

Land to the rear of no. 7 Fryern Court Road

Proposed Erection of 2 new detached dwellings with Garages, parking, waste storage and access road.

**Land to the rear of No.7,
Fryern Court Road,
Fordingbridge,
SP6 1NG**

Client: Mrs Barr
Outline Planning application
March 2024

0428-02-001

Schedule:

The following drawings are included with the document:

0428-02-001 - Location plan @1:500/1:1250

0428-02-002 - Existing topo survey @1:500

0428-02-003 - Proposed location plan @1:500/1:1250

0428-02-004 - Proposed topo site plan @1:250

0428-02-005 - Proposed landscape plan @ 1:250

Design team:

Architects - Birch Architects

Planning consultant - Raw Planning

Ecology - Pro Vision

Topographical survey - ADS

1.0 Introduction

1.1 Site Location

SITE LOCATION:

The development site is located on land to the rear of No. 7 Fryern Court Road in Fordingbridge. It has good access to the local town and leads to the A338 linking Salisbury and Bournemouth.

This document supports an Outline planning application for 2 new detached family homes.

HIGH SPEED BROADBAND STATEMENT:

Super-fast Fibre is available at SP6 1NG
Salisbury Broadband speed:

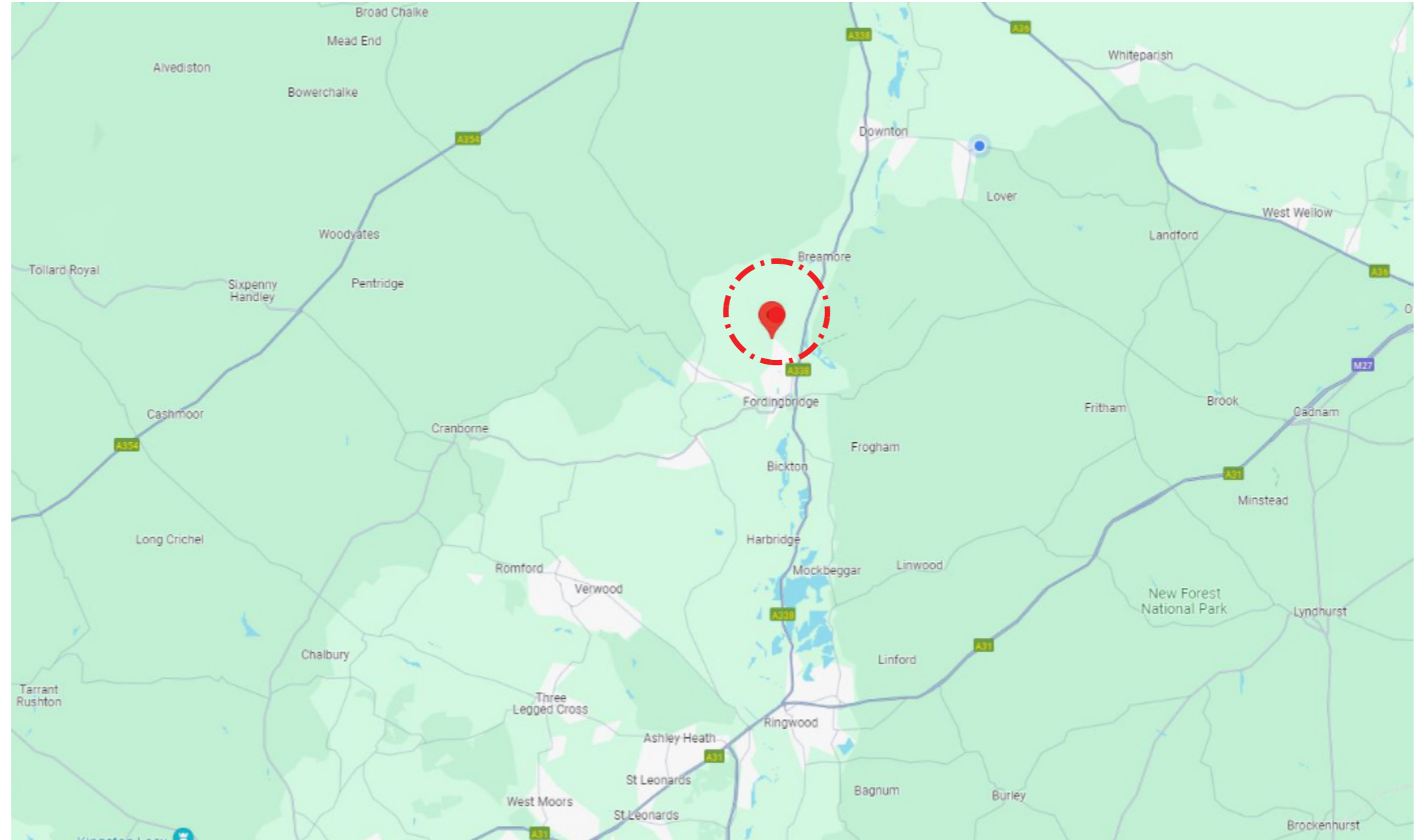
Your download speed

18-28 Mbps

Your upload speed

3-5 Mbps

Super fast fibre will be brought into the new dwelling.



1.0 Introduction

1.1 Site Location

SITE DESCRIPTION

The plot is accessed off Fryern Court Road via existing gates. The site is relatively flat. The existing boundaries are planted with native hedgerow.

No.7 is a bungalow with a small flat roof side extension - there is a post and rail fence to the street elevation. There are several poor quality outbuildings to the rear of the plot which will be removed as part of the development.

There is a mix of single and two storey dwellings along the road and a variety of materials.

PROPOSAL OUTLINE:

This proposal is to create a small high quality housing development of 2 detached dwellings on the empty plot to the East of the plot. There will be a new access road on the northern edge, robust mature landscape scheme and each dwelling will have private amenity space, a garage, off road parking and turning area. They will enjoy views to the East over fields and countryside.



1.0 Introduction

1.2 No.7 Images



VIEW 01 - Gated Entrance to No.7 Fryern Court Road.



VIEW 02 - Looking West at the rear of no.7.



VIEW 03 - Looking South towards No.7 and Highlands.



VIEW 04 - Looking West towards the garage.



VIEW 05 - Looking West down the side of No.7.



VIEW 06 - Looking south at the front fence and overgrown scrub.



VIEW 07 - Front view looking at existing hedge on Northern edge and existing entrance.

1.0 Introduction

1.3 Plot Images



VIEW 08 - View North East existing outbuildings.



VIEW 09 - View North looking at Side of outbuildings.



VIEW 10 - View North West looking at No. 7 and outbuildings on plot.



VIEW 11 - View North looking at retained fruit trees.



VIEW 12 - View North West looking at existing garage.



VIEW 13 - View South East looking at rear garden plots.



VIEW 14 - View East looking at front of outbuilding.

2.0 Design statement

2.1 Statement

PROPOSAL

This Outline Planning application is for the construction of 2 new detached family homes on land to the rear of No.7 Fryern Court Road.

Introduction

Mrs Barr of No.7 has lived off Fryern Court for several years. She would like to create a small high quality development of family homes which will sit sympathetically to no.7 and the surrounding housing. There will be a reduced but suitably sized garden for no.7, with rearranged parking at the front. The existing entrance on Fryern Court Road will be retained for access to all 3 homes.

Design:

The proposal is for 2no. 4 bed detached family dwellings that will front onto a new access road. Each dwelling has a single garage to the front drive area and ample parking on site. The new dwellings will be two storey/ There will be good sized private gardens to the rear of each dwelling with a close boarded 2m high fence forming the boundary treatment between dwellings.

The interface distances between the front facade of the dwellings and the rear of no.7 exceeds 25m. The dwellings are handed and include a mixture of gables, dormers and materials to create animation, variety and high quality homes. The interface distances from the rear of the gable dwellings to the East boundary is 12m boundary and should therefore avoid any direct overlooking and comply with local policy. There is no overlooking into neighbouring plots with Highlands to the South. Any windows at first floor to the side elevations will be frosted for bathrooms.

There is allowance for a dedicated ground floor home study space which will be particularly useful and sustainable as in recent years more of us work from home. Each dwelling will have an electric car charging point.

The dwellings will all have open plan kitchen/living/dining spaces to the rear which can open onto the garden areas along with separate living spaces. They will be designed to comply with lifetime homes

standards to allow the dwelling to adapt to the owners changing needs and form a more sustainable type of dwelling.

Landscape:

The new access road will have a permeable shared surface. The boundary treatment to between plots will have a close boarded timber fence with low hedgerow to allow passive natural surveillance and an engaging street edge. The Eastern frontage of no.7 and plot 1 will have a low post and rail fence to encourage natural surveillance and a more engaging street scene.

There is a native hedgerow of local hawthorn and blackthorn along the fence line to the Northern and Southern boundary. Along the Eastern boundary there will be a low level hedgerow along with there new trees creating natural privacy with a green screen.

The drive way of each dwelling will be gravel with planted areas. The rear gardens will be grass and areas of wildflower with a patio area off the back of each dwelling.

Highways:

The existing gated access off Fryern Court Road will be used to access the new development along with separate gated entrances to no.7 and plot 2. The new access track will be a shared surface for vehicles and pedestrians. The new access road in the development will be 4.5m wide. Each plot and no.7 has parking for a 3 vehicles and plots 1 and 2 have a single garage. All vehicles will be able to manoeuvre on site and leave onto the main road in a forward gear.

Materials:

The new dwellings will be a mixture of handmade brickwork and natural horizontal timber cladding which will be allowed to weather and silver naturally. The roof will be finished in clay tile. The new windows will be light grey UPVC with flush casements. The dormers will also be clad with timber cladding.

Works required

The floor slab, walls and the vaulted roof will be highly insulated to prevent heat loss and naturally ventilated beyond current building regulation levels. There will be solar PVs integrated with the roof tiles. An air source heat pump will be required for heating to each dwelling. Rainwater from all the new roofs is taken to downpipes running into new soakaways to the front and rear. There will be water butts where possible to harvest rainwater for maintaining the garden. Foul waste will connect back to the existing mains.

Conclusion

The new dwellings will use natural materials and form a modern high quality development with character and sense of place that is sympathetic to Fryern Court Road. The new homes have been carefully located to avoid overlooking and maximise views, with ample off road parking, generous rear garden, amenity space, natural surveillance to the street and complimentary to No.7.

We are happy to answer questions and engage with the Local Parish Council and neighbours and further information can be supplied if required by the LPA and we respectfully request that Outline Planning approval is issued.

3.0 Drawings



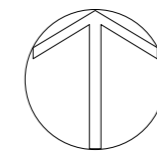
Existing Site plan 1:1000



Site Location plan 1:1250

Rev - **outline application**

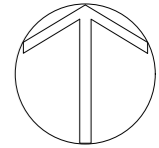
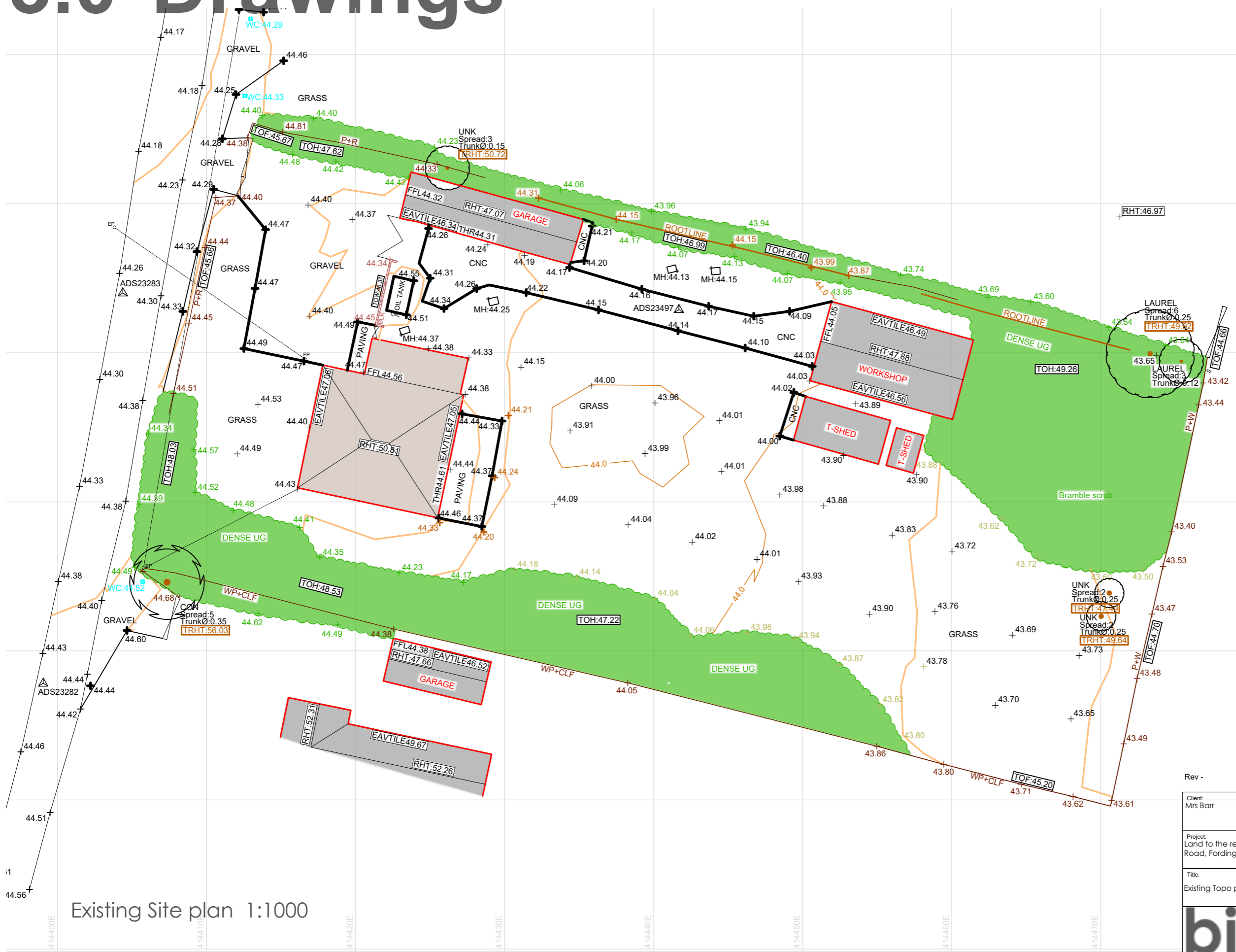
Client: Mrs Barr		Planning	
Project: Land to the rear of No.7, Fryern Court Road, Fordingbridge SP6 1NG		Drawing No: 0428-02-001	Revision:
Title: Existing Location plan	Drawn: nb	Scale: 1:2500 & 1000 @a3	First Issue: March 2024



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3.0 Drawings

Topographical Plan
 ADS Surveys Ltd office:
 Andell House,
 Highfield Lane,
 Woodfalls,
 Salisbury,
 Wiltshire,
 SP5 2NG
 T: 07738462205



outline application



Client: Mrs Barr	Planning	
Project: Land to the rear of No.7, Fryern Court Road, Fordingbridge SP6 1NG	Drawing No: 0428-02-001	Revision:
Title: Existing Topo plan	Drawn: nb	Scale: 1:2500 & 1000 @a3
	Check:	First Issue: March 2024

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Existing Site plan 1:1000

3.0 Drawings



Proposed Site plan 1:500

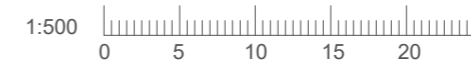
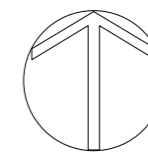


Site Location plan 1:1250

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Rev - **outline application**

Client: Mrs Barr		Planning	
Project: Land to the rear of No.7, Fryern Court Road, Fordingbridge SP6 1NG		Drawing No: 0428-02-003	Revision:
Title: Proposed Location plan	Drawn: nb	Scale: 1:1250 & 500 @a3	First Issue: March 2024
	Check:		



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3.0 Drawings

unless for planning purposes

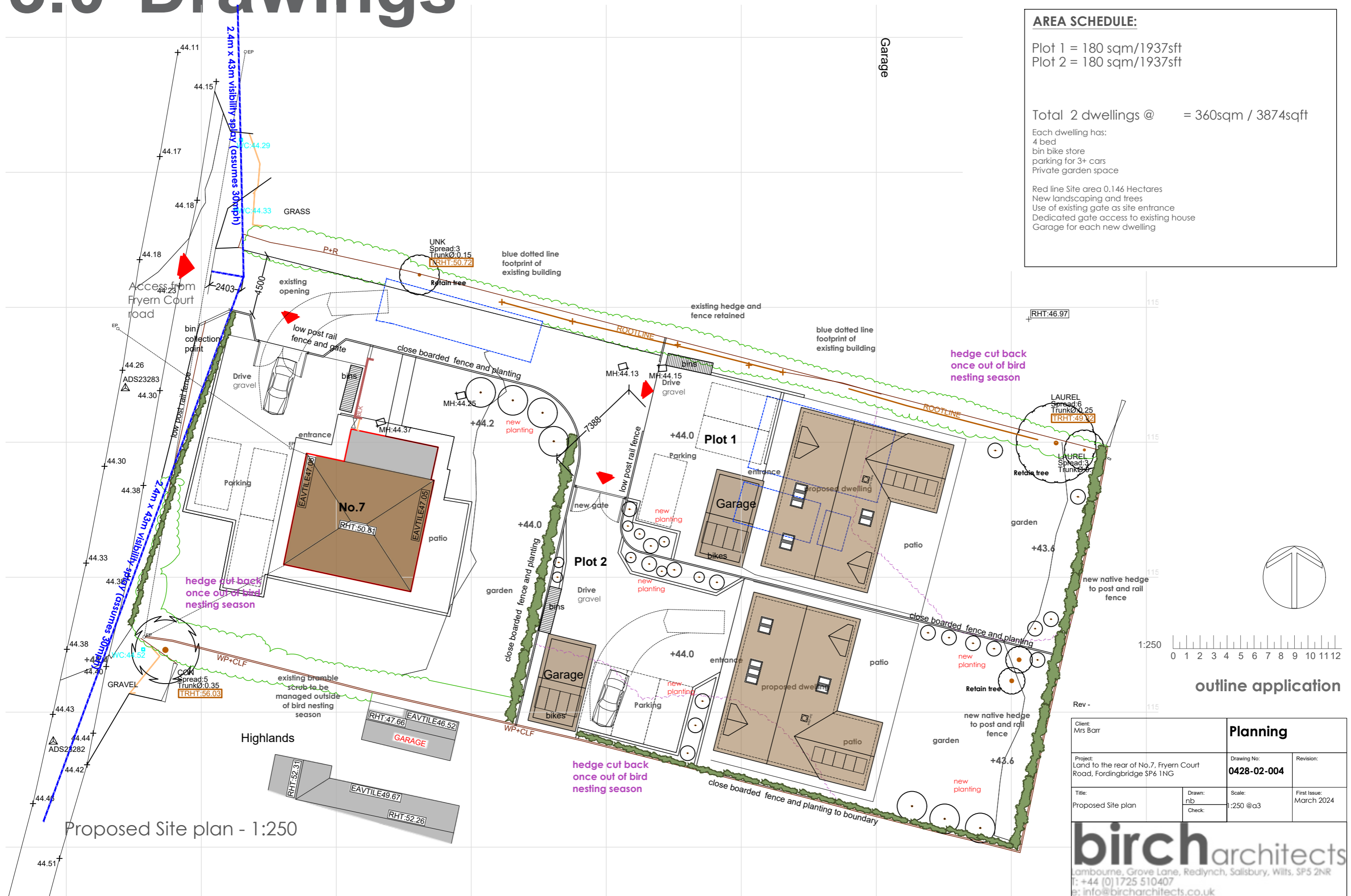
AREA SCHEDULE:

Plot 1 = 180 sqm/1937sft
Plot 2 = 180 sqm/1937sft

Total 2 dwellings @ = 360sqm / 3874sqft

Each dwelling has:
4 bed
bin bike store
parking for 3+ cars
Private garden space

Red line Site area 0.146 Hectares
New landscaping and trees
Use of existing gate as site entrance
Dedicated gate access to existing house
Garage for each new dwelling



Proposed Site plan - 1:250



outline application

Client: Mrs Barr		Planning	
Project: Land to the rear of No.7, Fryern Court Road, Fordingbridge SP6 1NG		Drawing No: 0428-02-004	Revision:
Title: Proposed Site plan	Drawn: nb	Scale: 1:250 @a3	First Issue: March 2024
	Check:		

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3.0 Drawings

unless for planning purposes



4.0 Drawings

4.1 Indicative Material Palette



Oak frame porch and hardwood timber door



Aluminium light grey flush casement windows and patio doors



Handmade clay tiles



Timber cladding



Typical timber clad garage



Red handmade brick



Conservation rooflights



Photovoltaics to roof

5.0 Access Strategy

5.1 Overview & Accessibility

VEHICULAR ACCESS

Vehicular access for the two new dwellings is accessed from the existing opening to no. 7 Fryern Court Road. There will be clear visibility each way. The speed limit is 30mph.

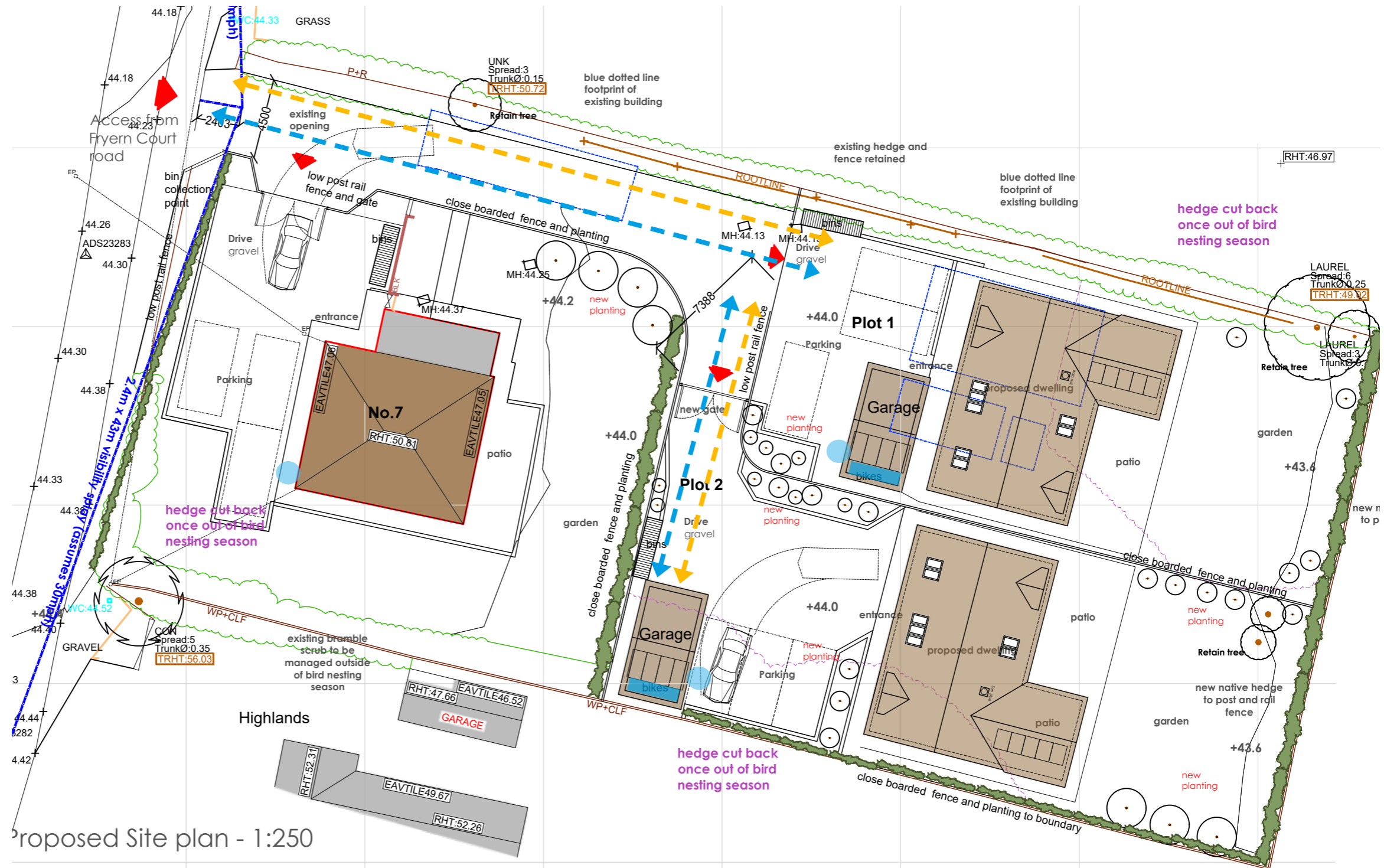
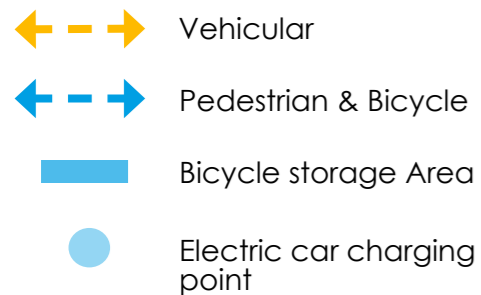
There are a minimum of 3 parking spaces on each plot.

PEDESTRIAN ACCESS

Pedestrian access is via the new access track.

BICYCLE ACCESS

Access for bicycles is provided along the vehicular access routes. There is an on-site secure storage area in the garage.






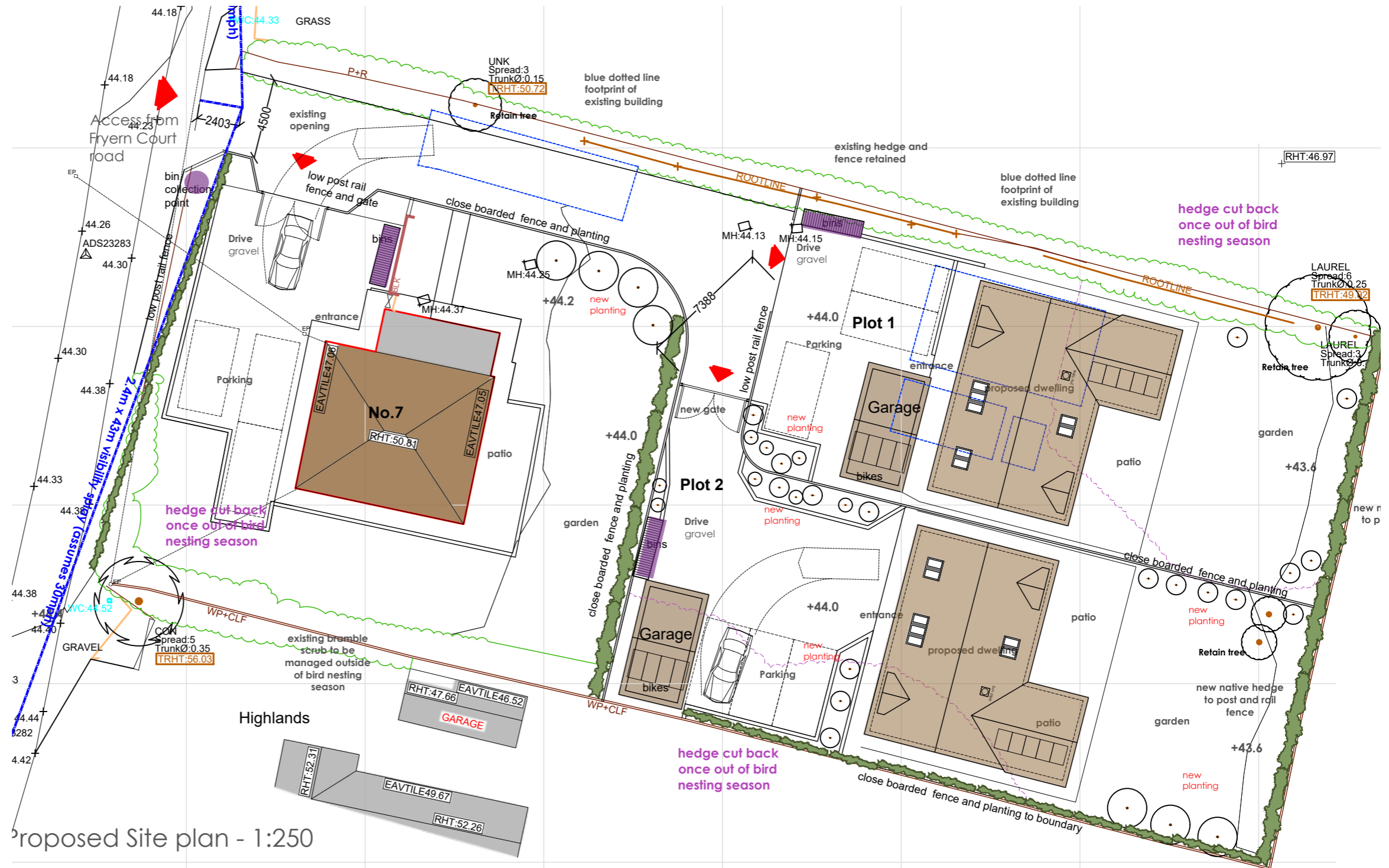
5.0 Access Strategy

5.2 Refuse

REFUSE

Refuse collection for each dwelling is from the roadside, with provisions for refuse storage provided on each plot in a dedicated storage area.

-  Refuse Collection Access
-  Refuse Collection Point
-  Refuse Storage



5.0 Access Strategy

5.3 Fire

FIRE

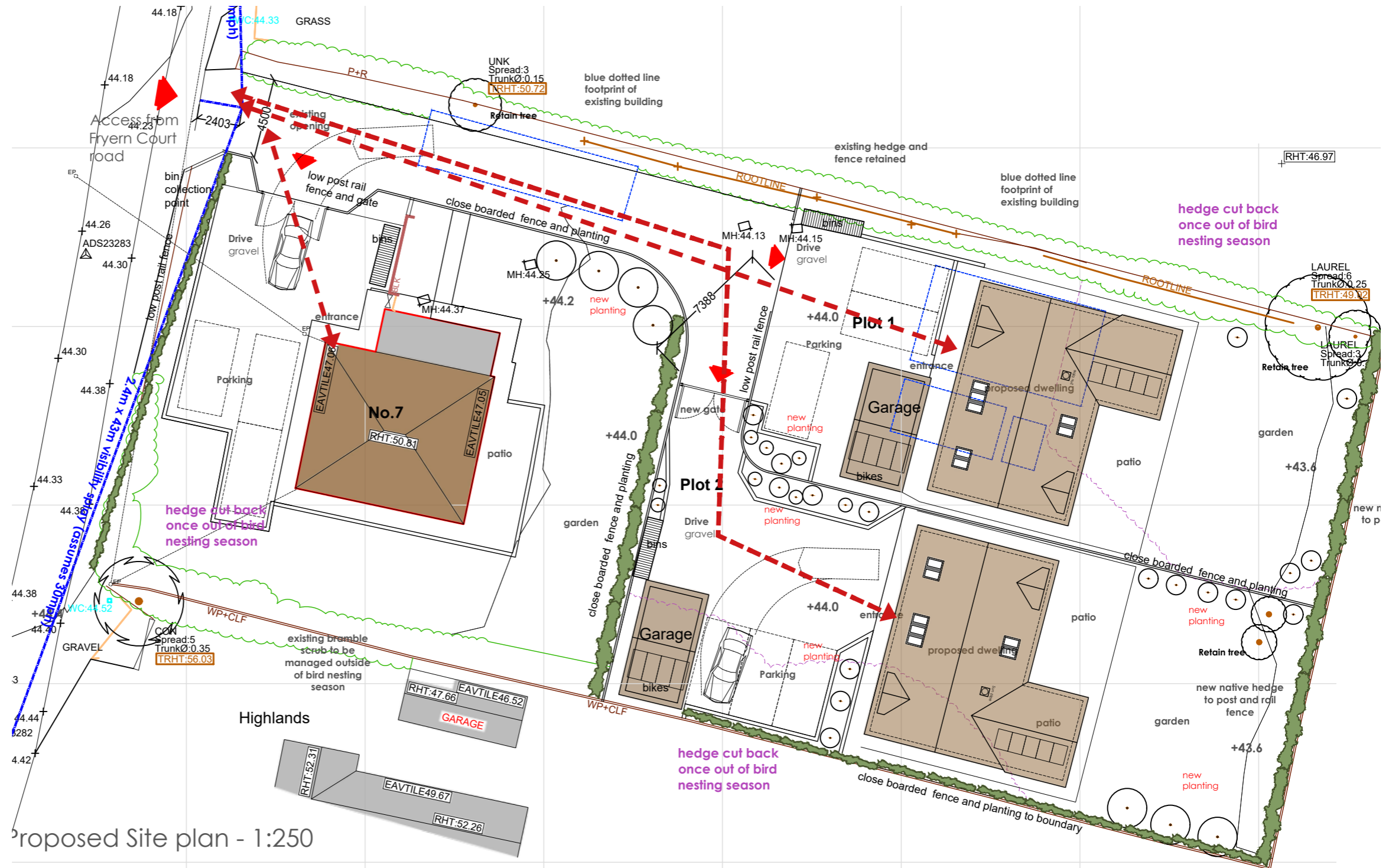
In the event of fire each dwelling is easily accessible from the new access road with a turning area to the South.

← - - - → Emergency Access Entrance within 45m of access to main road

PART B: Fire tender access.

Track to be minimum 3.7m wide and capable of supporting min 12.5ton vehicle. Min clearance height 3.7m

Gateway access to be min 3.1m clear. Reverse in track. All internal rooms with 45m of fire tender.



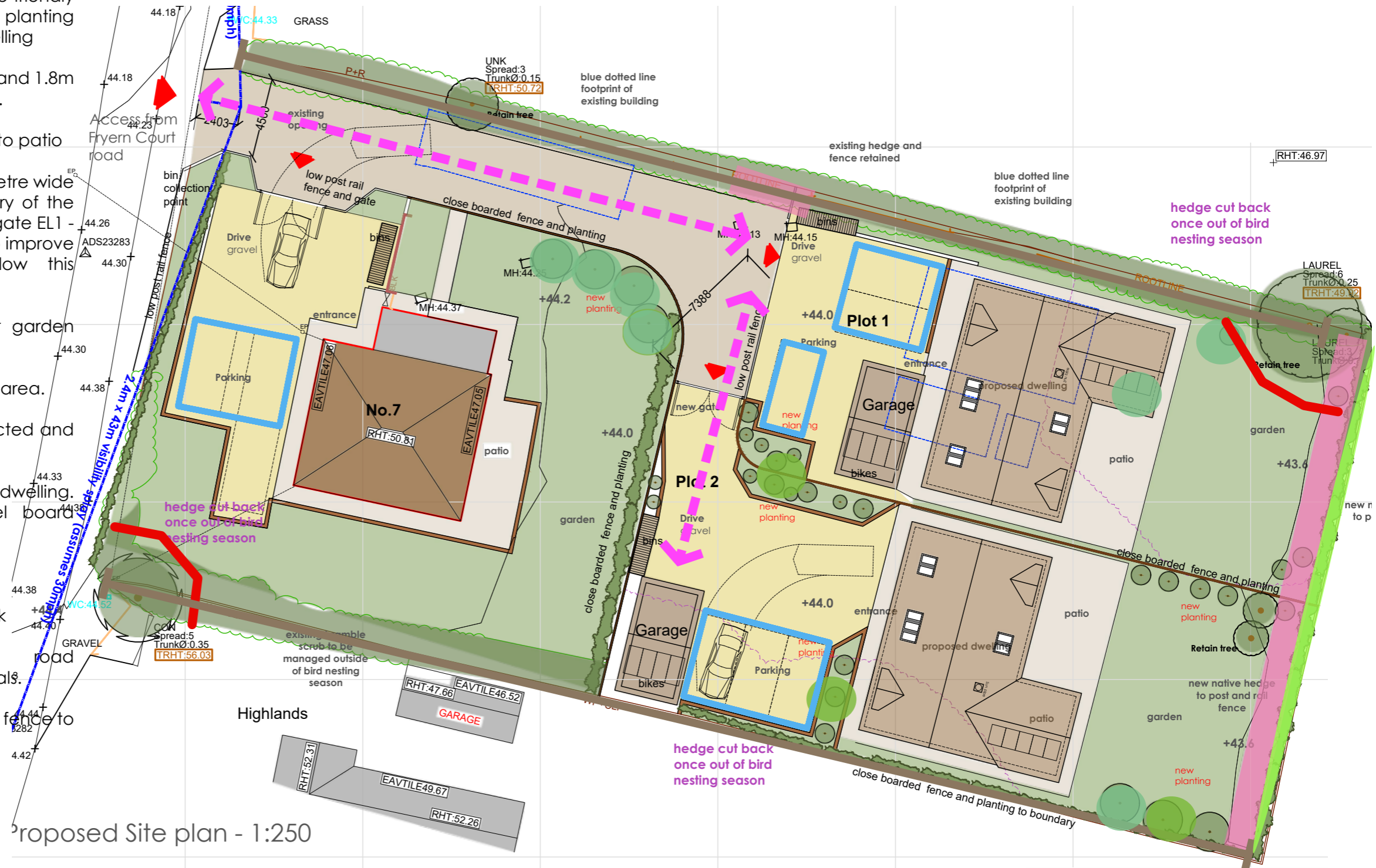
6.0 Landscape

6.1 Plan

Biodiversity Net Gain Enhancement



- Use native/wildlife-friendly shrubs and trees in the planting proposed around the dwelling
- New native hedge and 1.8m high close boarded fence.
- Permeable paving to patio
- Seed at least a 1 metre wide area around the boundary of the garden space with Emorsgate EL1 - Flowering Lawn Mixture, to improve plant diversity and allow this grassland to grow long.
- New grass to rear garden and around frontage
- Gravel to driveway area.
- Mature trees protected and retained.
- Parking for the dwelling. Gravel finish with gravel board edging.
- Shared access track
- Views along road unaffected by the proposals.
- Existing close board fence to boundary



Contact

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