



01794 524200
info@vl-architects.co.uk

1775: Design & Access Statement

Planning application for:
Land at Birchwood Gardens,
Hedge End,
SO30 2AR

December 2025

Director: Laurence Wright BA (Hons) Dip. Arch. ARB. RIBA

Website: www.vl-architects.co.uk

Company number: 13959299

The Architects in this practice are registered as such under the Architects Act 1997



Introduction	3
Existing	4
Proposal	5
Policy	6
Conclusion	8

Contents

Introduction

Context & Existing Site

Context

- The site at Birchwood Gardens is presently an unused piece of land falling within the ownership boundary of number 7 Birchwood Gardens.
- The site shares a boundary with five neighbours, number 50 and apartments at 54 Navigator's Way to the north, 23 and 25 Rose Close to the east, and number 8 Birchwood Gardens to the south. The site will be accessed from the western side via Birchwood Gardens.
- Elevationally, the surrounding buildings demonstrate a traditional brick course of varying red tones, white uPVC framed openings, and a plain clay tile roof. Most neighbouring dwellings include an external uPVC framed entrance canopy.



Figure 1. Existing Site Plan, Not to Scale

The red line demonstrates the proposed site, whilst the blue line acknowledges the ownership boundary.

Proposed

Ground Floor & Roof Plan



Considerations

- The proposal involves the erection of a detached, two-bedroom, new build bungalow which has been designed to meet the Specialised Supported Housing criteria. The dwelling is to be carefully positioned centrally to the site whilst considering Root Protection Areas (RPA's) of existing trees.

Access

- The dwelling is to be primarily accessed from the south west elevation, and include two parking bays to the west, orientated to work harmoniously with the access drive. An entrance canopy, similar to those on surrounding houses, is incorporated to provide a degree of shelter when entering the dwelling. Openings have been carefully positioned as to prevent overlooking onto neighbouring plots.

Arrangement

- The layout centres around a reception with a shared bathroom at the far end, equipped with smart storage solutions. Bedrooms 1 and 2 are situated along the north west side, with the former benefiting from an ensuite. On the mirrored side, a large open plan kitchen/dining/living area connects with the generously allocated garden via a set of french doors and sidelights to the south east. The hipped roof and proposed material palette reflect the surrounding vernacular and character.

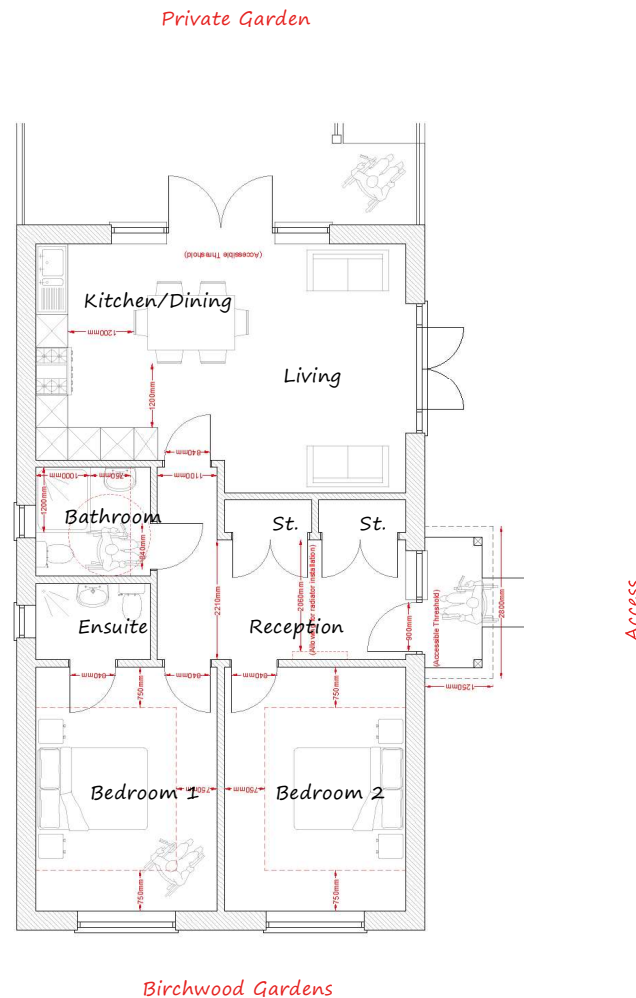


Figure 2.

Proposed Ground Floor Plan, 1:200

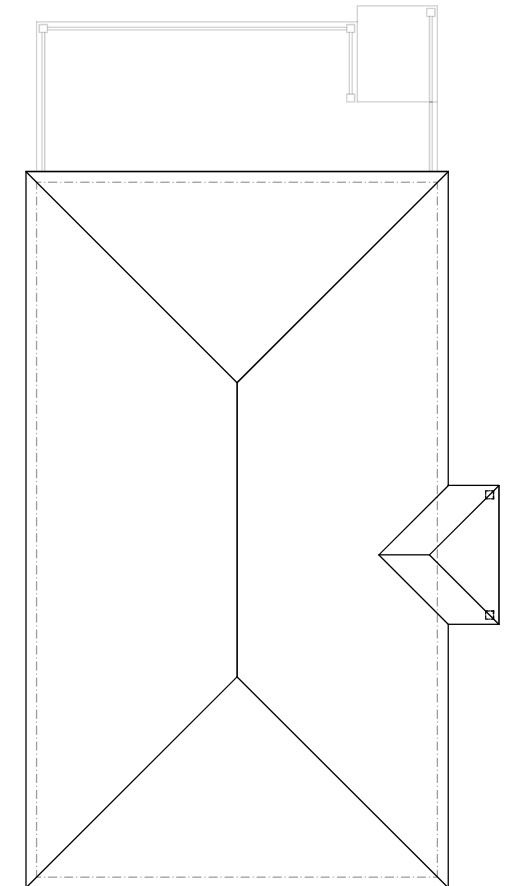


Figure 3.

Proposed Roof Plan, 1:200

Proposed

Planning History (F/22/92976)

Planning History

- The land at Birchwood Gardens had a previous planning application for the erection of a two storey, three-bedroom dwelling with car parking refused in June 2022 (F/22/92976).
- The dwelling was considered to be excessive in size, having an unacceptably cramped layout. For this reason, we have designed a scheme strictly prohibited to ground floor level. The layout comfortably accommodates accessible living, demonstrates sensible storage solutions and establishes a healthy relationship with external spaces.
- The previous application was described as having an incongruous form in relation to the street scene. With this in mind, the revised bungalow replicates common forms and shares a material palette with neighbouring properties across Birchwood Gardens.
- The refused scheme was positioned in close proximity to the protected Oak trees which may have had an adverse impact on their health. The ridge of the bungalow is considerably lower than that of the surrounding houses, allowing the Oak canopy and character to remain untouched. The new dwelling is designed to be formed on appropriate screw piles supporting a cantilevered reinforced concrete slab that will float over root protection areas. This has been designed in principle by a supporting Arboriculturist & Structural Engineer in collaboration. Their collective data has been submitted in support of this proposal.

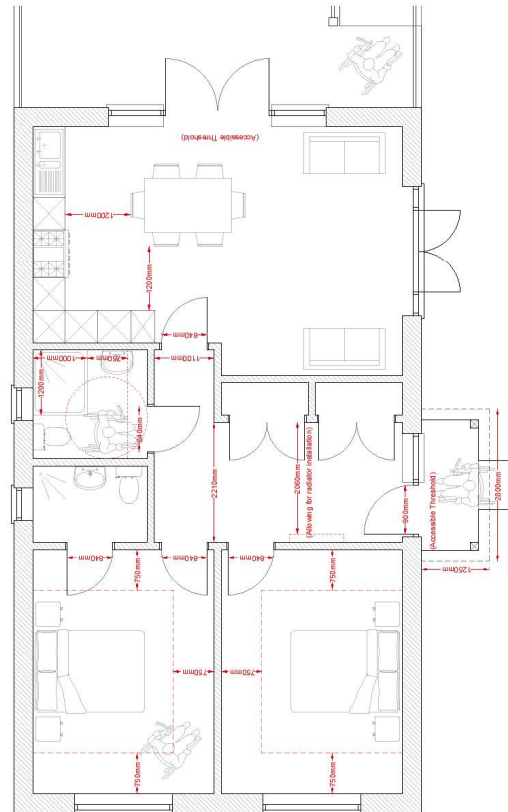


Figure 4.

Proposed Ground Floor Plan, 1:200

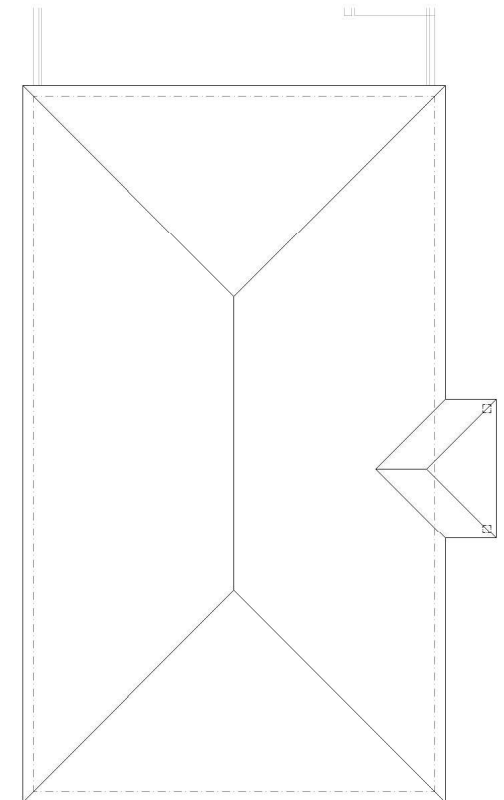


Figure 5.

Proposed Roof Plan, 1:200

Proposed

Further Considerations

Tree Report

- In summary, the report for the former planning application focused on three Oak trees, two of which involved minor activity taking place within Root Protection Areas (RPA). The proposed works were considered to be low impact so long as a low invasive construction approach was taken in regard to the foundations. Cellular confinement systems were to be installed around T3 prior to construction to protect the ground. Protective barriers were to be installed around all trees to prevent damage. We have acknowledged this approach and replicated the same consideration for the RPA when positioning the bungalow. Unlike the previous planning application, the bungalow is low impact to the Oak trees, thus maintaining the character of Birchwood Gardens.

Specialised Supported Housing

- The entrance canopy provides a level landing with appropriate cover. The property has been designed so that external ramps are compatible.
- The proposed property has been carefully considered and equipped for accessible living. External openings are to have an accessible threshold, whilst all internal openings are a minimum of 840mm wide to allow for wheelchair access.
- Bedrooms are large enough to allow for 750mm clearance around the frame of a double bed, bathrooms fitted to allow for a wheelchair turning circle and grip bars, and a minimum 900mm clearance is comfortably achieved across the hallway, taking into consideration radiator placement.

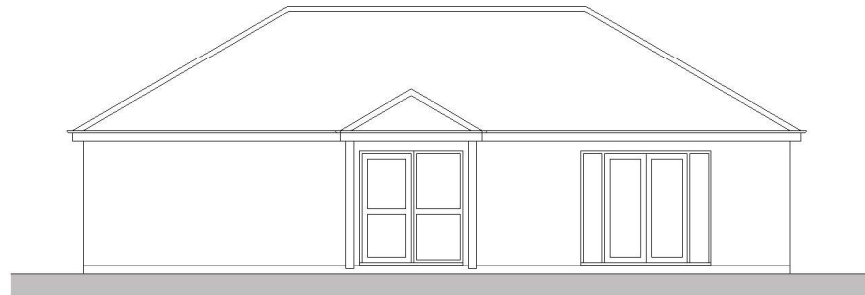


Figure 6. Proposed South Elevation, 1:200



Figure 7. Proposed West Elevation, 1:200

Policy

Eastleigh Borough Council Local Plan: 2016-2036

Policy S1: Delivering Sustainable Development

- The new development is to be constructed without compromising the identity of the Borough. The design incorporates design features and materials from the surrounding built environment, harmoniously fitting into the street scene. The development enhances social equality by meeting accessible living standards.

Policy S2: Approach to New Development

- The council has promoted the delivery of 14,580 new homes. The development at Birchwood Gardens contributes towards this target without affecting a settlement gap. The proposal provides an equal opportunity to those living with disabilities to live within this region of the Borough. Whilst council targets do not directly include specific provision for Supported Living (over and above accessible requirements set within the Building Regulations) this proposal is a positive contribution to housing targets and towards registered disabled persons living in the borough, which currently represents around 16%* of the population for Eastleigh. *Percentage is a combination of 'limited a lot' & 'limited a little' data from Census data in 2021.

Policy DM1: General Criteria for New Development

- The proposed design carefully selects consistent design features, forms and materials from surrounding properties, seamlessly blending the design within the street scene.
- The development has been designed to allow nearby residents to continue to enjoy the natural habitat of the area and its existing character.

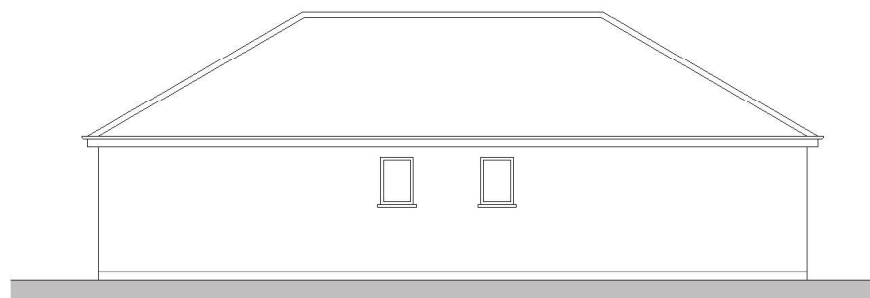


Figure 8. Proposed South Elevation, 1:200



Figure 9. Proposed West Elevation, 1:200

Policy

Eastleigh Borough Council Local Plan: 2016-2036

Policy DM2: Environmentally Sustainable Development

- The proposed dwelling will have a greater energy efficiency than surrounding existing dwellings. The outer fabric is to be 350mm cavity wall construction to allow for 85mm cavity insulation (50mm clear), achieving a U-Value of 0.18 W/m²K throughout. Heat is better retained, reducing the duration of heating. In the summer, internal spaces will remain cool and comfortable.
- Larger stretches of glazing have been positioned across the east and west elevations, avoiding direct UV to the south throughout the day.

Policy DM3: Adaptation to Climate Change

- The site has been carefully selected, partly due to the existing Oak trees which provide a pleasant setting to settle. The trees also provide areas of shade which contribute to the cooling strategy of the house. An aspect considered when positioning the dwelling and designing the fenestration.

Policy DM13: Transport

- The proposal includes the provision of two parking bays, suitable for adaptation for assisted living. The bays are positioned on a proposed hard standing surface and orientated to work with the existing layout of the road. The development is minor and will not compromise the existing highway.

Conclusion

- This proposed development creates a single new dwelling specifically for disabled persons to live comfortably within the community under the guidance of Supported Living. This proposal brings a positive contribution to the local setting and wider community for the council.
- The proposal has reviewed the previous Planning History and made steps to mitigate the reasons for refusal. The design reduces impact on the street scene, reduced impact on the protected trees, and provides adequate and sufficient day/sunlight for the occupants of the new dwelling.
- This application is supported with the following report documentation:
 - Arboricultural Report
 - Structural Engineer design for foundations
 - Daylighting study
 - Ecological and Biodiversity Net Gain report
 - Letter of Support from a Supported Living provider
- This proposal makes good use of unused land within the settlement boundary as a positive contribution towards new housing generation.



Figure 10. Proposed Site Plan - NTS