



Design & Access Statement

Site Address:

145 Park Road,
Chandler's Ford,
Eastleigh,
SO53 1HT

Date:

18/02/2026

www.grka.co.uk

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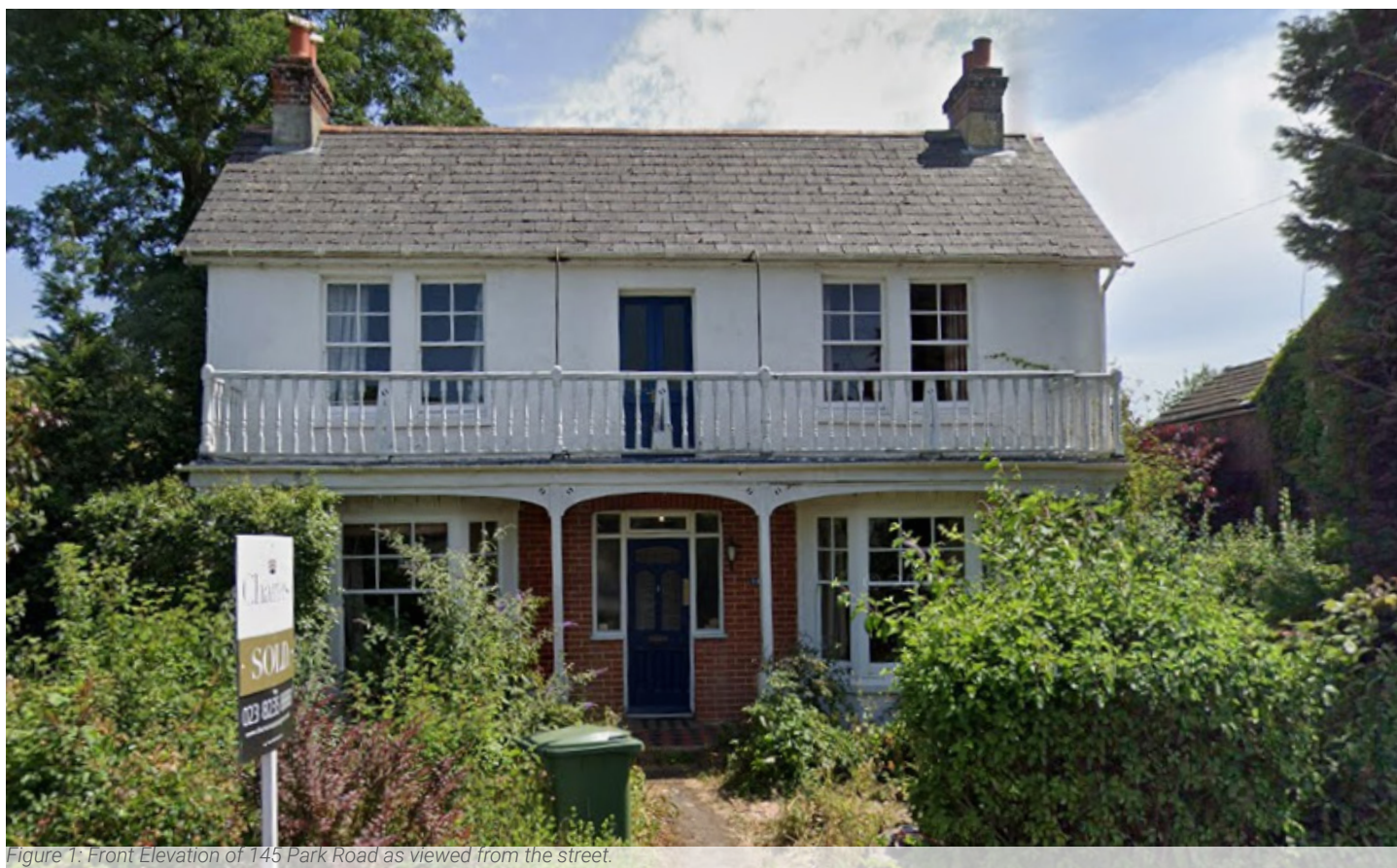


Figure 1: Front Elevation of 145 Park Road as viewed from the street.

This Design and Access Statement has been prepared in support of a Householder Planning Application for alterations and extensions to **145 Park Road, Chandler's Ford, Eastleigh SO53 1HT**.

The property is a substantial detached late Edwardian dwelling, understood to date from circa 1906, and forms part of the early suburban development of the Hiltingbury area. The house exhibits proportions, symmetry and architectural detailing characteristic of the period, including a prominent gable form and veranda structure that contribute to its established street presence.

The proposal seeks to sensitively refurbish and extend the dwelling to meet contemporary living requirements while respecting its established architectural character and the wider residential setting.

The works include:

- Internal reconfiguration of the ground and first floors;
- Demolition of the existing detached rear garden garage and construction of a new garage to the south side of the house;
- Replacement of the original front porch/balcony on a like-for-like basis;
- A new enclosed entrance beneath the existing balcony structure;
- Two-storey side extensions to the north and south elevations (including replacement of the existing single-storey flat roof element);
- Reconfiguration of the front curtilage to improve parking provision and introduce a comprehensive landscaping scheme.
- Upgrade of all the windows for double glazed like-for-like.

The design approach has been guided by the original symmetry, material hierarchy and proportions of the dwelling, ensuring that the extensions and external works integrate cohesively with the host building and maintain the character of Park Road.

The proposal represents a considered and proportionate enhancement of the existing dwelling, improving functionality and residential amenity while remaining appropriate in scale and appearance within its suburban context.



Figure 2: 145 Park Road Bird's Eye View

The application site is located at 145 Park Road, Chandler's Ford, within the Hiltingbury area of Eastleigh Borough. The property forms part of an established suburban residential area characterised predominantly by detached dwellings set within generous plots. The street evolved through the early and mid-20th century and includes a mix of late Edwardian, inter-war and later infill development.

Park Road presents as a well-established residential street comprising mainly two-storey detached houses dating from the 1920s and 1930s, alongside earlier and later development. Properties are typically set back from the highway behind front gardens, with off-street parking and soft landscaping contributing positively to the verdant character of the street scene.

The prevailing pattern of development is low density, with consistent building lines, articulated roof forms and a mix of brick and render finishes typical of the period. Mature planting, hedgerows and garden trees soften the built form and reinforce the suburban character of the area.

The application property occupies a regular residential plot with frontage to Park Road and private rear garden land extending to the north. The dwelling follows the established building line and maintains clear separation from neighbouring properties to either side, consistent with the spacious character of the street.

The site lies within a long-established residential enclave and is not located within a Conservation Area, nor is it subject to any known Article 4 Direction or heritage designation. As such, the principal planning considerations relate to design quality, scale, townscape character and neighbour amenity, rather than heritage sensitivity.

The surrounding area benefits from convenient access to local services within Chandler's Ford and wider connections to Eastleigh, Southampton and Winchester via the local road network and nearby transport links.

Overall, the site sits comfortably within a settled suburban context where sensitively designed extensions and alterations are characteristic of the ongoing evolution of the housing stock.

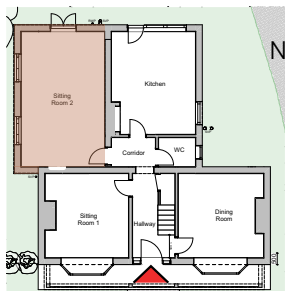


Figure 3: Ground Floor Plan (not to scale)

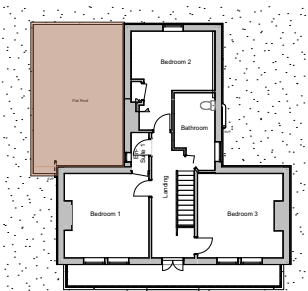


Figure 4: First Floor Plan (nts)



Figure 5: Front Elevation (not to scale)

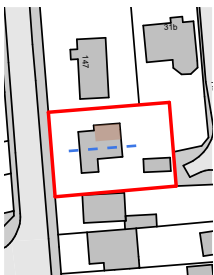


Figure 9: Location Plan (not to scale)

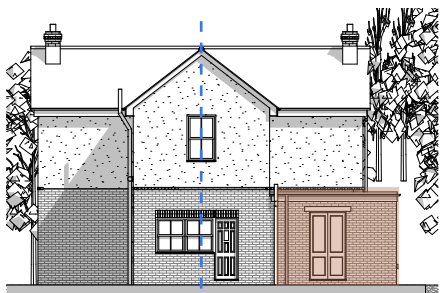


Figure 6: Rear Elevation (not to scale)



Figure 7: South Elevation (not to scale)

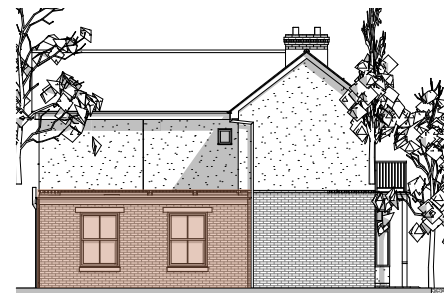


Figure 8: North Elevation (not to scale)

Key	
Colour Key	Nature
	Existing Extension
	Central Axis
	Main Entrance

The application property is a detached late Edwardian dwelling, constructed circa 1906.

The building displays characteristic features of the period, including:

- A symmetrical principal elevation arranged around a central axis;
- A full-width first-floor balcony with timber balustrade;
- A ground-floor veranda, where shaped timber detailing creates the appearance of arched openings;
- A pitched clay-tiled roof with prominent chimney stacks;
- A combination of brickwork at ground floor level and rendered finishes above;
- Timber casement-style windows with glazing bars.

The principal elevation is strongly ordered and balanced, with the balcony and veranda reinforcing its horizontal emphasis. The hierarchy between brick base and lighter rendered upper level further defines the architectural composition.

To the side and rear, the property has been altered over time, most notably through the addition of a single-storey flat-roofed extension to the north elevation and the presence of a detached garage within the rear garden. These elements are functional in character and less cohesive in architectural terms than the original front elevation.

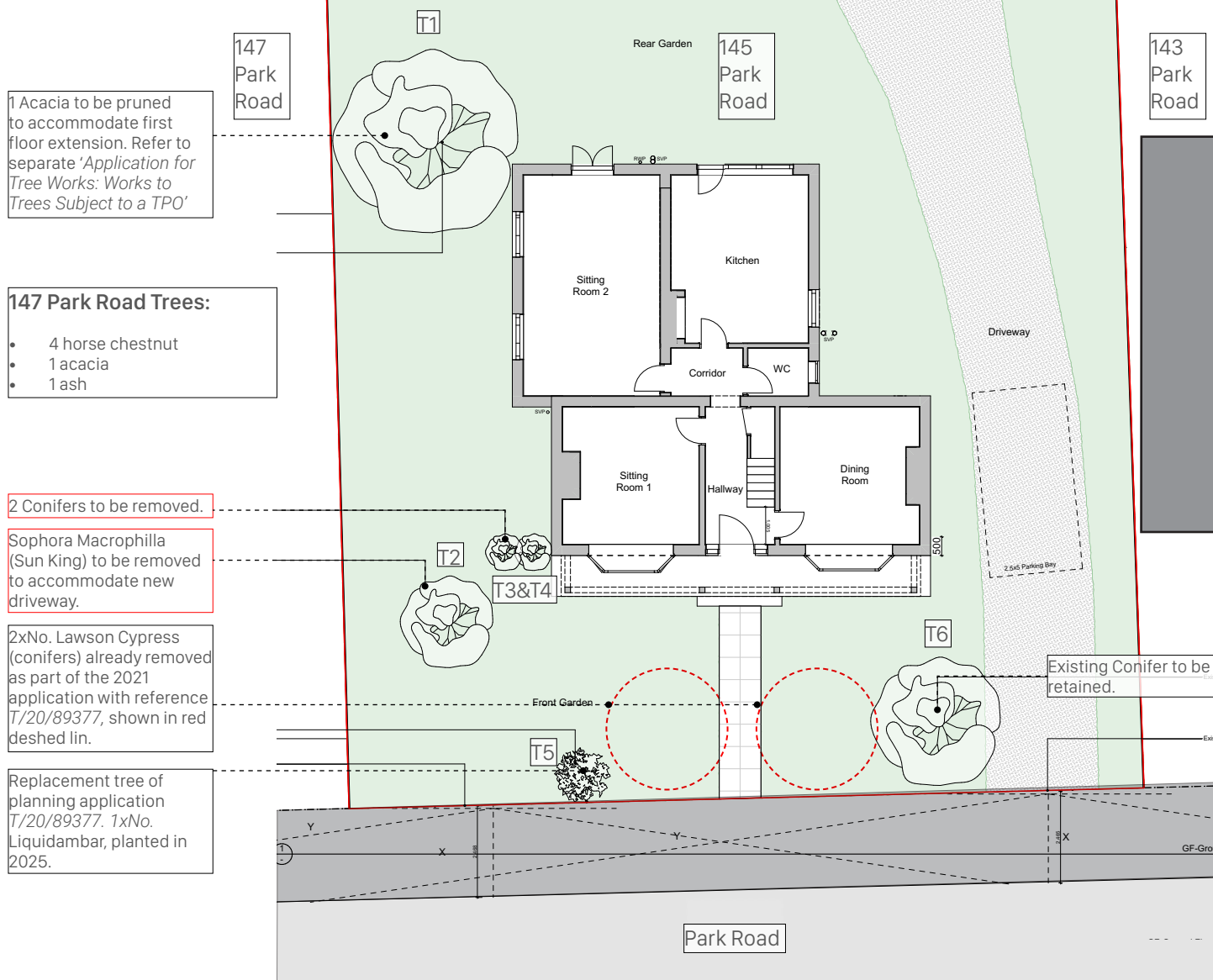
Internally, the layout reflects a traditional cellular arrangement typical of early 20th century domestic architecture. While structurally sound, the configuration does not fully meet contemporary living expectations, necessitating sensitive reconfiguration and extension.

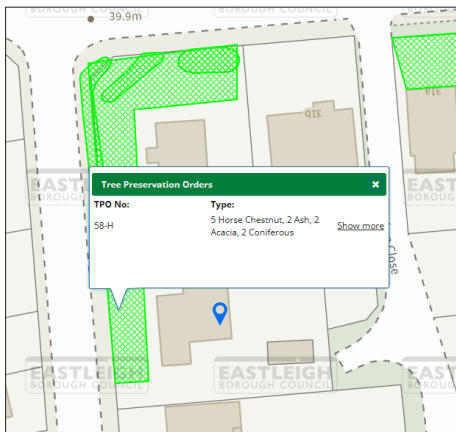
Overall, the dwelling retains a clear and legible architectural identity defined by symmetry, proportion, material contrast and distinctive timber detailing, all of which have informed the design approach to the proposed development.

Site Analysis

Existing Landscaping and Tree Positions

The site has a well-documented history of arboricultural management, including several previous applications relating to works to trees protected under TPO 58-H. Historic consents demonstrate that tree works within the plot have been actively managed and formally approved by the Local Planning Authority, particularly in relation to protected boundary trees. In the current proposal, the only tree understood to be subject to the TPO and directly affected is T1 (Acacia), for which selective pruning is proposed to accommodate the first-floor extension. A separate "Application for Tree Works – Works to Trees Subject to a TPO" will be submitted to ensure full compliance with statutory requirements.





Figures 10 & 11: Eastleigh Borough Council (2026) Interactive Tree Preservation Orders map, Eastleigh Borough Council GIS Viewer. Available at: <https://emaps.eastleigh.gov.uk/webmaps/map.aspx?mapname=Trees> (Accessed: 1 March 2026).



Figure 12: 2 No. Lawson Cypress (T1 & T2) removed as part of planning application T/20/89377. Photo taken in 2020, source: Google Maps Photo Archive

Google (2026) Street View of 145 Park Road, Chandler's Ford, Eastleigh, UK. Available at: [https://www.google.co.uk/maps/@?api=1&map_action=pano&viewpoint=\[Lat\],\[Lng\]&heading=\[X\]&pitch=\[Y\]](https://www.google.co.uk/maps/@?api=1&map_action=pano&viewpoint=[Lat],[Lng]&heading=[X]&pitch=[Y]) (Accessed: 1 March 2026).

Planning History – Tree Works and Tree Preservation Orders

Tree Preservation Order Context

The site at 145 Park Road, Chandler's Ford, Eastleigh, SO53 1HT is subject to Tree Preservation Order (TPO) **No. 58-H**, as identified on the Eastleigh Borough Council interactive mapping system.

The TPO covers multiple trees within and adjacent to the site, including:

- 5 × Horse Chestnut
- 2 × Ash
- 2 × Acacia
- 2 × Coniferous species

The mapped TPO area extends predominantly along the northern and western boundaries of the plot, wrapping around the corner of the site and forming a continuous protected belt of mature trees (see left). This belt contributes significantly to:

- The verdant character of Park Road and the adjoining Pine Road corner
- The wider streetscape setting
- Visual screening and amenity value within the locality

The protected trees form a prominent landscape edge and are a defining feature of the plot.

Summary of Previous TPO Applications

A review of the Council's planning records identifies three historic applications relating to works to protected trees at the site:

1. Application Ref: T/06/56137

Decision: Consent to Tree Works (29/03/2006)

Approved works included:

- Crown lift of 2 Fir trees to 3.1 metres in the front garden
- Pruning of 1 Apple tree in the rear garden
- Removal of the lower three branches of 1 Horse Chestnut in the side garden

This early consent demonstrates that tree management has historically focused on maintenance and canopy management rather than wholesale removal. Works were limited and arboriculturally targeted.

2. Application Ref: T/10/67806

Decision: Part Consent / Part Refusal (26/10/2010)

Proposal:

- Reduction in height of 1 No. Pine

The Council issued a split decision, indicating a more cautious approach to more substantial crown reduction works at that time. This reinforces the sensitivity of the protected trees and their amenity value within the TPO group.

3. Application Ref: T/20/89377

Decision: Consent to Tree Works (25/01/2021)

Approved works:

- Felling of 2 No. Lawson Cypress (T1 & T2)

The consent related specifically to two Lawson Cypress specimens. The approval indicates that removal was considered acceptable in this instance, likely on arboricultural, condition, or management grounds. Importantly, the wider protected belt of Horse Chestnut, Ash, Acacia and Coniferous species remains in situ and protected.

Overall Pattern of Tree Management

The planning history demonstrates a consistent pattern of:

- Targeted arboricultural management
- Selective pruning and crown lifting
- Limited removal of specific specimens
- Retention of the primary TPO-protected boundary trees

There is no evidence of widespread tree clearance or erosion of the protected landscape framework.

The protected trees continue to define the northern and western boundaries of the site and make a strong contribution to the public realm. Their presence establishes a mature, well-landscaped setting which has been carefully managed over time through the TPO process.

Conclusion

The site is clearly subject to long-standing tree protection controls under TPO 58-H. Historic applications demonstrate that:

- The Council actively manages and safeguards the protected tree stock
- Works have historically been minor, selective, and justified
- The principal landscape structure around the site remains intact

Any future proposals affecting trees within the site must therefore continue to respond sensitively to the established TPO framework and the significant amenity value of the protected boundary belt.

You searched for: **145 park road**

PLANNING APPLICATION

T/10/67806 - Consent under Tree Preservation Orders

Status	Applicant	Agent	Specialist	Site Address	Planning Function
Decided/Part Consent/Part Refusal/Tree For	M & Wilmore	Bevan Brown	Matthew Strand	145 Park Road, Chandler's Ford, Eastleigh, SO53 3HT	

[Details](#) [Consultations and Comments](#) [Documents](#)

APPLICATION OVERVIEW

Planning Application Number	T/10/67806
Application Status	Decided/Part Consent/Part Refusal/Tree For
Application Type	Consent under Tree Preservation Orders
Site Address	145 Park Road, Chandler's Ford, Eastleigh, SO53 3HT
Proposal	Reduction in height of 1 No. Pine
Specialist	Tree Work
Date Received	21/06/2010
Date Valid	21/06/2010
Applicant Name	M & Wilmore
Applicant Address	145 Park Road, Chandler's Ford, Eastleigh, SO53 3HT
Agent Name	
Agent Address	
Specialist	Hillingbury West
Specialist Address	Chandler's Ford CP
Consent/Refusal/Decided	
Decided/Part Consent/Decided	Decided/Decision
Refusal/Decision Date	26/10/2010
Date of Consultation	

PLANNING APPLICATION

T/04/56137 - Consent under Tree Preservation Orders

Status	Applicant	Agent	Specialist	Site Address	Planning Function
Decided/Consent To Tree Works/Tree For	M & Wilmore	Bevan Brown	Matthew Strand	145 Park Road, Chandler's Ford, Eastleigh, SO53 3HT	

[Details](#) [Consultations and Comments](#) [Documents](#)

APPLICATION OVERVIEW

Planning Application Number	T/04/56137
Application Status	Decided/Consent To Tree Works/Tree For
Application Type	Consent under Tree Preservation Orders
Site Address	145 Park Road, Chandler's Ford, Eastleigh, SO53 3HT
Proposal	Crown lift 2 F1 trees to 3.5m in front garden and pruning of 1 Apple tree in rear garden and removal of 1 branch of 1 Horse Chestnut in side garden
Specialist	Wales Street
Date Received	01/03/2004
Date Valid	01/03/2004
Applicant Name	M & Wilmore
Applicant Address	145 Park Road, Chandler's Ford, Eastleigh, SO53 3HT
Agent Name	Bevan Brown
Agent Address	8 South Green, Marley Works, SO53 1SA
Specialist	Hillingbury West
Consent/Refusal/Decided	
Decided/Consent/Decided	Decided/Decision
Refusal/Decision Date	29/03/2004
Date of Consultation	

PLANNING APPLICATION

T/20/89377 - Application for works under Tree Preservation Orders

Status	Applicant	Agent	Specialist	Site Address	Planning Function
Decided/Consent To Tree Works/Tree For	M & Wilmore	Transmenders (M. Andrew Harris)	Matthew Strand	145 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3HT	

[Details](#) [Consultations and Comments](#) [Documents](#) [Decision](#)

APPLICATION OVERVIEW

Planning Application Number	T/20/89377
Application Status	Decided/Consent To Tree Works/Tree For
Application Type	Application for works under Tree Preservation Orders
Site Address	145 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3HT
Proposal	2 No Lawson Cypress T1 & T2 - Fell
Specialist	Matthew Strand (see left)
Date Received	30/11/2020
Date Valid	30/11/2020
Applicant Name	M & Wilmore
Applicant Address	145 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3HT
Agent Name	Transmenders (M. Andrew Harris)
Agent Address	40 NEWTON ROAD, SALISBURY, SP4 2PL
Specialist	Hillingbury West
Specialist Address	Chandler's Ford CP
Consent/Refusal/Decided	
Decided/Consent/Decided	Decided/Decision
Refusal/Decision Date	25/01/2021
Date of Consultation	

The proposed development has been guided by a clear set of architectural and townscape principles derived from the character of the host dwelling and the established suburban context of Park Road.

1. Respect for Original Form and Symmetry

The existing dwelling is a substantial late Edwardian detached house with a strong sense of symmetry and proportion, particularly evident in the principal elevation and roof form. The proposal retains and reinforces this compositional balance.

The replacement of the balcony/veranda structure is undertaken on a like-for-like basis to preserve the architectural identity of the façade. The new enclosed porch is positioned discreetly beneath the existing structure and designed to follow the established rhythm and detailing of the building, ensuring the principal elevation remains coherent and harmonious.

2. Subordination and Hierarchy

All new extensions have been designed to remain clearly subordinate to the original building. Ridge heights are set below the main ridge, roof planes are stepped and aligned carefully, and new elements are set back where appropriate to preserve the primacy of the original built form.

The replacement of the single-storey flat roof extension with a two-storey addition improves the architectural hierarchy of the dwelling. The existing flat-roofed element reads as a later and visually weaker addition; the proposed extension introduces a more coherent vertical proportion while remaining secondary to the main roof mass. The stepping back of the new rear extension allows the original gable to remain visually legible and reinforces its architectural presence.

3. Balanced Massing

The two-storey side extensions have been composed to balance the overall massing of the dwelling without

overwhelming it. By carefully distributing built volume across both side elevations, the proposal enhances the visual stability of the rear composition and avoids elongation or disproportionate emphasis on any single elevation.

The modest net increase in ground floor footprint (approximately 5.9sqm) ensures that the proposal remains proportionate to the generous plot size and maintains the spacious suburban character of the area.

4. Material Continuity

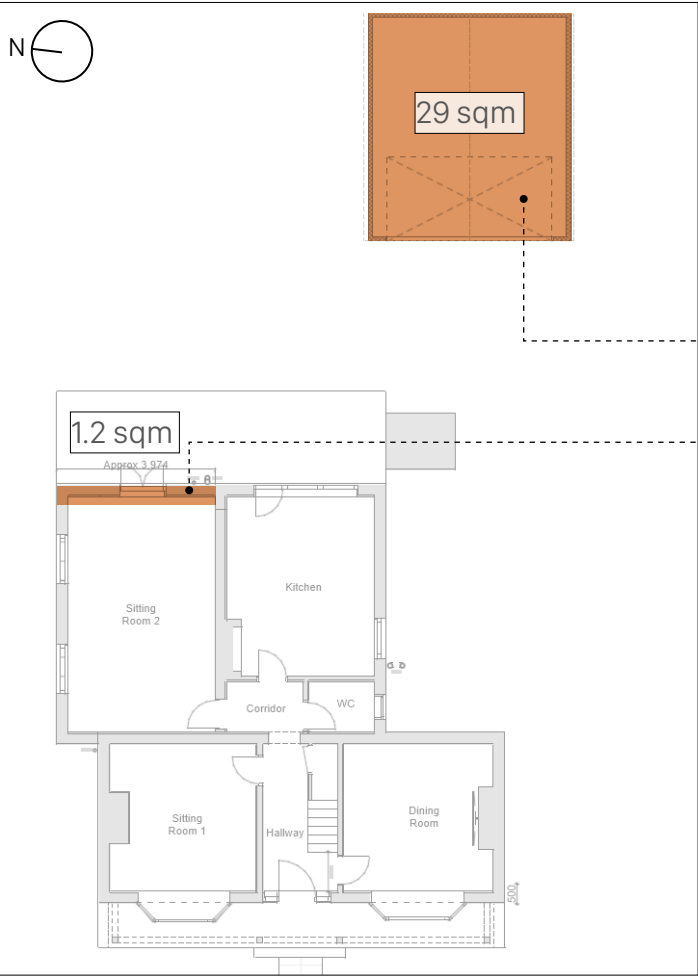
External materials will match or closely complement the existing dwelling, including render, brick detailing and concrete roof tiles. Windows will be upgraded on a like-for-like basis in appearance, ensuring improved thermal performance without altering the established character.

The proposed garage is designed to reflect the materiality and architectural language of the house so that it reads as an integrated component of the site rather than an ancillary structure of lesser quality.

5. Landscape-Led Frontage

The reconfiguration of the front curtilage has been carefully designed to balance parking provision with the preservation of soft landscaping. The introduction of a second dropped kerb allows improved vehicle manoeuvrability and reduces excessive stacking, while generous planting zones and feature planters retain the verdant character of Park Road.

The landscaping strategy respects existing Tree Preservation Orders and seeks to preserve and enhance canopy cover where feasible, maintaining the green setting that defines the streetscape.

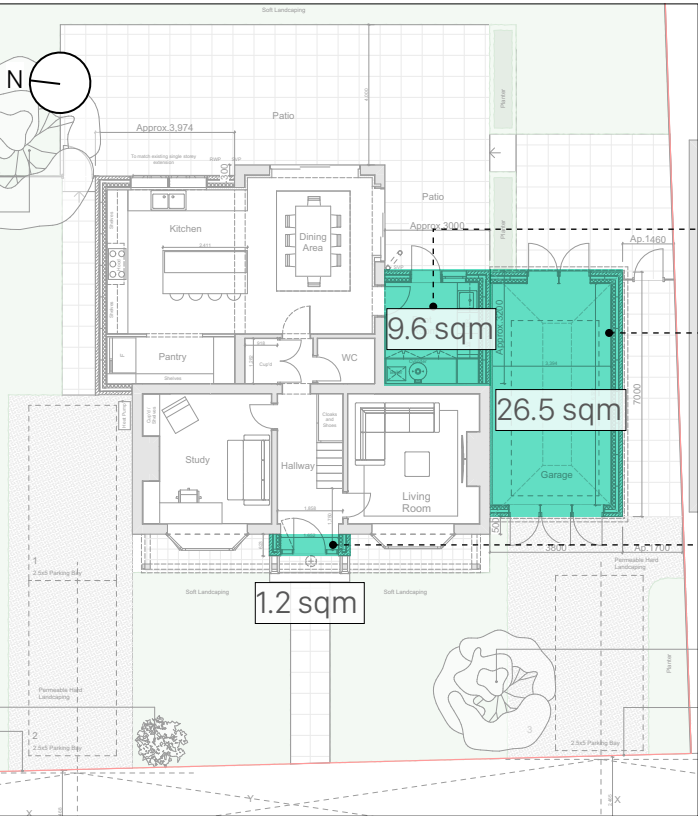


Key	
Colour Key	Nature
	Footprint Loss
	Footprint Gain

Detached Garage to be Demolished

Stepping back of the proposed extension such that the existing gable is more prominent.

Loss and Gain of Footprints		
Ground Floor		
Area	Loss (in sqm)	Gain (in sqm)
Existing Garage	29	
Existing Side Extension (North)	1.2	
New Side Extension (South)		9.6
New Garage		26.5
New porch		1.2
GF Total	30.2	37.3
=	+7.1	
First Floor		
Area	Loss (in sqm)	Gain (in sqm)
Side Extension (North)		17.4
Side Extension (South)		9.6
FF Total	0	27
=	+27	
Total Additional footprint (in sqm)		
7.1+27		34.1



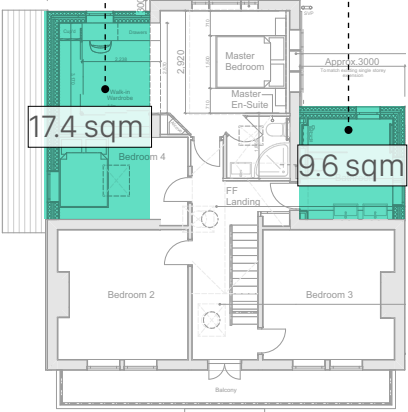
First Floor South Extension to accommodate family bathroom.

First Floor Extension above existing single storey extension.

Side extension to accommodate boot room.

Replacement Garage

New closed porch



The diagrams on this page illustrate the areas of footprint removal and addition resulting from the proposal. The net increase at ground floor level is limited to approximately 5.9 sqm, representing a modest change relative to the overall plot size. As such, the development will not materially impact the existing site coverage or landscaping, and instead facilitates a more rational and efficient arrangement of both the rear garden and front parking layout.

Proposal Subservient Roof Diagrams



New Roof Forms

The roofs of the proposed extensions have been deliberately designed to remain subservient to the primary roof form of the existing dwelling. Ridge heights are set below the main ridge and the roof planes are carefully aligned and stepped back where appropriate to ensure that the original roofscape remains the dominant feature. The pitch and tile finish will match the existing clay roof, maintaining visual continuity while clearly expressing a secondary hierarchy in built form. This approach preserves the legibility of the original structure and ensures that the additions integrate cohesively without competing with or overwhelming the established architectural character.



Figure 13: Existing Garage Front Elevation

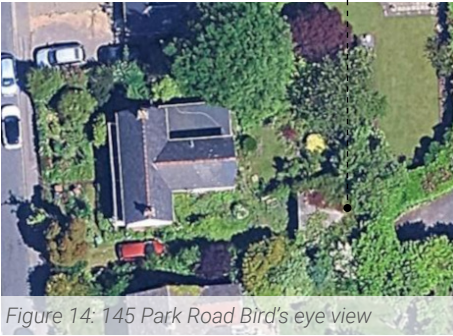
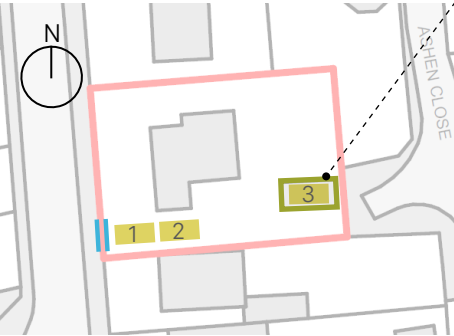


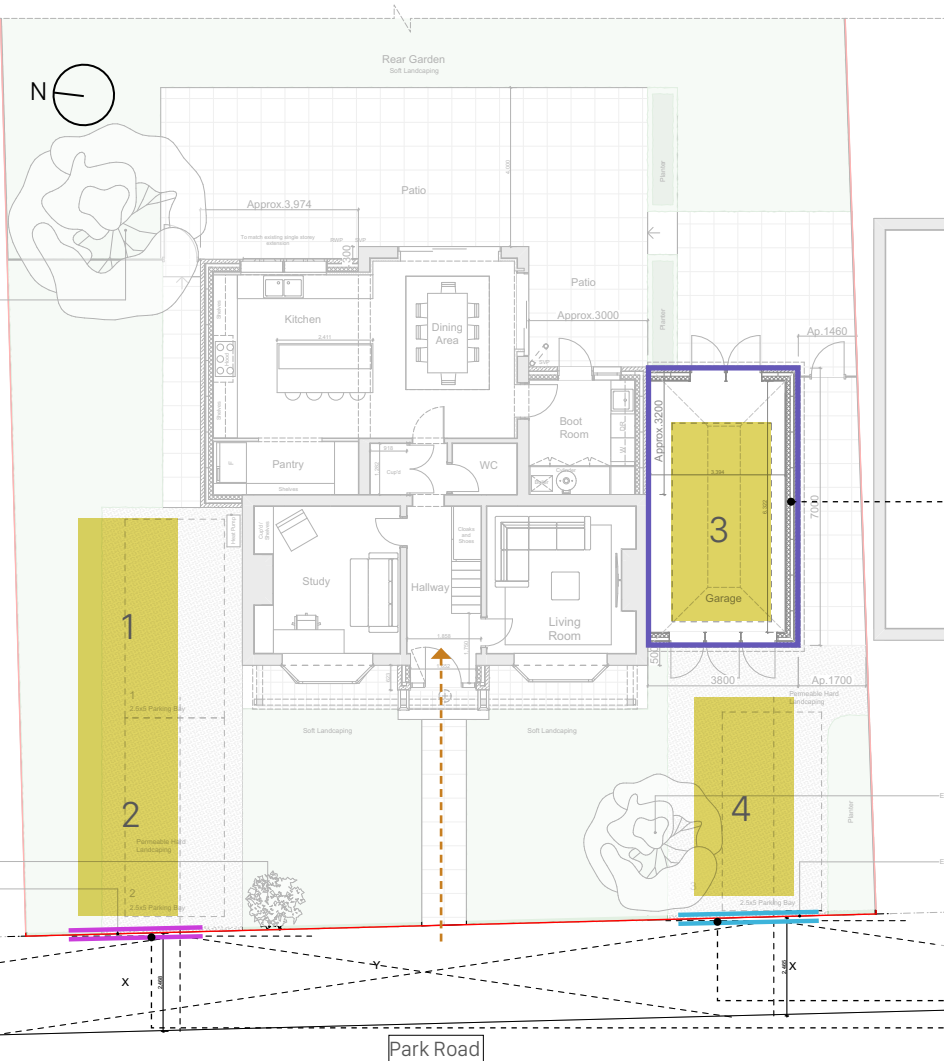
Figure 14: 145 Park Road Bird's eye view

Compliance with Eastleigh Parking Standards

The proposal has been assessed against the adopted Parking Standards Supplementary Planning Document (SPD) of Eastleigh Borough Council. Under the SPD, residential dwellings with two or more bedrooms are required to provide a minimum of two off-street parking spaces.

The proposed development will provide one space within the new garage and three external parking spaces, with a maximum of two vehicles parked in a stacked arrangement. The scheme therefore comfortably meets and exceeds the minimum parking requirement for a dwelling of this size, including the additional bedroom proposed as part of the internal reconfiguration.

The revised layout improves functionality and manoeuvrability compared to the existing fully stacked arrangement, while retaining meaningful soft landscaping within the frontage. The development is therefore fully compliant with the Council's adopted parking standards and will not result in increased on-street parking pressure.



New Garage

Key	
Colour Key	Nature
	Parking Bays (2.5m x 5 m)
	Existing Garage
	New Garage
	Existing Kerb
	New Kerb
	Pedestrian Access

Existing Dropped Kerb

Additional Dropped Kerb

Proposal

Proposed Landscaping

The proposal includes the removal of T2 (Sophora macrophylla) to facilitate the new driveway and improved access arrangement, together with the removal of two conifers (T3 and T4) located approximately 500mm from the existing extension, where their proximity presents potential long-term structural concerns. Selective pruning of T1 (Acacia), understood to be protected, is also proposed to accommodate the first-floor extension. This pruning will be addressed through a separate “Application for Tree Works – Works to Trees Subject to a TPO”. All remaining protected trees will be retained and safeguarded, and replacement planting will be incorporated within the landscaping strategy to maintain the established verdant character of the site.

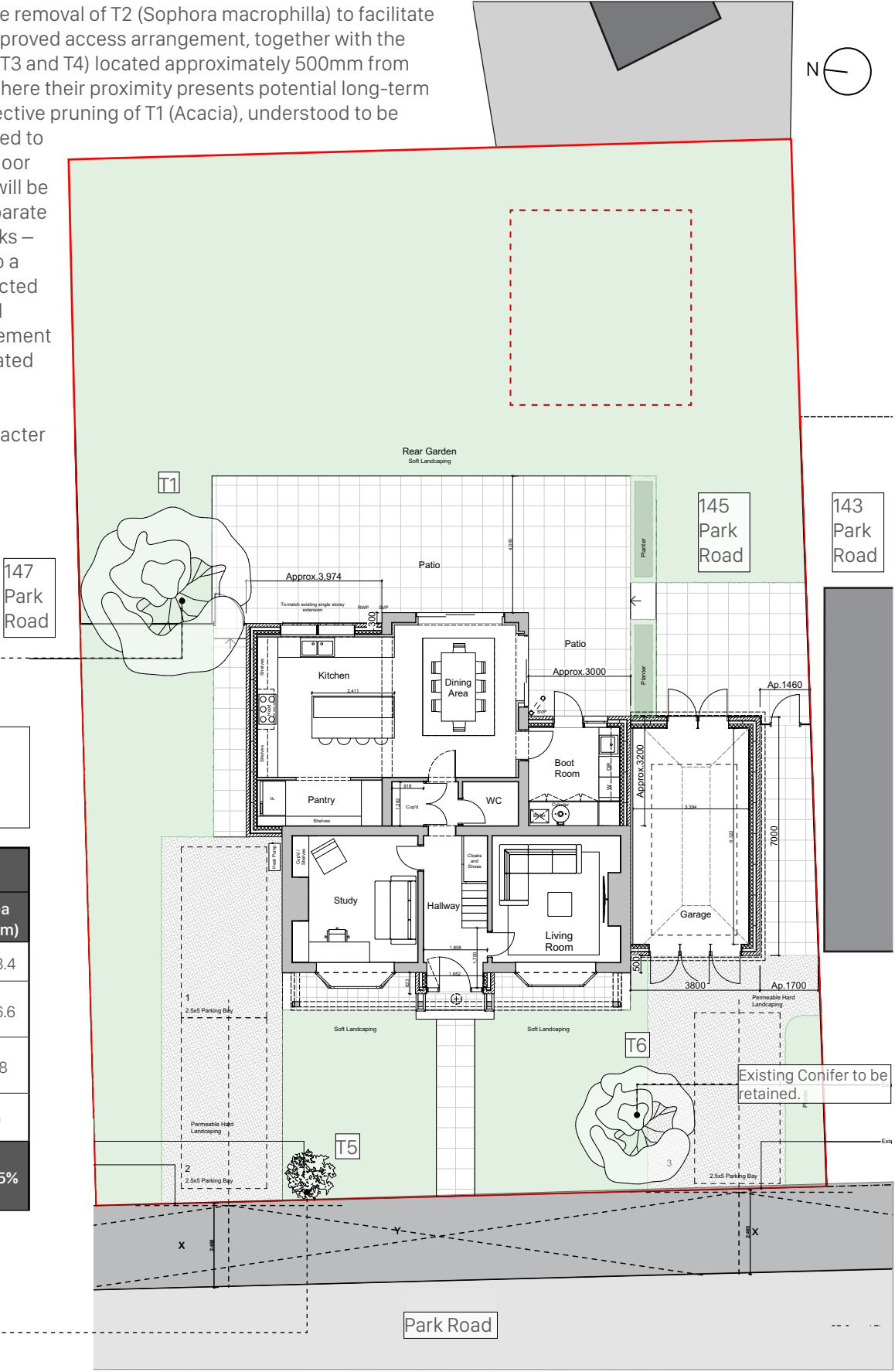
T1 Acacia to be pruned to accommodate first floor extension. Refer to separate ‘Application for Tree Works: Works to Trees Subject to a TPO’

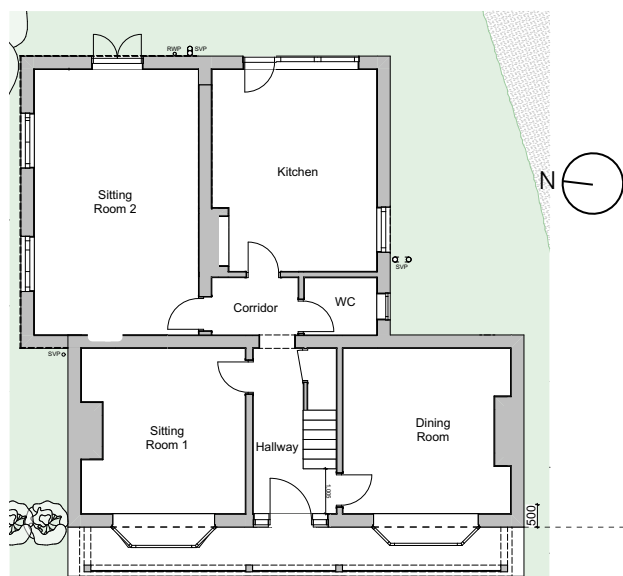
147 Park Road Trees:

- 4 horse chestnut
- 1 acacia
- 1 ash

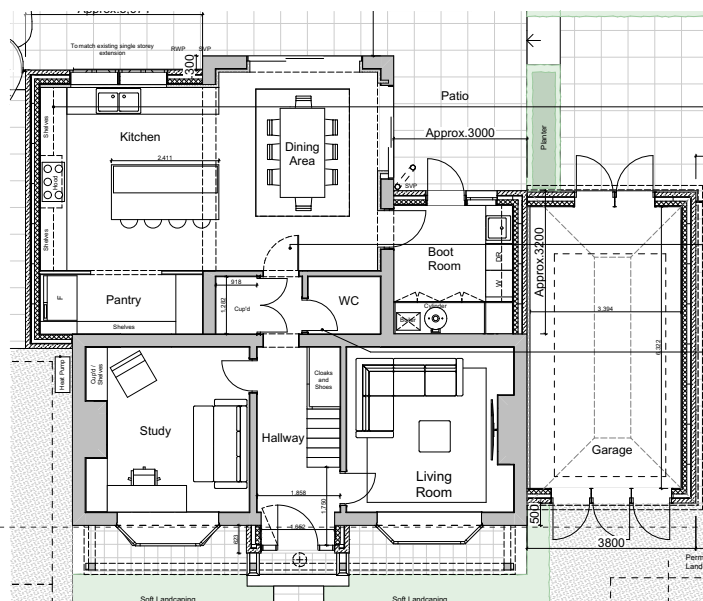
Landscaping Ratio	
Type	Area (sqm)
Total Plot Area	653.4
Soft Landscaping	336.6
Driveway Permeable Hard Landscaping	84.8
Patio and Side Alleyways Hard Landscaping	100
Percentage of Soft Landscaping	51.5%

Replacement tree of planning application T/20/89377. 1xNo. Liquidambar, planted in 2025.





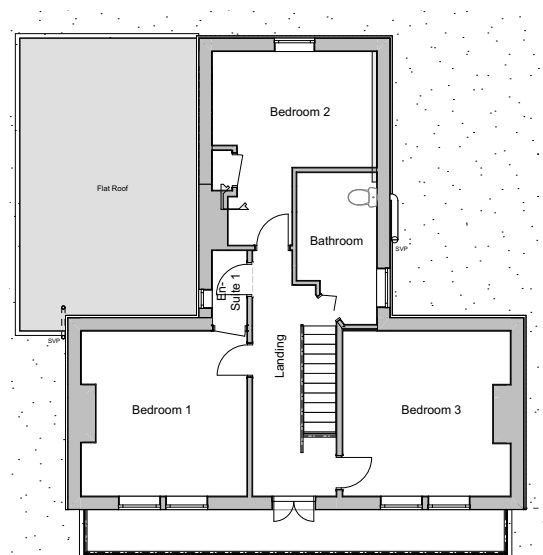
Existing Ground Floor



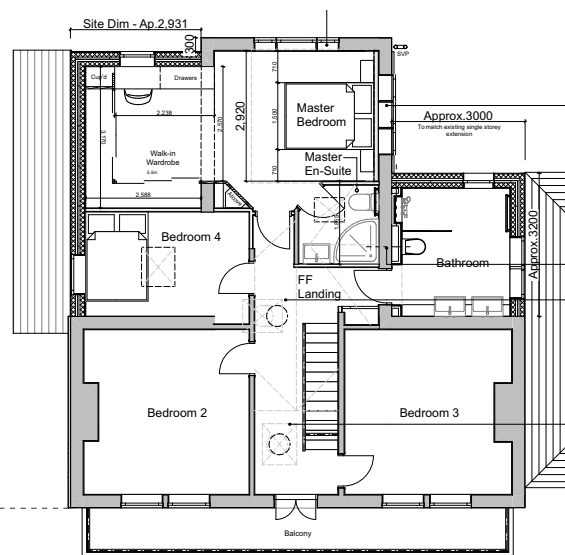
Proposed Ground Floor

Proposed Ground Floor

The ground floor has been reconfigured to create a more open and sociable kitchen and dining area with improved views and connection to the rear garden. A new boot room provides a practical secondary entrance with direct access from the garden, allowing everyday storage and sheltered movement into the house. The former second sitting room is repurposed as a study to support modern working-from-home needs, while the living room is relocated to the front to form a more intimate space with controlled daylight. The new enclosed porch improves circulation and creates a more generous and functional entrance hall.



Existing First Floor



Proposed First Floor

Proposed First Floor

The two-storey extensions enable the creation of a generous master suite to the rear of the property, benefiting from garden views and enhanced natural light, including a new south-facing window positioned to maximise daylight. The additional floor space also allows for a fourth bedroom and a well-proportioned family bathroom. Daylight to the first-floor circulation space is improved through new window openings and the introduction of roof-mounted sun tunnels, helping to address the currently limited natural light within the hallway. The majority of the first-floor alterations are concentrated towards the rear of the dwelling, minimising visual impact on the principal elevation.



Figure 15: Photo of existing Front View as seen from Park Road

Front Elevation

The principal elevation will remain largely unchanged in its overall composition, with works focused on enhancement and careful refinement rather than alteration. The existing balcony and veranda structure will be replaced on a like-for-like basis, retaining the defining symmetry and timber detailing that characterise the façade. A new enclosed porch will be introduced beneath the balcony, designed to follow the established architectural language and proportions so that it integrates seamlessly with the original building. The proposed garage, positioned to the side, will reflect the material palette and domestic scale of the host dwelling, ensuring that it reads as a natural and

cohesive addition.

The front garden will be carefully reconfigured to provide compliant off-street parking in accordance with the adopted parking standards of Eastleigh Borough Council, while retaining a strong landscaped character. The introduction of a second, symmetrically positioned dropped kerb enables a rationalised parking layout without over-intensifying the frontage. Permeable hardstanding and substantial planted areas, including structured planters with potential tree planting, will preserve and reinforce the verdant suburban character of Park Road. The design has been developed with due regard to the existing Tree Preservation Order (TPO 58-H), ensuring that retained trees are respected and that soft landscaping remains a dominant feature of the streetscene.



Figure 16: Realistic Render (CGI) of Proposed Front View and New Garage. (Landscaping not 100% accurate refer to site plan)



Figure 17: Existing Rear View Photograph manipulated with ai to remove the tree hiding the single story flat roof extension. Original photograph to the right.



Figure 18: Original photograph of the Existing Rear View.

Rear Elevation

At the rear, the proposed extensions have been designed to complement and gently reinforce the proportions of the existing gable form. The current elevation presents a strong vertical emphasis, and the introduction of carefully scaled two-storey elements helps to provide additional visual anchoring and depth,

resulting in a more balanced and composed rear composition. The new additions remain clearly subservient, with roof forms set below and subtly stepped back from the principal ridge to ensure that the original gable continues to read as the dominant architectural feature. Through matching materials and considered detailing, the extensions integrate seamlessly with the host dwelling, representing a natural and sympathetic evolution of the building's form.



Figure 19: Realistic Render (CGI) of Proposed Rear View. (Landscaping not 100% accurate, refer to site plan)



Figure 20: Realistic Render (CGI) of Proposed Rear View. (Landscaping not 100% accurate, refer to site plan)

Closing Statement

The proposed development at 145 Park Road represents a carefully considered and proportionate enhancement of a late Edwardian dwelling within an established suburban setting.

The design has been guided throughout by a clear respect for the building's original symmetry, material hierarchy and architectural identity. The two-storey extensions are deliberately subservient in scale and roof form, ensuring that the primacy of the original structure remains legible. The replacement of the existing single-storey addition rationalises the built form and strengthens the overall composition, while the like-for-like veranda replacement preserves the distinctive character of the principal elevation.

Internally, the reconfiguration delivers a functional and contemporary family home without excessive increase in footprint, and the modest net gain at ground floor level ensures the spacious character of the plot is maintained.

The revised parking and landscape strategy improves manoeuvrability and reduces vehicle stacking, while retaining over 50% soft landscaping within the curtilage and responding sensitively to the established Tree Preservation Order framework. A separate application for works to protected trees will ensure full compliance with statutory requirements.

Overall, the proposal enhances architectural coherence, improves residential amenity and preserves the verdant streetscape character of Park Road. It is considered to accord with local planning policy and design guidance, and respectfully seeks the Council's support.



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