

An aerial photograph of a residential area. A large, rectangular green field is the central focus, bordered by a road on the right and a road on the left. To the right of the field, there is a cluster of houses with dark roofs. In the top left corner, there are some industrial or commercial buildings. The overall scene is a mix of open space and developed land.

Beechlands Road, Medstead

DESIGN & ACCESS STATEMENT | APRIL 2024

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Introduction

About this document

This Design and Access Statement (DAS) has been prepared by Thrive Architects on behalf of Bargate Homes in support of an outline planning application for a residential development, with all matters reserved except access.

The application is for the development of up-to 70 dwellings proposed across two parcels within the site, connected by a new road with vehicular access via Beechlands Road. The proposal comprises of 1,2,3 and 4 bedroom properties, including 40% affordable homes, associated access, landscaping and utilities.

This DAS summarises the steps taken to analyse the site and its context and sets key design principles that are the foundations of the design proposal. It explains the proposed access and movement strategy and sets the framework for sustainable high-quality development with regard to landscape, character, density and massing.

This planning application is being submitted as outline, with all matters other than access reserved for consideration at a later date. Consequently, this document seeks to establish the principles for development, with the Parameter Plans setting the spatial parameters for development.

The application is supported by the following Parameter Plans:

- Development Parcel
- Storey Heights and Massing

Future Reserved Matters applications will need to demonstrate compliance with the parameter plans and design principles detailed in this document.

The application is also supported by an Illustrative Masterplan that show how the site could be developed in accordance with the Parameter Plans.



Site Context

Site Location

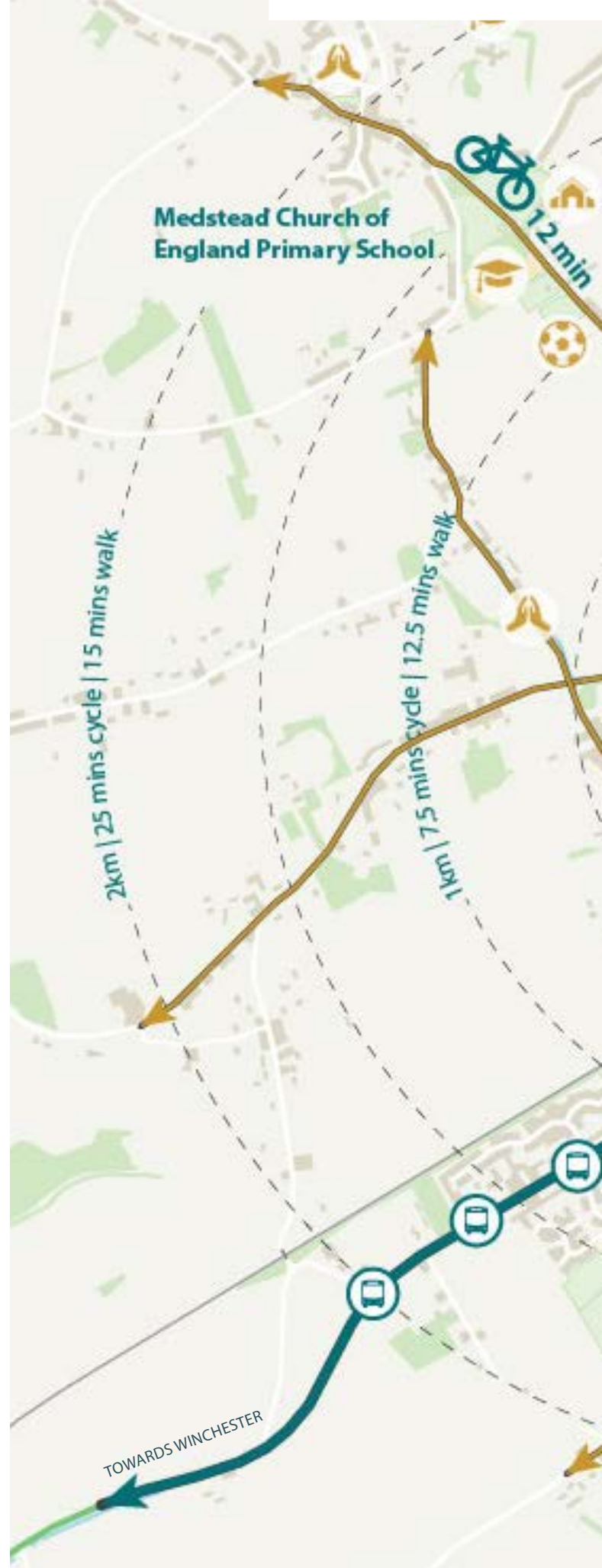
The site is located 0.6km North of the A31 and to the South of Medstead. It is well connected to several higher order towns such as Farnham, Winchester and Alton. Located within the Medstead Parish of East Hampshire District Council and to the north of the Village of Four Marks, the site is easily accessible by car (3-5 minute drive) or by foot (12-15 minute walk). It is well served by pedestrian routes (BR31, BR32 and BR33) connecting to Boyneswood Road which links with the A31.

Services and facilities

The village offers a range of local services such as shops, convenience stores, schools, restaurants and pubs. The nearest bus stop is located on the A31, and are within a 12-minute walk of the site. The village has a heritage railway line which connects to national railway stations including Alton and New Alresford.

Distance to key destinations

- 🚆 Train Station at 600m
- 🚌 Bus Stop at 800m
- 🍴 Pub / Restaurant at 320m
- 🏠 Four Marks Village Hall at 1.9km
- 🕌 Place of Worship at 1.9km
- 🎓 Primary School at 1.4km



Local Amenities Plan

Medstead Village Hall

Chawton Park Wood

THE SITE

BOYNESWOOD ROAD

















A31

10 min

TOWARDS FARNHAM AND ALTON

Four Marks Village Hall

Four Marks C.E. Primary School

-  Site Boundary
-  Bus Stops
-  Primary Routes
-  Secondary Routes
-  PRoWs
-  Places of Worship
-  Business & Employment
-  Shopping
-  Sports & Activities
-  Grocery
-  Education
-  Restaurants & Pubs
-  Surgery
-  Village Hall
-  Camp Site
-  Park

Site Context

Local Character

As part of the local character analysis, an assessment of the area has been informed by a site visit and a review of the local authority guidelines including the Medstead & Four Marks Neighbourhood Plan 2015 – 2028 and the Medstead Village Design Statement 2003.

Historically, Medstead consisted of scattered ribbons of development surrounded by arable farmland. Property boundaries and public footpaths were often defined by

hedgerows. The village's buildings historically featured rendered walls and slate roofs. The development pattern was primarily linear, with bungalows lining the road frontages and open fields behind the properties.

The following section explores the current local character of the two residential streets at close proximity to the site.

Mulberry Garden

Settlement Pattern:

- The street pattern is linear, characterised by a single short street. Detached houses line the street with uniform spacing between them.

Building Lines:

- Building setbacks vary, creating a less uniform street frontage. Despite the setback variation, the building orientation shows a slight deviation from directly facing the street.
- Roof styles offer limited variety, with the majority of buildings featuring eaves facing the street.

Building Heights:

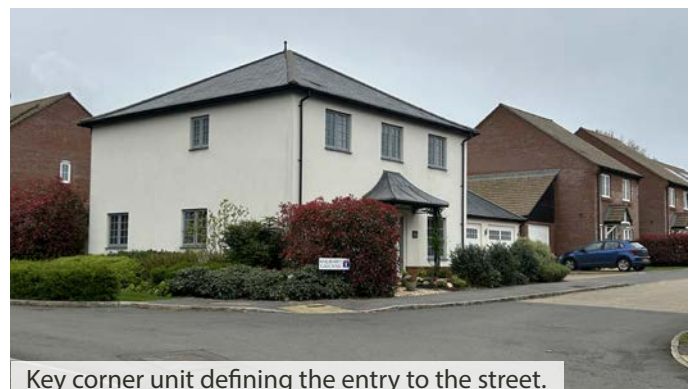
- Buildings are primarily 1.5 to 2 storeys with dormer windows.

Boundary Treatments:

- Open grass verges define the property perimeter, often with low-level planting.

Materials:

- Walls incorporate a variety of materials to potentially highlight different sections of the dwellings. These materials include a range of red brick tones, timber boarding, and hanging tiles.
- In contrast, roof materials maintain a consistent appearance with plain clay tiles throughout.



Red Hill to Boyneswood Road

Settlement Pattern:

- The dwellings are primarily detached houses along the main street.
- Secondary streets feature a mix of semi-detached and terraced units, often arranged in cul-de-sacs.
- The spacing between dwellings varies.

Building Lines:

- Buildings are set back uniformly from the street, creating a consistent depth.
- Most dwellings are oriented towards the street.

Rooflines:

- A variety of roof styles exist, including gabled and eave facing designs.

Building Heights:

- Building heights range from one to two storeys.

Boundary Treatments:

- Medium to deep front gardens define the access to dwellings.
- These gardens are enclosed by a variety of elements such as tall hedges, timber fencing, low brick walls, brick-capped rubble walls, or dense foliage. The foliage allows for filtered views towards the houses.

Materials:

- Red brick is the dominant building material, with some examples of tile hanging and light render walls.
- Plain tile is the most common roofing material, with a few exceptions featuring slate.



Site Context

Site Description

The site covers an area 3.28 ha and is located to the south of Five Ash Road, bordered by Beechlands Road to the east, Stoney Lane to the west, and Boyneswood Lane to the south.

The western and southern boundaries of the site are enclosed by small fields with a few dwellings.

To the east of the site and across Beechlands Road is the new housing development (Mulberry Gardens).



1| View along Beechlands Road



2| Boyneswood Road



3| View across site from Boyneswood Road



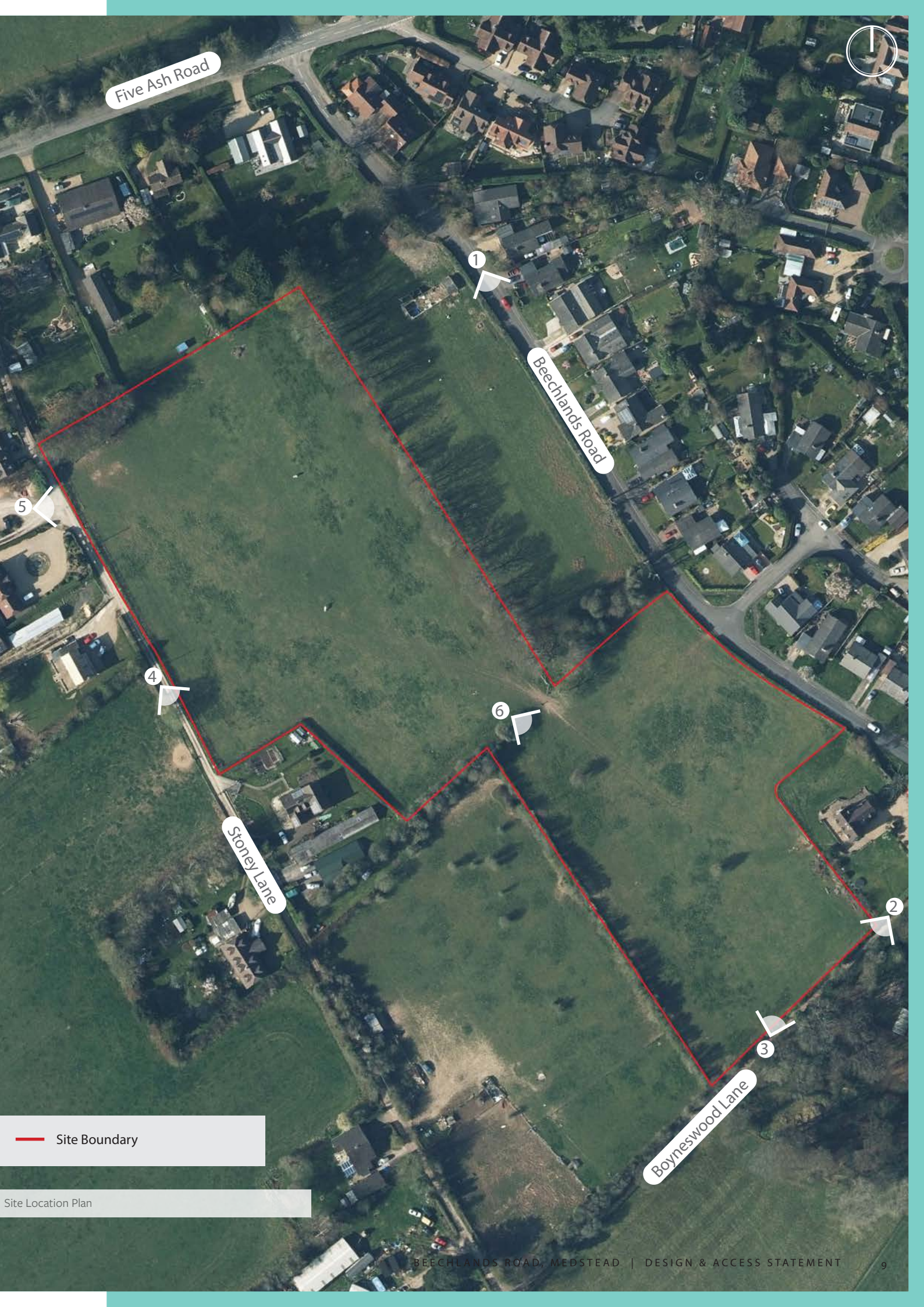
4| View along Stoney Lane



5| Southern Field



6| View across the site



Five Ash Road

Beechlands Road

Stoney Lane

Boyneswood Lane

— Site Boundary

Site Location Plan

Site Analysis

Planning Context

In analysing the site potential, consideration has also been given to relevant adopted national and local planning policies and guidance, including the adopted EHDC Local Plan 2014 and the Four Marks and Medstead Neighbourhood plan. See the Planning Statement prepared by SLR Consulting for more information on the consideration of relevant planning policies and planning justification for the development.

Constraints & Opportunities

Constraints

- The site gradually slopes from the south east to the north west.
- Part of the southern extents is at low risk of surface water flooding.
- An existing Public Right of Way (PROW) runs directly along the south and west boundaries of the site.
- Long range views to the countryside to be preserved.
- Landscape buffers and boundary enhancements are required to minimize the visual impact on neighbouring residents.
- A pumping station will be required on-site, with a minimum 15-meter offset from any future habitable dwellings.
- Several open public views are visible from the PROW footpaths that cross near the site. Methods to mitigate or enhance the visual impact on these views will be required.

Opportunities

- Create a high-quality development including affordable homes and a housing mix that supports local needs.
- Retain and enhance the existing natural vegetation and mature trees. Maintain a 4-meter buffer zone to ensure a healthy distance between development and natural areas.
- Create opportunities for residents to enjoy long-range views to the countryside positively respond to the existing public views into the site.
- Seamlessly connect the development with existing Public Rights of Way (PROWs) to encourage active lifestyles and sustainable transportation options.



Constraints and Opportunities Plan

Key

- Site Boundary
- Site Access
- ⟨ ● ⟩ Public Rights of Way (Bridleway)
- ⟨ ● ⟩ Proposed 2m Footpath
- Existing vehicular route
- Existing trees- Category A and B
- Existing trees- Category C



-  Root Protection Area for Category A and B trees
-  Potential green arrival space
-  Opportunity for single storey development
-  Indicative contours
-  Views out to open country side
-  Partial public views into the site
-  Open public views into the site
-  Local green space: Stoney Lane Strip
-  Low surface water flood risk zone
-  Existing public foul sewer
-  Views affecting adjacent residents
-  Potential ecological buffer
-  Proposed landscape buffer to local green space/Cawk House and retained/enhanced vegetation
-  Proposed landscape buffer to Bridleway and retained/enhanced vegetation
-  Intervisibility with higher ground to the north

The Proposals

Key Design Principles

Uses and Amount: ①

The design framework accommodates up to 70 residential dwellings, including 40% affordable homes. The housing mix reflects local needs.

Access: ②

Vehicular access is provided off Beechlands Road with a new street linking the site from north to south.

Streets: ③

Apart from the primary street, the development incorporates characterful streets designed as shared surface spaces. These spaces prioritize pedestrians and incorporate trees and landscape features.

Open Space: ④

A meaningful set of open space features is incorporated at the entrance to the site and towards the north along the pedestrian links connecting with the existing Public Rights of Way (PRoWs). This helps to enhance public views into the site.

Landscape: ⑤

The landscape strategy prioritises the conservation and improvement of native hedgerows and trees by respecting their root protection areas, aiming to achieve a net gain in biodiversity of at least 10%.

Massing and Scale: ⑥

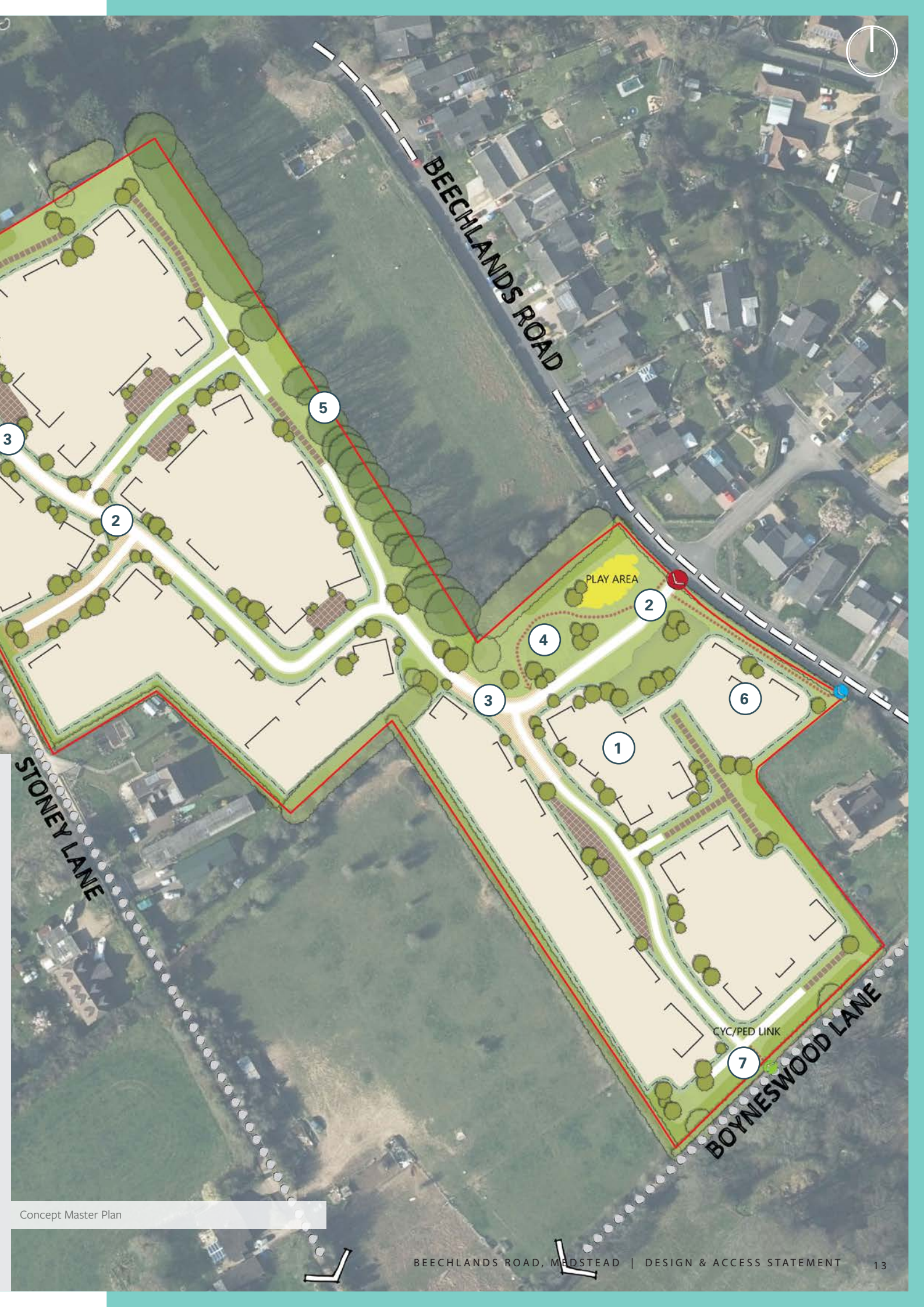
The proposed buildings are a maximum of two storeys and include typologies similar to those found locally. Bungalows are provided along the southeast corner.

Connectivity: ⑦

Pedestrian links are provided within the site that will enhance the existing Public Rights of Way.



- Site Boundary
- Ⓛ Potential vehicular access
- Ⓛ Pedestrian access
- Ⓛ Pedestrian and cycle access
- Proposed road
- Proposed private drive
- Ⓛ Proposed pedestrian paths
- Play area
- Existing trees- Category A and B
- Existing trees- Category C
- Proposed trees
- Development Parcel
- Parking
- Amenity Spaces
- Green pockets
- Shared Surface
- └─┘ Frontage



BEECHLANDS ROAD

STONEY LANE

BOYNESWOOD LANE

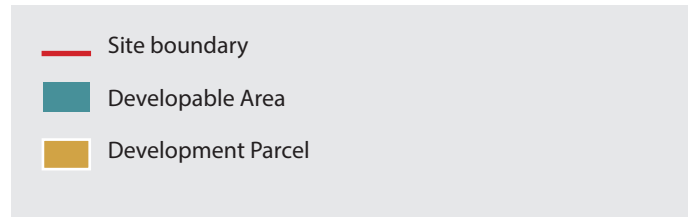
PLAY AREA

CYC/PED LINK

The Proposals

Parameter Plans: Development Parcels

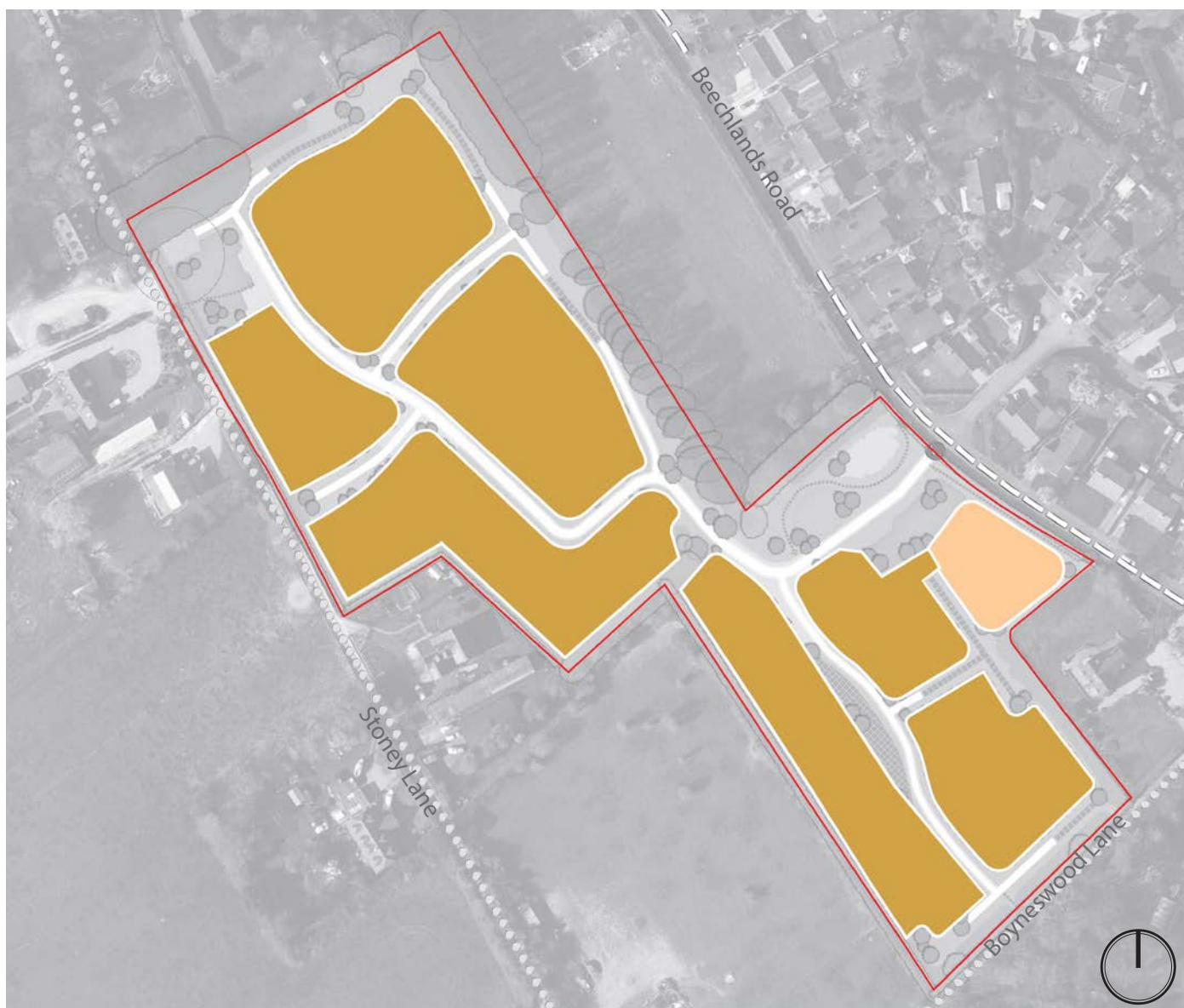
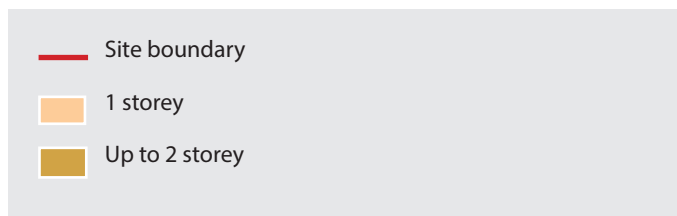
The site has the potential to accommodate up to 70 units with a range of open spaces to support natural biodiversity. All dwellings will have its own private garden space with designated parking spaces.



Parameter Plans: Storey Heights & Massing

The building heights ranges from 1 to 2 storey with lower heights of one storey bungalows positioned along the south east edge of the site, facing Beechlands Road.

To respond to the local context and existing development, the overall dwelling heights are limited to 2 storeys.

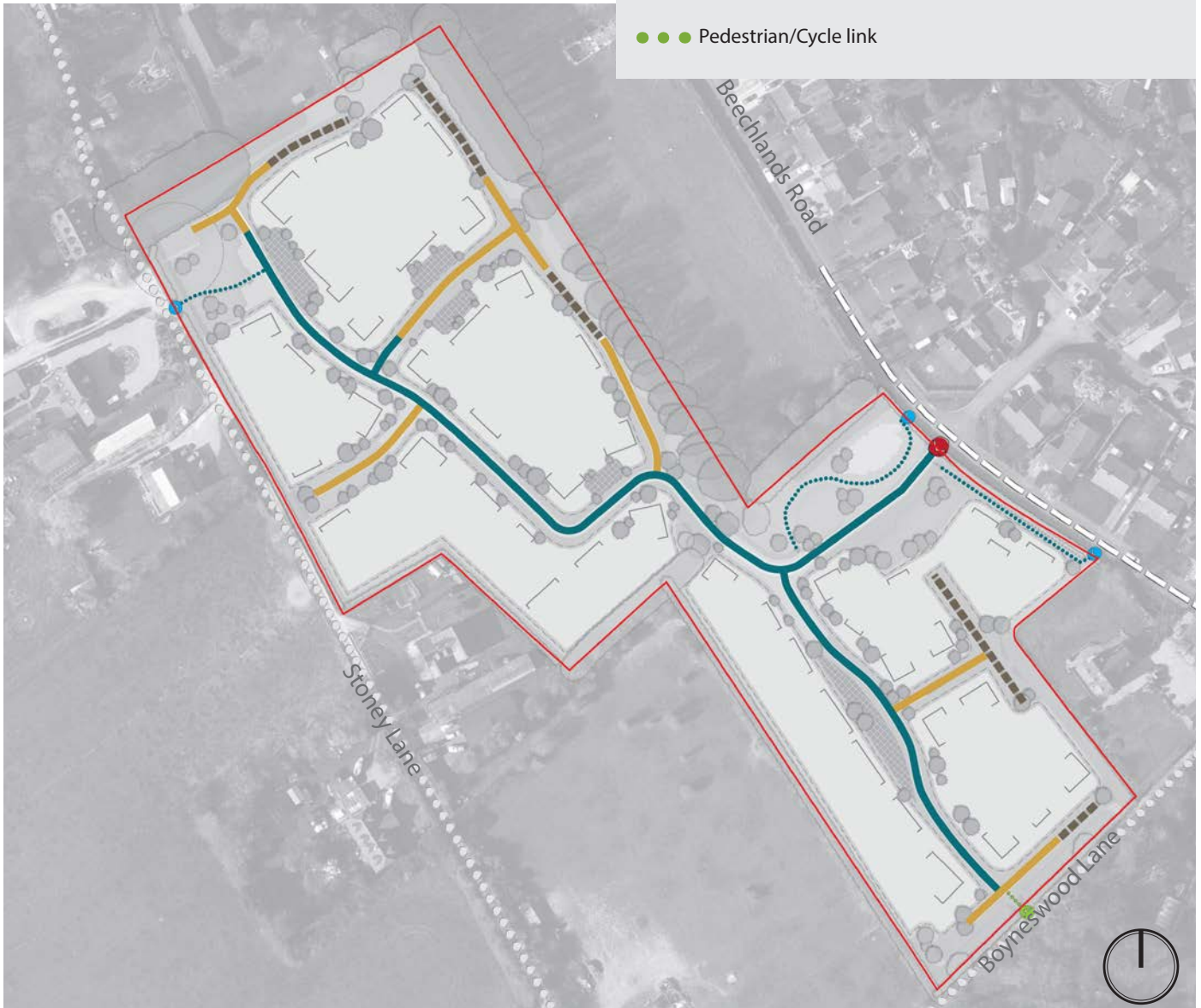
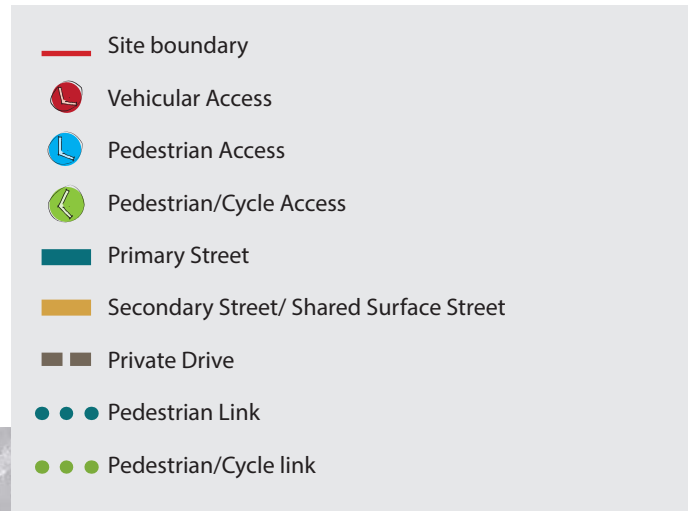


The Proposals

Access and Movement Plan

Vehicular access to the site will be from a single access point off Beechlands Road with several potential pedestrian links with the existing Public Rights of Way.

The primary street forms the main spine linking the north and south ends of the site. Secondary streets/ shared spaces breaks along the primary street around open spaces and crossing points. Private Drives will be greener/softer in character as adjacent to open spaces. They will only serve up to 3/4 units. Lastly, parking will be provided in line with the latest adopted parking standards



Land Use Plan

The development will incorporate adequate open space provisions and will include a play park at an easily accessible point near the entrance. This park will serve both future and existing residents in the area.

An overall green buffer of 4m is being maintained along the edges to support and enhance existing natural vegetation and landscape.



The Proposals

Landscape Strategy

The landscape assessment found that effects of the proposed development would be localised as the wider landscape is already influenced by Four Marks. As the site is also influenced by the settlement and associated infrastructure, effects within the site would be reduced too.

The visual assessment found that visibility of the proposed development would be primarily limited to the site's immediate context due to the existing settlement, undulating landform and the landscape's well-established vegetation largely containing the proposed development.

Some more distant views of the proposed development would be available from the higher ground to the north, residential dwellings at South Town Road and Wadebridge Rise, and the public open space at Wadebridge Rise. However, in these cases, the proposed development would always be filtered by intervening vegetation and seen in the context of existing dwellings.

The following features have been incorporated into the design to ensure that the proposed development responds well to the site's context and character, landscape and visual effects are minimised and an attractive and desirable development is proposed;

1. Existing native hedgerows and trees along the site's boundary would be retained and enhanced where necessary, and elsewhere new native planting would also be proposed. Together these would soften views of the proposed development and retain a strong landscape structure which integrates into the wider Green Infrastructure Network;
2. Street trees and ornamental planting would be proposed throughout the development parcel to provide habitat and foraging opportunities for wildlife, form stepping-stone habitats between larger, nearby habitats and help to break up the mass of the hard materials;
3. An area of public open space would be

proposed at the entrance to the site to form an attractive, green arrival space. This would comprise a play area, benches, pedestrian route, native planting and informal amenity space;

4. Another area of public open space would be proposed in the north-western corner. This area would provide informal amenity space comprising native planting and benches, and also offer a connection to the adjacent bridleway along Stoney Lane;
5. The well-established trees along the eastern boundary have secured a linear section of open space. This area would comprise native, reinforcement planting along the boundary, native grasslands and recreational benches so that residents can enjoy this naturalistic landscape buffer; and
6. The proposed development has been set back from the southern boundary and the existing hedgerow would be retained and enhanced so that Boyneswood Lane would remain secluded and relatively rural in character. A pedestrian connection onto Boyneswood Lane and the associated bridleway would also be incorporated to further improve the circulation routes within the area.





The Proposals

Other Design Considerations

The proposals for the site have been informed by a range of technical studies and considerations, all of which have fed into the design process, some of which are summarised below. The full technical reports are submitted as part of the current application.

Feedback from public consultation has also provided valuable input to the design, details of which can be found in the Statement of Community Involvement.

Ecology

The site design has been informed by detailed on site ecological surveys of the site. Measures to protect important species include the retention of the vast majority of existing trees and hedgerows on site and the inclusion of suitable buffers to the retained hedgerows. Native Planting will also be introduced to provide new habitats for species on site as indicated on the Landscape Masterplan. New planting will include areas suitable for reptiles.

The development will also include other enhancements such as bird boxes and bee bricks imbedded into the homes, hedgehog friendly gravel boards and hibernacula features for reptiles and other invertebrates and small mammals.

Lighting will also be sensitively designed such that the development will avoid the use of street lighting to.



Drainage

Based on the underlining geology and site characteristics, a Flood Risk Assessment (FRA) and outline drainage strategy have been produced. The site design allows for compliance with the drainage hierarchy by prioritising sustainable drainage features that allow infiltration to ground where feasible. Drainage measures will manage flood risk on site and will not increase flood risk elsewhere.

A detailed drainage strategy will come forward at Reserved Matters stage but suitable allowances for drainage features have been provided for within the outline site designs and development areas.



Energy Efficiency and Sustainability

Full details of the efficiency of the homes are a matter for future detailed design. A range of measures will be embedded into the design and function of each new home in order to significantly improve the energy efficiency and reduce the carbon footprint of the development as a whole. These measures will include:

- Air Source Heat Pumps
- EV Charging points to each plot
- Photovoltaic Panels (PV)
- Thicker wall cavity.
- Water butts to each plot.

By utilising a fabric first approach in the design and layout of the site, as well as installing energy saving measures included in the list above, it is expected that the development will result in a reduction in carbon emissions against the latest building regulations targets.



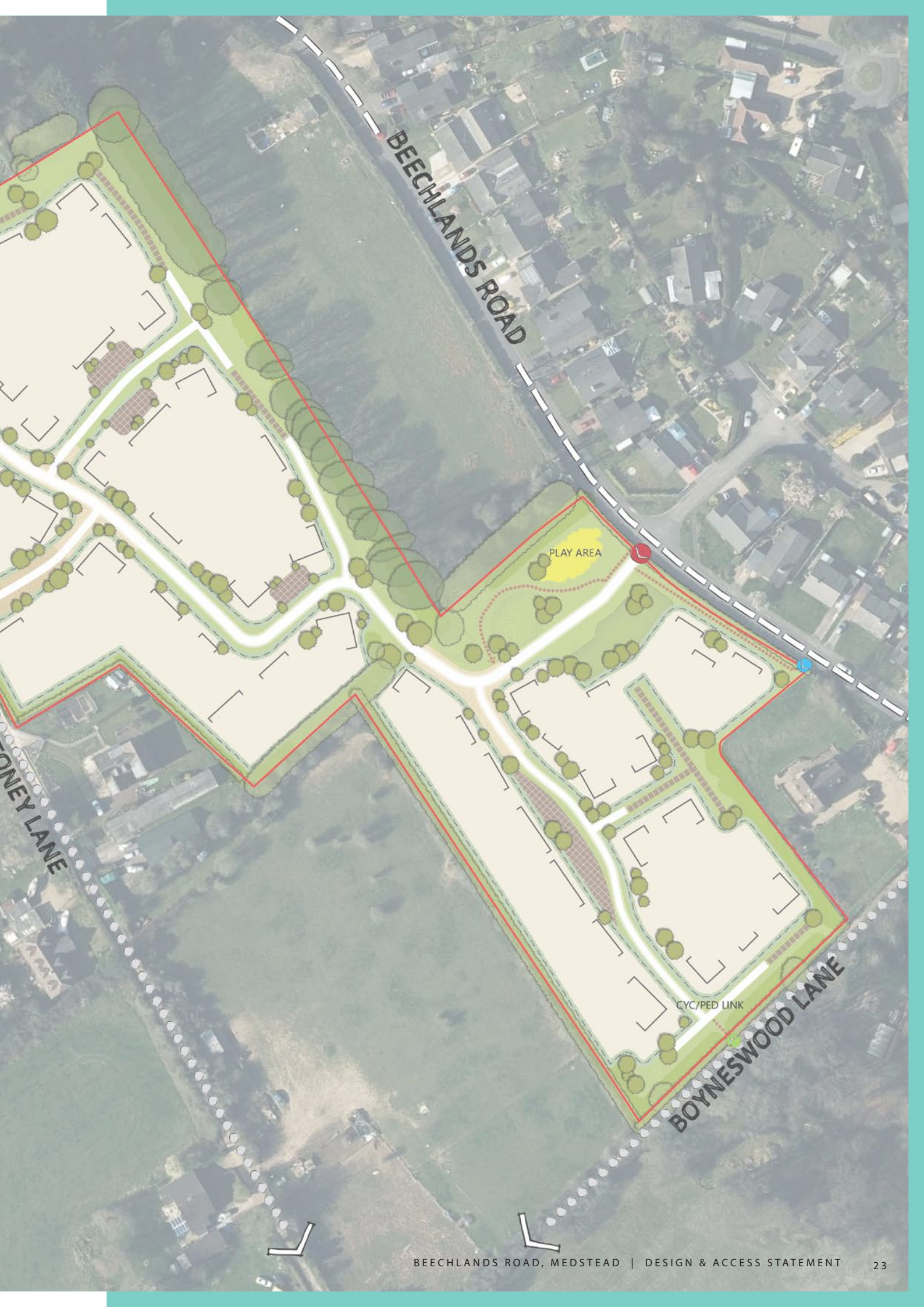
Conclusion

The document outlines our vision for delivering a sustainable new development at Beechlands Road, Medstead. The design proposal reflects the aspirations of national and local policy. Our proposal for the scheme stems from detailed site analysis, context studies, and surveys, and is supported by a range of reports and technical information.

The Parameter Plans and Concept Masterplan respect the site's constraints and opportunities, proposing a development that complements the character, scale, and appearance of Medstead and its immediate context.

We are eager to work with the East Hampshire District Council to unlock the site's potential and contribute to sustainable local growth. This collaboration will ensure the new development integrates seamlessly with the existing community, offering residents a range of amenities and promoting a sustainable lifestyle.





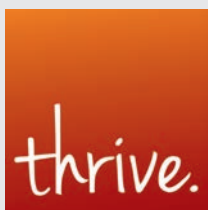
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