



Design & Access Statement

**Proposed Dwelling on Land at Berrywood Lane,
Bradley, Hampshire, SO24 9RY**

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1. INTRODUCTION

1.1 INSTRUCTIONS

This report provides a design and access statement in support of a full planning application for the erection of a new self-build dwelling on land situated between Field End Cottage and Whitewalls, Berrywood Lane, Bradley, Alresford, SO24 9RY. This report has been prepared for the applicant and owner of the site, Darrell Alden.

This document should be read in conjunction with the drawings and reports submitted with the application.

2. SITE ANALYSIS

2.1 The application site, as outlined in red on the site location plan opposite, covers 0.2 Ha and consists of an unused field.

2.2 The site is located in the village of Bradley on a quiet country lane. The main highway (Berrywood Lane) has a speed limit of 30mph. The site has dwellings to either side; Field End Cottage to the east and Whitewalls and Oak Cottage to the west. As such the site can be considered an infill plot within an otherwise developed frontage. The site is screened by trees, shrubs and hedging, comprising a mix of blackthorn and other native species. A large bank of heavy, mature hedge screening separates the site from Berrywood Lane.

2.3. The character of the area is rural, but there are several dwellings in the area which give the location a residential village feel.

2.4. There are several trees on the northwest boundary of the site between the access track and the plot, including silver birches, an atlas cedar and several saplings.

2.5 The center of Bradley is walkable, as are the services and amenities contained within. In terms of location, the site is considered to be in a sustainable location, in an area of the borough which benefits from established public transport links with Basingstoke and Alresford via the C41 bus and community facilities.



2.6 SITE VIEWS

The land is laid to grass and slopes gently down from the northern boundary towards Berrywood Lane. There is a change in level of approximately 0.8m. The western boundary is delineated by a 1.2m post and wire fence. The southern and eastern boundaries are delineated by mature beech and blackthorn hedges. The northern boundary is currently open to a further 0.6Ha also owned by the applicant to facilitate grass cutting and wildflower meadow cultivation as specified in the appended Phase 1 Habitat Survey.

This further parcel of land is to be used to implement the Nitrate Mitigation Plan in accordance with the Mitigation Plan for the lifetime of the development, as specified in the Section 106 Deed of Agreement between Basingstoke and Deane Borough Council and the applicant dated March 2022.



View of site from Berrywood Lane (east)



Site frontage on Berrywood Lane (east)



View of site from Berrywood Lane (west)



View of site from western boundary



View of site from eastern boundary



View of site from northern boundary



View of site from southern boundary



Private access road and lower site entrance

3. PLANNING HISTORY

3.1 Pre-Application advice was sought in August 2019 with respect to the erection of a single self-build dwelling on the site. The response received stated that although the proposal may be considered contrary to local policy, Basingstoke & Deane Borough Council were unable to demonstrate a sufficient housing land supply and as such, the proposal could be considered acceptable in principle.

3.2. An Outline Planning Application (19/03014/OUT) was submitted to Basingstoke & Deane Borough Council in November 2019, and approved on 11 March 2022

4 ACCESS

4.1 The proposal will make use of the existing access to the west of the site, a private drive which currently serves two dwellings, Whitewalls and Oak Cottage. The site has two existing access points (2 x large farm gates) off the private access drive.

4.2 A gated footpath will lead from the private drive to the front/side of the dwelling. This will have a gradual slope to a level area by the front door to ensure the property complies with Part M of Building Regulations.



Entrance to site from Berrywood Lane



Adjacent private road from Berrywood Lane



Lower gate entrance to site



Upper gate entrance to site

5 DESIGN

5.1. PROPOSAL

The proposal would see the erection of a modest L-shaped self-build timber-framed dwelling (steading) of three bedrooms arranged over 1.5 floors with 195m² of floor space provided. The dwelling will be anchored at the north-east corner of the site, with the rear projection being of a single storey nature.

The dwelling is sited to minimise the impact on the street scene and the adjacent Conservation Area and the amenity of neighbouring properties. Existing trees and hedging will be retained to ensure minimal visual impact on the surrounding landscape character. A footpath is proposed, leading from the private access road to the main door on the lobby between the dwelling elevations.

Care has been taken to ensure that the visual impacts upon the street scene are not significant. The dwelling will be positioned 16.4 meters from the boundary of Berrywood Lane to the north, and 8.4 meters from the private access road to the west and will follow the existing building line with Field End Cottage to the east.

The dwelling will be situated 24m from Whitewalls and 22m from Field End Cottage, ensuring the privacy of neighbouring properties. The mature trees on the western boundary, and the existing mature hedgerows on the north and eastern boundaries will further assist in creating privacy for neighbouring residents.

Vehicular access is situated to the side (west) of the dwelling by way of a gravel drive connecting both lower and upper gated entrances to the site.

The dwelling will provide a ground floor kitchen/dining/family area, a wc and utility room, and two bedrooms. The first floor would provide a further master bedroom, separate bathroom and a modest study. The owner is a writer by profession.

An ecological survey carried out by Urban Wildlife Ltd. found no evidence of protected species on the site.

5.2 SCALE AND FORM

The dwelling is designed to have two wings, a living wing and bedroom wing, connected by an entrance lobby. The single storey, rear projection living wing will have a maximum height of 6.2m whilst the 1.5 storey bedroom wing will have a maximum ridge height of 6.7m. This modest ridge height, combined with a considerable level of high hedge screening on Berrywood Lane, will ensure the dwelling will have a negligible impact upon the streetscene.



Impression of shape and scale of proposed dwelling



Example of zinc roof and poplar vertical cladding



Nordan grey finish doors and windows

5.3 PARKING

Two parking spaces are proposed within the curtilage, to be located at the western edge of the property, adjacent to the living wing of the dwelling, taking advantage of the existing vegetation screening from the private road and allowing easy access to the site's lower and upper gates.

5.4. LANDSCAPING

Landscape and Heritage Impact Assessment reports accompany this application. In conclusion, the reports state there will be a very limited impact on the wider landscape character. This is largely due to the existing trees and hedges on and around the site.

A hard and soft landscaping scheme has been submitted with the application. Post and wire boundary fencing is already in place. There will be a single pedestrian gate from the private access drive to the front of the property. The driveway will be laid to peastone gravel, and new patio and paths laid in slabs.

5.5 BIN AND CYCLE STORAGE

There is ample space to the north-western corner of the dwelling for separate wheelie bins to be stored and screened from view via a new storage cupboard. The bins will be wheeled to the edge of Berrywood Lane on collection day as currently practised by existing residents.

A secure cycle shed will be constructed alongside the bin storage cupboard close to the gated entrance, using the same timber cladding materials as the main dwelling.

5.6 DRAINAGE

Foul waste will divert to a Package Treatment Plant situated to the northeast of the dwelling. Surface water will drain to soakaways situated around the site and away from tree root areas. Rainwater will be harvested using water butts and a storage tank. This water will be recycled for use via a direct feed system for gardening and domestic purposes.

5.7. AMENITY

The development will have a large garden to the south and east of the dwelling. The area is approximately 650m², exceeding the amount required by Basingstoke and Deane Borough Council.

5.8 FLOODING

A Flood Report by Landmark Information shows that there is a low risk of the site flooding.

An accompanying statement on behalf of Earth Environmental & Geotechnical (Southern) Ltd, found that, based on the near surface ground conditions and results of soakaway testing, soakaway drainage is found to be suitable.

6. APPEARANCE

6.1 SUSTAINABLE DEVELOPMENT

Paragraph 79 of the National Planning Policy Framework (2022) states that in order to promote sustainable development in rural areas, planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. It is considered that this proposal would make a modest but valuable contribution to the promotion of Bradley as a sustainable settlement.



6.3. ECO-TECHNOLOGY

The dwelling will also incorporate the latest low-carbon technologies, including a Kensa ground-source heating system, solar panels and battery storage, Nordan triple-glazed doors and windows, a Package Treatment Plant, and a rainwater harvesting system.



6.2 GOOD DESIGN

Basingstoke and Deane Borough Council's Sustainability Planning Document states that: *the council supports the NPPF requirement that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. This SPD provides a positive framework for successfully achieving such outcomes.*

To this end, Heb Homes Limited, an award-winning designer of timber-framed eco homes, will be supplying and erecting the dwelling. The building will be attractive, and the design sympathetic to the surrounding landscape. It will also be highly energy efficient, using environmentally sustainable materials, including SIP panels and Nordan Storm Guard timber triple-glazed doors and windows, achieving near-passive levels of insulation.

From the Heb Homes website:

Our landscapes are precious. We have a responsibility to enhance our countryside, not despoil it. We want our houses to look like they belong. And we must do this while protecting our environment.

We achieve this by taking inspiration from the simple, narrow designs and careful proportions of traditional northern European rural architecture. This means the designs have a connection to the past yet are contemporary. And they are highly energy efficient, using environmentally sustainable materials as well as being beautiful homes. Good architecture can help make beautiful places even better.



SUMMARY

1. Overall, the proposal is high quality and low impact, and has been carefully considered with the setting of the Conservation Area in mind.
2. The appended Heritage Impact Assessment demonstrates that the impact upon heritage assets in the vicinity and the key views will be negligible.
3. The proposal represents sustainable development and is in line with the provisions set out in the NPPF.
4. The proposal seeks to deliver a self-build opportunity for the applicant who is listed on the Basingstoke & Deane Self-Build Register.
5. This application has been prepared to demonstrate that a new dwelling as per the accompanying plans is suitable in relation to the site and the local setting.
6. This proposal takes full account of all relevant planning policies and guidance in respect of both local and national levels, as well as pre and outline application advice and discussions with the local planning authority.
7. The sensitive siting and modest size of the dwelling will not result in adverse impacts upon the streetscene, neighbouring properties, the landscape, or heritage assets.
8. As such, the proposal is fully compliant with the National Planning Policy Framework, given that the proposal represents sustainable development and will not result in unacceptable harm which outweighs its benefits.
9. In view of the above, this application provides Basingstoke & Deane Borough Council with the necessary information that will allow it to decide in an expeditious manner, confident that the development will make a positive and sustainable contribution to the local area.