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Land at Bryanston Road, Southampton.

Affordable Housing Development

Bryanston Road, Southampton, SO19 7AN

Design and Access Statement

July 2023

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Site Location (courtesy of Google Earth)

1. Executive Summary

This site presents an opportunity to deliver environmentally and socially sustainable residential development with wider benefits to the locality. Abri's aspirations for the site directly align with key elements of the local plan, most notably contributing to both a low carbon economy and high-quality built environment.

The development proposal will provide the following benefits:

The site is allocated for housing under policy H1 of the City of Southampton Local Plan and identified to have a potential capacity for 13 units. In 2018 a group TPO was applied to the site, despite there being a variety of quality of trees. We have undertaken a tree survey to support the development of the design concept.

The LDF Core Strategy identifies the Council's current housing need, and delivery of housing on this allocated site would assist the Council in meeting its targets. The city has a housing need. As detailed in Policy CS4 an additional 16,300 homes need to be provided within the City between 2006 and 2026. This site will make a modest, yet important contribution to meeting this need, especially in the context of affordable housing provision.

- Provide much needed well-designed affordable housing in a sustainable centre near Woolston with a good range of services and facilities.

- Abri will retain and develop the site.
- Ensure different unit sizes are delivered.
- Deliver a robust landscaping strategy which achieves biodiversity net gain, and integrates landscape into the design.
- Landscape design to improve well being and help to encourage wildlife biodiversity.
- Deliver high levels of energy efficiency to help mitigate the climate emergency and impact of soaring fuel prices.
- Abri is an affordable housing provider, with a mission to deliver good quality, affordable homes to people who need them most.
- Parking is eased in Bryanston Road by providing four designated parking bays within the application site.

2. Introduction

MH Architects Ltd have been appointed by Abri to prepare and submit an application submission for the development of the land at Bryanston Road, Southampton.

The submission is for the development of the existing site and the erection of eight new houses.

Proposed schedule of accommodation as follows:

- Plot 1 - 2b 4p House 79.1 sq. m
- Plot 2 - 3b 5p House 93.4 sq. m
- Plot 3 - 3b 5p House 93.4 sq. m
- Plot 4 - 2b 4p House 79.1 sq. m
- Plot 5 - 2b 4p House 79.1 sq. m
- Plot 6 - 2b 4p House 79.1 sq. m
- Plot 7 - 3b 5p House 93.4 sq. m
- Plot 8 - 3b 5p House 93.4 sq. m

The design team at MHA has carefully considered the scheme with regard to the sensitivity of the location. This has determined the scale, style, appearance, orientation and amount of development being proposed.

The proposal makes efficient use of land. The accommodation with associated external works, is suitably designed to relate to the site setting and surrounding context.

The progression and evolution of the design is based on a careful analysis and thorough knowledge of the application site and surrounding context.



Aerial View (courtesy of Google Earth)

3. Applicant And Design Team

Applicant



DOSWELL
PROJECTS

Abri Housing with Doswell Projects seek to deliver much needed affordable homes throughout the south of England. Their approach follows the right homes in the right place principle, aimed at providing housing choices.

Architect



MH Architects are a multi award winning practice. Based in Chichester and work across the south and east of England. The Practice incorporates architectural and masterplanning skills and can draw upon specialist planning advice which provides a robustness and breadth to our design approach. Our portfolio of work is diverse, encompassing housing, educational, cultural, industrial, commercial, sports and retail projects within local and regional areas.

4. Site Analysis

Site Location

At a wider scale the site lies on the south coast of England between Bournemouth and Portsmouth, with good connections to the M27 and M3 Motorway.

The site is situated close to the River Itchen, approximately half of a mile between Woolston and Bitterne and approximately 2 miles from Southampton city centre via the Itchen bridge.

Woolston Railway Station, on the South Western Railway line is 5-10 minutes away by walking.

Woolston has a very good connection to amenities and services within a five mile radius.

The site is located centrally within the city on the eastern side of the River Itchen. The railway line borders the north western edge of the site.

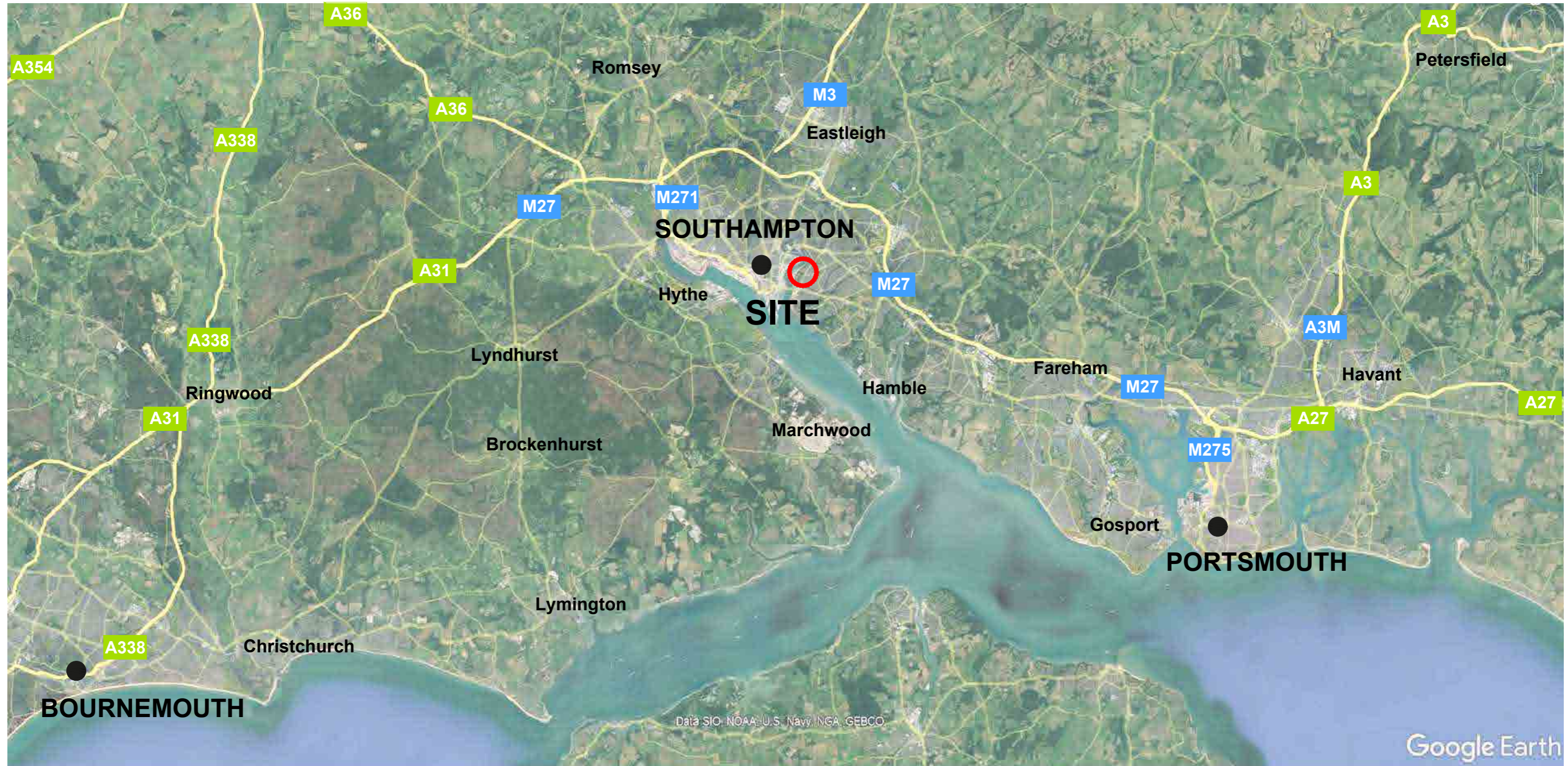
Bryanston Road lies to the south western edge of the site which has the only access.

The south eastern and north eastern edges of the site border the rear gardens of properties of Ashburnham close and Gainsford Road.



Site Location in context (courtesy of Google Earth)

4. Site Analysis



Site Location in context (courtesy of Google Earth)

4. Site Analysis

Site Views

- 01 | View into site entrance
- 02 | Bryanston Road looking south east
- 03 | Bryanston Road looking north west
- 04 | Further up Bryanston Road looking north west
- 05 | Gainsford Road looking south west
- 06 | Gainsford Road looking north east
- 07 | Ashburnham Close looking north west
- 08 | End of Ashburnham Close
- 09 | Ashburnham Close looking south east
- 10 | Across the site looking north east
- 11 | Western edge of the site
- 12 | Middle of the site looking north east
- 13 | Middle of the site looking south west
- 14 | North east boundary
- 15 | Wooded area on the south east boundary
- 16 | South western boundary
- 17 | Northern corner of the site
- 18 | North west boundary along the railway line



4. Site Analysis



4. Site Analysis



4. Site Analysis



4. Site Analysis

KEY:

-  Application site
 -  Access to site
 -  Existing pedestrian movement to be retained including rear garden accesses
 -  Existing vehicular movement across and around application site
 -  Railway Line / Physical barrier
 -  Existing views from neighboring properties
 -  Privacy issues with neighboring properties
 -  Existing landscape buffer
 -  Main wind directions (size of arrow indicating frequency)
 -  Solar path
 -  Fall in Land
- Building Heights
-  Building Height 1 Storey + roof
 -  Building Height 2 Storey + roof



4. Site Analysis

Constraints & Opportunities.

The adjacent map shows the constraints and opportunities on the site.

The Site Provides A Number Of Opportunities As Follows:

An opportunity to provide a significant increase of suitable family accommodation within a convenient and central location of Southampton on an allocated site in the Southampton City Council Local Plan.

An opportunity to provide modern affordable housing.

A high standard accommodation and energy efficiency.

An opportunity to make better use of this urban plot.

An opportunity to achieve biodiversity net gain.

Improving the visual amenity of the locality, a currently vacant, untidy, allocated site.

An opportunity to improve current parking arrangements at the bottom of Bryanston Road, which block the turning head.

The Site Provides A Number Of Constraints:

Location in a close proximity to a railway line and industrial units.

Maintain the biodiversity of the urban greenfield site.

A number of mature trees located on the site.

Steep sloping to the top and bottom of the site.

5. Themes

A. Resilient Architecture

The development should have contemporary architecture, at an appropriate scale and density for the site, taking into account neighbouring properties. Enhanced flexibility of internal space, allows residents to stay at the property for as long as possible.

B. Low Carbon Ambition

Abri have been developing their low carbon ambitions over the past few years and are keen to explore whether this development can meet the Future Homes Standard. This would mean the scheme significantly improves upon the Building Regulations.

C. Occupant Well Being & Balancing With Nature

The site will provide much needed affordable housing, with a pleasant internal and external environment. The site contains some key mature trees, which are a strong feature of the site. We are seeking to retain these, where possible, and use these to bed the buildings into the site. The identity of the site should be retained and its biodiversity enhanced.

The proposed development is modest in size, fitting comfortably within the context of the site. The linear layout is dictated largely by the topography and constraints of the site. Whilst other layouts were explored in the early design process, the linear layout created a practical and attractive street frontage which is characteristic of the surrounding roads.

D. Sustainable Transport Solutions

Woolston and Bitterne district centres are close to the site with a variety of shops, services and community facilities. Further afield other areas are accessible via public transport. The site is well located to minimise any reliance on private vehicle ownership and use, but electric vehicle car charging points will be provided on site.

E. A Positive Addition to the Local Community

While this site is a modest development, it is an allocated site and offers the opportunity to help deliver much needed affordable homes. The proposal will be well integrated into the community and reflects the scale and typology of the surrounding properties.

5. Themes

A. Future-Proof Architecture

The design responds well to the local vernacular and surrounding context and is designed to meet the Future Homes Standards. Given the likely development of building standards over the coming decade to meet the climate challenge, Abri are seeking to exceed current standards to future proof the development. This has included assessing the potential for a very low carbon development.

Design

- Built form to respond to the needs of climate change by considering orientation, glazing ratio and fabric performance.
- Accommodation to be flexible to meet the needs of different lifestyles and different age groups.
- Architectural Design to provide a contemporary approach to built form, seeking to optimise daylight and views from properties, whilst being sympathetic to neighbours.
- Architecture to apply local and vernacular materials in a contemporary way.
- Roof design to take into account option for solar panels
- Consider new technologies for less reliance on carbon or fossil fuels for energy and electricity. Site to be off gas so electric heating options have been explored.
- Consider the potential use of energy management systems and smart metering.
- Review options for off site construction methods and how they could reduce time on site and increase build efficiency.
- Retain arisings on site to form landscaping features, where possible.
- Use materials and constructions methods that aim to minimise embodied carbon within the development.



5. Themes

B. Low Carbon Ambition

Abri have been developing their low carbon ambitions over the past few years and are keen to explore whether this development can be a very low carbon scheme - taking account of energy costs of occupants. We have carried out an in depth review of the specific measures that will be incorporated and how these influence the design proposals.

- The proposal has developed as a response to its context and integrated with the surrounding community and seeking to enhance biodiversity, where possible.
- Orientation optimised where possible to assist with low energy design of homes and limit potential for overheating. Based on a fabric first approach.
-
- The submitted energy assessment shows the scheme is designed to meet the Future Homes Standard, which exceeds the current Building Regulations.
- Integration of car charging points.



5. Themes

C. Occupant Well Being & Balancing With Nature

- Each home has plenty of private space to the rear. While frontages are designed to provide defensible space, using soft and hard landscaping.
- Planting will use native species and key areas are defined to provide enhancements to the sites biodiversity and ecology.
- The development will also seek to achieve a biodiversity net gain accordance with emerging government requirements.



5. Themes

D. Sustainable Transport Solutions

The basis of sustainable transport for the next 30 years offers some opportunities which are available to assist delivering a sustainable and high quality development on this site, these include:

- Providing electrical Car charging points both for visitors and private residents. If these are linked to on site electrical generation they offer excellent ways of reducing the carbon output of travel.
- Encouraging walking to local amenities only a short distance away, including small local shops and the local centre at Woolston. A bus route runs along Peartree Avenue at the top of Bryanston Road and train routes are also nearby for access to a wider area.
- Site connects to existing pedestrian network, providing easy connections to open space nearby such as the Peartree Green Nature Reserve and to local facilities.
- Site is close to the existing Southampton Cycle network, specially SCN Route 9, which runs along Peartree Avenue providing connection to the city on two wheels.



5. Themes

E. A Positive Addition to the Local Community

The establishment of affordable housing provision at this site will need to ensure there is a commitment to recognised national standards.

The National Design Guide will be an important reference for the new development. Along with meeting housing need in sustainable locations, the National Guide identifies 10 characteristics of good design and its associated effect on health and well-being, a feeling of safety, security, inclusion and belonging, and a sense of community cohesion; in essence creating a place with a strong identity.



The ten characteristics of well-designed places

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

6. PROPOSAL

Early design



Early site layout options (above) were explored which led to the current layout.

A pre application report was submitted to Southampton City Council. Ref: 22/01570/PREAP1 with the conclusion as follows:

The site is allocated for housing development and as such the principle of residential development is supported. Family housing delivery is welcomed and in keeping with the suburban character of the area. However, a tree survey and arboricultural assessment is required in relation to any proposed tree removal. It is difficult to confirm that the layout is acceptable without this information. Adequate site access needs to be designed with appropriate visibility splays and tracking demonstrated. Moreover, consideration should

be given to compensating existing residents with parking provision within the site to accommodate any loss of existing parking within the cul-de-sac. Subject to addressing the tree and access constraints, the proposed layout is considered suitable for the site subject to the detail given below in relation to refuse storage and Plot 1.

Further consideration should be given to site constraints such as ground conditions and foundation design having regard to site topography and below ground conditions. Contamination remediation may also be required having regard to a historical gravel pit/landfill in the northern corner of the site. The design should also take into incorporate noise mitigation measures having regard to the surrounding noise environment from the nearby railway line and industrial estate.

6. PROPOSAL

Layout and parking

The design of the scheme is the result of thorough analysis of the site and the surrounding context. The layout presented has undergone multiple design reviews and is considered to make the most efficient use of the site, whilst respecting the identified site constraints and opportunities.

Bryanston Road leads to a cul-de-sac at the southern end, containing predominantly two storey semi detached houses, as well as two bungalows. The site and surrounding area are situated on a hillside facing north west. The proposed site is an enclosed parcel of land at the base of the hill next to the railway line.

The proposed row of houses take the form of two storey buildings which responds to the topography of the site whilst extending the pattern of built form of Bryanston Road.

The proposed houses consist of a row of two terraces of three houses and two semi detached houses. The row has been oriented to take full advantage of the site constraints and available space, leaving the steep south eastern wooded end of the site untouched. The existing access point has been retained with four parking spaces provided inside the site for the existing residents of Bryanston Road. The proposed plots face into the access way and the parking area, providing good natural surveillance.

Beyond the parking, the proposal faces the greenery and mature trees on the sloped bank, to the right of the access. Extra trees are proposed within the parking area. The green buffer and the wooded area on the bank, will be enhanced improving the bio diversity, privacy and providing visual interest.

The rear gardens face north west and are set back from the railway by a wide green buffer lined with mature trees along the boundary.

The parking is organised in a row opposite the front of the plots with the exception of plots 3 and 4 with parking between the plots. Each plot has two parking spaces. Trees and landscaping within the parking area help to break up the hard surfacing.

All plots have private gardens with secure sheds for cycle storage and areas for bin storage. Bins can be wheeled to the front access way for collection.

Plots 2 and 5 have a separate bricked bin storage area at the front, where there is no level access from the rear gardens.

The Green landscape buffers surround the site by retaining existing surrounding trees and vegetation, which will be enhanced by additional new native trees and shrubs. These buffers added to the site's topography and other constraints such as the railway line and buried services, are in part why the site density is slightly lower than we would expect on this allocated site in the built up area.

6. PROPOSAL

Layout and parking

Schedule of accommodation

- Plot 1 - 2b 4p House 79.1 sq. m
- Plot 2 - 3b 5p House 93.4 sq. m
- Plot 3 - 3b 5p House 93.4 sq. m
- Plot 4 - 2b 4p House 79.1 sq. m
- Plot 5 - 2b 4p House 79.1 sq. m
- Plot 6 - 2b 4p House 79.1 sq. m
- Plot 7 - 3b 5p House 93.4 sq. m
- Plot 8 - 3b 5p House 93.4 sq. m

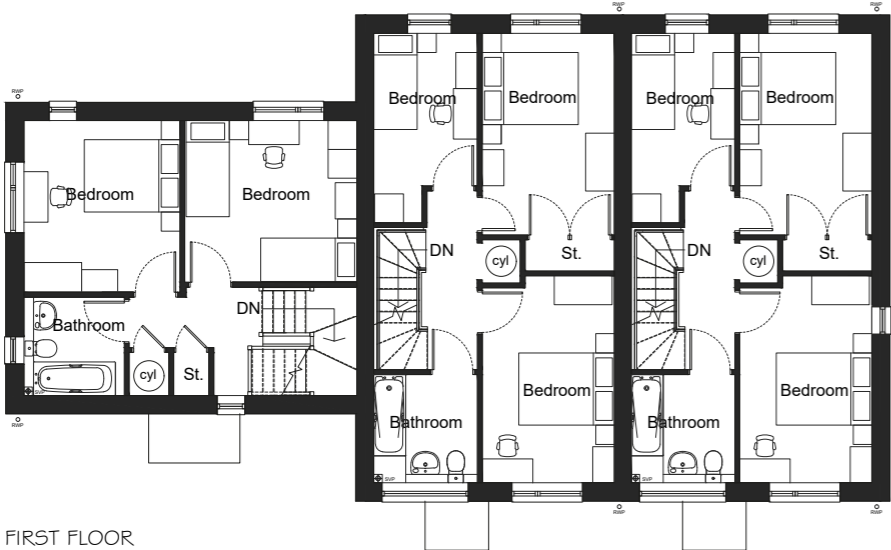
Development Site 0.3819 Ha
Site Density 21 Units/Ha

Car Parking Total = 20 spaces

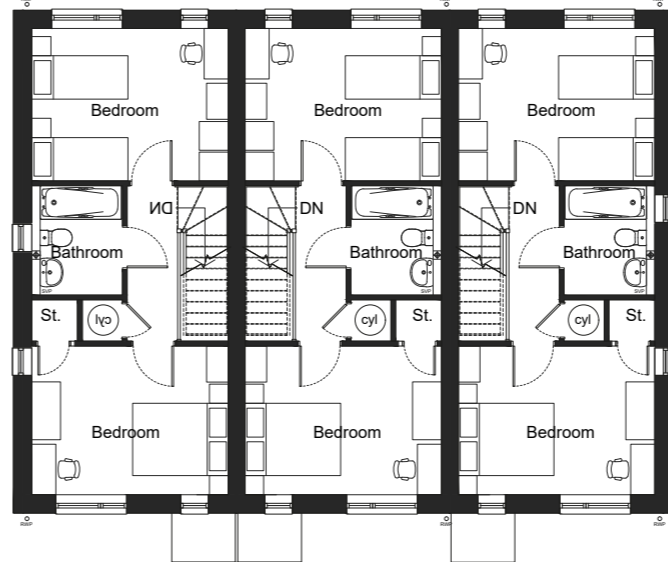
2 spaces per unit and 4 replacement spaces
Bins and cycles in private gardens with exception of
Plots 2 and 5 with designated bin storage within the
parking area.



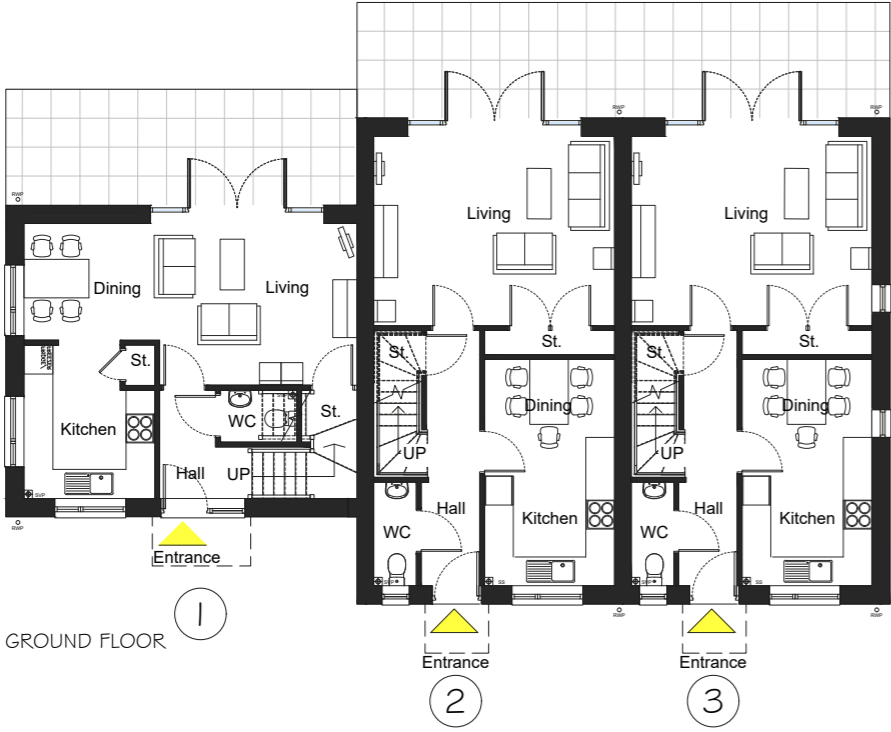
6. PROPOSAL



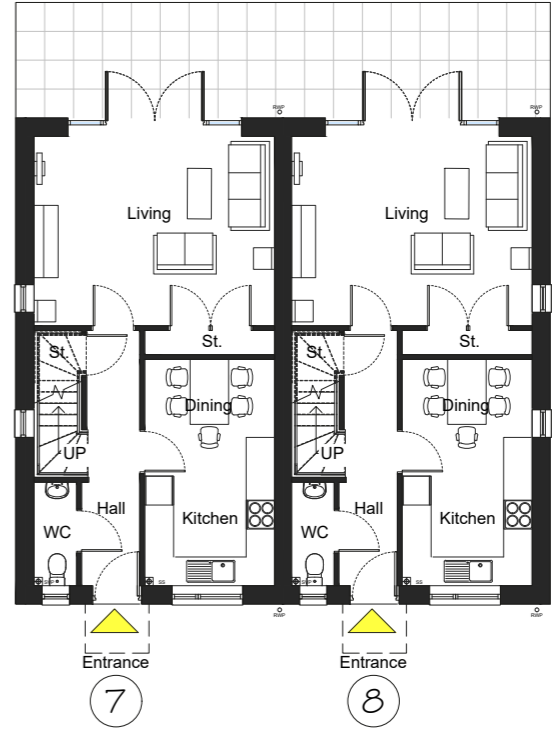
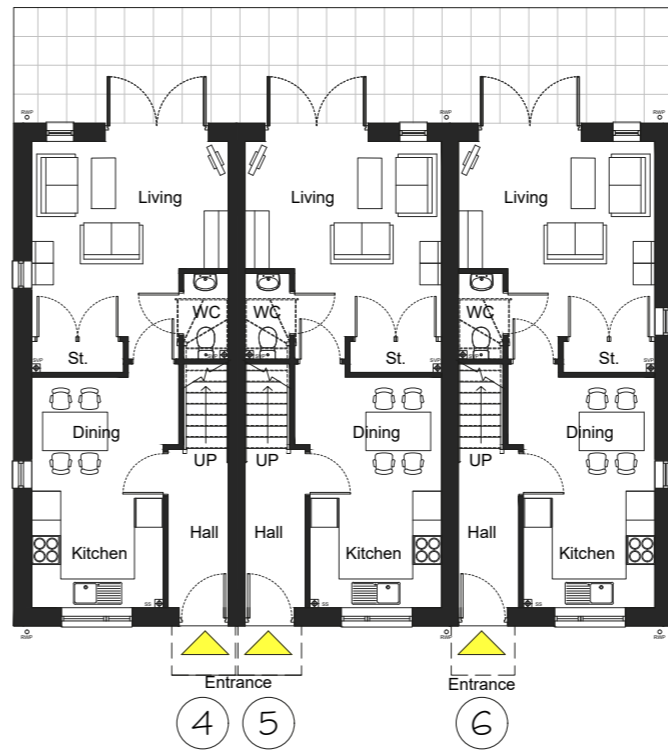
FIRST FLOOR



obscured glass



GROUND FLOOR



obscured glass

7. Scale & Appearance

Scale and appearance

We have reviewed the scale of the surrounding buildings and designed the proposal to compliment and respect these.

From the scale and form of the immediate surroundings and topography of the site, we think this proposal addresses this well while also maximising the potential of this allocated site.

The site has a considerable slope at the top and bottom end with a level area running across the central band of the site. This is where we have sought to propose the new homes.

The site also contains a number of mature trees to be retained and protected. Whilst other layouts were explored in the early design stages with more units, the constraints of the site have determined that eight units has resulted in the most suitable and optimum layout.



7. Scale & Appearance

Arranged in a linear formation, the proposal positions the largest mass and height in the lower area of the site keeping distance and minimising overbearing to the surrounding properties. The massing also steps down towards the entrance of the site.

Height is 2 storey, with the spaces in between the row which helps significantly reduce the massing of the scheme.

External materials and finishes have been chosen to compliment the local area.



All plots, except plot 1 have a fully red bricked exterior with embellishment detail at first floor frontage, to add visual interest.



Plot 1 has red tile hanging at first floor giving a change of external material for extra visual interest from the prominent position when entering the site, whilst also having references to the bays from the homes closest to the site on Bryanston Road.



The flat roofed porches contribute to the contemporary feel of the proposal with low level hedges to soften the ground level at the frontages.



Generous gardens open onto a patio area with a gently sloping lawn. The gardens are separated by 1800mm close board fences.

Garden sizes are as follows:

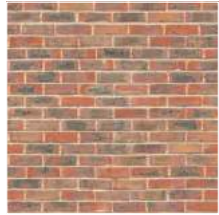
- Plot 1 - 14.2(max) x 10.0 - 151 sqm
- Plot 2 - 12.4 x 5.5 - 69.0 sqm
- Plot 3 - 12.4 x 5.5 - 68.9sqm
- Plot 4 - 11.8 x 4.7 - 56.1 sqm
- Plot 5 - 12.9 x 4.4 - 57.4 sqm
- Plot 6 - 12.9 x 5.0 - 64.8 sqm
- Plot 7 - 13.1(max) x 6.3 - 77.9 sqm
- Plot 8 - 12.0(max) x 5.5 - 62.3 sqm

7. Scale & Appearance

Key



1. Red / brown roof tiles



2. Red multi stock brick



3. Grey high performance windows



4. Front doors (SBD compliant)



5. Dark grey UPVC rainwater goods & soffits



6. Metal cladding to porch/canopy



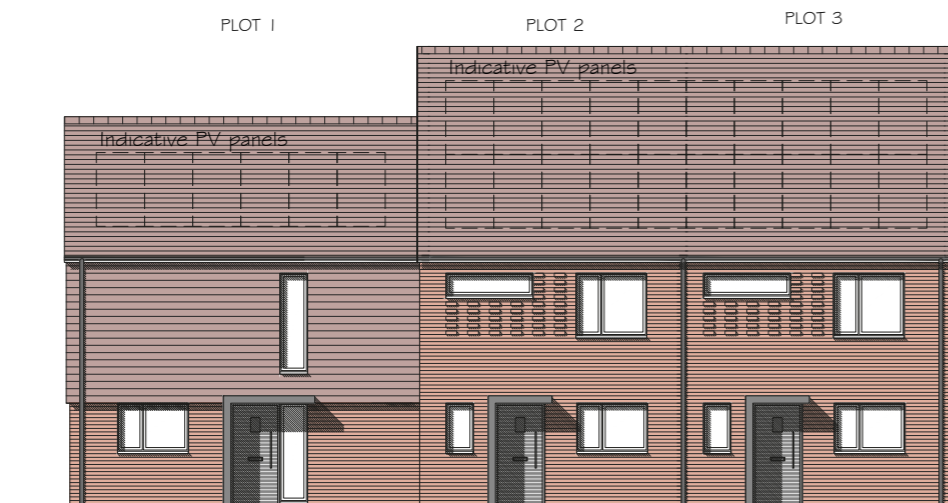
7. PV roof panels



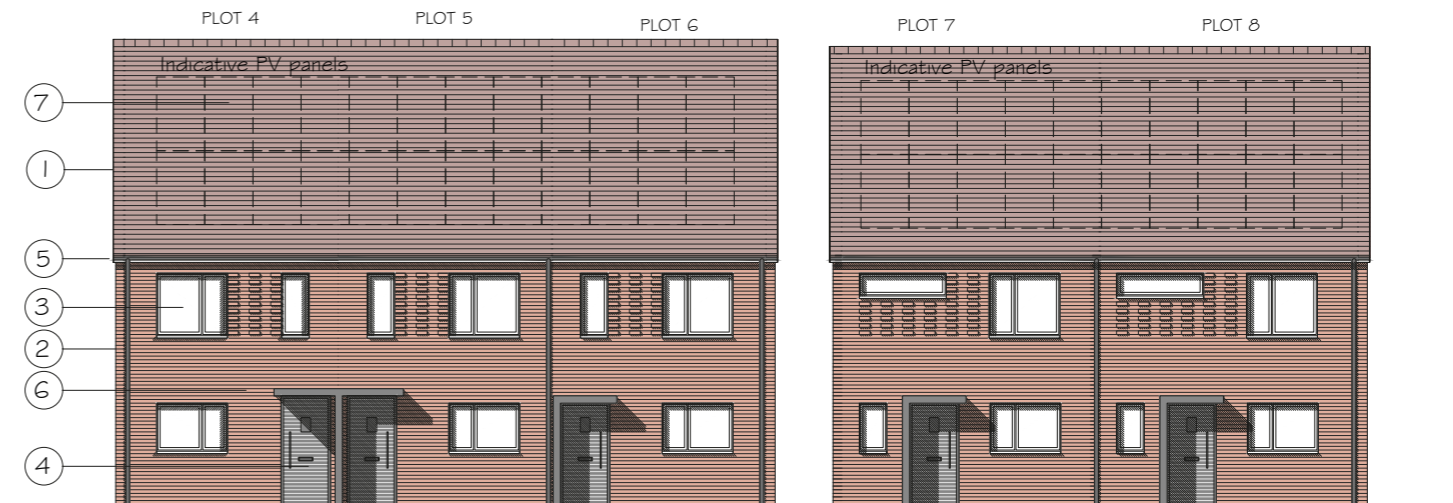
REAR ELEVATION



REAR ELEVATION



FRONT ELEVATION



7. Scale & Appearance



View from the proposed site entrance.

Inside to the left, close to the entrance is the new allocated parking for Bryanston Road. The ecology buffer and six new trees with plenty of new low level planting soften the area. Upon entering the site, the active frontage of plot 1 is in view. The first view is the strong visual feature of the tile hung gable with window openings looking out towards the entrance.



View looking back from the furthest point inside the site.

Looking back towards the street view of the proposal, the attractive frontage shows a strong rhythm with small breaks adding visual interest. The area is softened by plenty of low level planting and new trees as well as the larger existing mature trees.



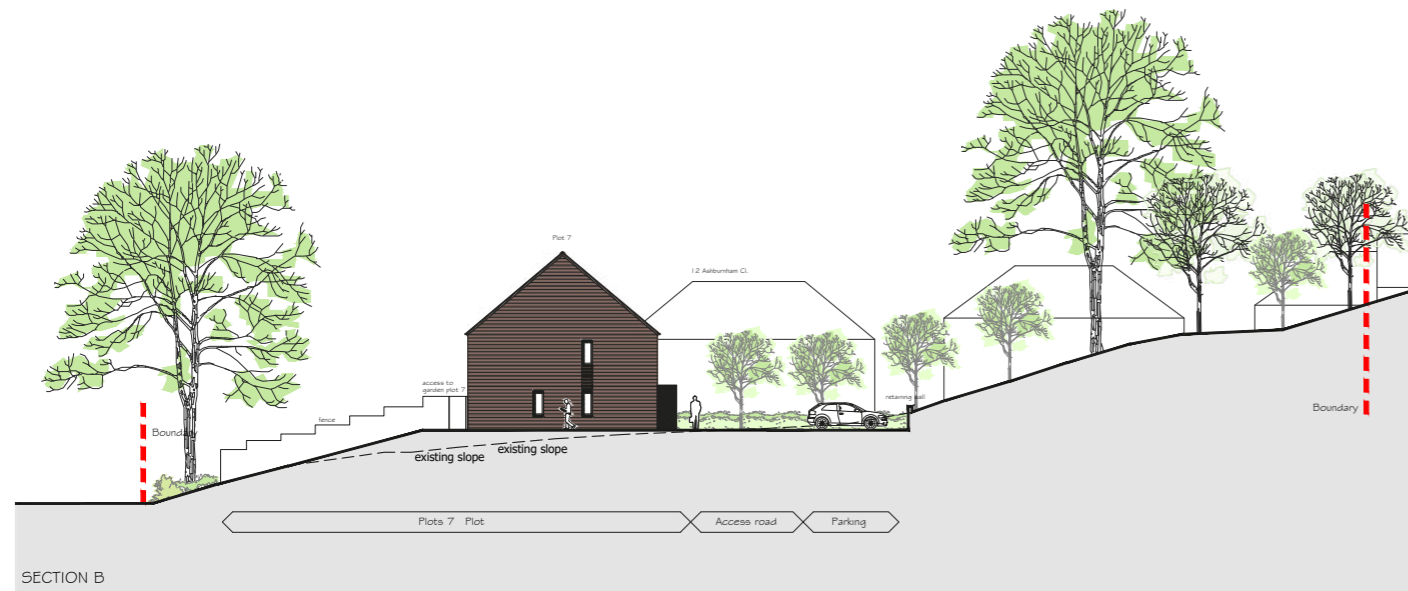
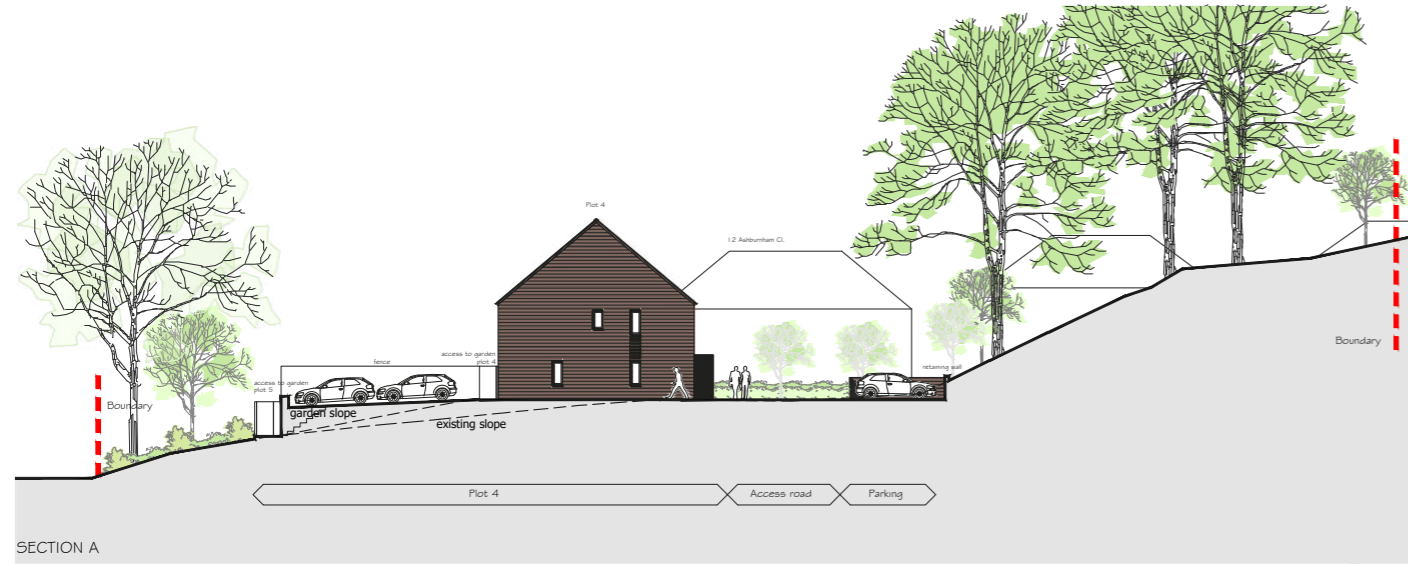
Elevated view looking back from the furthest point inside the site, showing the site is well screened having no impact upon the adjacent properties. The site is almost hidden from Bryanston Road.



Elevated view from the side of the railway, showing a good distance from the line. The gardens, generously sized span the width of the plots with lengths measuring from approximately 12m to 14 metres in length.

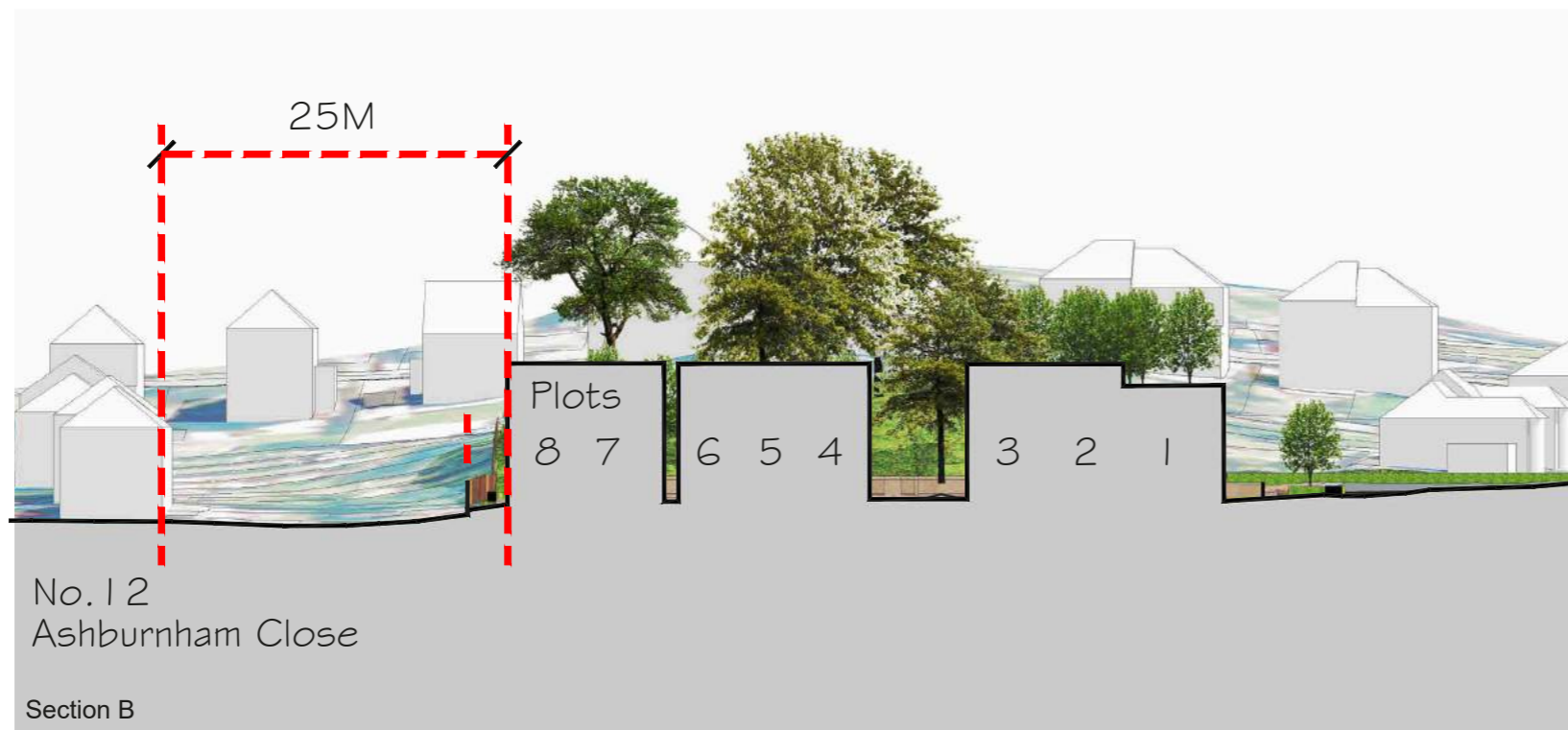
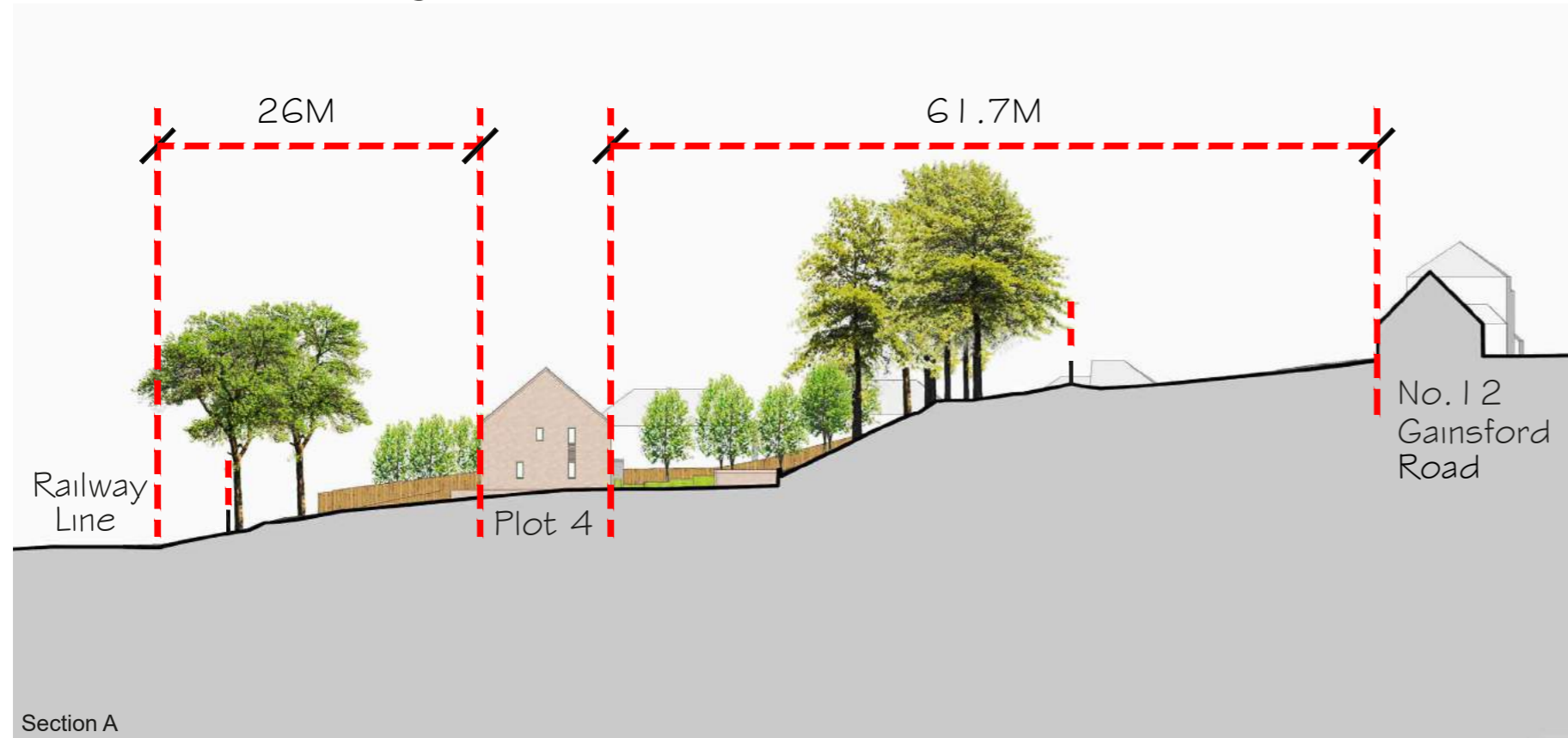
7. Scale & Appearance

Site sections



7. Scale & Appearance

Key distances to existing features



8. Precedents

Design Precedents



9. Landscaping

A number of mature trees and hedging exist on the site. The aim for the proposal is to retain these key features, and add further native species to complement this mix, softening the existing boundaries and increasing the natural biodiversity of the site.

Landscaping will be proposed to the building perimeter helping soften appearance, providing defensible space for residents and also help provide extensive opportunity for wildlife homes with sheltered and protected environments that otherwise wouldn't be afforded.

Both the retention of existing planting, and additional biodiversity proposed to the site will help to accommodate a wider range of habitats that will provide opportunity for a richer and more complex mix of biodiversity to the site.

It is proposed that all planting would be native and seek to define the edges between public and private spaces. Any new trees that are proposed will be of relatively small native varieties and hard surfacing will be simple, robust and easy to maintain.



01



02

03

9. Landscaping

Green Spaces



Image showing the extent of green space in the proposed site to be retained

10. Key Benefits Of The Proposal

The delivery of an allocated site for 100% affordable housing, providing eight new family homes for local people on the housing register.

Abri is committed to reducing their impact on the environment alongside providing high quality affordable housing. This includes ensuring that we provide comfortable and affordable homes for our customers.

Our Environmental Strategy sets out Abri's ambitions to improve the energy efficiency of our housing stock, make homes more affordable to run for our customers and minimise our overall impact on the environment.

This strategy will help improve our customers experience and contribute to our ambitions to demonstrate business excellence, provide more comfortable and affordable homes, and create sustainable communities for our customers.

The key points opposite highlight some of the positive aspects of this proposal.



A sustainable development knitted into the local area



Safeguarding and protecting native species.



Supplementing existing tree planting on the site



Ambitious targets to reduce carbon emissions.



Providing much needed homes for local people, all of affordable tenures



Promoting sustainable travel and drainage.



Making a positive contribution to the local economy.



Helping Southampton City Council to meet its local plan housing targets.



Delivering much needed affordable family homes

11. Conclusion

MH Architects have carefully considered the form and the materiality of the proposed design in order to ensure that it blends well with the site and the surrounding area, whilst delivering eight units on this allocated site. It is considered that this development will be of benefit to the community and perform above the industry standard in terms of energy efficiency, moving towards zero carbon standards.

We believe that the presented scheme responds to local context. Providing much needed high quality affordable accommodation.

The new architecture will be to a high quality design using construction methods and materials which complement the style and appearance of the best local architecture, with contemporary detailing. It will thus contribute positively to the overall character and visual amenity of the area.



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