

## **Design and Access Statement**

**Proposal:** 2 Storey side extension to the Coach House, Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH.

**Use:** Extension to main dwelling to provide additional living space and bedroom.

**Applicant:** Mr and Mrs Freddie Coppard

**Date:** 6<sup>th</sup> January 2026

### **1. Introduction**

This Design & Access Statement is submitted in support of a householder planning application, for a **double-storey side extension** to the Coach House at Moorgreen Farm. The statement has been prepared by **BPS Design Consultants Limited** and follows the structure and expectations of **Eastleigh Borough Council's Local Validation Checklist**.

The Coach House is not listed, but it sits within the wider setting of **Grade II listed buildings** at Moorgreen Farm. The proposal has therefore been designed to ensure **no harm to the setting, character, or significance** of these heritage assets.

### **2. Site and Context**

Moorgreen Farm was barn was converted into residential use some years back and now forms part of a residential complex. The Coach House is positioned on the end of the developed barn; the proposed extension would not be visible from the grade II listed grain store or farmhouse. Before the barn was converted to residential on the end proposed for extension there was once a lean too structure which was substantial in bulk and massing.

The photographs below show the existing pre developed barn and the current development form.



### Key contextual points:

- The extension is located on a **side elevation not visible** from any Grade II listed building.
- Existing buildings and boundary treatment provide **some screening**.
- The proposal does not alter the historic farmstead layout, hierarchy, or key views.
- No protected trees, ecological features, or landscape constraints are affected.

### 3. Design Principles

#### 3.1 Amount & Scale

The extension is modest in footprint and height, ensuring it remains **subordinate** to the host building. It respects the existing building line and does not increase the visual prominence of the Coach House.

#### 3.2 Layout

The side-extension location was selected to:

- Avoid impact on the principal elevation
- Maintain circulation around the building
- Ensure no encroachment on shared access routes
- Provide functional internal space without altering the building's character

#### 3.3 Appearance & Materials

The design adopts a **sympathetic and recessive approach**, using:

- Brickwork to **match or complement** the existing Coach House
- Roof tiles/slates to match existing finishes
- Timber or timber-effect windows and doors reflecting existing proportions
- Matching eaves, ridge heights, and detailing

This ensures the extension integrates seamlessly with the existing building.

### 4. Heritage Impact

In accordance with Eastleigh Borough Council's validation requirements and NPPF Section 16, the proposal has been assessed for its impact on nearby **Grade II listed buildings**.

#### Findings:

- The extension is **not visible** from any listed asset.
- No historic fabric is affected.

- The proposal does not alter the historic pattern, hierarchy, or character of the farmstead.
- Materials and detailing ensure a **neutral impact** on setting.

The proposal results in **no harm** to heritage significance.

## 5. Access

The proposal does not alter existing access arrangements.

- Vehicular and pedestrian access remain unchanged.
- No changes to site levels are proposed.
- Level thresholds and improved internal circulation will be incorporated where feasible.
- The extension does not introduce any barriers to movement.

Given the scale of development, access impacts are minimal and proportionate.

## 6. Landscaping & Environment

- No trees, hedgerows, or ecological features are affected.
- Existing boundary treatment provides some limited screening.
- Sustainable design measures will be incorporated, including:
  - High-performance insulation
  - Efficient glazing
  - Low-energy lighting and heating systems
- Surface water will be managed via existing drainage or minor upgrades if required.

No additional hardstanding is proposed.

## 7. Ecology Statement

### Ecological Considerations

A proportionate review of ecological constraints has been undertaken in line with Eastleigh Borough Council's validation requirements for minor residential development.

## Building Fabric

- The Coach House is a **relatively new structure**, and the roof was **completely replaced in recent years**.
- As a result, the building **does not contain traditional features** typically associated with roosting bats or nesting birds (e.g., gaps in tiles, lifted ridge tiles, soffit voids, or historic timber structures).
- The modern construction and recent roof replacement mean there is **no realistic potential for protected species** to be present within the building fabric affected by the proposed works.

## Proposed Works

- The side extension affects only **modern external walls and roof elements**.
- No demolition of historic or ecologically sensitive structures is required.
- No roof voids, cavities, or features suitable for bats or nesting birds will be disturbed.

## Surrounding Garden Area

- The immediate setting comprises a **lawned domestic garden**, maintained regularly and of **low ecological value**.
- No trees, hedgerows, or semi-natural habitats will be removed or altered as part of the proposal.
- The works do not encroach on any features that could support protected species.

## Conclusion

Given the **modern construction, recent roof replacement**, and **low-value lawned garden setting**, the proposed development presents **no ecological risk** and does not trigger the need for specialist ecological surveys.

The proposal is therefore compliant with:

- NPPF Section 15 (Conserving and enhancing the natural environment)
- Eastleigh Borough Local Plan policies relating to biodiversity
- Eastleigh Borough Council's validation guidance for minor development

No further ecological assessment is required.

## 8. Policy Compliance

The proposal complies with:

- **Eastleigh Borough Local Plan**
  - DM1 – General Development Criteria
  - DM11 – Heritage Assets
  - DM14 – Residential Extensions
- **NPPF Section 12** – Achieving well-designed places
- **NPPF Section 16** – Conserving and enhancing the historic environment

The extension is modest, well-designed, and causes **no harm** to heritage significance.

## 9. Conclusion

The proposed side extension to the Coach House at Moorgreen Farm is a **sympathetic, modest, and policy-compliant** enhancement that:

- Preserves the character of the host building
- Has **no visibility or impact** on nearby Grade II listed assets
- Maintains existing access arrangements
- Respects the rural setting and historic context

This proposal represents a high-quality, proportionate improvement to the property and should be supported.