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ARCHITECTS

Design & Access Statement

134 Park Road, Chandler's Ford,
Eastleigh, SO531HQ



Introduction

143 Park Road is located in Eastleigh, south Hampshire north of Southampton. The clients have lived there since 2021 after moving from London. They are interested in extending their home to make it better suited to their multi generational family setup.

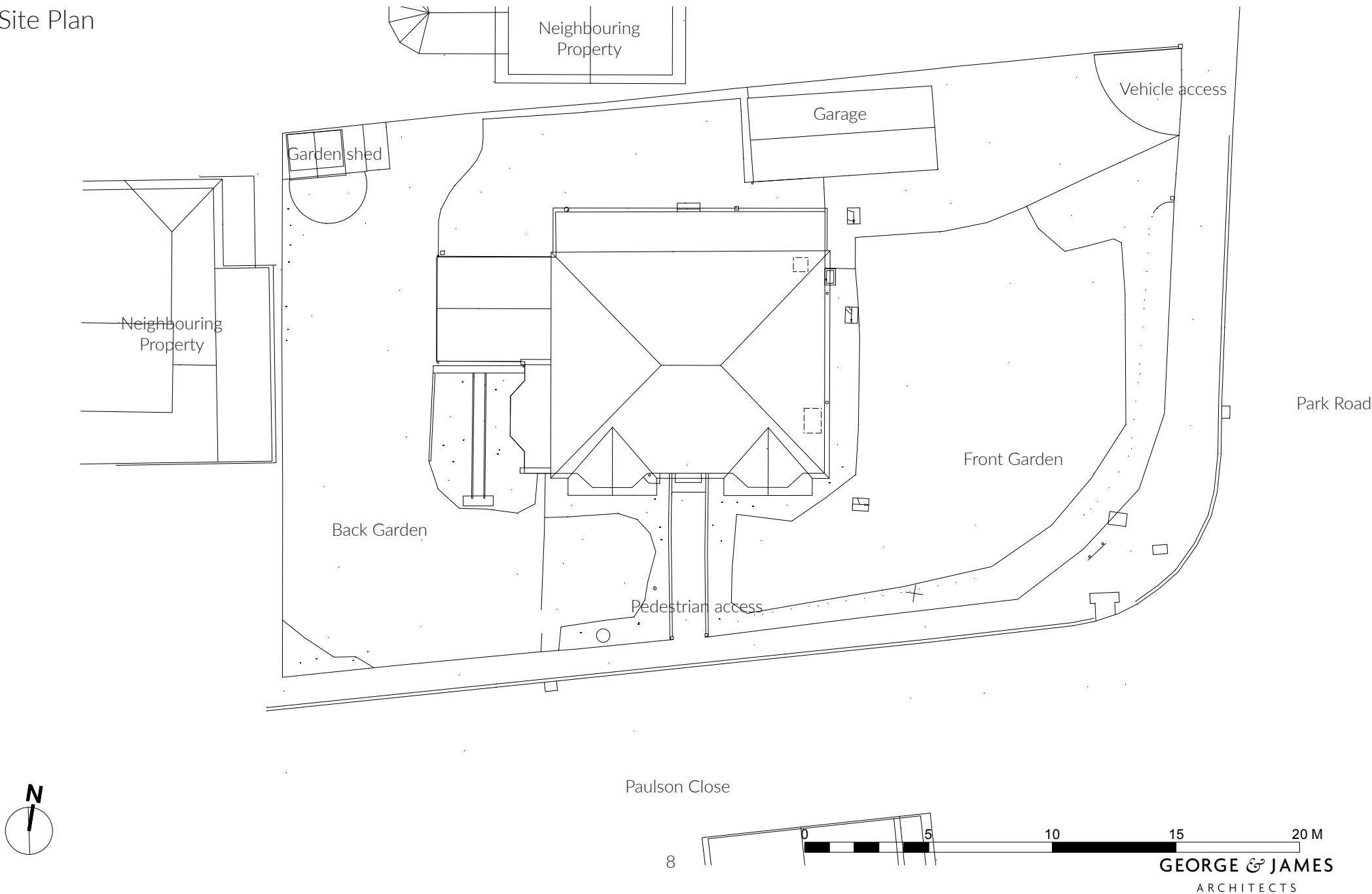


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1.1 Existing Drawings

Site Plan



Elevations

South East Elevation - Front Elevation from Paulson Close



North East Elevation - Side Elevation from Park Road



1.2 Existing Site Photos

The site is located on Park Road in Chandlers Ford and consists of an Edwardian style house which has a small single storey extension to the rear which acts as a utility space, WC and a study. The house boasts large bay windows on the front and side of the property.

The exterior of the property has a red brick facade which accent white window frames and sand details with a slate tile roof.

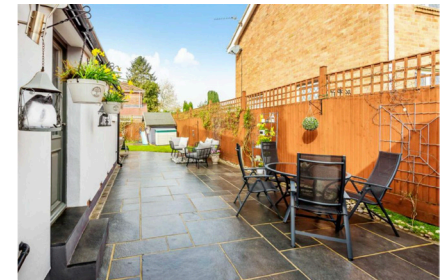
The orientation of the site is North-South with a fence bordering other houses on the north and west, Park Road bordering road on the east ,and Paulsons Close to the south.

There is a free standing shed to the rear of the property and a garage facing the vehicle entrance.

External



Front Facade



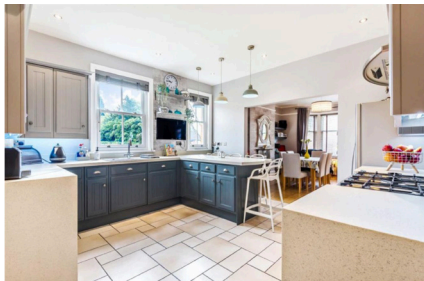
Downstairs



Entrance Hall



Dining Room



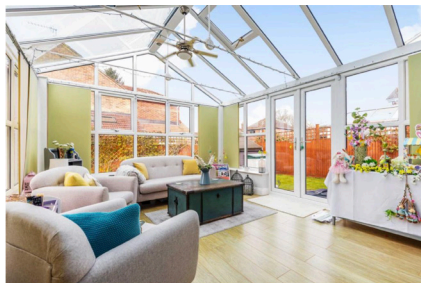
Kitchen



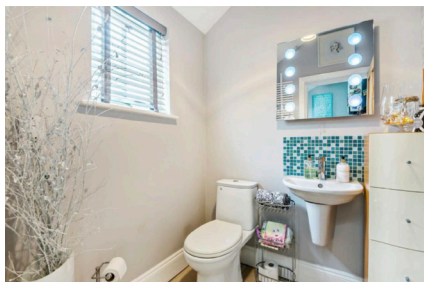
Living Room



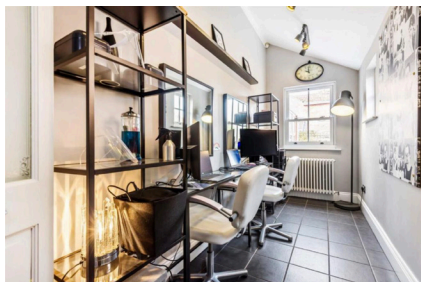
Snug



Conservatory



Toilet



Office

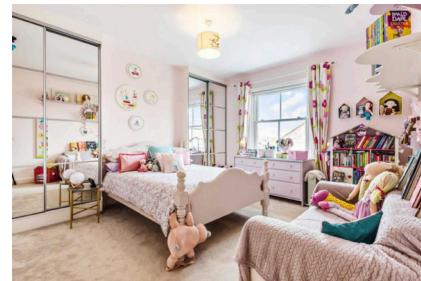
Upstairs



Bedroom 1



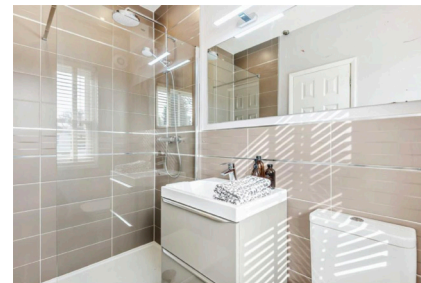
Bedroom 2



Bedroom 3



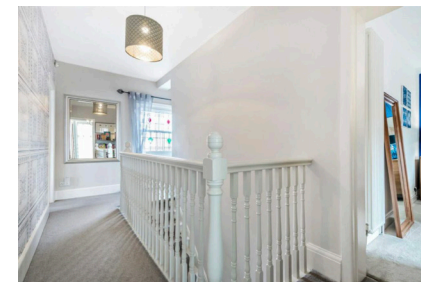
Bedroom 4



Bedroom 4's en suite



Family Bathroom



Landing

1.3 Site Constraints, Opportunities & Access

Orientation and Natural Daylighting

The outdoor spaces to the east, south and west will benefit from sunlight in the morning, mid day and evening respectively. The back of the property, where the proposed extension is to be, is north facing to needs to maximise daylight through the use of skylights and sunlight through south facing glazing. Due to the proximity of the proposal next to the site border, no windows will be able to be installed on the north and east façades.

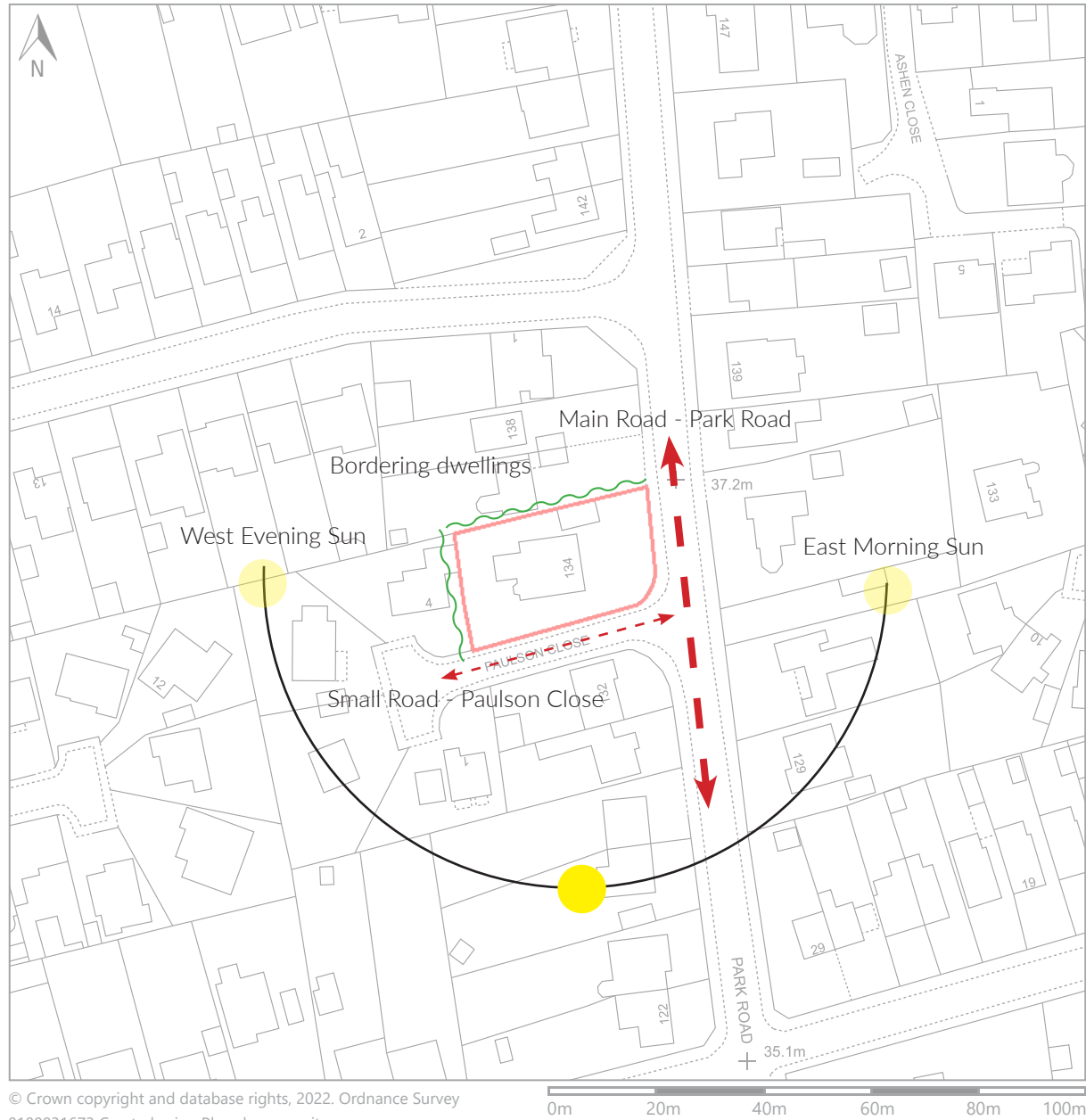
Neighbours and Overlooking

There are two neighbouring properties the border the site, one on the north boundary and the second on the west. The dwelling to the north has a conservatory and two ground floor windows close to the bordering fence which a potential extension would need to be set back to avoid this issue. The dwelling to the west faces north so there are no windows and problems with overlooking into the site.

Accessibility

Access to the site can be off Park Road through the vehicle entrance and from Paulson Close (small road off of the main road) where there is pedestrian access to the front door of the house. There is scope to add a new entrance to the dwelling at the vehicle entrance allowing easier access to the house for the clients mother who is moving in.





0m 20m 40m 60m 80m 100m

Scale: 1:1250

Paper Size: A4

Notes:

1.4 Site Context

Park Road consists of a combination of different style houses. Noticeably a combination of older, post war, and 21st century developments. Many houses have a mixed colour palette with a brick/timber and brick combination. There are mostly detached dwellings ranging in a range of sizes. Most of the houses have a brick finish with a slight variation of colour. Most of the houses use tiles or grey slate. The use of brick/stone is also used in boundary walls epically along the main road boundary. There are a few exceptions to this which we will explore below.

137 Park Road

This house is an example of a 21st century development that uses timber cladding and white rendered wall.

80 Park Road

This is an example of an older house that uses the material combination of brick on the bottom, and white render on above.



