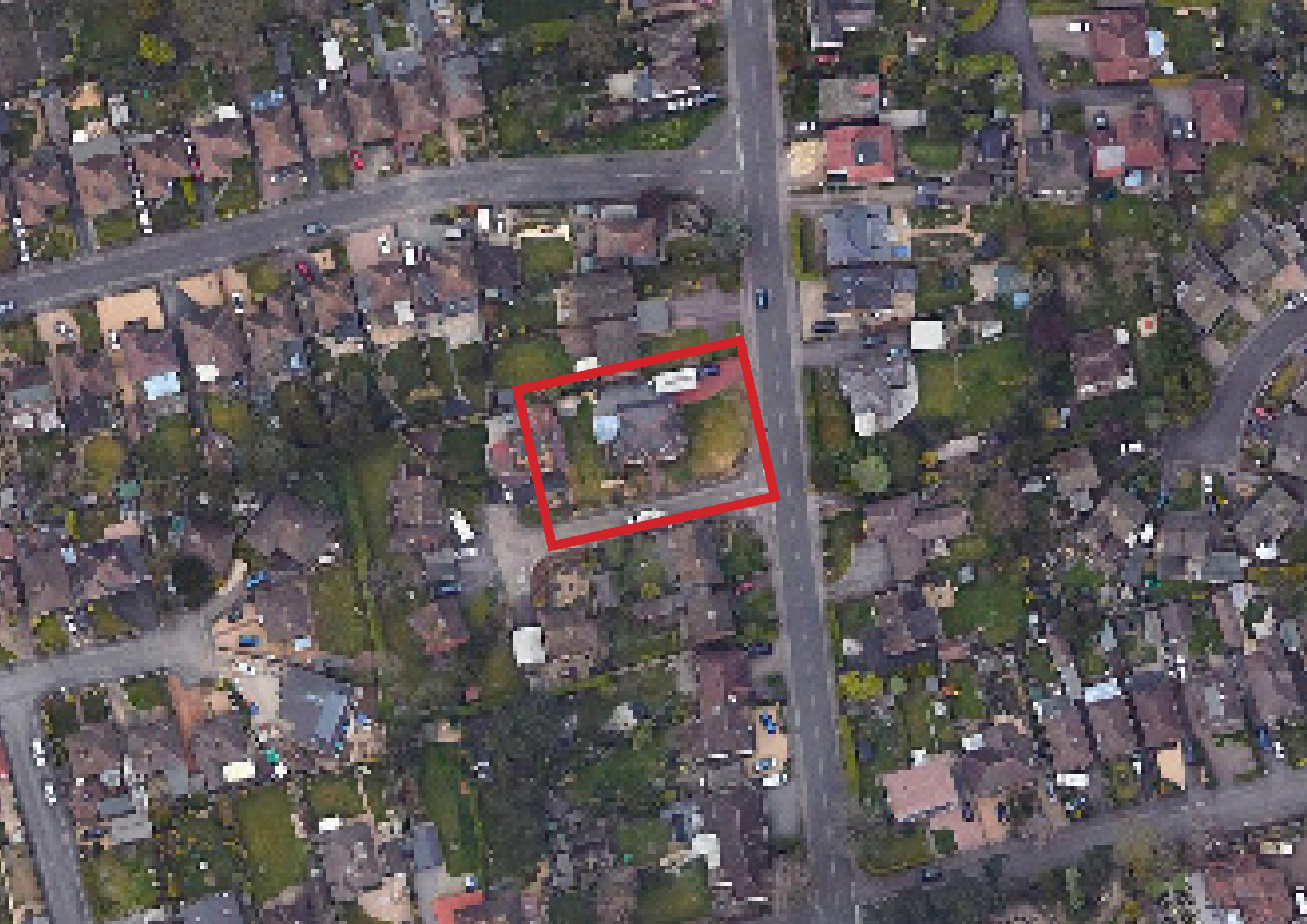


GEORGE & JAMES
ARCHITECTS

Design & Access Statement

134 Park Road, Chandler's Ford,
Eastleigh, SO531HQ



Introduction

143 Park Road is located in Eastleigh, south Hampshire north of Southampton. The clients have lived there since 2021 after moving from London. They are interested in extending their home to make it better suited to their multi generational family setup.

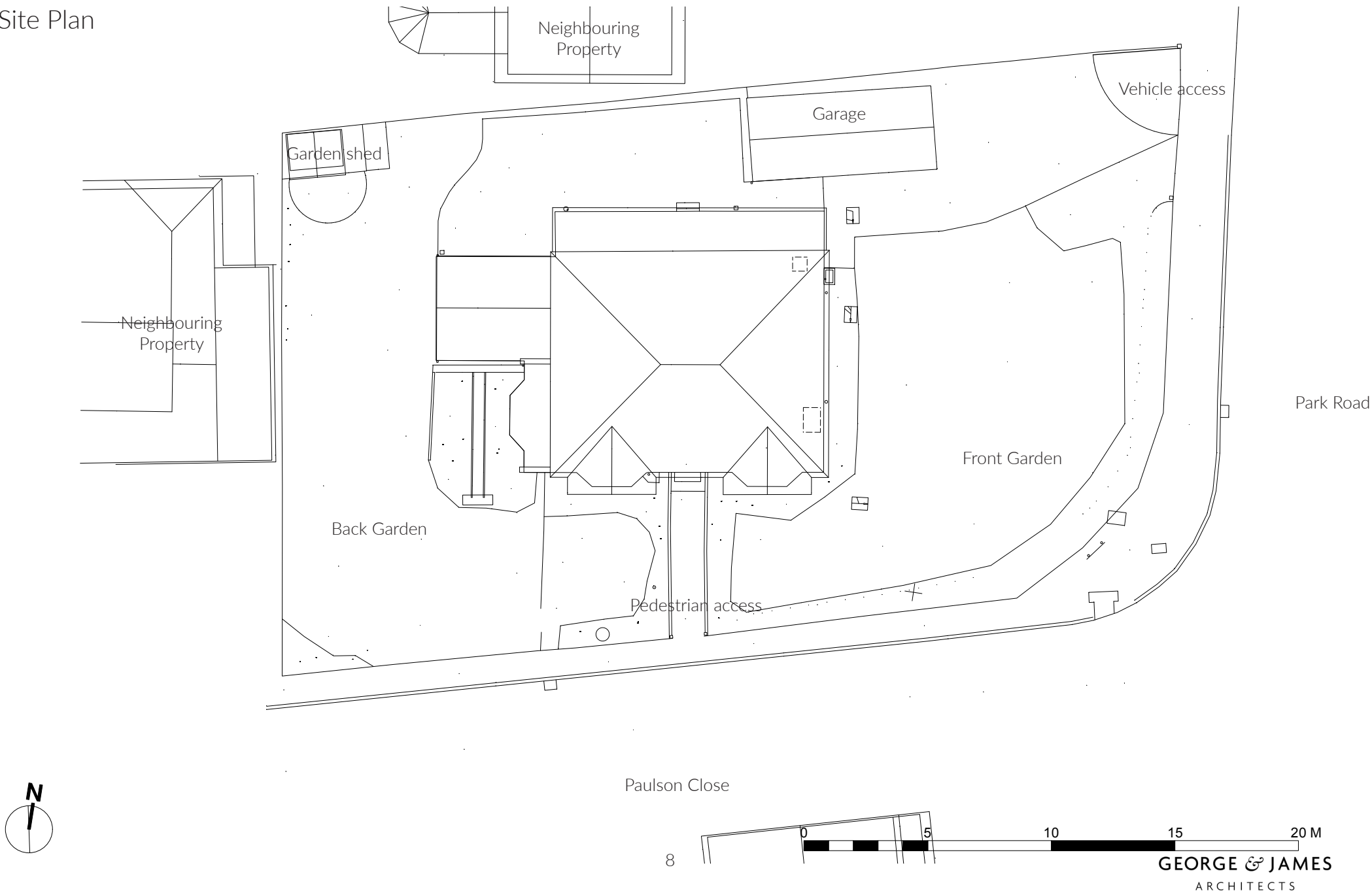


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1.1 Existing Drawings

Site Plan



Elevations

South East Elevation - Front Elevation from Paulson Close



North East Elevation - Side Elevation from Park Road



1.2 Existing Site Photos

The site is located on Park Road in Chandlers Ford and consists of an Edwardian style house which has a small single storey extension to the rear which acts as a utility space, WC and a study. The house boasts large bay windows on the front and side of the property.

The exterior of the property has a red brick facade which accent white window frames and sand details with a slate tile roof.

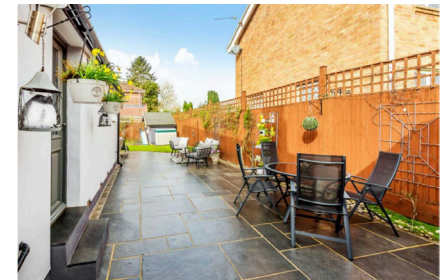
The orientation of the site is North-South with a fence bordering other houses on the north and west, Park Road bordering road on the east ,and Paulsons Close to the south.

There is a free standing shed to the rear of the property and a garage facing the vehicle entrance.

External



Front Facade



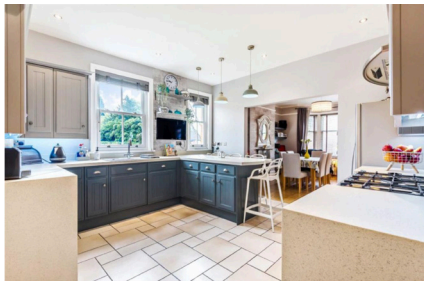
Downstairs



Entrance Hall



Dining Room



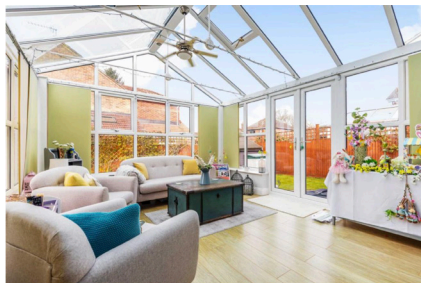
Kitchen



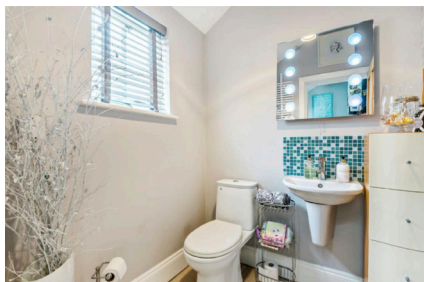
Living Room



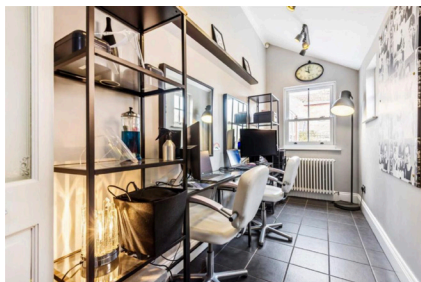
Snug



Conservatory



Toilet



Office

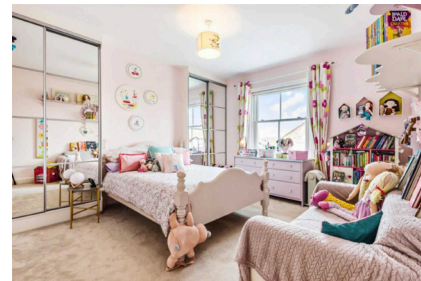
Upstairs



Bedroom 1



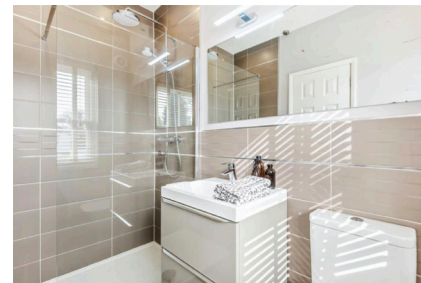
Bedroom 2



Bedroom 3



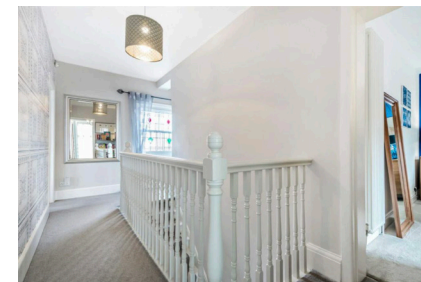
Bedroom 4



Bedroom 4's en suite



Family Bathroom



Landing

1.3 Site Constraints, Opportunities & Access

Orientation and Natural Daylighting

The outdoor spaces to the east, south and west will benefit from sunlight in the morning, mid day and evening respectively. The back of the property, where the proposed extension is to be, is north facing to needs to maximise daylight through the use of skylights and sunlight through south facing glazing. Due to the proximity of the proposal next to the site border, no windows will be able to be installed on the north and east façades.

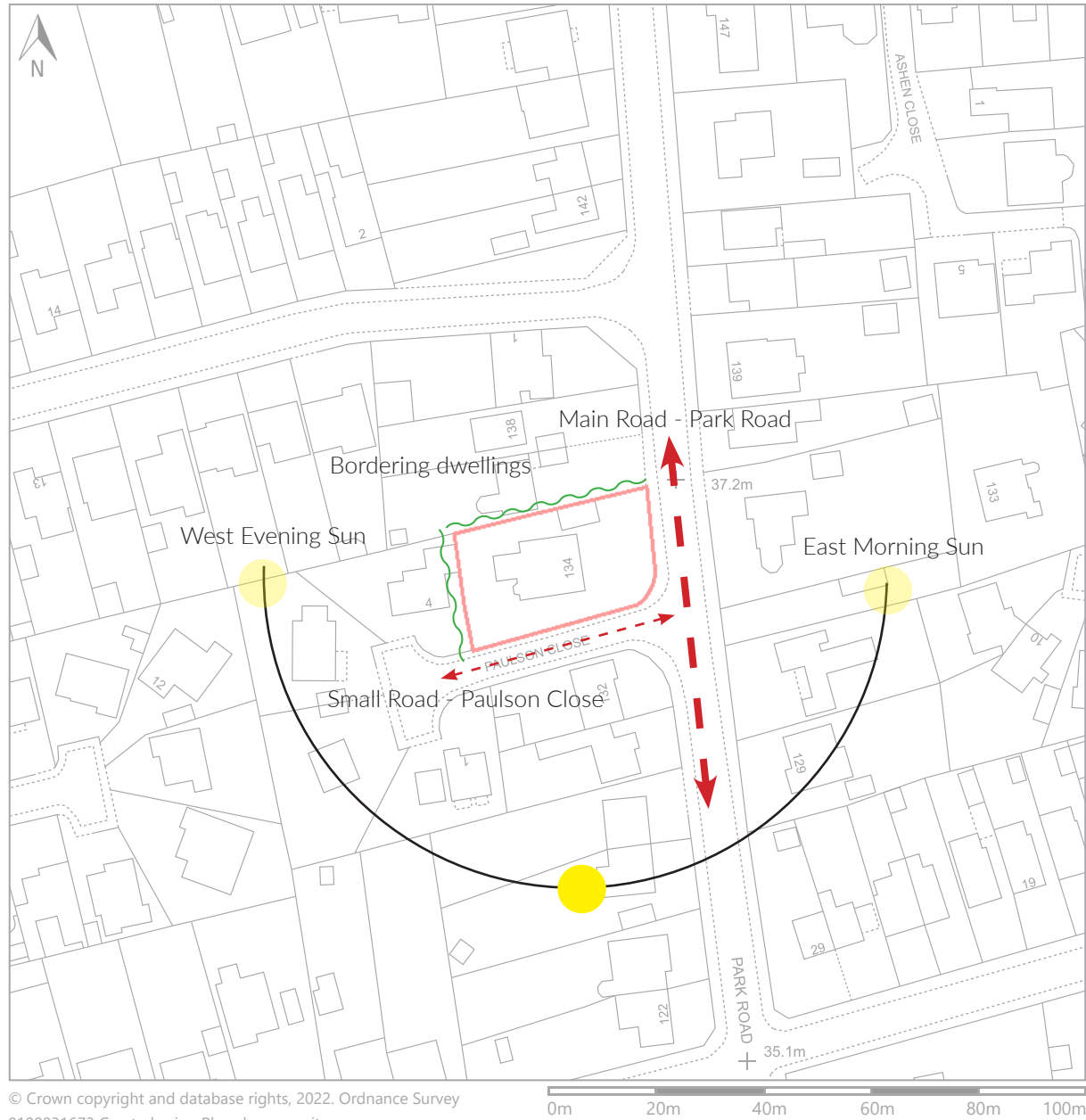
Neighbours and Overlooking

There are two neighbouring properties the border the site, one on the north boundary and the second on the west. The dwelling to the north has a conservatory and two ground floor windows close to the bordering fence which a potential extension would need to be set back to avoid this issue. The dwelling to the west faces north so there are no windows and problems with overlooking into the site.

Accessibility

Access to the site can be off Park Road through the vehicle entrance and from Paulson Close (small road off of the main road) where there is pedestrian access to the front door of the house. There is scope to add a new entrance to the dwelling at the vehicle entrance allowing easier access to the house for the clients mother who is moving in.





Notes:

1.4 Site Context

Park Road consists of a combination of different style houses. Noticeably a combination of older, post war, and 21st century developments. Many houses have a mixed colour palette with a brick/timber and brick combination. There are mostly detached dwellings ranging in a range of sizes. Most of the houses have a brick finish with a slight variation of colour. Most of the houses use tiles or grey slate. The use of brick/stone is also used in boundary walls epically along the main road boundary. There are a few exceptions to this which we will explore below.

137 Park Road

This house is an example of a 21st century development that uses timber cladding and white rendered wall.

80 Park Road

This is an example of an older house that uses the material combination of brick on the bottom, and white render on above.



2.1 The Clients Aspirations

The Clients would like to add an adjoining extension to the ground floor of their house. They would like a self-contained annexe for their mother with a lounge, kitchen and bedroom with an en suite. The clients would like this to be future proof so is accessible and usable with reduced mobility in the future.

The clients want the extension to house a new entrance with ample storage for coats and shoes. The existing lobby, study, utility room and WC should be rehoused in this extension along with the addition of a gym.

The conservatory should be demolished to allow more outdoor space as the extension will use a large proportion of their garden space behind the property. The extension should have a good connection the garden and consideration of the storage of bikes, scooters and other miscellaneous items needs to be thought through.

The clients also stipulated that they want a loft conversion comprising of a guest bedroom, en suite and storage. They would like to retain the existing roof through the use of a skylight and minimally intrusive dormers. This extension should connect to the existing staircase as if it was a continuation of the existing house.

2.2 Form Precedents



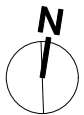
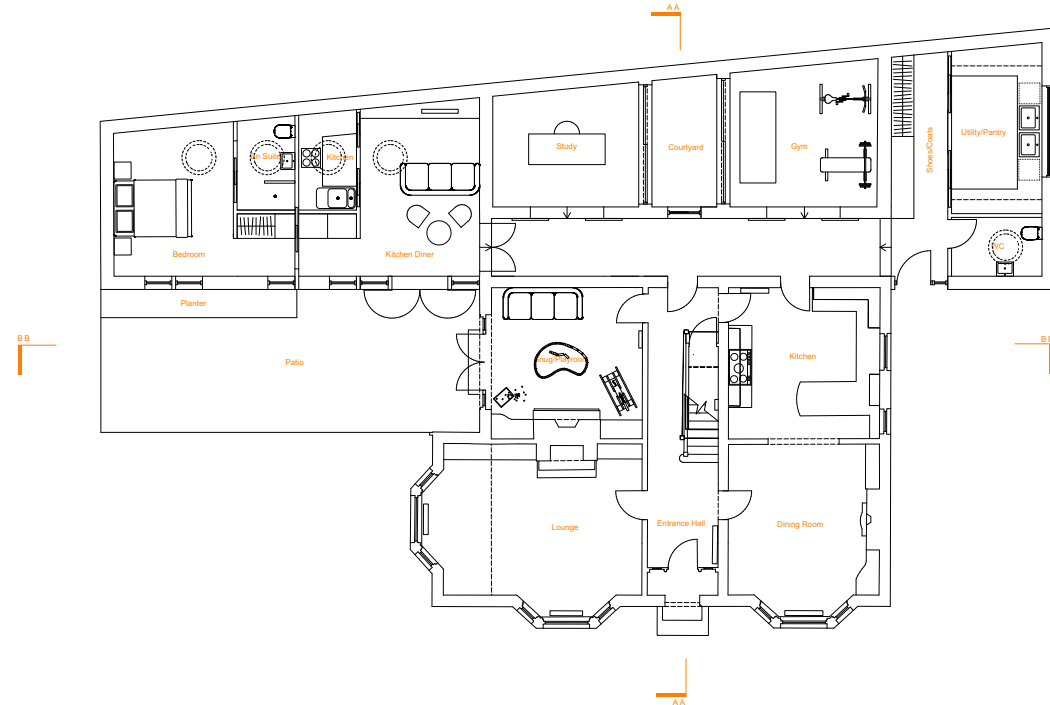
3.1 Plans & Layout

Ground Floor

The proposal includes a new entrance to the rear allowing easy access to the house from the vehicle access to the site. You walk into a entrance space where coats and shoes can be stored with a toilet and enclosed utility/pantry area.

Connecting to the existing house extension, this acts as a corridor connecting all of the spaces to a central T-shaped corridor. The extension holds a new study, gym, courtyard and self contained flat at the furthest end.

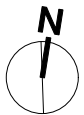
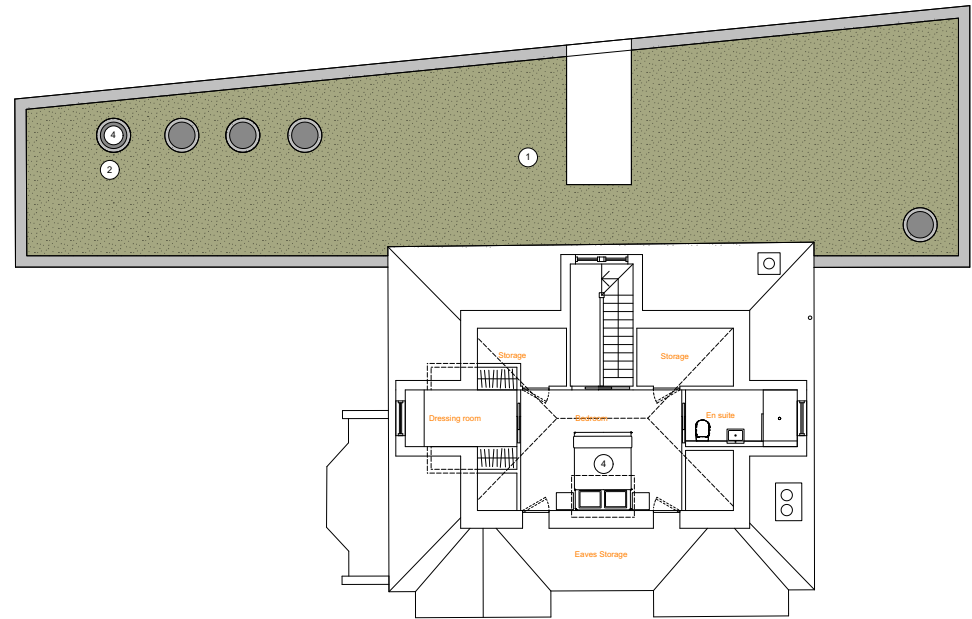
The shape of the extension mimics the space between the back of the house, and the border of the plot creating a wedge shape.



Loft

The loft extension involves the addition of three small dormers and one roof light in order to facilitate a bedroom, en suite, dressing room and ample storage.

This extension is accessed through stairs that connect onto the existing stairs width creating a seamless transition from the existing first floor of the house.



3.2 Elevations & Materials

The front elevation of the house shows the new entrance to the east and the self contained flat opening up onto the garden and patio on the west.

The extension proposes the use of timber cladding and black aluminium framed windows.

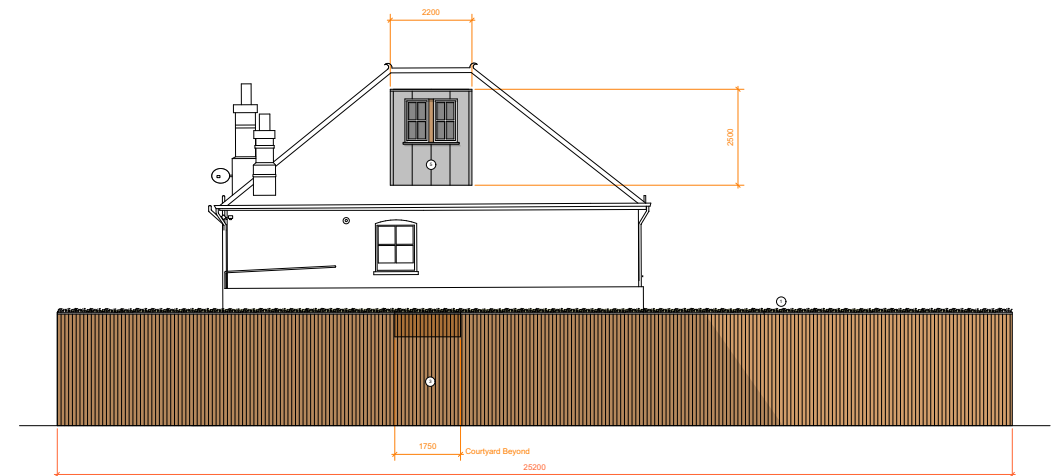
The loft extension has a minimally invasive skylight on the front facing elevation of the house with three dormers on the north east, north west and south west sides of the house.

Zinc finish on the dormers with white framed windows is proposed for the loft extension.

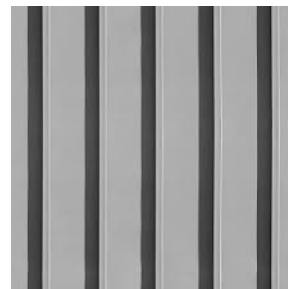
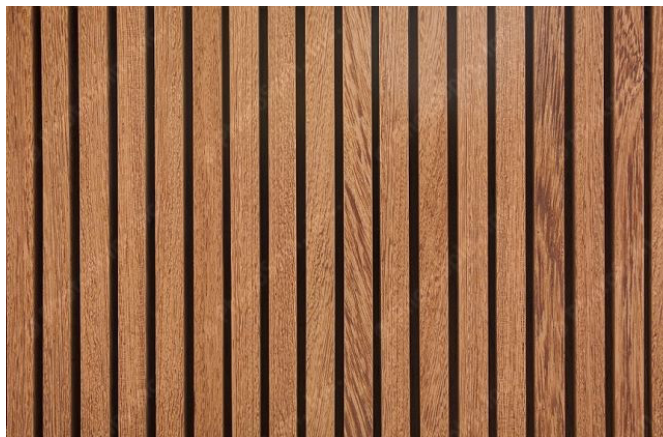
The internal doors proposed are slim black framed doors that maximise natural light coming through the courtyard.



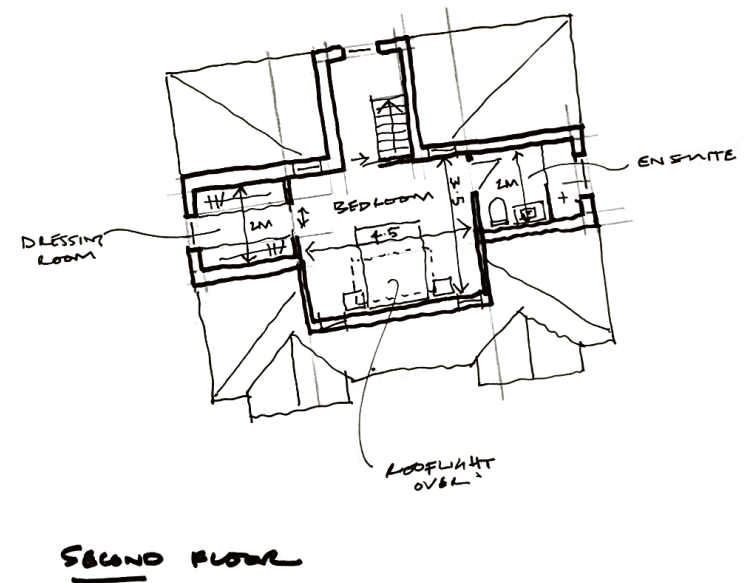
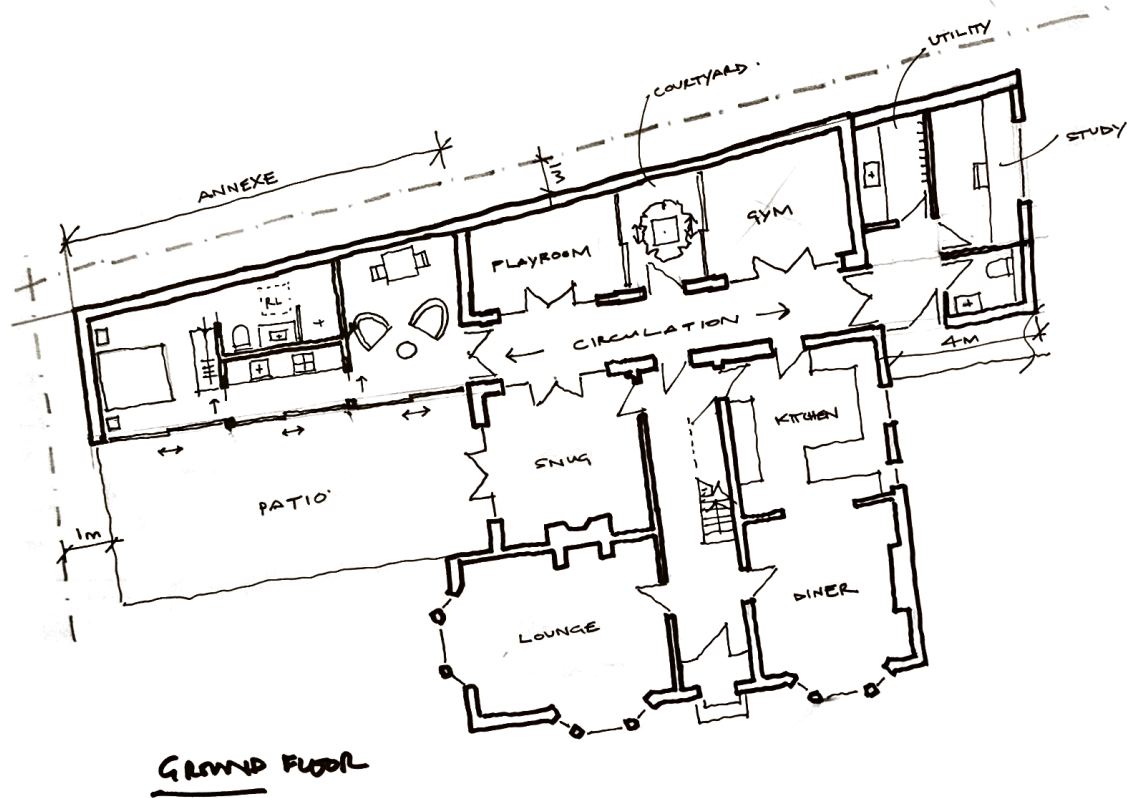
North West Elevation



South East Elevation



Initial Sketches

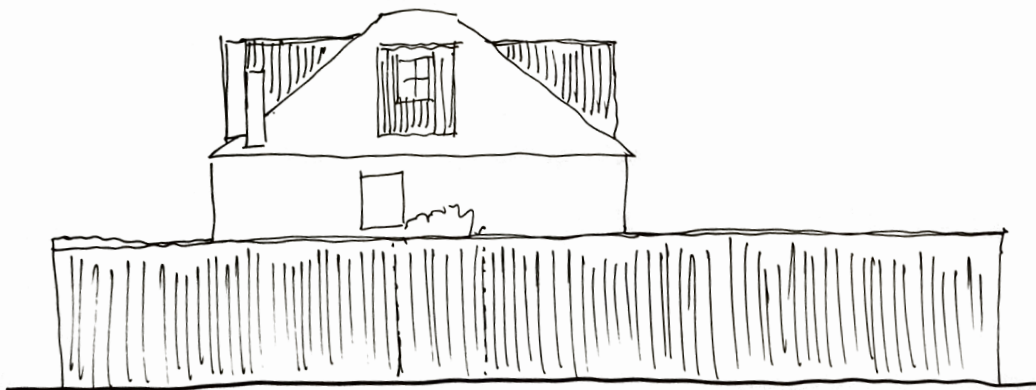




SOUTH ELEV



EAST ELEV



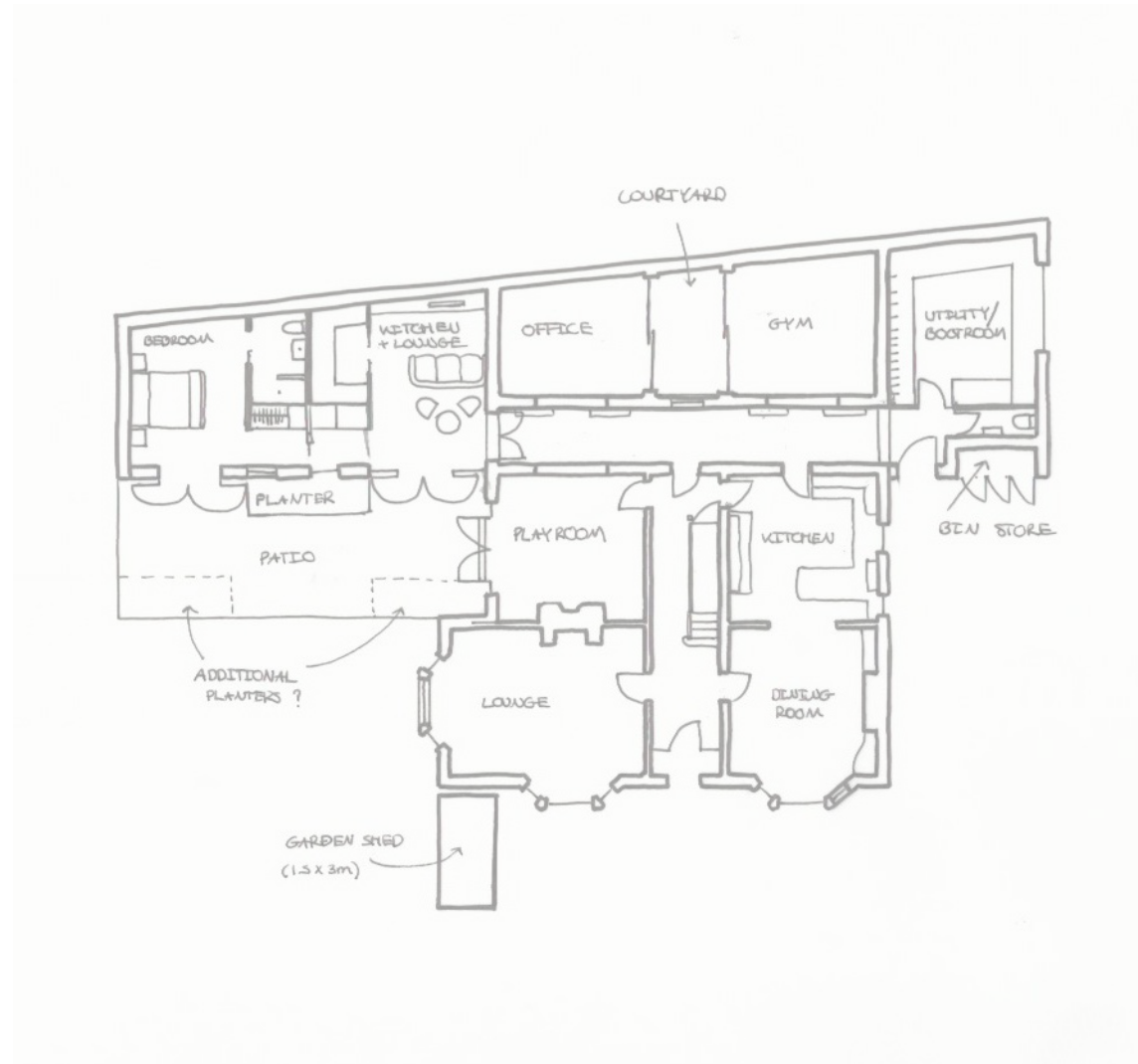
NORTH ELEV

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PAGE →

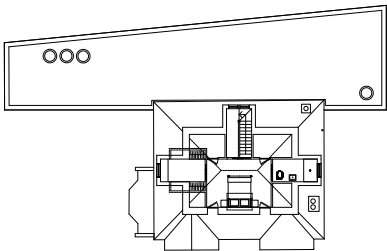
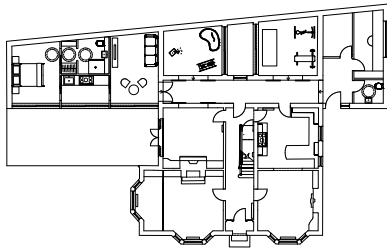


WEST ELEV

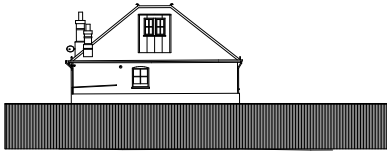
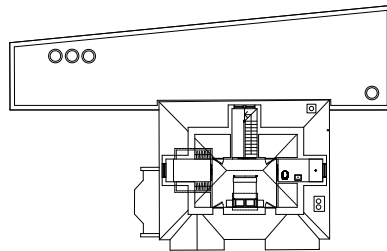
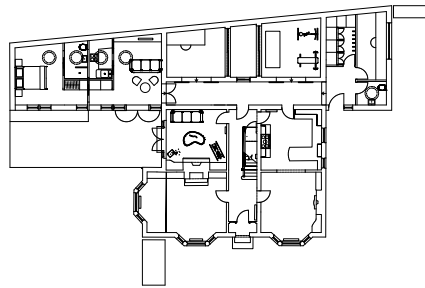
Plan Development



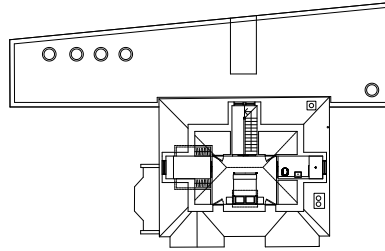
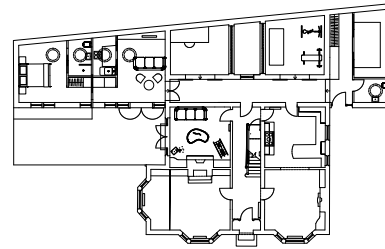
Stage 2



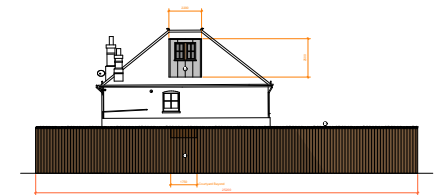
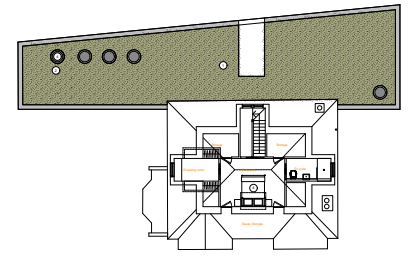
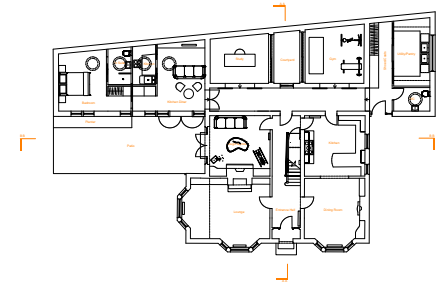
Stage 3 - pre
meeting



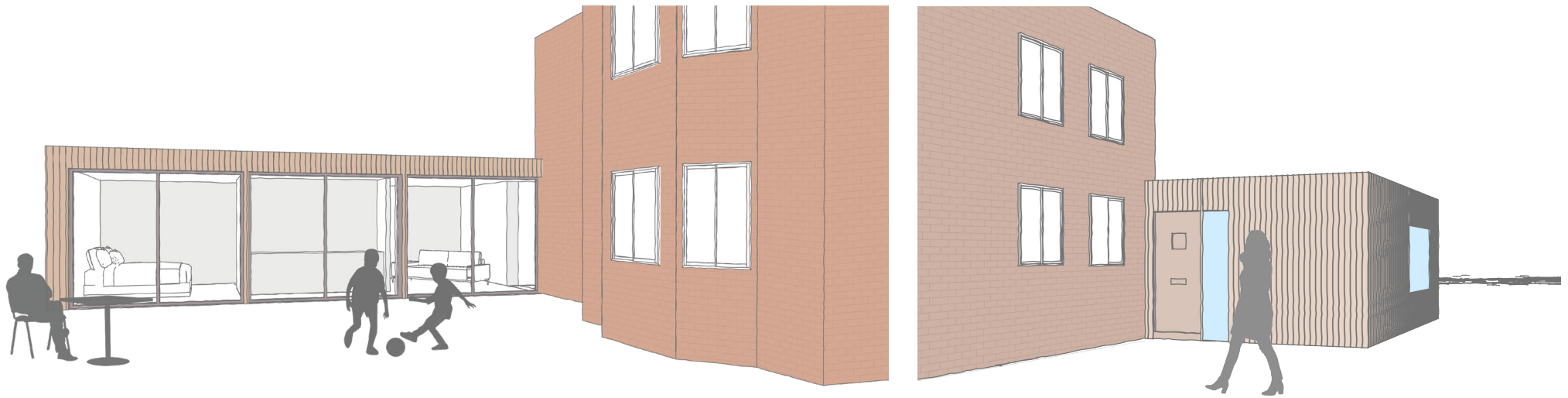
Stage 3 - post
meeting



Stage 3 - Planning
Drawings



Form Imagery



Spatial Imagery

