

Design and Access Statement
Proposed Single-Storey Rear Extension and Roof Covering Alterations
5 Abbey Hill, Netley, Southampton, SO31 5FB



Figure 1-Front(South)Elevation

1. Introduction

This Design and Access Statement accompanies a householder planning application for proposed works at 5 Abbey Hill, Netley, which lies within the Netley Conservation Area, under the jurisdiction of Eastleigh Borough Council.

The proposals comprise:

- A single-storey rear extension to square off the rear of the dwelling, consolidating and insulating a poorly performing 1979 rear addition, improving thermal efficiency and internal functionality while remaining subordinate to the host building; and
- Replacement of the existing roof covering, including the introduction of photovoltaic (PV) slates to the south-facing roof slope, which also forms the principal (front) elevation.

Planning permission is required due to an Article 4 Direction restricting alterations to roof coverings on any development that fronts the highway and is within the conservation area. The dwelling is not listed, but contributes positively to the character and appearance of the area. A separate Heritage Statement accompanies this application and should be read alongside this document.

A Permitted Development Enquiry response from 13/10/2023 stated that:

Planning permission is therefore required for:

- Replacement of slate roof coverings to the main roof that fronts the highway, and
 - Replacement of slate roof coverings to the front porch roof, as these elements form part of the principal elevation fronting the highway.
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2. Site and Context

The application site comprises a traditional residential dwelling located on Abbey Hill, Netley, within the Netley Conservation Area. The property forms part of an established residential street and contributes positively to the character and appearance of the conservation area through its scale, form, materials, and roofscape.

The Netley Conservation Area Appraisal identifies Abbey Hill as an area characterised by Victorian and post-Victorian residential development, with a strong emphasis on traditional roof forms and the widespread use of slate roof coverings as a prevalent historic material. A coherent and consistent roofscape is a defining feature of the area and makes an important contribution to its overall townscape value.

The application property reflects these characteristics, particularly through its traditional roof profile and slate roofing, which form part of the wider roofscape visible within public views along Abbey Hill. The dwelling has a south-facing principal elevation, which is visible from the public realm and also provides an optimal orientation for renewable energy generation. Any alterations to the roof have therefore been designed with particular care to respect the identified character and significance of the conservation area.

3. Design Principles

The proposals are guided by the following principles:

- Respect for the architectural form and character of the dwelling
- Minimal and proportionate intervention, focused on the rear of the property
- Use of high-quality, sympathetic materials
- Improved environmental performance delivered in a heritage-sensitive manner

The design seeks to balance conservation objectives with modern living requirements and long-term sustainability.

4. Amount, Layout and Scale

The proposed development comprises a single-storey rear extension, located entirely to the rear of the dwelling, where it will not be visible from the public realm. The extension squares off the rear elevation, providing a simple and coherent form that improves internal layout and usability.

The extension consolidates an existing poorly performing rear addition dating from 1979 (Planning Application: Z/14169/001/00), replacing it with a more coherent and thermally efficient form while retaining a modest single-storey scale.



Figure 2 -Rear(North)Elevation showing existing 1979 rear extension.

The rear extension will incorporate a flat roof with a parapet edge. The parapet will sit marginally higher than the existing flat roof element, but lower than the current ridgeline of the 1979 rear extension. The proposal therefore remains clearly subordinate in scale and does not compete with or undermine the dominance of the original two-storey dwelling.

There will be no increase in the height, pitch, or profile of the principal roof, and the established hierarchy and proportions of the building are preserved.

5. Appearance and Materials

Rear Extension

The rear extension will be constructed using buff London stock brick, selected to closely match the cream/yellow colour, texture, and appearance of the existing principal elevation. This ensures visual continuity and reinforces the architectural coherence of the dwelling.



Figure 3-Existing brick to be matched for rear extension

Roof Covering

- Existing slate tiles will be reused and recycled where practicable.
- Where replacement is required, recycled or colour-matched Gallegas 39 roof tiles will be used to maintain the traditional appearance of the roofscape.
- The south-facing principal roof slope will incorporate PV slates by GBSOL and Gallegas 39.



Figure 4- PV Slates and Natural Slates

The PV slates have been selected for their close resemblance to traditional slate in terms of size, colour, texture, and finish. They will be laid in a uniform and consistent manner, ensuring the roof continues to read as a traditional slate roof within the street scene.

There will be no alteration to roof form, pitch, ridge height, or profile, and the roof will retain its established relationship with neighbouring properties.

6. Sustainability

Improving the environmental performance of the dwelling is a central objective of the proposals. The consolidation and insulation of the existing rear addition will significantly improve thermal efficiency, while the introduction of PV slates on the south-facing principal roof slope will:

- Reduce operational energy demand
- Lower carbon emissions
- Improve long-term energy efficiency

The proposals demonstrate that meaningful sustainability benefits can be achieved without compromising the character or appearance of the conservation area.

7. Ecology and Biodiversity

The application site lies within 50 metres of woodland, including areas of and in proximity to veteran trees.

The proposed development has been carefully designed to ensure there will be no adverse impact on protected species, woodland, or trees, and that ecological considerations have been addressed in a proportionate manner.

Trees and Woodland

All works are confined to the existing domestic curtilage of the property. No tree removal, pruning, excavation within root protection areas, or changes to site levels are proposed. There will be no encroachment into woodland areas, and no works affecting nearby veteran trees.

Great Crested Newts

Although the site is identified within a GCN zone, the proposals are limited to works within an existing residential garden and the footprint of the dwelling. There are no ponds or suitable aquatic habitats within the site. Given the scale and nature of the proposals, the development is considered to present a low risk to Great Crested Newts, with no direct impacts anticipated.

Bats

A Preliminary Roost Assessment has been undertaken and identified no evidence of bat roosts within the building. As a precautionary biodiversity enhancement, a wall-mounted bat box is proposed on the south-east elevation. Low-level lighting in

accordance with the Mitigation Strategy in the Recommendations section of the Preliminary Roost Assessment will be used.

Biodiversity Enhancement

In addition to avoidance of harm, the proposals include the installation of:

- A bat box on the south-east elevation; and
- A swift box on the north-east elevation.
- All recommendations made by Philips Ecology will be used.

These measures provide biodiversity enhancement in accordance with national and local planning objectives.

8. Access

There are no changes to access arrangements. Existing pedestrian and vehicular access will remain unchanged, and the proposals do not affect inclusive access.

9. Conclusion

The proposed development represents a carefully considered and proportionate scheme that preserves the character and appearance of the Netley Conservation Area while improving the functionality, sustainability, and ecological value of the dwelling.

The proposals comply with the Eastleigh Borough Local Plan, respond appropriately to the Article 4 Direction, and are supported by a separate Heritage Statement. It is respectfully submitted that the proposals should be supported by Eastleigh Borough Council.
