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Design and Access Statement

Proposed side and rear extensions

14 Surbiton Road, Eastleigh, Hampshire SO50 4HZ

For Mr and Mrs K Chan



View of east elevation

Site Location

The property occupies a corner plot at the junction of Surbiton Road and Consort Close, within an established residential area of Eastleigh. Its position and relationship to the surrounding streets and neighbouring properties are shown on the accompanying location plan.

The surrounding development includes bungalows and two-storey dwellings, with a variety of brick and rendered elevations and pitched roofs. The property is outside a conservation area and is not listed.

Existing Property

The property comprises a detached, single-storey bungalow with a pitched slate roof and painted masonry elevations, together with a conservatory to the rear.

The dwelling is in a dilapidated condition and requires substantial refurbishment. Its external appearance is tired, with deteriorated finishes and poorly maintained external areas. The rear conservatory is in particularly poor condition, with extensively weathered timber framing and peeling paintwork. Sections of the boundary fencing are also deteriorated and require replacement.

The existing accommodation and deteriorated conservatory do not provide the quality or arrangement of space sought by the clients. The proposals offer an opportunity to transform the property into a modern home suited to family living, while improving its appearance within this prominent corner plot.

Client's Brief

The clients wish to refurbish and extend the bungalow to provide three bedrooms, a generous kitchen, dining and living space, and associated bathroom, utility and storage facilities. An important consideration has been to make effective use of otherwise unused ground alongside the dwelling. The side extension allows the additional accommodation to be provided without considerable alterations to the existing internal structure.

The brief also includes improving the external fabric of the dwelling, renewing its appearance and reconfiguring the parking area to provide practical off-street parking within the plot.

Design

The proposed side and rear extensions form part of a coordinated refurbishment of the bungalow. The design brings the existing and additional accommodation together to create a practical and comfortable family home.

The side extension makes productive use of underused ground, accommodating the entrance porch and additional bedroom space. The accommodation is organised around a central hall, with bathroom, en-suite and utility facilities grouped along the opposite side of the dwelling. This arrangement provides a clear separation between the principal living space, bedrooms and supporting facilities.

The rear extension replaces the deteriorated conservatory with permanent accommodation containing an open-plan kitchen, dining and living area. This creates a generous shared space for everyday family life, with room for cooking, eating and relaxing together. Glazed doors provide direct access to the rear garden, bringing daylight into the accommodation and strengthening its connection with the outdoor space. The extensions retain the single-storey character of the property. Pitched roof forms relate to the existing bungalow and give the enlarged dwelling a coherent appearance.

The boundary fencing provides screening to the lower part of the side elevation. Replacement fencing will improve the appearance of the site boundary, while obscure glazing is proposed to the bathroom and service-room windows shown on the west elevation. Together, the extensions, refurbishment and boundary improvements will make a positive contribution to the appearance of the property and its setting.

Materials

Slate roof coverings are proposed to reflect the existing roofing material and maintain a consistent roof finish.

External wall insulation will be applied to the existing elevations and finished with K Rend. This will improve the thermal performance of the existing walls while renewing their external appearance. The proposed extensions will have a matching K Rend finish, bringing the existing and new parts of the dwelling together. Windows and external doors will be PVCu. The coordinated materials will provide a consistent finish across the property, replacing its present piecemeal and deteriorated appearance with that of a refurbished modern home.

Parking

The surrounding streets accommodate substantial on-street parking, as observed during the site visit. Providing practical parking within the site has therefore been an important consideration in developing the proposals. The parking area will be reconfigured to provide two off-street parking spaces, served by the existing vehicular access and dropped kerb. The arrangement is shown on the proposed site plan.

The parking assessment is based on a requirement for two spaces for a three-bedroom dwelling. The reconfigured parking will enable vehicles associated with the dwelling to be accommodated within the plot, reducing reliance on parking in the surrounding streets.

Ecology

The existing roof slates are generally close-fitting, with enclosed eaves. The rear conservatory has a glazed roof. As part of preliminary due diligence checks, similar applications in the surrounding area were reviewed, and no accompanying bat surveys were identified. On the basis of these due diligence checks and the construction of the existing roof coverings and eaves, we did not consider a bat survey necessary and have therefore not commissioned one.

Access

The existing pedestrian entrance from Consort Close will be retained, with a path leading to the proposed entrance porch. The accommodation remains arranged on one level, with access to the principal rooms from the central hall. Doors from the rear living accommodation provide access to the garden. Vehicular access will remain through the existing access and dropped kerb.

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Summary

The proposals will transform a dilapidated bungalow into a modern home designed for family living. They provide three bedrooms, improved bathroom and utility facilities, and a generous open-plan living space connected directly to the garden. The side extension makes productive use of otherwise unused ground and avoids considerable internal alterations. The rear extension replaces the deteriorated conservatory with permanent accommodation that improves the quality and usability of the home.

The single-storey form, pitched roofs and coordinated materials relate to the existing dwelling. External wall insulation and renewed finishes will improve the existing building fabric, while replacement fencing and reconfigured off-street parking will improve the external areas.

The scheme represents a positive investment in the property, improving its accommodation, appearance and contribution to the surrounding residential area. For these reasons, it is recommended that the proposals should be supported by Eastleigh Borough Council and planning permission granted.

Andrew Steeden MRICS
Chartered Building Surveyor
York Associates
October 2026