



ABSOLUTE ARCHITECTURE



Design, Access and Planning Statement

Project: Medhurst, St Mary Bourne, Andover, SP11 6AR

Replacement Dwelling

Date: 22nd September 2023

Authority: Basingstoke and Deane Borough Council

1 Introduction

- 1.1 This Design, Access and Planning Statement has been prepared by Absolute Architecture on behalf of the Applicant to accompany the submission of a Full Planning Application for the demolition of the existing dwelling known as Medhurst in Mary St Bourne and replacement with a detached two-storey family home and detached garage with annexe over.
- 1.2 The purpose of this Design, Access and Planning Statement is to explain the principles and concepts that have been applied to the proposed development and how it sits against current planning policy.
- 1.3 Medhurst is a 4-bedroomed dwelling build in the late 1960s, sitting in the grounds of 0.5 hectares of land. A secluded site enjoying views across fields.
- 1.4 The existing house has become dated and does not meet the needs of the owner who seeks to create a high quality, purpose-built, sustainable, long-term home that is light and airy.
- 1.5 The application proposal is for a replacement dwelling and annexe accommodation that is ancillary to the main dwelling. Taking into consideration the character of the site and context of the area, it will deliver a long-lasting, sustainable and desirable home that is responsive to the setting and making a positive enhancement to the site.
- 1.6 The proposed designs are a traditionally styled dwelling with the palette of materials that reflect the local vernacular in the village.
- 1.7 Absolute Architecture are a Passivhaus certified practice. The proposed house is designed to Passivhaus principles to achieve an energy efficient home.
- 1.8 This statement should be read in conjunction with the plans and supporting documents that have been submitted with the planning application.

2 Planning Policy - NPPF

- 2.1 The National Planning Policy Framework (NPPF) was published in July 2023 and provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. The NPPF is a material consideration in the determination of planning applications.
- 2.2 The NPPF is underpinned by a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, and should, unless there are extreme adverse implications to doing so, supersede conflicting or absent Local Plan policies.

- 2.3 In developing the proposals on behalf of the Applicants, we have drawn on the following principles set out in the National Planning Policy Framework (NPPF):
- *To seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*
 - *That good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*
 - *To respond to local character and history and reflect the identity of local surroundings and materials*

Planning Policy - Local

- 2.4 Basingstoke and Deane Local Plan (2011-2029, Adopted 2016), in particular:

- Policy SD1: Presumption in favour of Sustainable Development
- Policy SS6: New Housing in the Countryside
- Policy EM1: Landscape
- Policy EM4: Biodiversity, Geodiversity and Nature Conservation
- Policy EM7: Managing Flood Risk
- Policy EM10: Delivering High Quality Development

Other material considerations are:

- The National Planning Policy Framework (NPPF) 2023.
- St Mary Bourne Neighbourhood Plan (2016-2029)
- SMB Village Design Statement (2005)
- St Mary and Stoke Conservation Area Appraisal (2004)
- Design and Sustainability SPD (2018)
- Landscape, Biodiversity and Trees SPD (2018)
- North Wessex AONB Management Plan 2019-2024.

It is anticipated that the key planning considerations will be:

- A replacement dwelling is acceptable
- Design considerations
- Arboricultural considerations
- Ecological considerations
- Flood risk considerations

- 2.5 Policy SD1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. The Council states that it will work with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improve the economic, social and environmental conditions in the area.

- 2.6 Policy SS6 states that new housing within the countryside will only be permitted where they are:
- a) On previously developed land
 - b) For a rural exception site for affordable housing
 - c) For the re-use of a redundant or disused building
 - d) For a replacement dwelling that is not temporary
 - e) Small-scale residential proposals of a scale and type that meet a locally agreed need
 - f) For a new dwelling linked to agricultural, forestry, horse breeding, livery or equivalent rural business.

The proposal is for a replacement dwelling of a similar scale and position on the site and therefore accords with the policy.

- 2.7 Policy EM1 sets out that development will be permitted only where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape.
- 2.8 Policy EM4 states that proposals will be permitted if significant harm to biodiversity resulting from the development can be avoided, or adequately mitigated. Proposals must be accompanied by information to enable a proper assessment of the implications for biodiversity.
- 2.9 Policy EM10 requires proposals to be of high-quality, based on a robust design-led approach. Proposals will be permitted where they:
- Are well connected, accessible, safe and practical
 - promote efficient use of land
 - Provide a coordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites
 - Minimises energy consumption through sustainable approaches to design
 - Positively contributes to local distinctiveness
 - Provide a high quality amenity
 - Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area.
 - Are visually attractive; provide adequate parking provision and waste and recycling storage
- 2.10 There is a statutory duty to ensure that the proposals have regard for the purpose of conserving and enhancing the natural beauty of the AONB. This application is supported by a Landscape Strategy detailing a landscape design that is appropriate to the AONB. It is considered that the replacement of a run-down, inefficient house with a new, highly sustainable dwelling would not only conserve and enhance the natural beauty of the AONB, but would also accord with the national sentiment towards building houses and places that accord to the green energy movement.
- 2.11 The St Mary Bourne Neighbourhood Plan states that new development should respect the rural character of the parish and its traditional building characteristics. Consideration should be given to safeguard the setting of traditional architecture and protect the Conservation Area.



Aerial view of Medhurst.

3 Site and Surrounding Area

- 3.1 Medhurst is located in Mary St Bourne, accessed via the main road through the village. Mary St Bourne is a rural parish with the Bourne Rivulet running through the village. Buildings in the parish are of different ages and styles but generally two-storey of traditional style. The application site does not fall within a defined settlement boundary. It is within St Mary Bourne Conservation Area and the North Wessex Downs Area of Natural Beauty (AONB). Neighbouring Wurrage and Swampton House are Grade II Listed buildings.
- 3.2 The application site contains a detached two-storey house built in the late 1960s with various detached outbuildings and two tennis courts on a large plot of 0.5 acres. Fields surround the site with neighbouring Swampton House and Wurrage to the South. The site is accessed via the main road, crossing a bridge over the river Bourne Rivulet, with the driveway leading into the western side of the site. Trees and hedges around the boundary of the site are predominantly to the South, East and West. The site gently slopes from North to South.
- 3.3 The existing dwelling comprises of 4 bedrooms, plus two principle reception rooms, a kitchen, dining room, conservatory and garage laid out over two storeys with a floor area of 365 sqm (including the outbuildings). Materials are predominantly brick, hanging wall tiles, clay roof tiles and upvc windows.
- 3.4 The existing house has become dated and does not meet the needs for the Applicants as a long-term family home. It does not fully exploit the connection with the garden, perform well environmentally or offer much architectural merit in relation to the context. It has fallen into a poor state of repair. A replacement house offers the opportunity to create a high-quality, sustainable home that is responsive to the setting and makes a positive enhancement to the site.



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4 Planning History

- 4.1 There is no recent planning history for the property.

5 Proposed Layout, Massing & Appearance

- 5.1 Planning permission is sought for the:

‘Erection of a replacement dwelling with detached garage and annexe, ancillary to the main dwelling, following the demolition of the existing dwelling, plus associated private amenity space’

- 5.2 The Applicants seek to create their forever home on this site and as such the proposal aims to be sustainable and architecturally exemplary in a sympathetic design. It also aims to provide flexibility for changing future needs.
- 5.3 The whole site has been considered for its best and most appropriate use and function for meeting the Applicant’s needs and enhancing the natural environment where feasible. The concept for the house has evolved from a detailed understanding of the site and its constraints, as well as the design aspirations of the Client. The siting and orientation of the proposed house and annexe is similar to the existing house. One tennis court is proposed to be removed to allow for a slightly altered driveway with new landscaping either side. A terrace with a lap pool will overlook the newly landscaped garden. The shed in the North-West corner of the site will be replaced and will accommodate garden equipment. A solar panel garden is proposed to the South-East corner of the site.
- 5.4 The design of the house draws on the local vernacular of rural farmhouse style dwellings. The house is conceived as two principle volumes to break down the mass of the house. The garage and annex building follows the same architectural language. The layout for the house responds to the site with principle rooms predominantly facing the garden and benefitting from long-distance views, ancillary spaces face North. The entrance hall is positioned centrally and provides a pivotal point in the house providing access to all parts of the house. The Family Room, Kitchen and Living Room have the flexibility of free-flow connection, all with direct access to an outside terrace. Bedrooms and bathrooms occupy the first floor.
- 5.5 The new house will be constructed from high quality, sustainable, long-lasting materials and will be meticulously detailed. The choice of materials is considered to be sympathetic to the rural setting. The principle volume of the house will be finished with render walls and clay roof tiles. The smaller volume will be clad with timber boarding, which will also be reflected in garage/annexe. A porch, bay windows, dormer windows and veranda will add to the architectural character.
- 5.6 Absolute Architecture are Passivhaus certified designers and the proposed house has been designed in accordance with Passivhaus principles. The new house will be vastly more energy efficient than the existing house. An holistic approach has been adopted so that the environmental, social and economic objectives for the replacement dwelling are exemplary and

sustainable in every aspect.

By adopting Passivhaus principles, such as highly insulated external fabric, good airtightness, exploiting natural daylight and onsite renewable energy generation, the energy demands of the new dwelling will be low. The design also carefully considers measures that will contribute to the occupant's health and wellbeing such as the quality of the indoor environment and close connection with nature. The following principles are proposed to be followed:

- Low maintenance and low environmental impact materials will be proposed.
- External fabric will be highly insulated with good airtightness and high performing windows to reduce energy consumption.
- Capture good levels of natural daylight, reducing the reliance on artificial lighting.
- Shading on the South side of the house to minimise heat gain from the strong summer sun.
- Air source heat pump and mechanical ventilation heat recovery system (supplemented with openable windows) to support the control of overheating and energy efficient servicing.
- Photovoltaic panels on the roof, which will not be visible behind the roof edge upstand, will generate renewable energy.
- Enhanced landscaping to encourage natural habitat.

6 Amenity.

The application site is secluded and well screened from neighbouring properties by trees and hedging, plus the distance between dwellings is substantial. The proposed house is in a similar siting as the existing and as such will not cause adverse implications to neighbours.

7 Landscape Strategy

To enhance the harmonious integration with the landscape, a landscape design has been created by Ed Brawn Landscape Architect. The proposal seeks to boost biodiversity and enhance the character.

8 Flood risk & Drainage

The application site is largely surrounded by open fields. The Environment Agency Flood Map identifies that only part of the access road is within Flood Zone 3 and the proposed property is located in Flood Zone 1, indicating a low risk of flooding. A Flood Risk Assessment has been prepared by Syntegra Consulting and accompanies this application. It concludes that risk to flooding is low.

The following principles are proposed to support a sustainable drainage strategy:

- Permeable surface to the driveway.
- Rainwater harvesting with drainage fields to control surface water seeping into permeable layers of soil.
- Sustainable planting to encourage wet habitats and biodiversity in areas.

9 Ecology

J Taylor Ecology Consulting were commissioned to carry out bat surveys at Medhurst. The Bat Survey Report accompanies this application and includes a bat mitigation strategy.

10 Arboriculture

The application site benefits from trees and hedging around South, East and West boundaries of the site which contribute to the sense of enclosure and screening of the dwelling. No trees are planned to be impacted by the proposed development. An Arboricultural Impact Assessment has been prepared by GHA Trees and accompanies this planning application.

11 Access & Highways

The property is accessed via the main road through St Mary Bourne. The approach to the property will be unchanged. The driveway will be remodelled to suit the new site layout and sized to allow for a minimum 3no. vehicles. Electric car charging points will be provided in the garage.

Arrangements for waste and recycling collection will remain unchanged. Bin storage will be adjacent the garage.

12 Conclusions

12.1 The proposal seeks to replace Medhurst with a high-quality architectural design that respects the character of the setting. The new house will be highly sustainable and unlikely to cause any detrimental impact to neighbouring properties or to the character of the area. The proposed materials are high quality, low maintenance and appropriate for the setting. New landscaping will enhance the biodiversity habitat.

12.3 Other considerations, including arboriculture, ecology, parking and amenity have been given due consideration in the development of proposals.

12.4 The principle of a replacement dwelling on this site is acceptable and the proposed development provides the opportunity to replace a poor-quality, run-down dwelling with a new dwelling that is highly sustainable and of exemplary architectural design. The proposed dwelling is proportionate, sympathetic to the character of the area and as such, it is respectfully requested that the application for planning approval is granted.