



Four Winds Allington Lane Fair Oak Eastleigh SO50 7DD

DESIGN AND ACCESS STATEMENT

Introduction

Four Winds, located along Allington Lane, is a residential property set within a 4,000 m² site, screened from public view by established hedgerows and mature trees.

Since early 2025, the applicant has been exploring the idea of replacing the existing lodge with a purpose-built lodge within the site. During this period, we have worked closely with Planning Officer Gregg Chapman through the pre-application advice service (Ref: Q/25/99187).

Two main options were initially considered:

- Construction of a new annexe.
- Replacement of the existing garage and lodge.

Following discussions, the replacement of the lodge and garage was supported over the creation of a new standalone annexe structure. Based on this supportive advice, we engaged a range of specialists to inform the proposal.

A tree survey and report (Ref: 25_5837_07_26) confirmed that the proposed works would not adversely affect existing trees on the site.

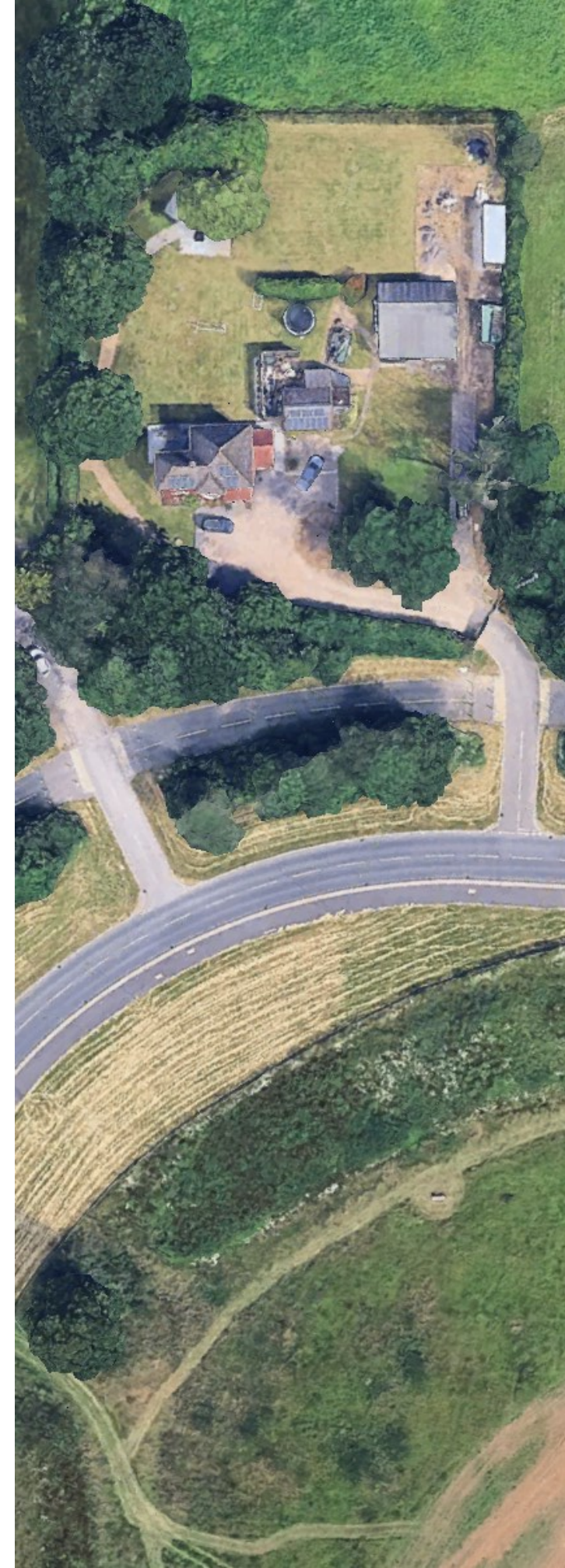
An ecological survey (Ref: 25_5837_07_26) was also undertaken to assess potential impacts on bats. This survey indicated a possibility that bats may be present in the garage, requiring a second survey.

In light of this, the applicant has decided that a planning application for the replacement lodge alone is the most appropriate course of action.

The existing lodge, which has the benefit of a lawful development certificate (Ref: LDC/22/93544), currently comprises two bedrooms, a kitchen, bathroom, and lounge area. The owners now wish to replace the lodge with a modern alternative that better meets their domestic needs, with the goal of supporting multi-generational living on the site.

The site contains no trees subject to Tree Preservation Orders, is not within a conservation area, and lies in Flood Zone 1 (the lowest category of flood risk), more than 300 m from any identified flood risk areas.

This householder planning application reflects the outcome of collaborative work between the applicant, multiple specialist consultants, and Planning Officer Gregg Chapman to develop a proposal that is both practical and sensitive to the site's context.



Site and Surroundings

The Site

Four Winds is a detached dwelling situated on Allington Lane, within the parish of Fair Oak, Eastleigh (postcode SO50 7DD). The property, constructed in the mid-20th century (circa 1950–1966), occupies a generous plot of approximately 0.75–1 acre. It comprises a four-bedroom main residence and a two-bedroom annex/lodge, with landscaped gardens, outbuildings, and private parking. The site backs onto open fields, offering a semi-rural character while maintaining good connections to local services and transport routes.

Immediate Context

Allington Lane is characterised by a mix of detached properties, converted agricultural buildings, and historic estate land. Properties along the lane are generally set back from the road, often within mature landscaped plots, contributing to a low-density and green street scene.

Historic Context

Fair Oak has documented origins dating back to 901 AD and developed historically as part of Bishopstoke parish before becoming its own civil parish in 1894. The name “Fair Oak” derives from a prominent oak tree in the village square where fairs were held until the early 20th century. The surrounding area has historically been home to significant estates, including Fair Oak Lodge and Allington Manor, which have shaped the rural layout and landscape. These estates once formed part of the Bishop of Winchester’s hunting grounds and later became private residences, schools, and landscaped grounds.

Character and Setting

The site sits at the interface between built form and open countryside, benefitting from expansive views across adjacent fields. Its mature planting, hedgerows, and generous plot size reinforce the rural setting while the proximity to Eastleigh and Fair Oak ensures accessibility to services. The architectural character of the area is varied, reflecting different eras of development, but unified by low-rise building forms, generous plot sizes, and a strong landscape framework.



Proposed Design

The proposed lodge has been carefully designed to respect and complement the character of the site. The footprint remains similar to that of the existing lodge, and the position has been retained in broadly the same location.

This approach ensures that the proposal constitutes a true replacement rather than an additional structure, improving the appearance and quality of the site, particularly as the existing lodge is showing signs of age and has become visually unappealing.

Architecturally, the new lodge has been designed to strike a balance between modern design and traditional character, allowing it to sit comfortably within a domestic garden setting.

The surrounding context is varied, with a mix of open fields, established housing estates, and nearby industrial premises. The design responds to this setting by incorporating materials and forms that are sympathetic yet contemporary.

It is currently envisaged that the lodge will be constructed from Structurally Insulated Panels (SIPs). This modern method of construction offers excellent thermal performance, contributing to the eco-friendly and sustainable nature of the building. High levels of insulation will help reduce energy use and minimise the building's environmental impact over its lifetime.

The design has been developed to ensure full compliance with current Building Regulations. For example, the inclusion of fire escape-compliant windows and a layout where the kitchen is separated from other rooms ensures a safe and direct means of escape in the event of an emergency.

Externally, the use of timber or high-quality timber-effect cladding will create a lodge-like appearance that reflects the site's existing character. Dark grey windows and doors will provide a crisp, modern accent, complementing the natural tones of the cladding. All materials have been carefully selected for their quality, durability, and low-maintenance requirements, ensuring the lodge will remain visually attractive for many years.



Conclusion

The applicant has approached this proposal with care, diligence, and a clear commitment to creating a high-quality improvement that meaningfully supports their family's needs. Significant time and consideration have been invested in developing the scheme, informed by professional advice from a range of specialists to ensure that every aspect of the design has been thoughtfully assessed from multiple perspectives.

The proposed lodge represents a sensitive replacement of an existing structure and has been designed to integrate harmoniously with its surroundings. Due attention has been given to environmental considerations; the development will have no adverse impact on existing trees or local wildlife, and its scale, form, and position ensure that it will not detract from the character of the surrounding area.

The applicant is fully prepared to continue constructive engagement with the Local Planning Authority throughout the application process, working collaboratively to address any matters that arise and to ensure that the final outcome aligns with both the needs of the family and the broader objectives for the locality. This approach underlines the applicant's commitment to responsible development that respects and enhances its setting.

