



DESIGN & ACCESS STATEMENT

PROPOSED SINGLE STOREY FRONT EXTENSION

25 Wychwood Grove, Chandlers Ford, SO53 1FQ

Mr & Mrs D Whitehouse

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

Revision - | March 2026

Client and Brief

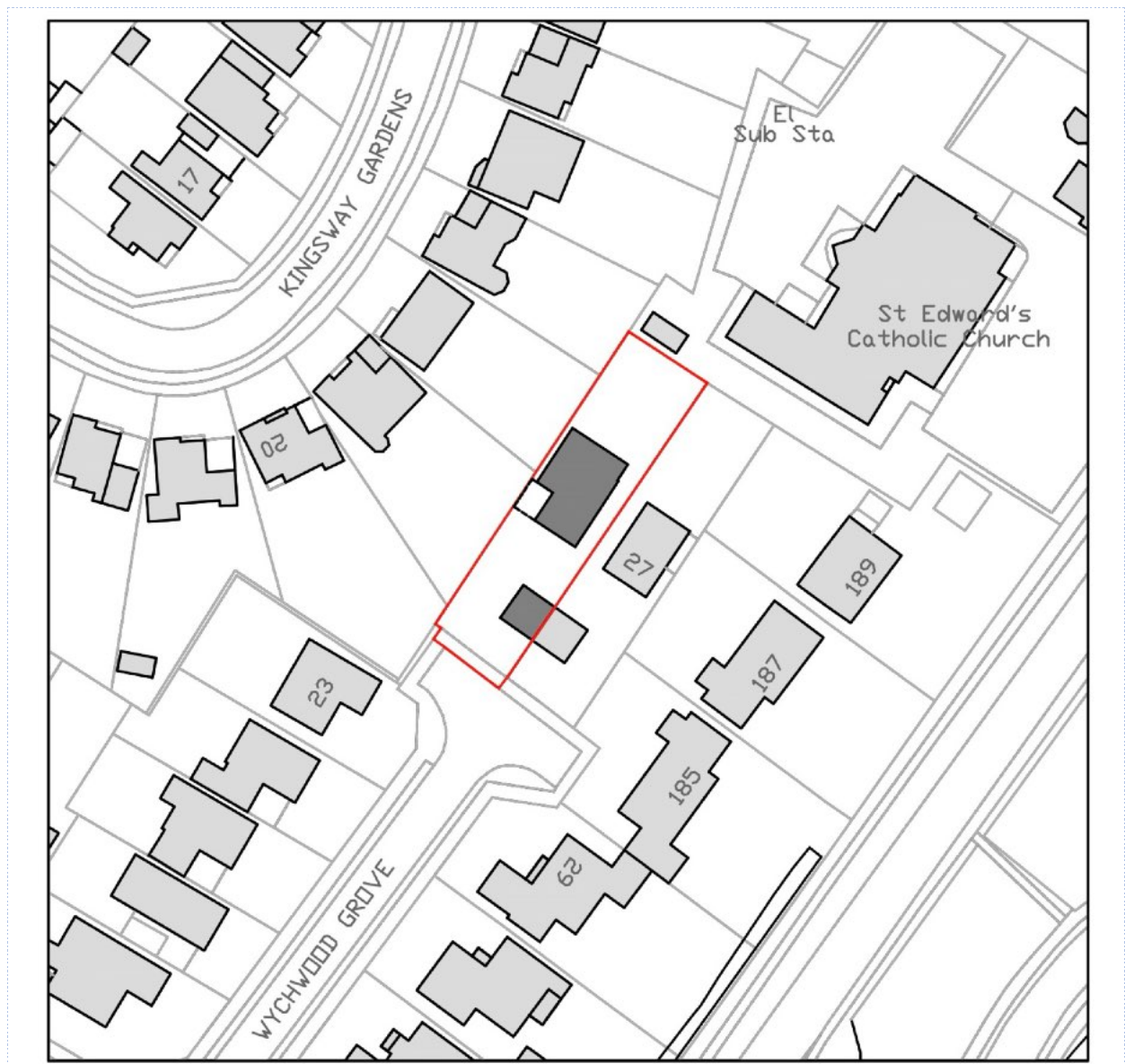


Figure 1 Location Plan Streetwise Licence 100047474 Crown copyright and database rights 2025

1. Mr and Mrs Whitehouse are the owners of Number 25 Wychwood Grove, at the end of the north-eastern cul-de-sac of Wychwood Grove, which runs parallel to Winchester Road, the main road running south-west / north east through Chandlers. Temple Ford Design Ltd have been appointed to prepare existing and proposed drawings for a planning application to extend their home.
2. The application will comply with The National Planning Policy framework, Planning Practice Guidance, The Eastleigh Borough Local Plan 2016 - 2036 Strategic Policies S1 and S2, Development Management Policies DM1, DM2, DM11 and DM14. Reference has also been made to the Supplementary Planning Documents Quality Places, Residential Parking Standards and Character Area Appraisals.
3. The house is a traditionally built detached two-storey property which lies within the urban boundary where the principle of development is acceptable. Previous alterations include a single storey rear and rear extension.

4. The dwelling has a profiled concrete tile finish to the roof, multi-red facing brickwork to the walls, uPVC cladding to the front elevation and double-glazed uPVC windows and doors. In its current form, it comprises a hallway, living room, kitchen, dining and study to the ground floor with 4 bedrooms and a bathroom to the first floor. The property also has a large front drive, and a detached double garage.



Figure 2 South-West Elevation



Figure 3 Aerial View - Google Maps 3D Image

Context

5. The context of the immediate area in relation to this proposal is defined as medium density, and the architectural language is a mix of medium to large two-storey, 20th century, detached dwellings built in brick with tile hanging and tiled, pitched roofs. Boundary treatments are predominantly hedges/shrubs, low brick walls and low-level timber fences.
6. Rear gardens are moderately sized and screened by mature planting and trees, protecting neighbour's privacy. Many properties in this desirable location have been altered, extended or renovated.

Planning History

Application: Z/37616/000/00	June 2001	Granted subject to condition.
--------------------------------	-----------	-------------------------------

Design and Layout

7. The proposals at ground floor level include:
 - a. The removal of the existing polycarbonate lean-to car-port and supporting timber framework to the south-west elevation (front) of the property;
 - b. The construction of a new single storey extension to the south-west elevation (front) of the property, to create an additional Bedroom;
 - c. The relocation of the main entrance door, maintaining adequate access width.
 - d. The insertion of a new window to the south-eastern elevation.
8. The materials are designed to be in keeping with the existing house and in context with the locality, and include:
 - a. Concrete tiled roofs;
 - b. Multi-red facing brick walls;
 - c. White Upvc double glazed windows.
9. The proposals retain good amenity space and do not reduce the parking. Space for a minimum of 4 cars is maintained.

Residential Amenity

10. The front extension is built within the footprint of the existing lean-to car-port and will result in no loss of natural light to the garden of 22 Kingsway Gardens.
11. The roofline of the existing lean-to side extension will be continued and will create better visual cohesion than the polycarbonate lean-to.
12. The proposed window to the extension will overlook the front of the property.
13. The uPVC windows and roof of the existing conservatory will be replaced with brickwork with the doors retained and re-used.
14. The roofline of the existing lean-to rear extension will be continued with rooflights added to the Snug and will create better visual cohesion than the uPVC conservatory roof.

Biodiversity

15. There will be no negative impact on biodiversity as a result of the proposals.

Trees

16. An Arboricultural Impact Assessment has not been undertaken. There will be no negative impact on trees because of the proposals.

Performance and Climate Change

17. Reference has been made to the Eastleigh Borough Council Climate and Environmental Emergency Strategy, 2020 - 2030. 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.

18. Foul drainage and surface water drainage will not be affected by the proposals.

Flooding

19. The environment agency flood risk map indicates the site to be within Flood Zone 1 and has a low probability of flooding from rivers and the sea.

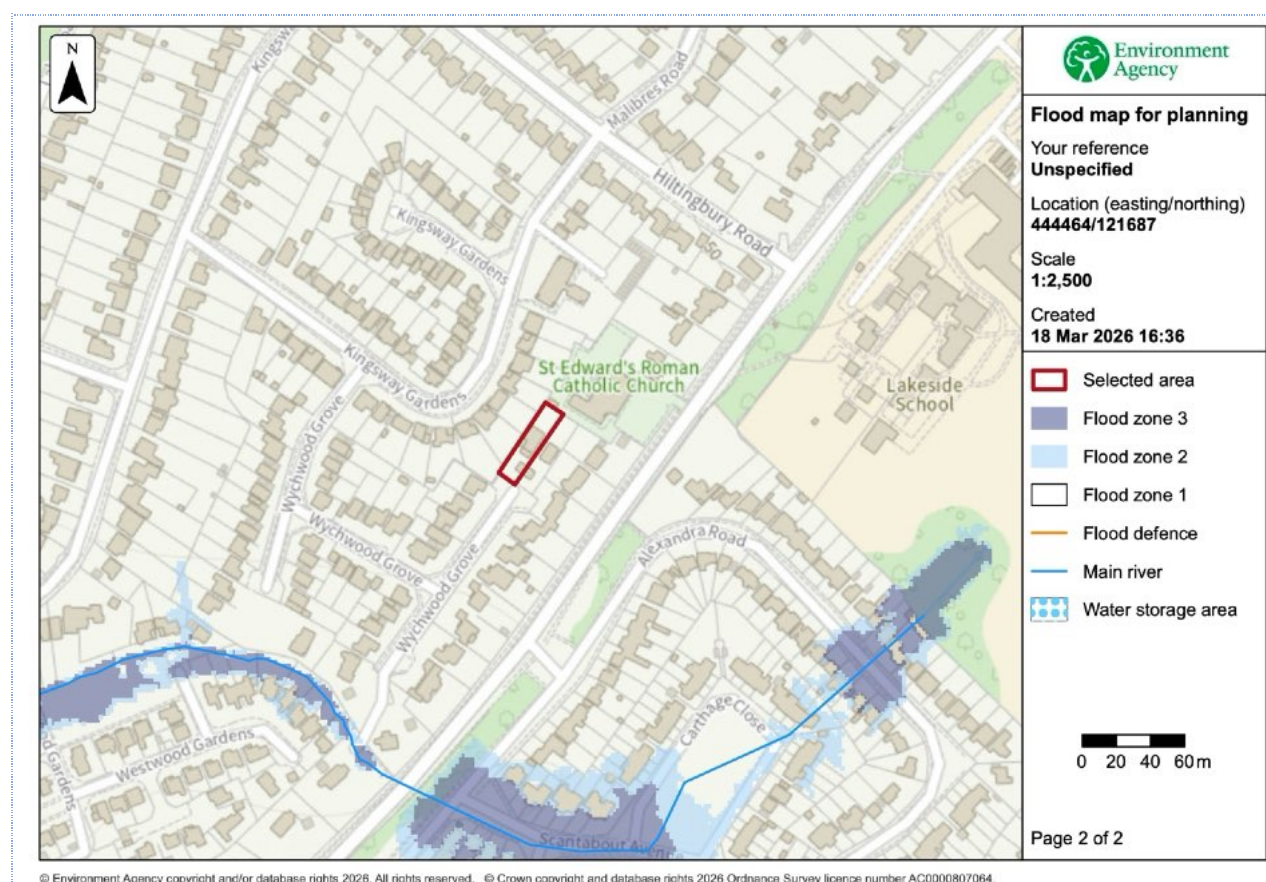


Figure 4 Flood Risk Map

Conclusion

20. The proposals have been carefully considered and designed to provide a single storey extension which reflects the style and materials of the existing house and the overall context of the dwellings on Wychwood Grove.
21. The resilient design of the extension will provide secure, sustainable, and improved accommodation, and no loss of amenity to adjoining properties. The applicant kindly requests approval of the proposal.