



Proposed Residential Development at Hilltop Stables, Mayhill Lane, Swanmore

Design and Access Statement

Revision (A)

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Client

SLR Consulting Limited

Site Address

Proposed Residential Development at Hilltop Stables, Mayhill Lane, Swanmore

Design Team

Oxford Architects – Barney Paul Bonner

1.0 Introduction and Brief

This application compiled on behalf of our client, SLR Consulting Limited, sets out the proposed residential development at Hilltop Stables, Mayhill Lane, Swanmore.

The proposal consists of a 2 bedroom house over a single level.

The site (indicated in red) is approximately 0.135ha in size, currently it is occupied by a single story structure. It is used as a single dwelling house, which has lean-to-store and stables attached.

This statement will explore the existing and proposed means of access, landscaping, layout, scale and indication of appearance.

Please read this document in conjunction with the supporting drawings and documents.



Figure 1: Aerial View of the Site. Courtesy of Google Maps

2.0 Site / Context

The site is located just north of Swanmore village and lies within the South Downs National Park. The land had previously been known as “Lisheen” and forms a smaller plot within a larger land ownership boundary.

The site is accessed from Mayhill Lane into a yard and surrounding paddock land is defined by post and rail fencing. A public footpath runs along the front of the site.

Adjacent land uses to the site are a mixture of farmland and residential and commercial / retail (public house).

The nearest bus stop is within in 1.3 miles and the nearest train station is within 5.5 miles from the site location.



Figure 2: Existing Site Photos

3.0 Planning History of the Site

There has been numerous planning applications on and around the site over the past few years, these are scheduled below:

- **APPEAL Ref: APP/Y9507/W/18/3200468** – Decided November 2018
Appeal Dismissed by the Inspector
- **SNDP/17/05270/OUT** – Refused 29th March 2018
“Lisheen”, Mayhill Lane, Swanmore, Hampshire, SO32 2QW
- **SNDP/14/01729/LDE** – Decided July 2014
“Lisheen”, Mayhill Lane, Swanmore, Hampshire, SO32 2QW
Lawful Development Certificate for an existing use of operation
- **11/02226/SFUL** – Decided November 2011
Cathedral Farm Mayhill Lane Swanmore Southampton Hampshire SO32 2QW
Erection of agricultural worker dwelling and garage (RESUBMISSION) - **Application Permitted**
- **09/01195/APN** – Decided July 2009
Cathedral Farm, Mayhill Lane Droxford Southampton Hampshire SO32 2QW
Erection of a detached pheasant rearing building - **No objection be raised**
- **07/02116/FUL** - Decided August 2007
Mayhill Cottage, Mayhill Lane, Swanmore, Hampshire, SO32 2QW
Replacement of existing pergola to rear of house with 2 storey extension - **Application Permitted**
- **04/01034/FUL** - Decided September 2004
Front and side two storey extension - **Application Permitted**
- **04/00586/FUL** - Decided May 2004
Mayhill Cottage, Mayhill Lane, Swanmore, Hampshire, SO32 2QW
Change of use from agricultural land to residential and demolition of existing stable buildings and erection of swimming pool building with changing room and other leisure facilities - **Application Permitted**

4.0 Design

Since receiving feedback from the Planning Inspector in the form of his appeal report, we have based the proposed building design on the following key principles:-

- Utilise the sites orientation to maximise natural daylight penetration
- Proposed dwellings maintain the overall character and appearance of Swanmore due to the traditional vernacular form
- Minimise footprint and locate building in the same area as the current buildings
- No overlooking concerns
- Expansive countryside views
- No immediate neighbours
- Built to achieve high levels of energy efficient through air tightness/u-values

The proposed houses are “traditional” in form, scale and materials, with the larger elements of glazing giving the elevations a more contemporary aesthetic. The windows / doors take advantage of the expansive views towards the south.

4.1 Appearance

The proposed single storey dwelling has been designed to sit within the existing footprint of the buildings on site, so when viewed from the surrounding countryside the new dwelling will appear in the same location and not negatively impact on the long views.

The new single storey dwelling has been broken down into three elements. This configuration helps to break down the massing of the buildings on site and mimics an agricultural set of buildings. This arrangement will significantly reduce any visual harm to the local area.

It is proposed to clad the three blocks in different materials to further break down the massing and visual impact of the proposals on the landscape. A combination of stone and timber is proposed to create a rural character and appearance for the dwelling.

- **Block A**
 - Clad with locally sourced stone laid in uncoursed random rubble
 - Dark Red Clay Tiles
 - Aluminium window and door frames with double glazed units
 - Metal Gutters and RWPs
- **Block B**
 - Horizontal Timber – painted a dark grey to create a “shadow gap” between the two buildings
 - Dark Red Clay Tiles
 - Aluminium window and door frames with double glazed units
 - Metal Gutters and RWPs
- **Block C**
 - Vertical Timber – natural finish and left to weather to a silvery finish
 - Dark Red Clay Tiles
 - Aluminium window and door frames with double glazed units
 - Metal Gutters and RWPs

The proposed dwelling will be a positive enhancement to the character and appearance of the site and will not harm the longer views to the site from across the countryside.

4.2 Means of Access

The means of access will stay the same with no changes being proposed. The access and egress from Mayhill Lane to the site has already been established.

The route of the public footpath will remain the same, with the route clearly delineated across the site by new landscaping proposals.

4.3 Landscaping

Please refer to the supporting Landscape Plan and Landscape Strategy produced by SLR for further information.

4.4 Layout

The proposed scheme is smaller than the existing building footprint. The existing set of buildings on the site equates to approximately 117sqm of Gross External Area, the proposed single storey dwelling has been designed to achieve a footprint (GEA) of 110.8sqm. This means that the proposed dwelling has a footprint 6.2sqm smaller than the existing set of buildings.

The accommodation is divided into three distinct blocks that create the look and feel of an agricultural set of buildings and as such have little visual impact on the surrounding countryside.

- **Block A**
 - Proposed as approx. 49.8sqm, the existing stable block is approx. 52sqm.
 - This equates to a small net reduction over the existing footprint area.
 - This area will accommodate the two bedrooms, bathroom and en-suite
- **Block B**
 - Proposed as approx. 14.5sqm, the existing tack / store room is approx. 11sqm.
 - This equates to a small net increase over the existing footprint area.
 - This area will accommodate the entrance hallway with a clear area for shoes and coats, link corridor between Blocks A and C and a utility room
- **Block C**
 - Proposed as approx. 46.5sqm, the existing dwelling is approx. 53sqm.
 - This equates to a small net reduction over the existing footprint area.
 - This area will accommodate the living, kitchen and dining areas as well as having the potential to open up onto a large south facing patio and garden

As well as not increasing the footprint of buildings on the site, the proposed layouts seek to maximise the natural aspects of the site such as the sun path and expansive countryside views whilst creating functional spaces that support contemporary countryside living.

Generous room dimensions, large windows which frame views, roof lights and open vaulted ceilings contribute to the sense of contemporary living without adversely affecting the character and appearance of the site.

4.5 Scale

The existing buildings on site are single storey buildings set within the landscape, we are proposing to replace these more agricultural buildings with a new purpose built residential dwelling.

The proposed single storey dwelling is very much in keeping with the existing buildings on site in terms of scale and massing. The proposed footprint of the single storey dwelling is actually smaller than the existing set of buildings and therefore does not increase or harm the visual appearance of the site from the surrounding countryside.

The proposed ridge height of the two main blocks is 4920mm above ground level with underside of eaves set at 2600mm above the ground level. The proposed "link" block between the two main blocks will have a lower ridge height and is set back from the other elevations to create a shadow gap affect which further breaks down the massing and reduces visual harm when viewed from across the countryside.

The proposed massing and scale of the single storey dwelling is very similar to what is already on the site so there is minimal visual harm to the surrounding landscape. Views from the surrounding countryside will actually improve as the existing buildings are rather dilapidated and in a poor condition. The new dwelling will sit comfortably in the countryside context.

5.0 Summary

In summary, this application aims to replace an existing dilapidated dwelling with a new single storey two bed dwelling. The proposed dwelling has been designed to work with the existing site and not have a harmful impact on the surrounding countryside.