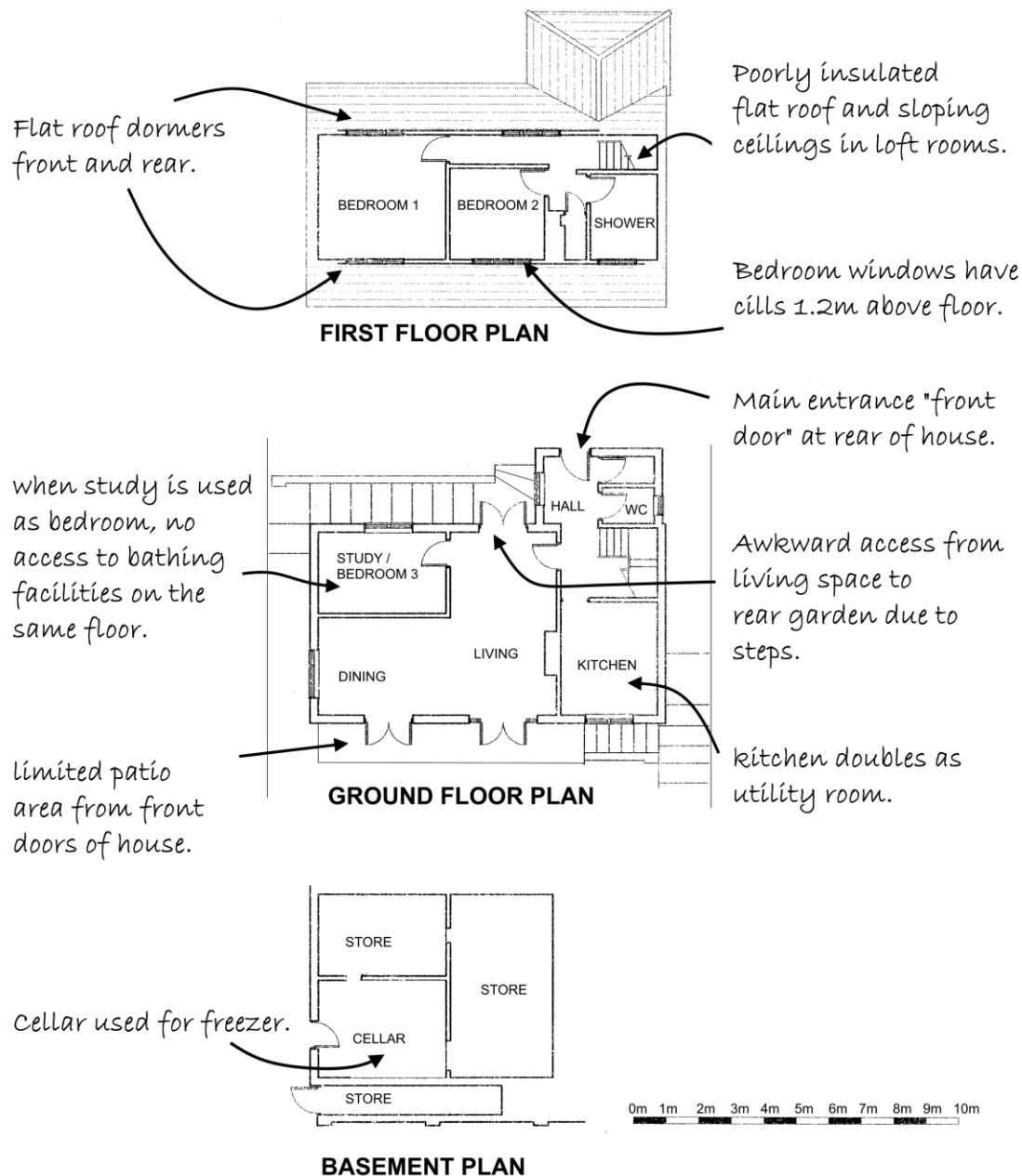


Diagram 2. Showing the floor plans and some of the issues with the property.

Site history

It is believed that the bungalow was built in the 1930s to an individual design on a single plot. The condition of the single detached garage would suggest that this was built either at the time of the bungalow or not long after.

In 1968 the bungalow was altered to create two wide flat roof dormers facing the front and rear.

Mr and Mrs Powell bought the property in 2006.

In January 2021 permission was granted H/20/88626 for the erection of a wooden garden studio to replace a wooden shed and greenhouse at the end of the garden.

In October 2021 a pre-application enquiry reference number Q/21/91513 was made to extend and alter the property.

The proposal

The applicants wish to extend, improve, and update the appearance of their property, make better use of the layout to meet modern-day needs and in the process resolve the issues with their home. As such, the proposal will see the roof altered in such a way to remove the bulky appearance of the flat roof dormers by introducing new pitched roof gable and dormer projections which will result in three first floor bedrooms.

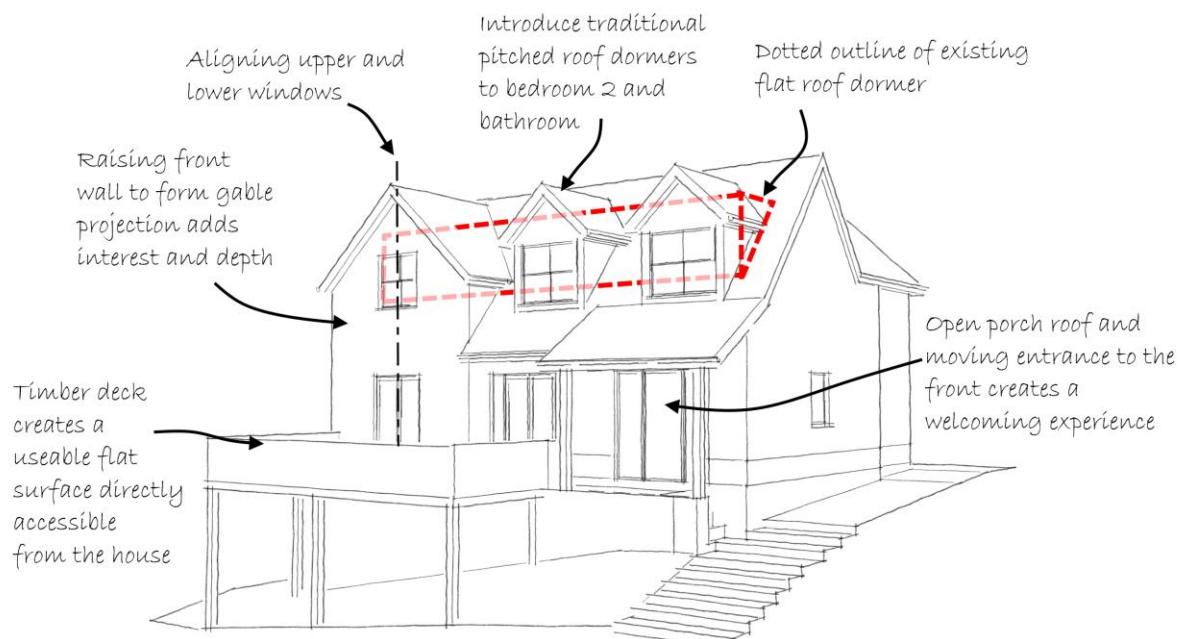
The removal of the ugly wide flat roofed dormers and the introduction of multiple gabled roofs intersecting with the main roof, would soften the appearance of the house and add character and visual interest to the roof line. The alterations would see a change in the design of the property from that of a horizontal emphasis created by the existing wide dormers which break the roof up in to long horizontal bands, to a more informal structure with a greater vertical emphasis.

On the rear of the ground floor, a modest increase in floor space would see the new kitchen wall extended out by 2.35m over the existing rear steps to align with the existing rear entrance. The existing rear single storey section would be increased in height with a new gable roof above to create the small third bedroom.

At the front of the property, a new entrance door and side windows would be introduced into the existing front elevation and a new open veranda / porch supported on timber posts would be added to create a defined and welcoming entrance. A timber deck would also be built to the front ground floor to make better use of the sloping site and the existing doors from the living.

The appearance of the front of the property once altered will be traditional in nature with sash style windows to the upper bedroom gables and dormer windows. These windows will be positioned to align centrally with the lower fenestration creating a cohesive design between the ground floor and upper storey that is missing in the existing property. The use of multiple pitched roofs and differing cladding materials would create an interesting and attractive

frontage.



CONCEPT DESIGN

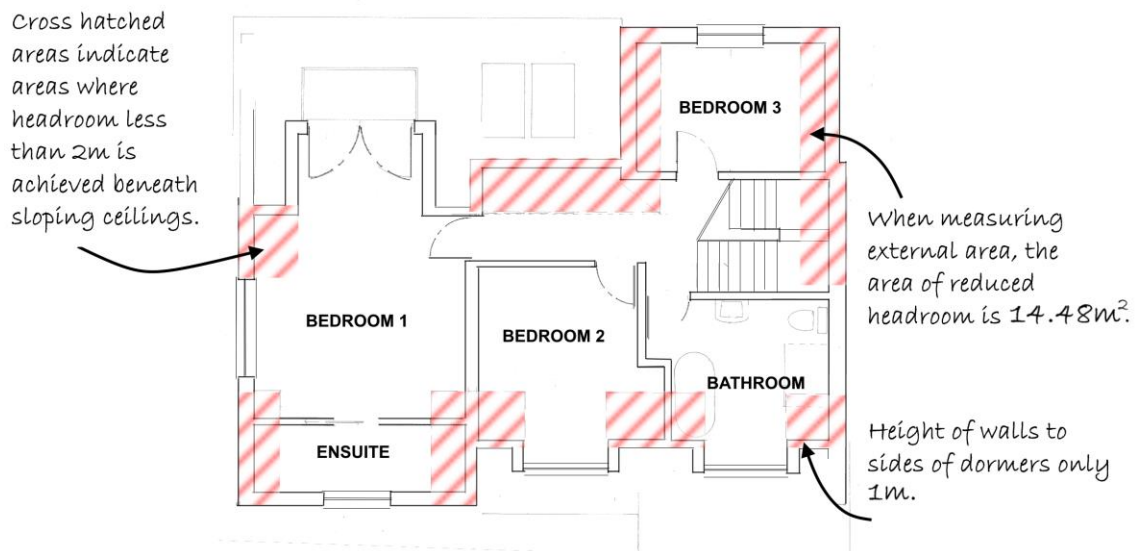
Diagram 3. Showing the concept design and principal features.

Removing large expanses of flat roofed dormers to the front and rear elevations on a chalet style property and replacing them with smaller traditional dormer windows, will result in reduced areas of headroom to the existing rooms, whilst at the same time increasing the volume of the property. For example, if the dormers at St Georges are to be replaced with smaller dormers, the internal height of the walls remaining to the sides of the smaller dormer windows would be only 1m.

When homeowners plan improvements to their home, they generally aim to balance design against practicality. It would therefore be unusual for someone to remove an ugly large flat roof dormer from their property and replace it with smaller traditional dormer windows thereby creating less usable floor space internally due to the sloping ceilings that would be created. The balance of design and practicality in this case suggests that to accept a reduction in available headroom in one area, a gain in floor area or volume would be needed in another area.

Whilst the introduction of a gable to the existing bedroom 1 at the front helps alleviate some of this reduction in headroom and available floor space, the loss of headroom by removing the flat roof dormer at the rear would result in the corridor leading from the stairs to bedrooms 1 and 2 being rendered impractical. The solution proposed to maintain access from the stairs to the existing bedrooms, involves creating a high-level secret hidden flat roof, which would be behind the main ridge running between the two first floor gable projections on the rear elevation.

Diagram 4 below, shows the areas of the first floor that would have sloping ceilings of less than 2m in height. It can therefore be seen that with the proposal, the upper rooms will feel as though they are rooms within the roof, as all of them will have sloping ceilings, which is not the case with the existing house.



FIRST FLOOR LAYOUT

Diagram 4. Showing the first-floor layout and areas of reduced headroom.

Drawing numbers 1192/2 and 1192/3 indicate the proposed plans and elevations.

Scale & design

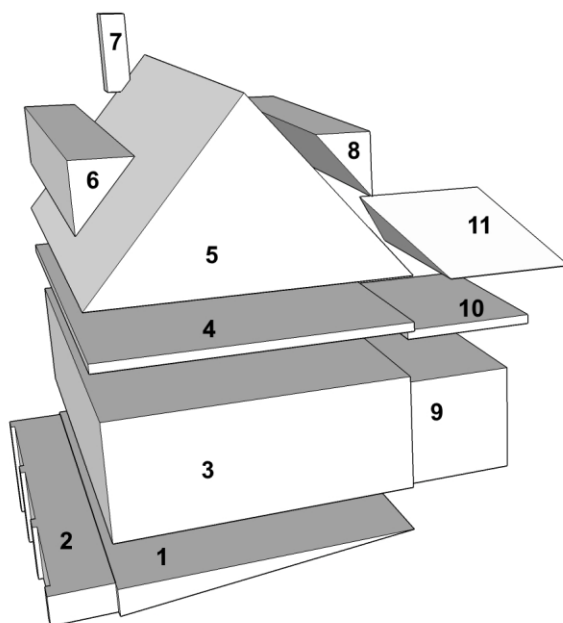
The overall height of the property in its extended and altered form will be the same height as the existing house. The property will also be the same width and depth as the existing property. In that respect, the proposal would not impact more on the sense of space and openness between the application site and its neighbouring properties than it does presently.

The scale of extensions or replacement dwellings in the Old Bursledon Conservation Area is controlled by the Planning Authorities Policy BU7, which seeks to protect the character and appearance of the Conservation Area through the use of a stricter policy to control the size of extensions.

The policy aims among other things, to restrict extensions or new dwellings that are disproportionally larger than the one that is being extended or replaced and that the proposals are subservient to and in proportion to, the existing building in form, scale and design.

The policy therefore restricts the volume increase of existing buildings to 25% of the existing property as it existed in 1982. The policy in itself, by choosing to use a volume of building as

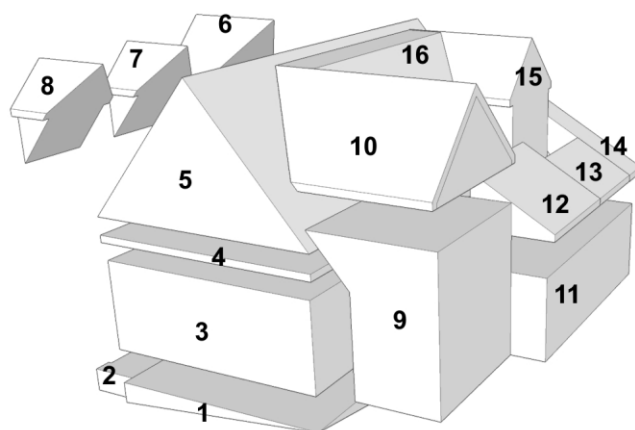
opposed to floor area, favours buildings that have either flat or shallow pitched roofs, as these forms of roofs would allow the 25% volume increase to be concentrated on usable living accommodation, as opposed to roofs above habitable space. With the proposal being an interesting complex mix of steep roof shapes, the calculations to demonstrate the volumetric increase are quite complex, with some of the shapes only being possible to calculate using a 3D programme.



VOLUME	m ³
1. Cellar	88.578
2. Store beneath terrace	20.756
3. Main ground floor of house	178.321
4. Eaves main house	14.560
5. Main roof of house	140.140
6. Front dormer	8.316
7. Chimney	0.294
8. Rear dormer	6.909
9. Rear entrance / WC	21.814
10. Eaves to rear entrance	2.352
11. Roof to rear entrance	<u>8.820</u>
TOTAL	490.860m³

EXISTING VOLUME

Diagram 5. Exploded view of the existing property showing the volume calculation.



VOLUME	m ³
1. Cellar	88.578
2. Store beneath terrace	20.756
3. Main ground floor of house	178.321
4. Eaves main house*	14.462
5. Main roof of house*	140.081
6. Gable to front ensuite	13.740
7. Front middle dormer	4.340
8. Front dormer over entrance	4.340
9. Rear addition 1 ½ storeys	42.325
10. Rear addition 1 ½ storey roof	23.343
11. Single storey kitchen	38.380
12. Roof over kitchen left	6.917
13. Roof over kitchen middle	2.983
14. Roof over kitchen right	3.457
15. Rear dormer	18.782
16. Flat roof & new roof	<u>13.599</u>
TOTAL	614.404m³

* Main roof eaves cut back slightly in position gable to bedroom 1 ensuite.

PROPOSED VOLUME

Diagram 6. Exploded view of the proposal showing the volume calculation.

The existing building has a volume of 490.86m³ and the proposed building will be 614.404m³ resulting in an increase of 123.544m³. $123.544 \div 490.86 \times 100 = 25.17\%$

The only increase in the building's footprint on the ground occurs with the 2.35m deep rear kitchen extension that mainly infills the area of steps (See image 6) which run across the rear of the living room and study.

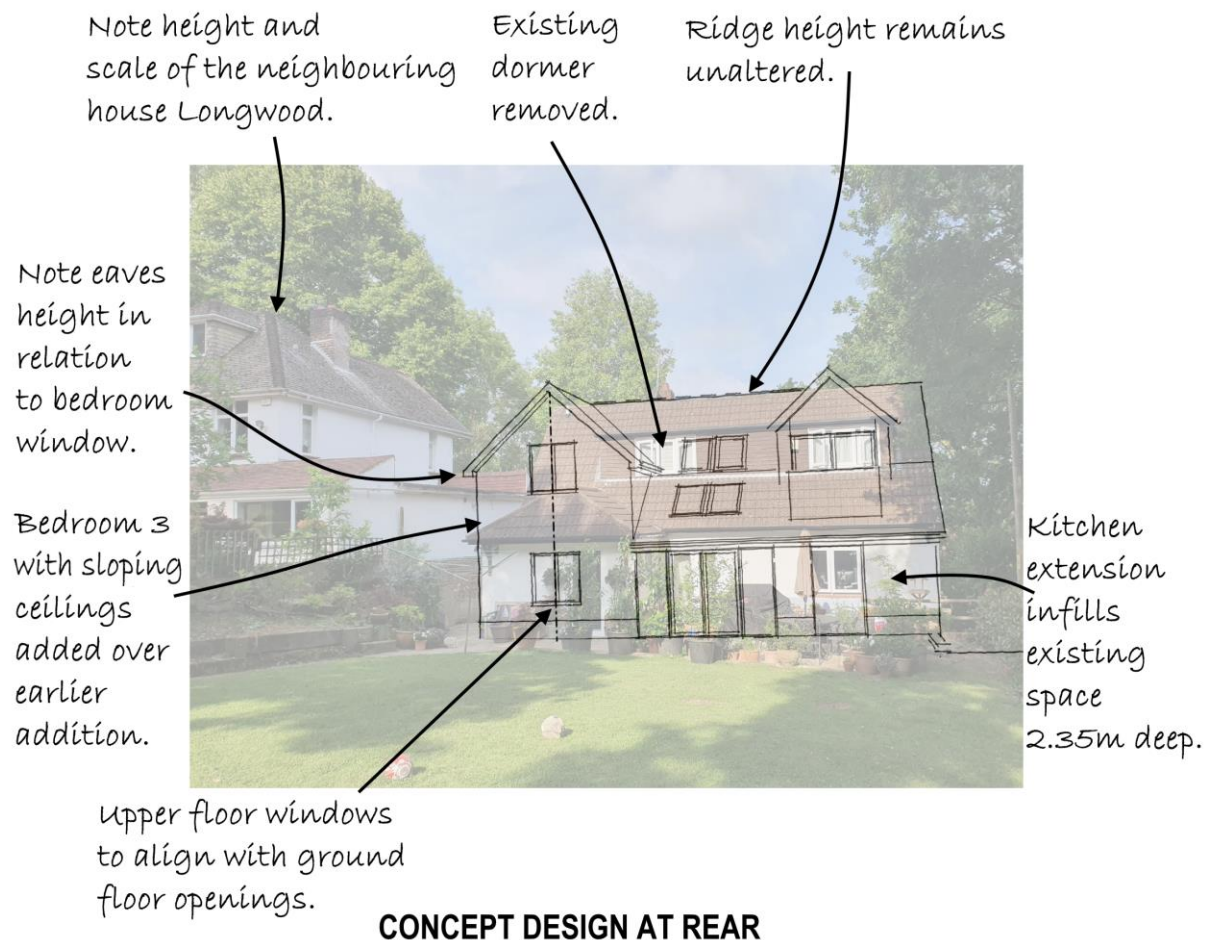


Diagram 7. Showing the design concept overlaying image 8. Note the differing levels of the two properties and the subservient scale of the proposal.

The local authority has changed the way in which it controls the size of extensions as of 2022. With the previous controls being Policy 179.LB of earlier adopted local plan which aimed to restrict extensions to existing dwellings to no more than 15% increase of their original external floorspace, with each application dealt with on an individual basis. In 2021 the Council demonstrated the approach of considering each application on its own merit when it approved a scheme that would create two storey and single storey rear extensions at Boxwood, Station Road, Bursledon SO31 8AA Plan No. H/2021/903204 which equated to an increase in the external floor area by 42% within Zone 3 of the Old Bursledon Conservation Area.

More recently the Council approved a scheme to demolish a chalet hipped roof bungalow at Badnam Cottage, High Street, Bursledon SO31 8DJ Plan No. F/24/97033 and replace it with

a new two storey house. Whilst the replacement house had a smaller footprint than the original bungalow, the new house which created 4 bedrooms and 3 bathrooms at first floor level, was significantly taller than the original bungalow and resulted in a significant increase of accommodation and building mass at first floor and an increase in external volume of 25.5%.

The proposed increase in internal floor space is 15.18m² on the ground floor at the rear of the property and 21.89m² at first floor level, giving a total increase in floor area of 37.07m². The two small dormers at the front of the property, as part of the replacement of the flat roof dormer, individually add only 0.6m² of internal floor space, whilst having a volume of 4.34m³, yet come with the offset of less usable floor space due to sloping ceilings each side of them as indicated in Diagram 4.

The introduction of the new front gable to bedroom 1 to create a small shower room and the removal of the flat roof dormer at the front to be replaced by two smaller dormers increases the internal floor area of the house at the front by only 5m². Therefore, it can be seen that the proposed design has carefully loaded the larger part of the increase in floor space and volume to the rear of the property in the shape of the rear kitchen extension, the addition of the new small bedroom 3 beneath its sloping ceilings and the rear dormer to bedroom 1. These rear additions which form the larger part of the proposal would be well hidden from the road and when completed, the property would have a modest three bedrooms.

With the proposal not changing, the width, depth or height of the existing dwelling and the increase in volume being within the increase limit, the objectives as set out in Policy BU7 of preventing the erosion of the valued character of the Conservation Area are met.

Given that the application seeks to alter and remove the existing unattractive flat roof dormers and replace them with a more sympathetic and interesting design and the larger part of that work is concentrated to the rear of the property, the council is kindly asked to take a similar approach to the handling of this application in terms of increase in size, as it did when determining the decision on Badnam Cottage.

Residential amenity

The house sits roughly central on a large plot with access along both sides of the property and as such, the plot can comfortably accept the small extensions proposed.

In terms of a possible detrimental impact on Advent Cottage to the rear, this is some 70m away in a slightly elevated position and therefore the design and positioning of windows as shown in the proposal are not likely to cause a problem of shadowing, overlooking or loss of privacy due to the generous space separation.

Longwood, is however built directly on the southern shared boundary with St Georges, with only a spatial separation of 1.7m between the two houses. The proposal does include a new window on the ground floor south elevation to serve the newly created utility room. This new window would be looking out over the side access to St Georges and the retaining wall below the garage flank wall to Longwood. Ground floor windows in this situation are not

considered to be detrimental in terms of overlooking or loss of privacy to the neighbour.

The small balcony proposed to bedroom 1 is positioned far from the boundary with Longwood and is shielded to the southern side by the walls and roof of the proposed third bedroom. In terms of overshadowing to Longwood, this is not likely to be an issue as Longwood sits on higher ground and is to the south.

Materials

The materials planned for use in the scheme would be of good quality. It is intended to replace the existing concrete interlocking tiles with dark grey artificial slates on all of the roofs, this would allow the new and existing roofs to blend in harmoniously without the difficulty of sourcing concrete tiles with the same degree of weathering as the existing.

The gable projections and dormers would have horizontal cladding, whilst the existing and new walls above the red brick would be smooth self-coloured render. In terms of the cladding and render colours, Mr and Mrs Powell are undecided on this matter and would be happy to defer any decision on this until a later date but would welcome any advice and input on this matter from the planning office.

To provide a contrast between the wall surfaces and the window and door frames, it is intended that the window frames would be made of powder coated aluminium, again the final colour of these has yet to be decided.

The design will introduce traditional style sash windows on the front elevation which would add to the overall high quality of the design.

Adjacent woodland

An arborcultural report and tree survey was prepared as part of the earlier planning application H/20/88626 for the wooden garden studio.

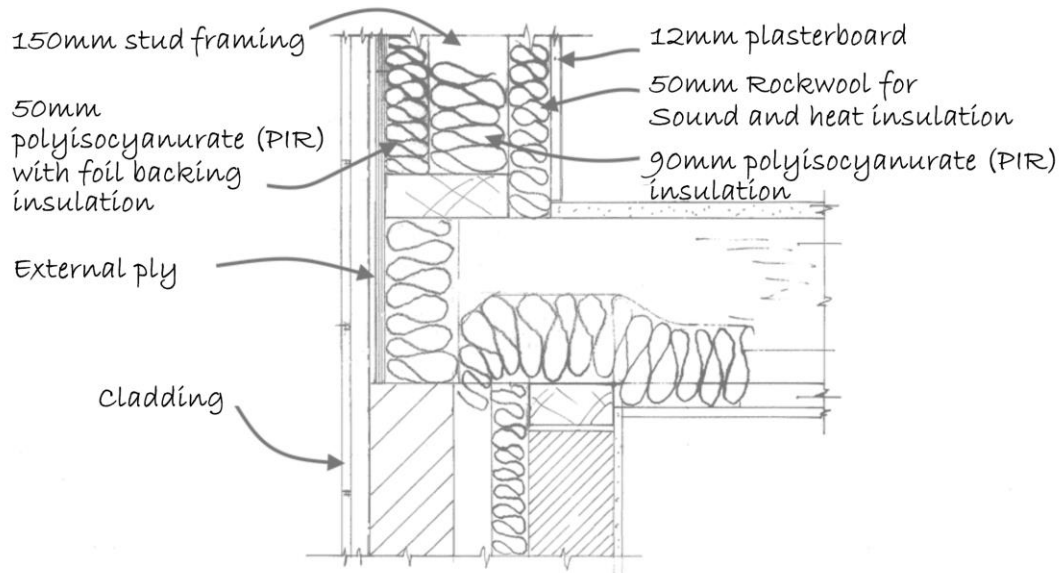
This report highlighted that as the topography stepped down towards the northwest, with the woodland being significantly lower than the gardens of the site. The report confirmed that there are no protected trees within the plot of St Georges, and it appears that the proposed extension work will not be under the existing tree canopy.

The report is included with the planning application and the tree protection measures highlighted will be considered during the build.

Sustainability

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. The careful remodelling and extension of an older unattractive property to create a more architecturally pleasing and practical home is less wasteful of materials and far more environmentally friendly than demolishing an older house to replace it with a new one built from scratch.

With the older dormers and loft conversion being undertaken in 1968, it is unlikely that the flat roofs and timber external dormer walls have much in the way of insulation. Mr and Mrs Powell would like to not only improve the appearance of their home but also overhaul the properties insulation values. Therefore, it is intended that all of the existing and new roofs together with the new dormer walls will exceed current Building regulation requirements for insulation. The new dormer and gable walls will be built of stud framing with high levels of insulation that cannot be achieved with traditional cavity walls.



TYPICAL DETAIL THROUGH EXTERNAL STUD FRAMING

Diagram 8. Typical detail through the external stud framing showing a total of 190mm insulation in the external walls.

Where possible, any old timbers from the existing roof and dormer construction will be de-nailed and reused within the new stud framing. The existing tiles on the roof and dormer walls will be carefully removed and sold on as salvage.

The change to the design of the house also creates the opportunity to introduce 3 photovoltaic solar panels to the new south facing roofs. The proposed south facing gable roof slope over bedroom 3, which is not visible from Kew Lane would be an ideal location for the panels as these would not be shaded by the trees to the north. The Side (South) Elevation shown on drawing No. 1192/2 indicates the position of these panels.

The finished dwelling will have a far better insulated fabric than that of the existing house. The new wall elements will be insulated to exceed current Building Regulations, whilst all the new windows and doors will be glazed with high performance glazing within thermally broken frames.

Ecology

The presence of the adjacent woodland and vertical tile hanging at the property had suggested the potential for bat roosts in the area. Mr and Mrs Powell are keen not to disturb any wildlife and have commissioned Vesper Conservation & Ecology Limited to undertake the appropriate Bat Surveys.

A Preliminary Roost Assessment (PRA) was undertaken on the 19th March 2025 and a Bat Activity Survey (BAS) undertaken in May, June and July of the 2025 season. The report recommends that an EPS bat mitigation license will be required to undertake the proposed works. The report also advocates for the addition of two inbuilt bat tubes into the new gable walls one on the east and one on the western elevations. The applicants are happy to comply with the findings and recommendations of the report.

The full reports and the findings of the surveys are submitted with the application.

Highways & parking

The proposed work if permitted, would add to the number of bedrooms, but the site has existing off-road parking for at least three cars which would provide sufficient parking for a property of this size.

Conclusion

The proposed extension and alterations are well-suited to the Old Bursledon Conservation Area. The design, scale, materials, visual impact and relationship with nearby properties has been carefully considered at the design stage and would be wholly appropriate for the house in this setting. Approval would allow work that would update and improve a property that has an unsympathetic upper storey that does little to reinforce and enhance the identity of the local area.

The proposal if approved would improve an older chalet property by introducing a series of new dormer and gable roofs as part of a well-considered and careful design that would respect and maintain the character of the Conservation Area in which it sits. There would be a modest increase in the floor space, but this is concentrated at the rear of the property and would be achieved without impacting on the scale of the property or the area beyond.

Through careful planning and design the proposal will update an awkward older house and in doing so create an aesthetically pleasing high calibre property that would help enhance the area whilst complying with all of the policies of the Borough Council.

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