

PROJECT 2077



209 WINCHESTER ROAD,
CHANDLERS FORD SO53 2DX

DESIGN & ACCESS STATEMENT
NEW ANCILLARY DWELLING

FOR MR AND MRS CHIVERS

TEMPLE FORD DESIGN architects
Suite K Anchor House, School Lane, Chandlers Ford, SO53 4DY

Revision a 12/08/2022

PROJECT 2077, 209 WINCHESTER ROAD

Client and Brief

1. The existing property is a detached two-storey residential dwelling in Chandlers Ford, on the north side of Winchester Road. The four-bedroom house has recently been modernised and extended under approval from Eastleigh Borough Council.
2. The owners of the property have appointed Temple Ford Design Ltd to prepare designs for a two-bedroom annexe, ancillary to the main house, which will accommodate Mr and Mrs Chivers' parents and enable them to be cared for by the family

Location

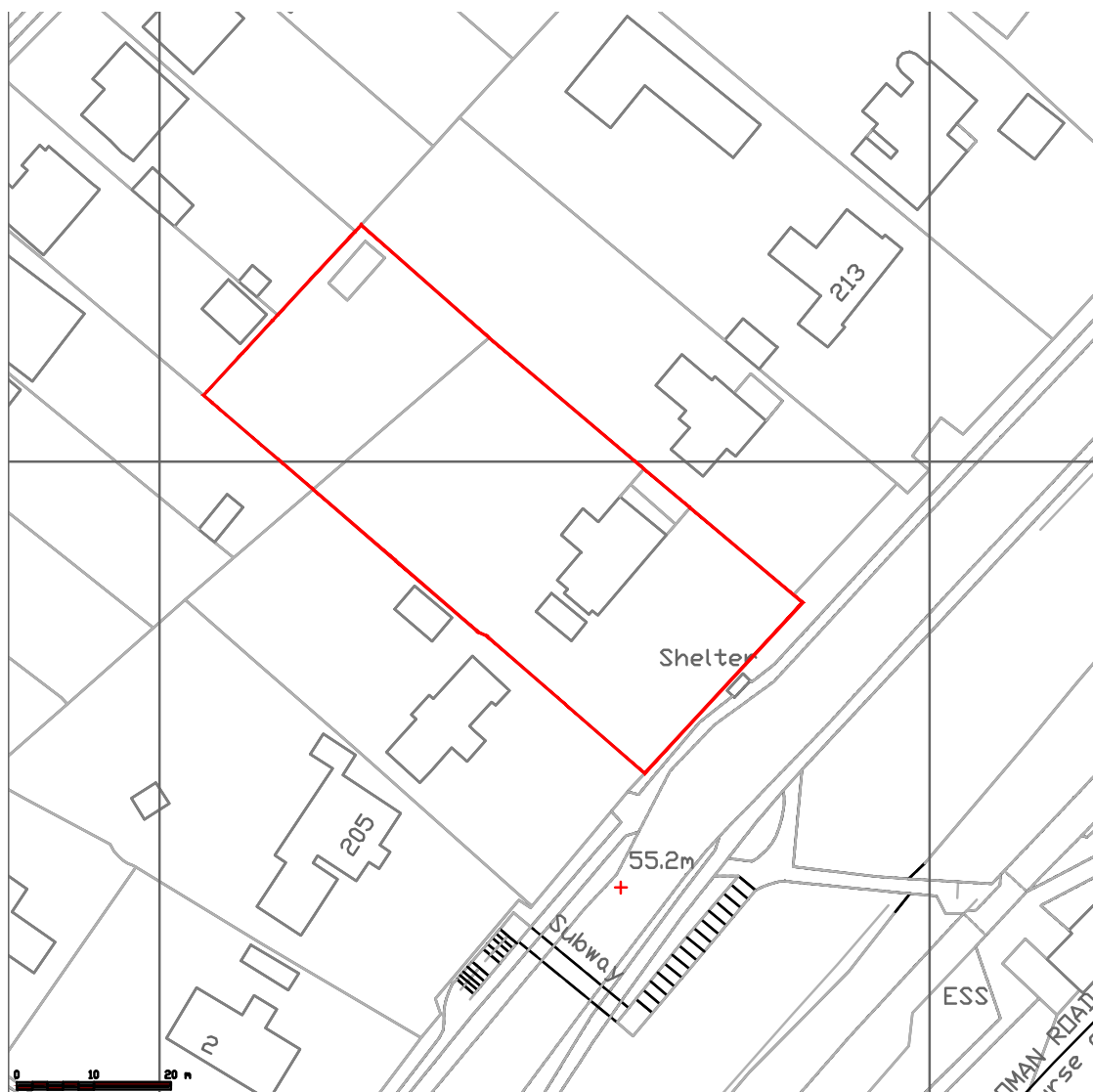


Figure 1 Location Plan ~ Streetwise License 100047474 Crown Copyright and database rights 2022 OS

Photographs



Figure 2 Southeast Front and northeast rear views of the existing house



Figure 3 Path on northeast side to rear garden



Figure 4 Rear Garden on northwest boundary showing location of proposed ancillary dwelling

Summary of proposed changes

3. The owners are proposing to construct a single storey two-bedroom annexe for their parents. The new building will be contemporary in design, to compliment the main house.
4. The benefit of this proposal will be to maintain close physical ties with family, minimise reliance on social care, maintain independent living for as long as possible, but with a view towards family care in the future. The proposal will be constructed using materials that visually blend with the existing property, and maintain continuity.

Context

5. This area of Chandlers Ford is defined by large, detached 20th century properties

on large plots with strong boundary landscaping and large mature trees. No. 209 is a particularly large plot, and the existing trees and root protection zones are shown on the plans. A similar sized annexe has been constructed elsewhere on Winchester Road. The settlement area is defined by modest front gardens with driveways and large, private rear gardens.

Concept

6. The proposal has been designed to provide an annexe which reflects the style of the contemporary house and meet the aspirations of the owners and their parents. The annexe will be ancillary to the main house and share the existing parking at the front of the house, 5 spaces are provided including the garage.

Planning

7. A Pre-Application, Q/22/93126 was submitted and a response received on 07/07/2022. The conclusion of the response was that *"the basic principle of ancillary residential development on this site would be acceptable. However, the provision of a sizeable 2-bed detached annexe is not ancillary in nature and could result in the formation of an independent dwelling."*
8. *Given the site context and constraints, an independent dwelling on this part of the site would be uncharacteristic of the local pattern of development and not in-keeping with the residential character of the area"*

Trees

9. A tree report by Gwydion Howell and is included with the application

Ecology

10. The EBC Ecologist agreed that an ecological report was not required

Performance

11. The construction will be designed on PassivHaus principles, and a high standard of construction will minimise carbon emissions, providing sustainable air-tight construction, high levels of thermal insulation.
12. Shading to reduce heat gain particularly from the west, a heat recovery system, renewable energy PV panels, an air source heat pump and aerated water saving devices will also be included
13. A sustainable drainage system will include a rainwater harvesting tank, water butts, land drains and soakaways in the garden
14. Foul drainage will be pumped into the existing house system as shown on the block plan and new drains will be hand dug to avoid root protection zones. From the Natural England Solent Nutrient Budget Calculator, the total annual nitrate load based on an annual wastewater TN load of 2.19kg TN/year is calculated to be 2.63kgTN/year

Conclusion

15. The annexe has been especially designed to accommodate Mrs Chivers parents, specifically to care for them and avoid the necessity for them to move into a care home. Mr and Mrs Chivers are prepared to accept a condition that prevents the annexe being sold off separately as an independent dwelling. Separate vehicle access to the annexe is not possible due to the location of trees, and the bus stop on Winchester Road, therefore the selling off the annexe would not ever be an option
16. The context of the area is big, detached dwellings on large plots and there is precedence for large annexes, specifically at 213 Winchester Road, see figure 1, and further East.
17. Number 209 is a large plot, 2,259.3 sq.m., and the existing and proposed dwellings would amount to a plot coverage of 13.7%, which is not excessive. It is not agreed that the proposal for the annexe is "uncharacteristic of the local pattern of development and not in-keeping with the residential character of the area", reference paragraph 8
18. The proposed annexe has been reduced in size, as suggested by the Planning feedback. This is limited by the necessity to provide an accessible dwelling. Level access throughout provides continued living and resilient design will address climate concerns. The requirement for two bedrooms is necessary, as Mrs Chivers parents have had separate bedrooms due to personal reasons, for many years.
19. The garden is currently divided by a conifer hedge. This will be removed to provide a single garden with a shared family terrace
20. The single storey design will have minimum impact on neighbouring properties with no fenestration to the rear and the Northwest side and there is no loss of amenity to adjoining properties
21. The applicant kindly requests due consideration for approval of this proposal.



Figure 5 Rear Garden

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