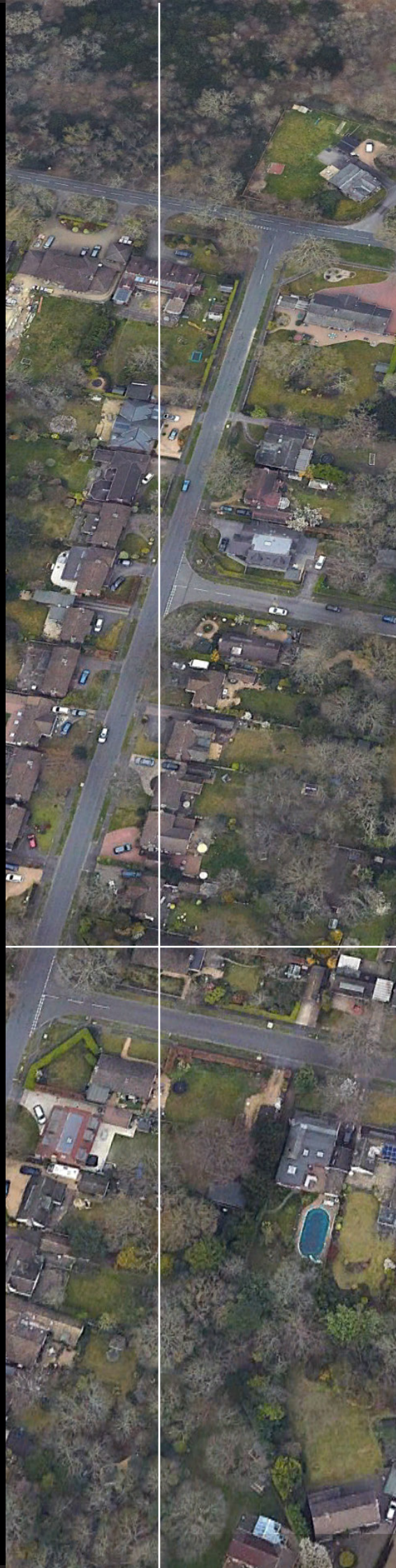


B.



38 Nichol Road Design and Access Statement

February 2024

BLUNN. ARCHITECTS

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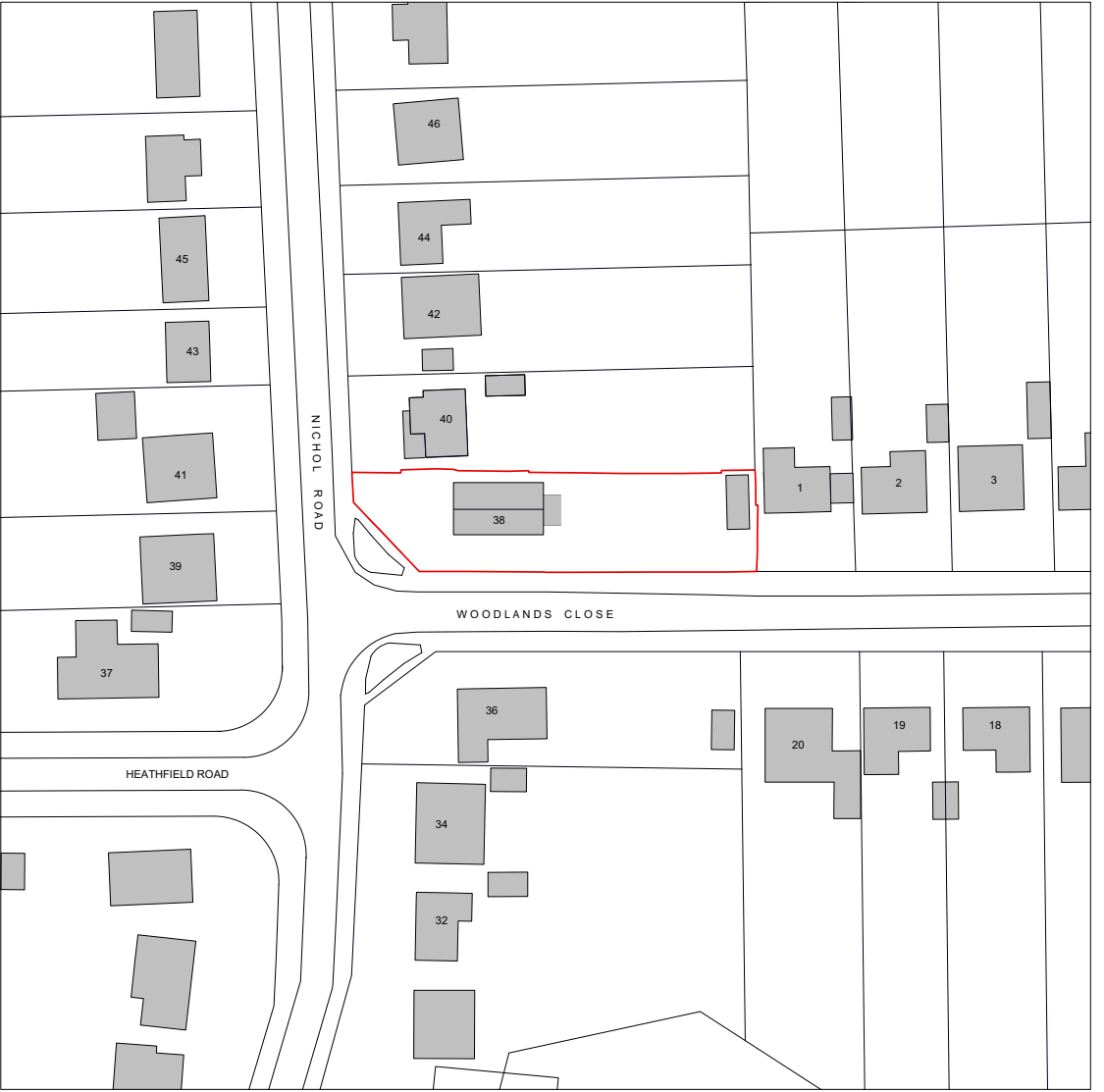
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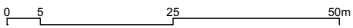
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01 Existing Location Plan
1:500



Introduction

This design and access statement has been prepared to support a planning application at 38 Nichol Road, Chandler’s Ford Eastleigh.

The application is for the demolition of the existing bungalow and single garage the construction of a replacement two- storey dwelling and guest annex with gymnasium.

This report also provides details of the design proposal, which are required to address the current owners needs of their family and visiting family members. One of the key aspects of the proposal is to design a replacement property with a careful consideration for the surrounding context.



Existing House

38 Nichol Road, positioned at the corner of Nichol Road and Woodlands Close, the house dates from the 1950s, and is characterised by its red/brown facing brick façade and a pitched roof finished with profiled brown clay/concrete tiles. Painted timber details, including windows, fascia boards, and soffits, enhance its architectural profile, complemented by unique porthole windows and a stone chimney. Brown plastic gutters and downpipes provide functional elements with a discreet presence.

Adding to its footprint, the eastern side hosts a single-storey conservatory featuring red/brown brick at its base, coupled with glazed windows and roof. Adjacent to this, on the eastern end of the property, stands a single-storey dual-pitched garage, clad in red/brown facing brickwork and crowned with clay roof tiles.

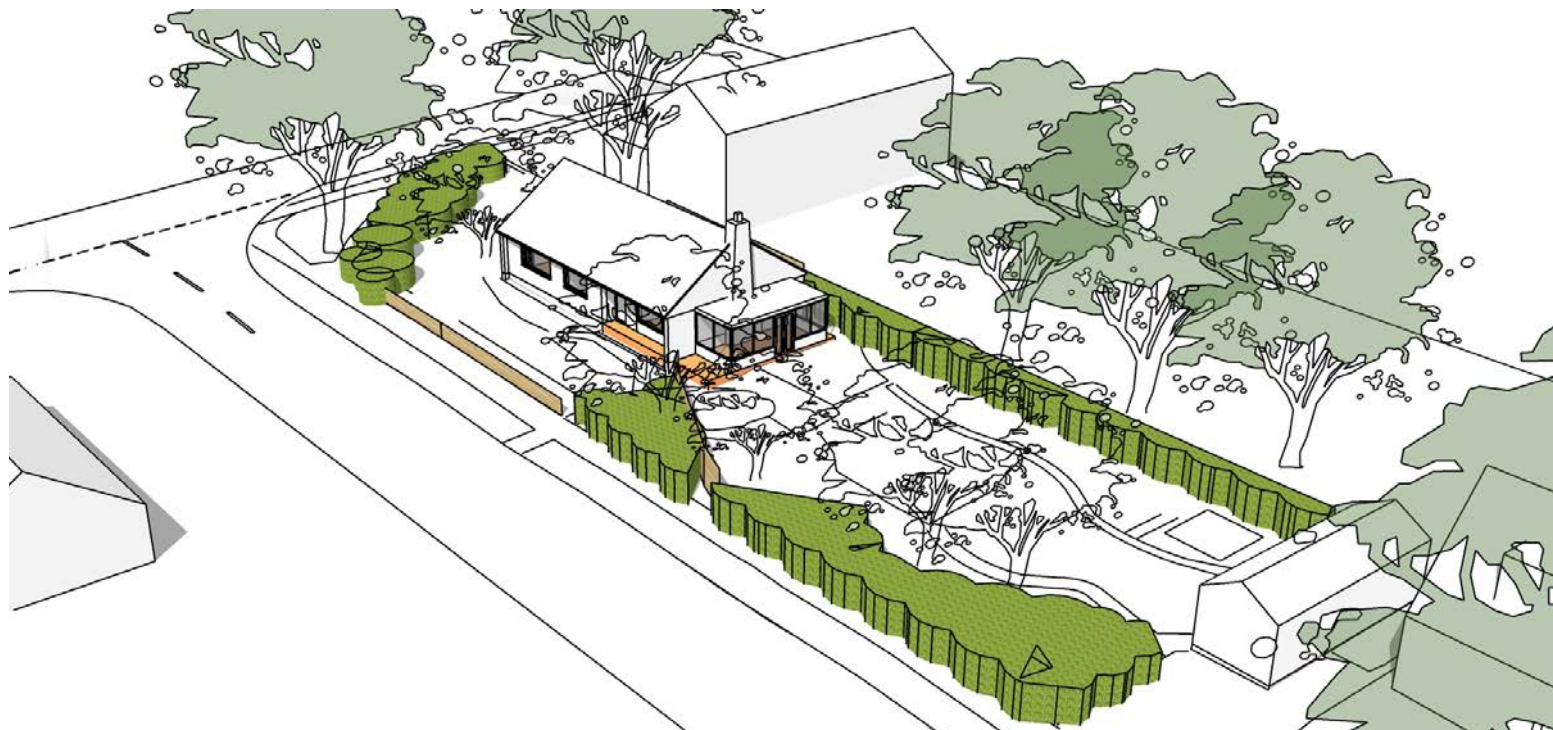
Access to the property is via two entry points. Pedestrian access from the south side, via Woodlands Close, is provided by a paved path, while a separate vehicle entrance is situated at the eastern end via Woodland Close. The front garden, adorned with a lawn, finds its shade under the mature tree standing at the corner of Nicol and Woodland Close. Meanwhile, the rear garden boasts mature plantings, a combination of lawn, and designated hard standing areas.



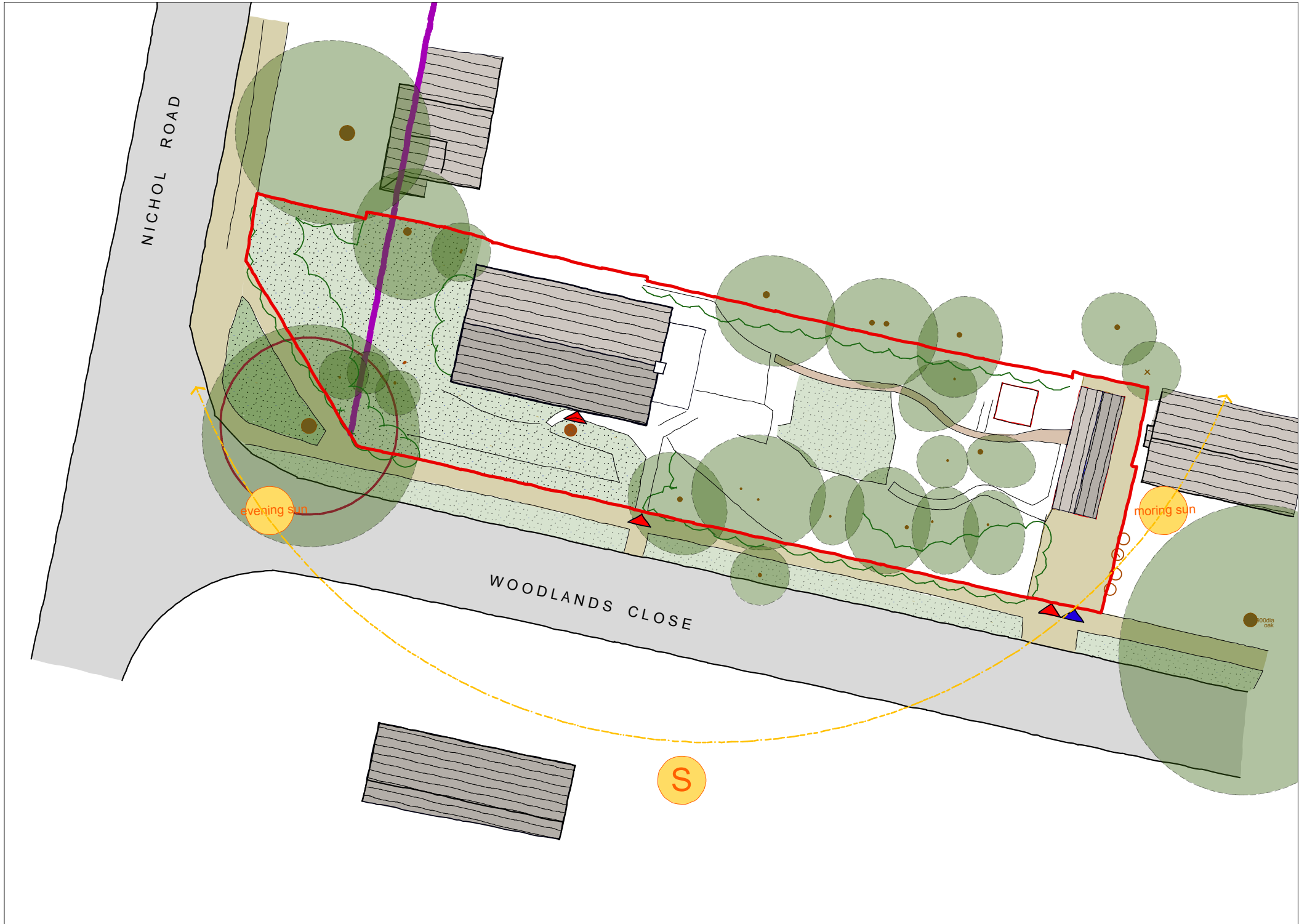


3D model

The images opposite show a digital model of the existing house and garage within the surrounding context. It highlights how much larger no. 40 Nichol Road is compared with no. 38.



Site Analysis



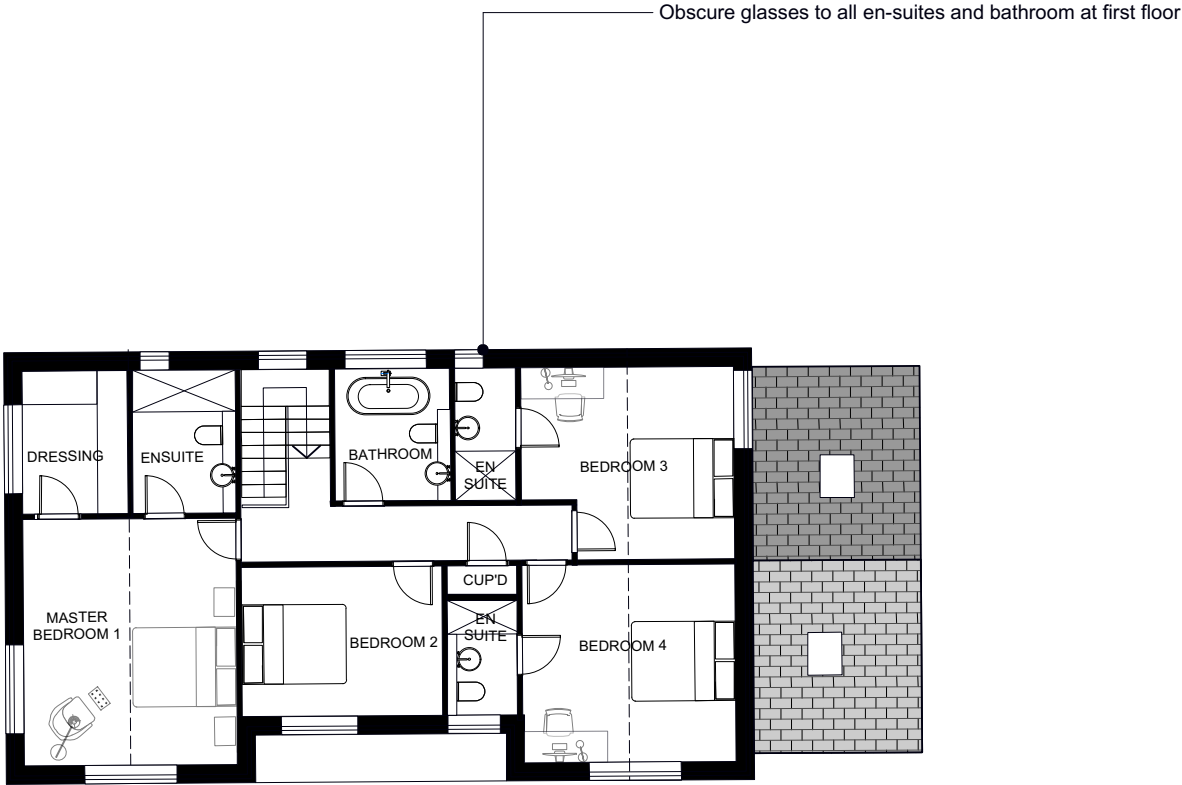
KEY	
SITE BOUNDARY	
ROOT PROTECTION ZONE (estimated)	
SUNPATH	
EXISTING ELECTRICITY CABLES	
DISTANT VIEWS FROM SITE	
ROAD NOISE	
BELOW GROUD DRAINAGE	
ACCESS POINTS	
PUBLIC PRIVATE	



Ground Floor Plan

Design Proposal_ Ground Floor Plan

- Formal entrance from Woodlands close into large hallway with cloak storage and feature bench.
- Generous stairs with North Facing Glazing.
- Family Room on western end of house.
- Small WC with small North Facing Window positioned under stairs.
- Study with view out to the south to the main entrance.
- Utility / Laundry with external access to the North and door into kitchen.
- Large open plan Kitchen / Dining and Living room added to the eastern end of the property with direct views and access to the garden. Large areas of glazing included with roof lights to increase light levels.
- Pitched roof over dining area.



First Floor Plan

- Master Suite situated on the west side of the house with dressing room and ensuite shower room.
- Family bathroom on the North side.
- Bedroom 2 on the Southern side.
- Bedrooms 3 and 4 with ensuite shower rooms..

First Floor Plan

External Studies



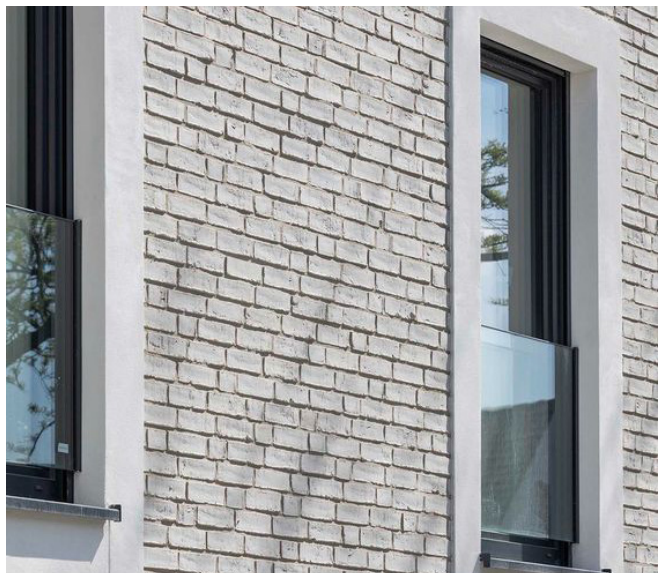
Sketch view from front of the house



Sketch view from corner of Nichol Road / Woodlands close



Sketch view



Materials

The materials for the proposed replacement dwelling are:

- The windows will be dark grey / black powder coated aluminium (3)
- The lower portion of the walls are to be buff coloured facing brick with feature soldier course.
- Window surrounds and cills to be stone / acrylic render detail
- The upper walls will be white / off-white acrylic render (1)
- The pitched roofs will be clad in slate. (5)
- The flat roof will be a grey single ply membrane
- Fascias boards and rainwater goods to be in dark grey / black aluminum
- Front door to be timber with glazed side panel.

Access

The existing main pedestrian access route to the house will be relocated to the west to align with the new front door position. For vehicles, a proposed new access point from Nichol Road aims to alleviate street parking, enabling cars to be parked off the street on the western end of the site, thereby reducing local congestion. This proposal also allows for an additional space to be created at the eastern end of the site, adjacent to the annex.

We sincerely hope that the planning authority will view this application favorably. While we believe the information is self-explanatory, should any aspect require further clarification, please feel free to contact us.

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