

DESIGN AND ACCESS STATEMENT

25 Shaftesbury Avenue
Chandlers Ford
SO53 3BR

Prepared by

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Introduction

This planning statement has been prepared to support the planning application for a replacement dwelling at 25 Shaftesbury Avenue, Chandlers Ford, SO53 5RF

We will give a brief history of the site, a description of the surrounding area and a brief description of the design process.

Site History:

The current building was constructed as a ballet/dance school in the 1970's

Change of use was granted in May 2006 to a children's nursery and trading as such started shortly afterwards. The nursery closed in March 2020.

Change of use was granted in July 2022 from the nursery use to a residential C3 use under class Q permitted development rules.

Surrounding Area:

Shaftesbury Avenue is a residential street centrally located in Chandlers Ford with property generally built either before or after the second world war.

The Design Process:

The application is for a replacement dwelling. The existing building is somewhat dated and in a poor condition having been empty for a couple of years.

The replacement dwelling will occupy the existing building's footprint with the addition of a side extension to create an entrance hall and additional storage space.

The accommodation is arranged into 3 bedrooms, one with an en-suite, a family bathroom and a large central kitchen/living space as well as the entrance space mentioned above.

There are currently 7 windows in the wall which overlooks the garden of number 25A. The new design omits any windows in this elevation so giving number 25A's garden privacy.

In the kitchen/living space there is a large pair of sliding patio doors as well as two Velux roof windows to provide light and ventilation.

Materials:

Walls: Timber frame clad with lighter grey vertical cement fibre cladding, manufactured by Cedral or similar product, with darker grey cladding to the side extension.

Roof: Pitched roof, smooth grey concrete interlocking tiles. PV panels mounted on the east side. Flat roof on the side extension with EDPM grey membrane roof.

Windows: Grey aluminium or UPVC

Doors: Grey aluminium or UPVC

Driveway: Permeable paving.

Parking/Cycles/Bins:

There is ample space for two cars on site without the need to move one car to allow the other car out. Compared to the nursery use, car use around the site will be much reduced.

In addition, space has been allowed for a cycle storage cabinet and bin storage including separate bins for general and recyclable waste.

Disabled Access:

The proposal will include a paved driveway access with a permeable hard surface. There is a small downward gradient from the road which allow for wheelchair access. A ramp will be included to access the front door.

Drawings:

The following drawings accompany this application:

001-OGDEN-EX-1306-A2 Existing floor plans and elevations

004-OGDEN-PR-1306-A2 Proposed floor plans and elevations

005-OGDEN-PR-1306-A3 Proposed 3D Views

006-OGDEN-SP-1306-A3 Site plan

007-OGDEN-LP-1306-A4 Location Plan



View of the front of the building



View towards the road from the parking space



View from the road along the drive towards the front of the building.



View of the rear wall



View of the rear wall



View down the sideways