

DESIGN & ACCESS STATEMENT

June 2026

External Works

Brunchin'
Oakmount House
Oakmount Road
Chandler's Ford
SO53 2LH

1.0 LOCATION

Oakmount House stands at the corner of Oakmount Road & Winchester Road in the centre of Chandler's Ford, the property is not listed nor is it within a conservation area; the premises in question occupy the majority of the ground floor and operate as a café.

2.0 BACKGROUND TO THE REPORT

This report has been prepared in support of the planning / listed building consent application submitted to the local authority in order to obtain approval for the proposed works, the application includes the following:

- **Change to the previously approved finish of the external ductwork to the rear of the building**

The design proposals have been prepared following discussion and development of a brief with the client and are considered to be a high-quality design which is sensitive and in proportion to the existing building, its neighbours and the wider context. Materials have been carefully chosen to maintain the character of the area and to reflect the setting.

The proposals do not seek to overdevelop the site and, in our opinion, offer harmony, proportion and balance all elevations, massing and appearance.

The proposals also look to retain the site as an active business in the town centre providing a number of benefits;

- **A high-quality amenity to residents & tourists**
- **Offering a quality addition to the food and beverage variety of the high street**
- **Providing jobs & revenue for the local economy**
- **Avoiding an empty retail unit**

In addition to these general principles the proposals have been prepared to reflect the information given in the planning advice documents from the local authority. Attention has been paid to similar developments in the area which have previously been approved.

3.0 THE EXISTING SITUATION

The premises occupy a corner plot at the junction of Oakmount Road & Winchester Road which were previously occupied by Lloyd's Bank, the café opening in the past few months & has been very popular with locals.

There are existing small commercial offices to the 1st & 2nd floors which will remain unaffected by the proposals.

4.0 THE PROPOSALS

The proposals can be addressed under the following general heading;

- **Change to the previously approved finish of the external ductwork to the rear of the building**

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The proposals do not impact upon matters such as light, views, privacy or overlooking when considering neighbours.

The proposals seek to deliver a sustainable and suitable development which will allow the future occupation and use of the property. In our opinion the proposals will deliver a better balance of services, facilities and accommodation to the site allowing the current tenant to remain in the property and operate a successful business.

Change to the previously approved finish of the external ductwork

The original consent for this scheme included a circular stainless steel duct which would carry the kitchen extract to discharge at roof level, this duct was to be clad in a Coe-Ten effect rectangular cladding with this cladding to match the existing cladding on the side elevation of the building. During the installation of the ductwork the supplier noted that the rectangular cladding would have a negative impact on the performance & maintenance of the duct which in due course would cause a loss of performance & create a situation where the extract system would not work as designed & therefore cause a nuisance which may become a matter of concern to the local authority in terms of public protection & environmental health.

The initial proposal submitted as a non-material amendment was to have the existing stainless steel duct replaced with a self-coloured duct to match the cladding to the side elevation; this is beyond the cope of a NMA & therefore we are submitting a new full application to agree this proposed change.

With this in mind we propose to retain the ductwork but to decorate the metal finish to match the proposed cladding.

5.0 APPEARANCE & MATERIALS

Careful consideration has been given to the design and how it will impact the building and its wider setting please refer to the building elevations submitted a part of this application.

The duct will match the existing cladding on the side elevation of the building which was a key concern at the initial design phase while not restricting the performance of the extract system.

6.0 ENVIRONMENT & SUSTAINABILITY

Where economically feasible it is intended to use sustainable materials and employ environmentally friendly techniques. The efficient use of water will be promoted during the building phase and all disposable materials will be collected by a reputable local firm for recycling where possible.

7.0 REFUSE & RECYCLING

The existing arrangements for the premises will remain in place in terms of refuse, waste and recycling bins.

Currently waste & refuse is stored on site in a designated area then removed for disposal, it is proposed to retain the use of this refuse area (which is suitably enclosed to satisfy environmental health requirements) to safely store waste & recycling before collection & disposal.

8.0 ECOLOGY & PROTECTED SPECIES

To our understanding there are no ecological assets or protected species present on the site given the urban nature of the site.

9.0 LANDSCAPING

As an urban / town centre plot there are no landscaped areas within the site; therefore no such proposals as part of the application.

10.0 FLOOD RISK

The property does not lie within a flood risk area as can be confirmed by the Environment Agency Flood Map.

The proposals do not look to alter the management of surface water from the existing situation nor do they add any new floorspace or landscaping so we would contend that with no alteration in place the existing situation will remain unchanged so should not be considered as critical to this application.

In changing the use of the premises, we will not be increasing the vulnerability of the building to flooding. Furthermore, there is no extension or addition to the building footprint over the existing floorplan & all finish floor levels (FFL) will remain as existing or will be increased to match the existing.

We believe that as the proposals do not increase the vulnerability of flooding at the application site on the surrounding area then a separate flood risk assessment is not required as the points have been addressed in the notes above.

11.0 ACCESS

The proposed works do not change any vehicle access, parking arrangements or pedestrian access associated with the property.

12.0 CONCLUSION

It is our belief that this statement addresses the mandatory requirements for a Design & Access Statement.

The proposal has been carefully developed and designed to be relative to its location and the wider site. It is our belief that the proposed development will work in harmony with the existing building, the neighbouring buildings and the surrounding landscape.

As a result, we hope that we have justified the development and that this application will be supported by the authority.