

DESIGN & ACCESS STATEMENT

New dwelling at:

Wychwood
Nursling Street
Nursling
SO16 0XH

Prepared by Crafted Architects

on behalf of The Longdown Estate

May 2022



CONTENTS

- 1 Site & surroundings
- 2 Pre-application advice
- 3 Design principles
- 4 Appearance, form & materials
- 5 Access
- 6 Environment

Appendices

- A Pre-app drawings

1 SITE & SURROUNDINGS

- 1.1 The site is located on a suburban road in the residential area of Nursling. Nursling Street was originally a rural lane populated with modest cottages most likely for occupation by local farm workers and labourers. During the latter half of the 20th century the space between cottages has been infilled and the land surrounding Nursling Street developed densely. While the land use in the vicinity is still predominantly residential there are now also a school, shops, a pub and commercial/industrial units close by.
- 1.2 The site is accessed from the road running along the south boundary. Residential properties lie to the remaining three boundaries, including bungalows to the north and modern two storey houses/flats to the east and west.
- 1.3 There are some mature Yew trees and hedges on the site, providing some screening from nearby properties as well as some ornamental trees and shrubs close to the site frontage.
- 1.4 The site is currently occupied by a modest thatched cottage known as Wychwood, dating from the 17th century. Compared to the surrounding properties Wychwood is set within a very spacious plot and the cottage is served by gardens to the front and side. The cottage is a Non-Designated Heritage Asset, and a separate heritage assessment is included with the application.



Fig.1 – Satellite view of the site

DESIGN & ACCESS STATEMENT
Wychwood, Nursling Street, Nursling SO16 0XH



Fig.2 – Wychwood



Fig.3 – Site access



Fig.4 – Buildings to the west



Fig.5 – Buildings to the east

2 PRE-APPLICATION ADVICE

2.1 A pre-app submission was made in January 2022 during which the following observations were made:

- Character and Appearance - the proposals should be reflective of the character and appearance of the surrounding area, described as estate housing of a fairly uniform standard 2 storey character. The cottage on the site was identified as having greater character; it was considered that the proposed dwelling would stand out unduly in the street scene and further thought should be given as to how it could integrate more successfully.
- Heritage - Wychwood is labelled a 'non-designated heritage asset' with 17th century origins and the potential to be listed. As such, its setting must be given consideration. The construction of a new house was thought to be possible without causing significant harm to the setting providing it retains a respectful amount of space around the cottage. It was advised that a reduction in scale should be made before submitting a full application.
- Arboriculture - There were concerns about the proximity of the house to the Yew tree to the north of the site. A tree

constraints plan would need to accompany a full application along with an adjusted site layout.

- Highways - The scheme should demonstrate that there is adequate space on site for parking and turning to allow vehicles to enter and exit in a forward gear.
- Ecology - A Phase 1 survey would be required to support a full application to determine any impact on protected species and habitat along with a scheme of ecological enhancements.
- Nitrate neutrality - A full application would need to demonstrate that the scheme would not result in an increase in nitrates entering the River Test or that suitable mitigation would be taken to address this.
- Residential amenity - although the separation distance from neighbouring properties was considered to be suitable it was felt that the usable garden area for the new property was limited.

2.2 We have assessed the advice and made refinements to the scheme including reducing the scale, changing the materials and engaging consultants to satisfy the technical requirements.

3 DESIGN PRINCIPLES

- 3.1 The applicant proposes to subdivide the plot and provide a single dwelling alongside the existing cottage.
- 3.2 The new house shall be a modest family dwelling, complementing the surrounding buildings in terms of scale and appearance.
- 3.3 Neighbouring buildings are mostly simple in design, with rectangular plan forms, pitched roofs, a limited material palette and plain casement windows. Wychwood itself has a more picturesque appearance, including chimneys and decorative windows. The proposed design aims to strike a balance between these different styles to create a building of architectural merit that does not look out of place in its suburban context, whilst acknowledging the presence of the cottage adjacent.
- 3.4 Following the pre-app advice to provide turning within the site so that vehicles can exit in a forward direction, advice has been taken from a Highway Consultant. The principle of on site turning has been addressed in the Hampshire County's Notification Document (also known as Standing Advice), appendix A, section 3.5. This states that a single dwelling accessed onto an unclassified road would not require on site turning. We have however reassessed the arrangement on site to try to meet the aspiration and the submitted Site Plan shows how this can be done.

4 MATERIALS, FORM & APPEARANCE

- 4.1 The new house has been set to the east of the existing cottage, served by a new access point. It consists of a 1.5 storey rectangular plan with a pitched roof running adjacent to the east boundary, joined to a single storey element parallel to Wychwood. Since the Pre-app enquiry, both the principal part and the single storey element of the design have been reduced in scale to address concerns that the dwelling was too large adjacent to the cottage. The relationship is now considered appropriate, with the single storey element providing sufficient space between the buildings to respect the scale of the cottage.
- 4.2 The living accommodation is intended to be flexible in use with an open plan living space supplemented with a separate front room which could either be used as a bedroom, separate sitting room or home office.
- 4.3 Windows and doors are simple in design with a large, glazed opening serving the living space, screened from the road by a garden and hedge. Windows to the rear garden are sufficiently far away from the boundary (10m garden depth) so as not to cause overlooking to the neighbouring properties.
- 4.4 The construction shall include good quality materials and finishes, selected for durability and appearance. The external walls shall be facing brick with the upper half hung with plain clay tiles, as seen on some nearby properties. The traditional pitched and gabled roofs are to be finished in plain clay tile.
- 4.5 Where possible materials shall be locally sourced and natural.



Fig.6 – Aerial view of proposed house, cottage and dwelling beyond to the east

5 ACCESS

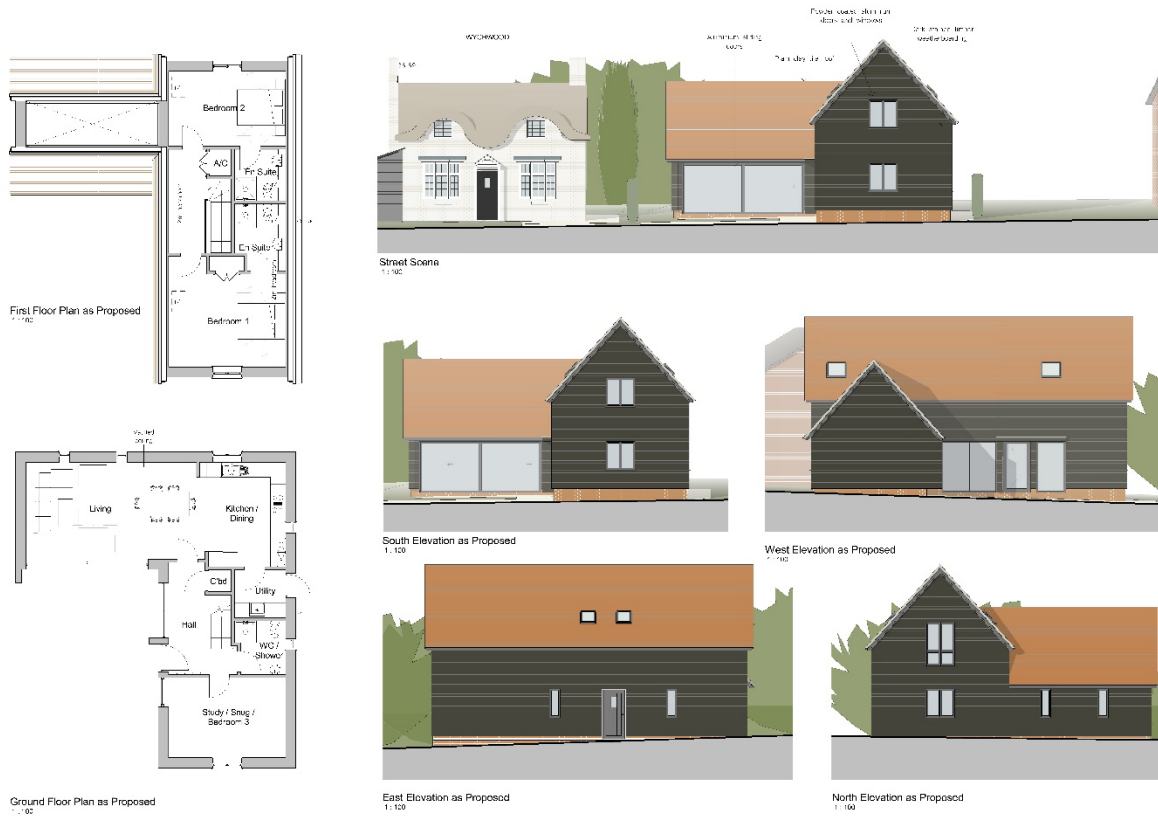
- 5.1 The existing access point is located towards the south-east corner of the site and the driveway extends diagonally towards the north west. This access point is to be retained to serve the new property and the driveway reconstructed to extend north from the road. A new access is to be created for Wychwood, also from Nursling Street.
- 5.2 Nursling Street has a 30mph speed limit which is controlled with traffic calming and speed humps. There is a pavement on either side so a drop kerb will be required to form the new access point.
- 5.2 Local shops, schools and public transport links are within a short walking distance.
- 5.3 There is space within the garden for a cycle store.

6 ENVIRONMENT

- 6.1 The existing trees on site are to be retained; a tree survey and impact assessment is included with the application. The ornamental trees are to be removed and replaced like-for-like as shown on the site plan. The hedge on the road boundary is to be retained apart from where the new access point is to be created.
- 6.2 The construction will use local, natural materials where possible. Consideration will be given to installing an Air Source Heat Pump as a renewable energy source.
- 6.3 The design features a glazed southerly aspect within the main living space to allow plenty of natural light into the room, reducing the need for artificial light and to provide solar gain, where it is most useful within the dwelling.
- 6.4 A nitrate neutral calculation is submitted, and the application agrees to meet the council's standards in this matter.

A APPENDIX

Pre-app submission



Site Plan

Plans & elevation

DESIGN & ACCESS STATEMENT

Wychwood, Nursling Street, Nursling SO16 0XH