

PROJECT 2077



209 WINCHESTER ROAD,
CHANDLERS FORD SO53 2DX

DESIGN & ACCESS STATEMENT
PROPOSED EXTENSION

FOR MR AND MRS CHIVERS

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

Revision b 31/010/2022 dmm

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 an extension to provide a two-bedroom ancillary annexe, which will accommodate Mr and Mrs Chivers' parents and enable them to be cared for by the family

Location

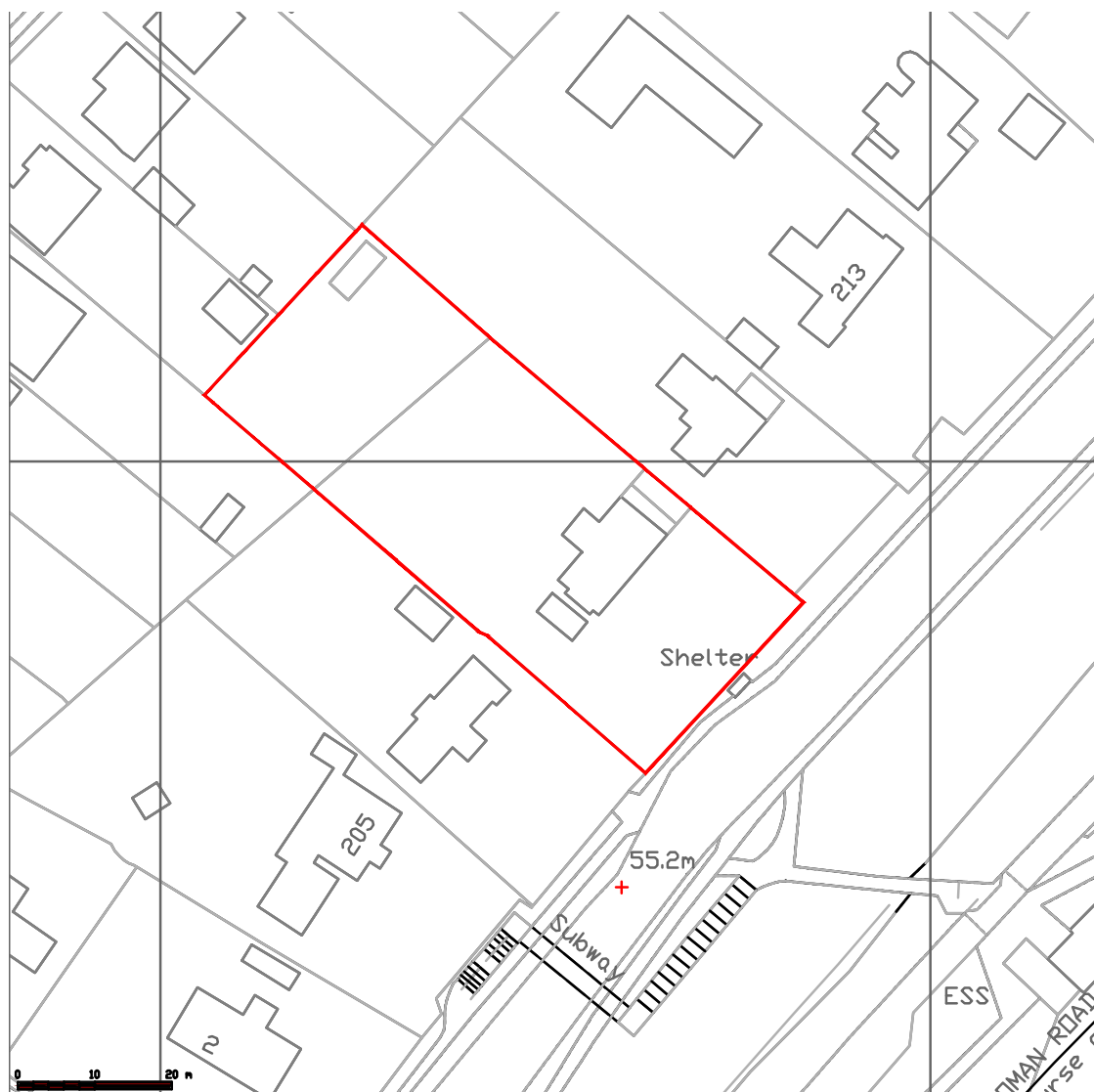


Figure 1 Location Plan ~ Streetwise License 100047474 Crown Copyright and database rights 2022 OS

Photographs



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



Figure 3 Rear and side elevations of the existing house showing the flat open site



Figure 4 west side of property showing location of proposed extension



Figure 5 Bat boxes already installed in southwest gable and on the lime tree

Revision c 12/08/2022



Figure 6 Rear Garden and leylandii hedge to be replaced with new planting

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 a contemporary design, matching the finishes of the existing house
4. The main benefit of this proposal is 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 annexe will provide level access throughout and allow for wheelchair use

Context

5. This area of Chandlers Ford is defined by big, 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. The context of 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 garage and existing parking at the front of the house

Planning

7. Following objections from the Planners and neighbours a meeting was held on site with the Planning Officer on 17/10/2022 and the application H/22/93710 for Erection of new single storey, flat roofed two-bedroom annex, was subsequently withdrawn
8. 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.

9. *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"*
10. The new scheme has been prepared in discussion with the Planning Officer and advice from the EBC tree officer and Ecologist.

Trees

11. The Eastleigh Borough Council Tree Consultant confirmed that the tree report by Gwydion Howell will *"require minor amendments to the submitted Arboricultural information, most obviously an update to the Tree Protection Plan. However, these changes are only minor and aren't too onerous"*. An amended report and tree protection plan is included with this application

Ecology

12. In response to the EBC Ecologist, two bat boxes have been installed, one in the West gable and one on the lime tree as specified by Woods Ecology under H/19/85941. The new extension is single storey, and the roof will be well below the integrated bat box
13. The extension is well clear of root protection zones, protecting the mature trees at the front of the house. Existing habitat will be protected during construction in line with recommendations proposed by the EBC Ecologist
14. External lighting will be designed so that it points downwards and does not affect the bat boxes or shine on trees and hedges
15. Replacement habitat will be provided around the mid-garden terrace and at the northern end of the garden with native trees, hedges, and night scented plants

Performance

16. The construction will be designed on principles of reducing heat loss and saving energy. A high standard of detailing will minimise carbon emissions, providing sustainable air-tight construction, and high levels of thermal insulation. Materials will be sourced locally where possible
17. Shading to reduce heat gain particularly from the west, a heat recovery system, rooflights to provide natural lighting, low energy light fittings and aerated water saving devices will also be included
18. A sustainable drainage system will include a 5,000-litre underground rainwater harvesting tank is proposed, which will collect water from the main house and the extension and provide water for the landscaping, especially during lengthy dry periods expected in the future

19. Foul drainage will run into the existing house system as shown on the block plan and new drains will be hand dug to avoid root protection zones

Conclusion

20. 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.
21. The context of the area is big, detached dwellings on large plots and there is precedence for large extensions along Winchester Road
22. 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. The proposal for the annexe is typical of the local pattern of development and in-keeping with the residential character of the area, reference paragraph 5
23. For personal reasons separate bedrooms are essential for Mr and Mrs Chivers parents. This has been a requirement for many years. The proposed extension has level access throughout to accommodate use of wheelchairs and continued home living
24. The single storey design will have minimum impact on neighbours and there is no loss of amenity to adjoining properties. Best practice, resilient design will address climate concerns
25. The applicant kindly requests due consideration for approval of this proposal