

Land at Hatch Farm, West End

Development Brief: supporting detailed layouts



January 2013

Background

1.1 The following detailed layout sketches have been produced in support of the approved Development Brief for the Land at Hatch Farm (2012), located on the north eastern edge of Southampton, within the Borough of Eastleigh.

1.2 The development brief includes a development framework plan and indicative masterplan for a residential led development of around 75-85 new homes with associated transport, green and community infrastructure.

1.3 The five sketches provide detailed guidance in support of the Borough Council's adopted Quality Places Supplementary Planning Document (www.eastleigh.gov.uk/planning-building-control/published-documents.aspx#SPD) and Environmentally Sustainable Development SPD (www.eastleigh.gov.uk/pdf/11-11-23ppdensusspd.pdf). Both SPDs relate to the design of development buildings and spaces in new development.

1.4 Figure 1 shows the five locations within the illustrative masterplan. The detailed layouts are for illustrative purposes only:

- 1 North western boundary and entrance with The Barnsland
- 2 Northern boundary and play area
- 3 Feature crescent around the hillock
- 4 Western boundary with Hickory Gardens
- 5 Southern boundary and Barbe Baker Avenue

Fig 1 Illustrative masterplan



Detail 1 North western boundary and entrance with The Barnsland indicative detailed layout



Drawn at 1:500

0 metres 25

-  Indicative cycle store
-  Indicative refuse bins

Key design principles

- 1 Medium sized street trees at least 7m from buildings and large trees at least 10m away
- 2 Front garden boundaries of robust railings or brick walls and gates
- 3 Unallocated on-street parking contributes to an active street and traffic calming
- 4 Front doors easy to find and visible from the street
- 5 Rear communal parking court on a modest scale which is safe, overlooked and convenient. Tree planting reduces the visual dominance of parked cars
- 6 Clear defensible space to front of houses
- 7 Back garden minimum 11m in length (increased length on sloping land)
- 8 Small tree to be located in each new back garden where one does not exist already
- 9 Cycle storage within back garden which is safe, secure, accessible and convenient

Detail 2 Northern boundary and play area indicative detailed layout



Drawn at 1:500

0 metres 25



Indicative cycle store



Indicative refuse bins

Key design principles

- 1 Public open space ('Greenway') north of the residential area
- 2 Play area with equipment located a minimum distance of 30m from the residential living area
- 3 Shared surface with a relaxed alignment and informal appearance will complement the open space and rural character
- 4 Visitor parking for public open space and play area
- 5 Timber bollards, knee rail or planting to discourage parking on areas of green space
- 6 Timber picket fences and/or hedges to reflect rural setting and outlook
- 7 Corner building to be designed to address dual aspects to the lane and public open space
- 8 Garages set back behind the main building line. Internal dimensions of at least 3m x 6m
- 9 Rear privacy best assured by arranging gardens back to back. Minimum 20m distance between first floor habitable room windows (sloping land will require a significantly increased separation distance)

Detail 3 Feature crescent around the hillock indicative detailed layout



Drawn at 1:500

0 metres 25



Indicative cycle store



No buildings above 42m AOD contour around the Hillock



Indicative refuse bins

Key design principles

- 1 Large specimen trees around the hillock with timber bollards or knee rail to discourage parking on areas of green space
- 2 Raised junction and cross over with differentiated surfaces for safety and traffic calming
- 3 Trees increase the impression of frontage privacy
- 4 Front court parking overlooked by homes contributes to an active street and traffic calming
- 5 Refuse bins discreetly located behind brick wall or railings
- 6 Middle terrace access from the street to the rear garden
- 7 Garage doors should have continuity of design with the house entrance
- 8 Boundary brick wall with detailing facing onto the street
- 9 Corner building to be designed to address dual aspects to the hillock public open space and street with projecting bays/windows

Detail 4 Western boundary with Hickory Gardens indicative detailed layout



Drawn at 1:500

0 metres 25



Indicative cycle store



Indicative refuse bins

Key design principles

- 1 Reduced massing of building (single storey) will ensure good levels of amenity and privacy for the existing residents at Hickory Gardens
- 2 Natural surveillance of public route past Hickory Gardens with projecting bays/windows
- 3 Timber picket fences and/or hedges to reflect rural setting and outlook
- 4 Timber bollards or knee rail to discourage parking on areas of green space
- 5 New native tree planting to encourage wildlife and help screen views between new and existing neighbouring properties
- 6 Private drive width at least 3.2m
- 7 North facing back garden at least 12m in length
- 8 Cycle storage within back garden which is safe, secure, accessible and convenient

Detail 5 Southern boundary and Barbe Baker Avenue indicative detailed layout



Drawn at 1:500

0 metres 25



Indicative cycle store



Indicative refuse bins



No buildings above 42m AOD contour around the Hillock

Key design principles

- 1 5m back garden extension offered to adjacent residents at Barbe Baker Avenue
- 2 Reduced massing of building (single storey) will ensure good levels of amenity and privacy for the existing residents at Barbe Baker Avenue
- 3 Existing tree belt retained providing a screen between existing and new homes and incorporated within the back gardens
- 4 Large specimen trees around the hillock with timber bollards or knee rail to discourage parking on areas of green space
- 5 Footway linking public open space
- 6 Shared surface with differentiated surface from the main carriageway for safety and traffic calming
- 7 Timber picket fences and/or hedges to reflect rural setting and outlook across the hillock
- 8 No buildings above the 42m AOD contour around the hillock

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