

DESIGN & ACCESS STATEMENT

Alterations to an existing dwelling at:

150 Hiltingbury Road
Chandlers Ford
SO53 5NS

Prepared by Crafted Architects

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CONTENTS

- | | |
|---|------------------------------|
| 1 | Site & surroundings |
| 2 | Design principles |
| 3 | Appearance, form & materials |
| 4 | Other planning matters |

Appendices

- | | |
|---|-----------|
| A | Flood map |
|---|-----------|

1 SITE & SURROUNDINGS

- 1.1 The site is located in a suburban area of Chandler's Ford. Hiltingbury Road is characterised by detached bungalows and chalet bungalows set in spacious plots. The area is predominantly residential however there is a parade of shops to the south of the application site.
- 1.2 The site is accessed from the road to the south, crossing a footway and dropped kerb.
- 1.3 The site is currently occupied by a chalet bungalow positioned in the centre of the plot and facing the road. It uses most of the width of the site and consists of a square plan with pitched roofs around all elevations, meeting a flat roof in the centre. There is a small gable on the south (front) elevation with a chimney in the centre, and a garage wing to the west. It is partly rendered, part brick with an interlocking concrete tile roof. The front entrance is set within an open-sided bay under the main roof, facing the side (west). The upper floor accommodation is served by rooflights.
- 1.4 There are some small trees in the front garden, which also provides vehicle access to the garage and a turning/parking area. Hedge planting and close board fences define the boundaries to the north, east and west of the site. The neighbouring property to the east is built unusually close to the boundary. This side of the building is inaccessible.



Fig.1 – Satellite view of the site



Fig.2 – south (road-facing) elevation



Fig.3 – north (rear) elevation



Fig.4 – First south-facing bedroom with restricted head room and roof light

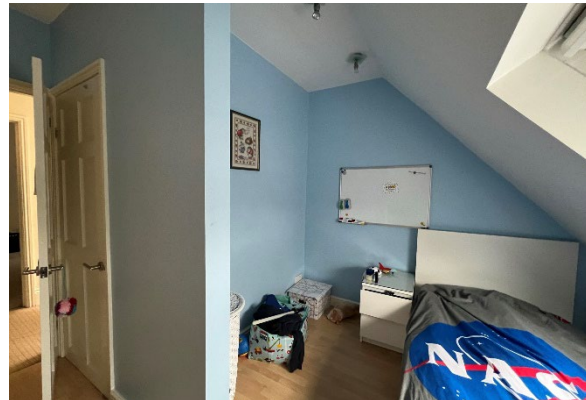


Fig.5 – Second south-facing bedroom



Fig.6 – 103 Hiltingbury Road – traditional design with large dormers set into roof. White render and plain clay tile



Fig.7 – 117 Hiltingbury Road – contemporary glazing with a 'feature' entrance porch. Facing brick and plain clay tile



Fig.8 – 152 Hiltingbury Road – tall narrow dormers and 'feature' gable. White render over brick plinth; slate roof



Fig.9 – 174 Hiltingbury Road – appears to have had the roof space remodelled for first floor accommodation. Similarities with no. 150 (may have started with similar design)

Figs 6-9 – Surrounding buildings which have also been altered to achieve increased first floor accommodation

2 DESIGN PRINCIPLES

2.1 Permission was granted in Nov 2020 (application ref. H/20/88898) for an extensive scheme of refurbishment and alteration, which included additional ground floor accommodation. The current scheme represents a more economical design, designed to address the needs of the applicants without creating unnecessary work.

2.2 This is a 3 bed family home with a generous ground floor living space and disproportionately restrictive upper floor accommodation.

The applicants aim to improve the quality of the first floor accommodation by remodelling the roof. The two south-facing bedrooms suffer from an awkward layout and restricted head room due to being set within the roof. They would also benefit from conventional windows in place of rooflights, which do not offer a good view out and encroach upon space within the room when open. The family bathroom will also benefit from the alterations – this is to be moved to the centre-front of the building.

2.3 The proposals will not increase the scale and height of the house, and no extensions are to be built, other than partially infilling the undercroft near the main entrance.

2.4 The exterior is to be refreshed by removing the chimney (which is redundant) and using contemporary materials to re-clad the walls and roof.

3 MATERIALS, FORM & APPEARANCE

- 3.1 There is no singular style of building along Hiltingbury Road. Many properties have been improved and modernised since being built. Some common characteristics are generous window sizes and frequent use of architectural features such as bay windows and chimneys. Most buildings appear to have retained their original scale and height, with most utilising gables or dormer windows to increase the bedroom accommodation. Materials vary - alongside brick there is render, timber cladding and tile hanging. There is consistency in plot layout - houses are set back from the road to provide driveway parking and small gardens fronting the road, they are built close to the side boundaries and most have good size rear gardens. Figures 6-11 illustrate the variety of building styles.
- 3.2 The new roof features gables to the front and sides in order to create more space at first floor level. Twin gables face the road, arranged symmetrically. The ground floor fenestration is rearranged to maintain the symmetry across the whole façade. Gables also face the side elevations. The modest scale of the existing building is maintained by keeping the roof spans short and restricting the amount of glazing.



Fig.10 – View of proposed house from site entrance

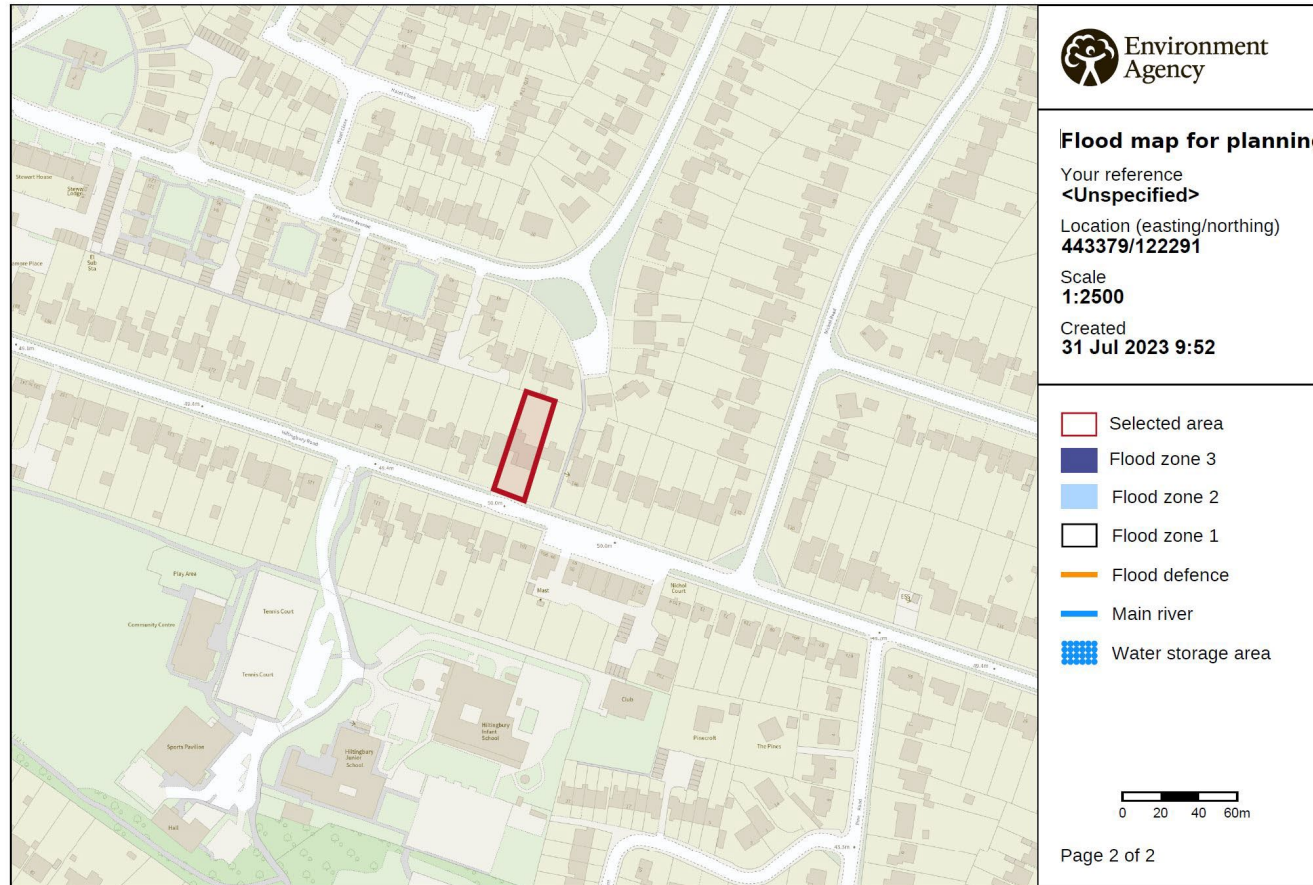
- 3.3 The material palette is off-white render at ground floor level and timber cladding with a light grey stain at first floor level.

4 OTHER PLANNING MATTERS

- 4.1 The existing access point, driveway and garage are to be retained as existing; the number of bedrooms will also remain as existing.
- 4.2 An ecology survey has been carried out and the report by 4Woods Ecology Ltd is included with the application. No evidence of bats or roosts was found within the house, although bats were recorded in the surrounding area. No mitigatory measures are considered to be necessary and the ecologist recommended that the work may be carried out without a licence. The report includes a scheme of ecological enhancements that shall be implemented as part of the scheme including the provision of additional planting and a new bird box.
- 4.3 No trees are to be affected by the proposals.
- 4.4 The applicants intend to make the house energy efficient and sustainable as far as is practical – where only part of the house is to be affected it does not naturally present the opportunity to upgrade the whole building envelope. Improved window openings in the south-facing rooms will help achieve improved levels of natural light and ventilation.
- 4.5 The site is in an area with a low risk of flooding (flood zone 1) – see flood map appended.

Local materials and labour shall be used where possible.

APPENDIX Flood Map



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