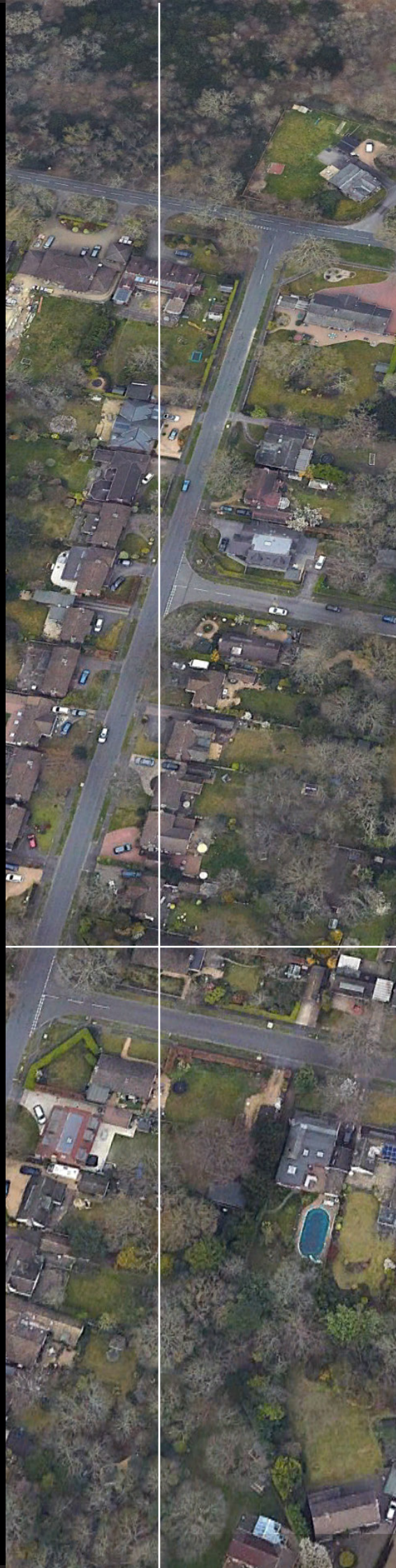


B.



38 Nichol Road
Design and Access Statement

May 2024

BLUNN. ARCHITECTS

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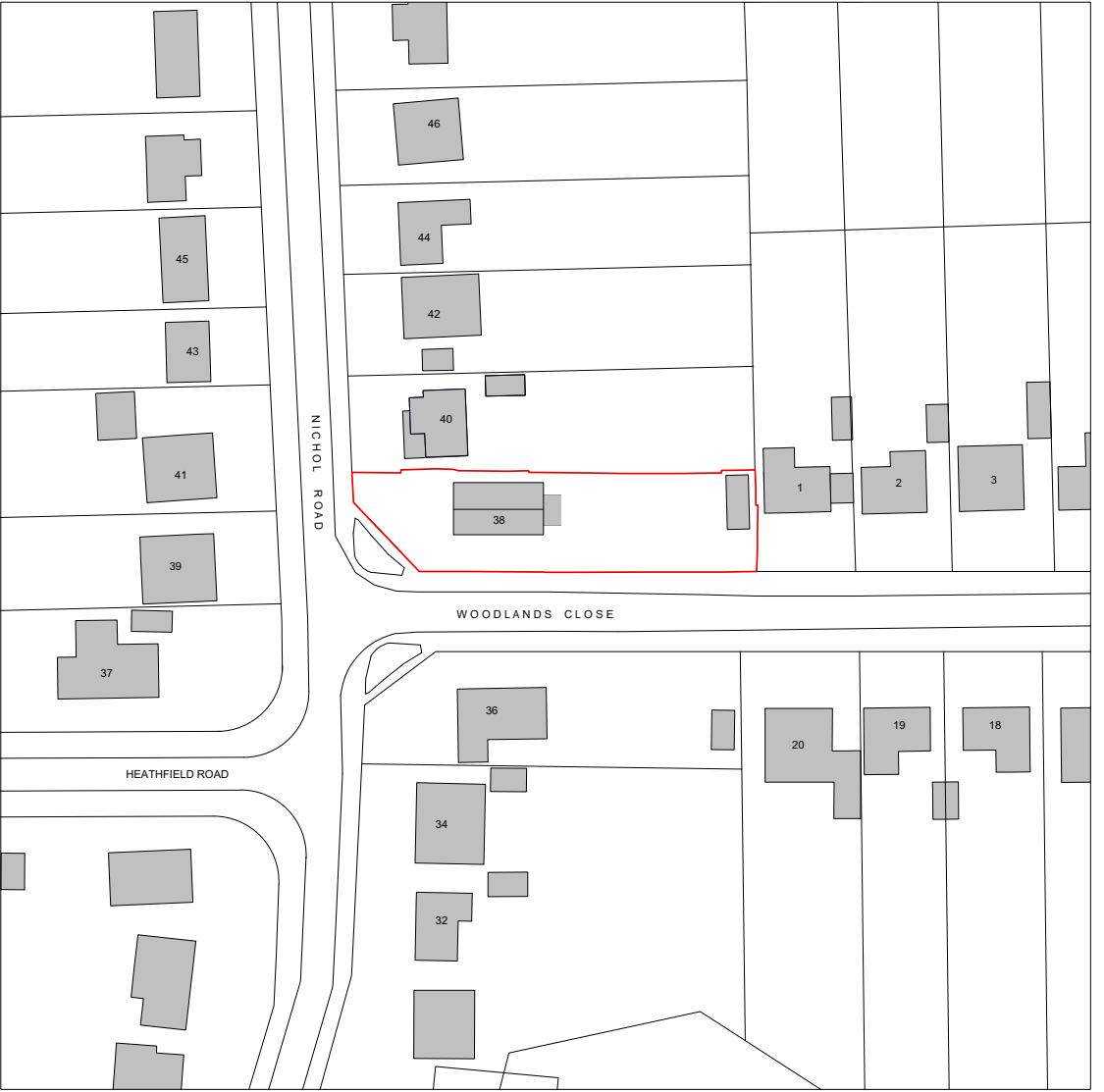
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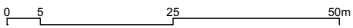
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01 Existing Location Plan
1:500



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 extension of the existing bungalow to form a two storey house, and the demolition of an existing single storey garage and construction of a 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.

Revised Planning Application

In consultation with Senior Planning Officer David Huckfield, the proposed house design has been revised and re-submitted to address the reasons that led to the previous design's rejection. The alterations made aim to ensure compliance with relevant policies and guidelines, enhancing the proposal's compatibility with the surrounding area and minimising adverse impacts.

1. Height, Scale, and Design Adjustments

The original design was rejected due to its height and scale, and an inappropriate form that did not align with the character of Nichol Road and Woodlands Close. Additionally, the urbanising boundary treatments were considered incongruous. To address these concerns the height and scale of both the replacement dwelling and detached annex have been significantly reduced. Boundary treatments have been redesigned to be more in keeping with the rural character of the neighborhood.

These changes aim to harmonize the new development with the existing street scenes, complying with Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 135 of the National Planning Policy Framework, and the Council's adopted Quality Places SPD and Character Area Appraisal for Chandlers Ford and Hiltingbury.

2. Impact on Neighboring Property

Concerns were raised about the previous design's potential harm to the amenity of No. 40 Nichol Road, due to overbearing impacts and loss of light. To mitigate these issues:

The dwelling's form, design, and siting have been adjusted to reduce its proximity to the shared boundary.

The height scale and form of the roof structure have been lowered to minimise overshadowing and preserve light and outlook for the neighboring property.

These modifications ensure the proposal aligns with Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 135 of the National Planning Policy Framework, and the Council's adopted Quality Places Supplementary Planning Document.

3. Arboricultural Impact

The initial submission lacked sufficient information regarding the impact on trees, which provide significant amenity value. To address this:

An arboricultural survey has been conducted by Matthew Rowden on behalf of Peter Yeates Arboriculture Ltd. The survey includes an updated tree survey, arboricultural impact assessment, method statement, and tree protection plan.

This comprehensive arboricultural documentation ensures compliance with Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 136 of the NPPF, and the Council's adopted Trees and Development Supplementary Planning Document.

4. Ecological Considerations

The previous design did not provide sufficient information on the potential harm to protected species and ecological features. To rectify this:

A phase 1 ecological survey has been undertaken by Aluco Ecology.

The survey evaluates the presence of protected species and outlines measures to ensure biodiversity net gains.

This ecological assessment ensures that the development adheres to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 180 and 186 of the National Planning Policy Framework.

These revisions demonstrate a concerted effort to address the concerns raised during the initial planning review, ensuring that the proposed development is more aligned with local and national planning policies and better integrated into its surrounding environment.



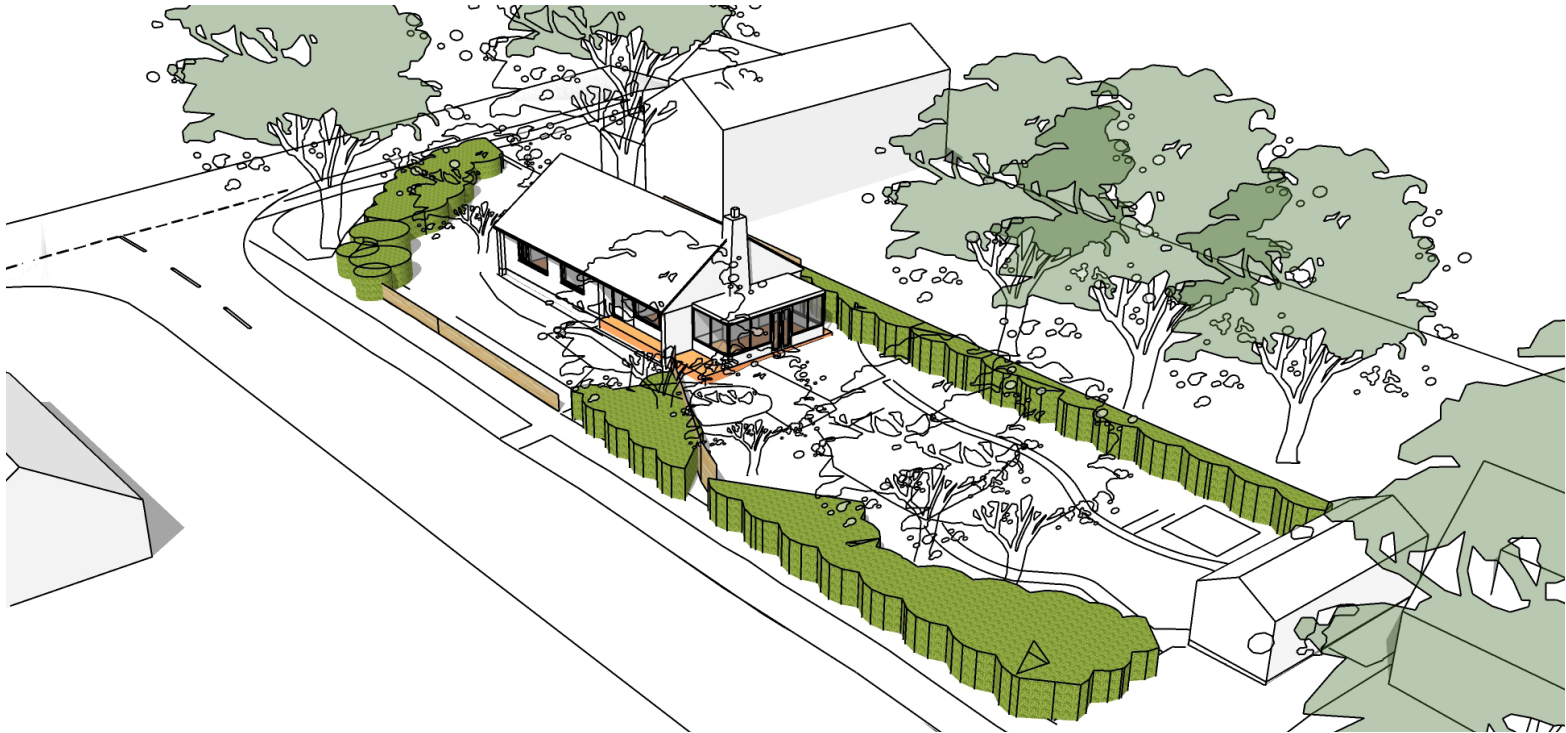
Existing House

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.

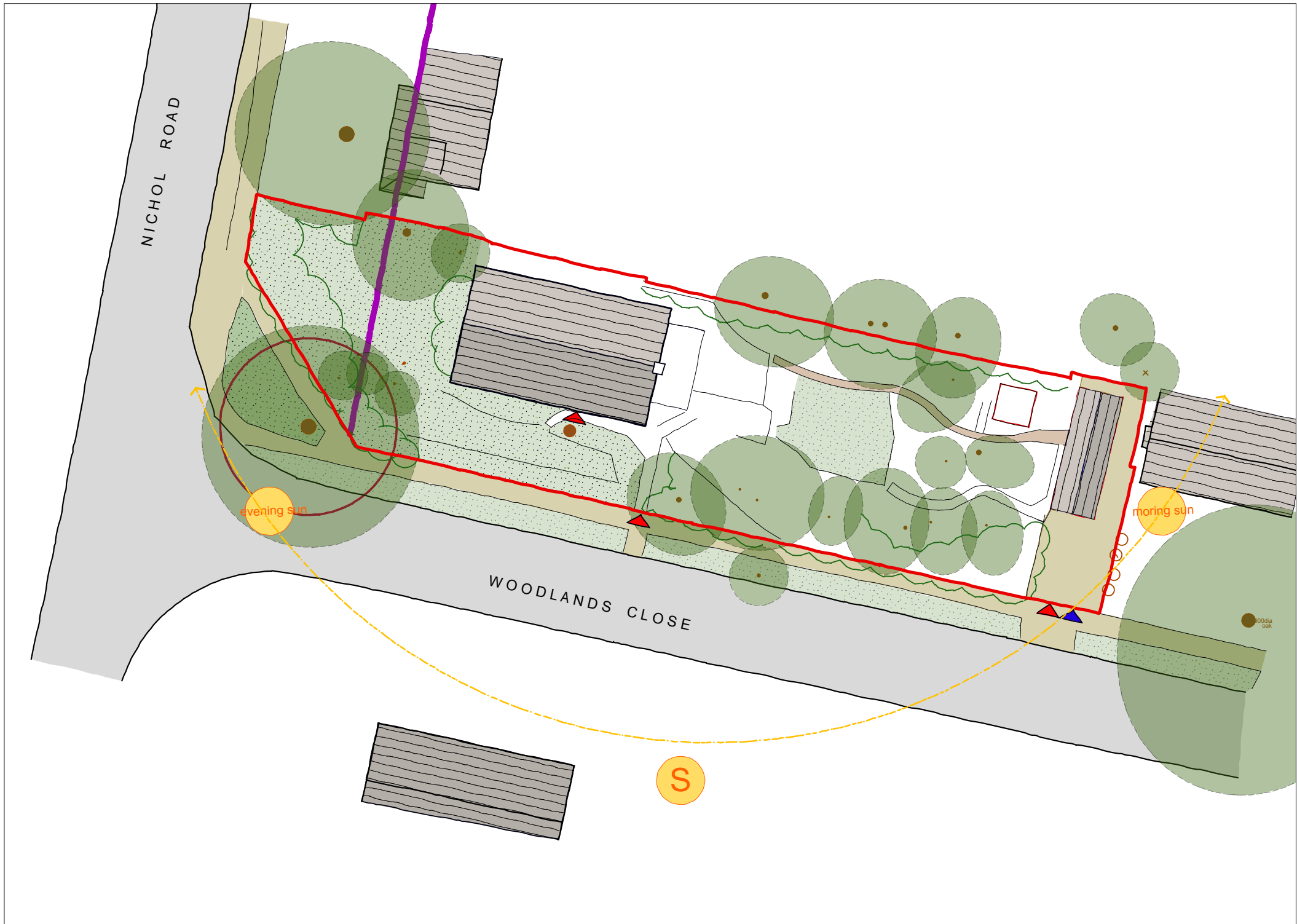




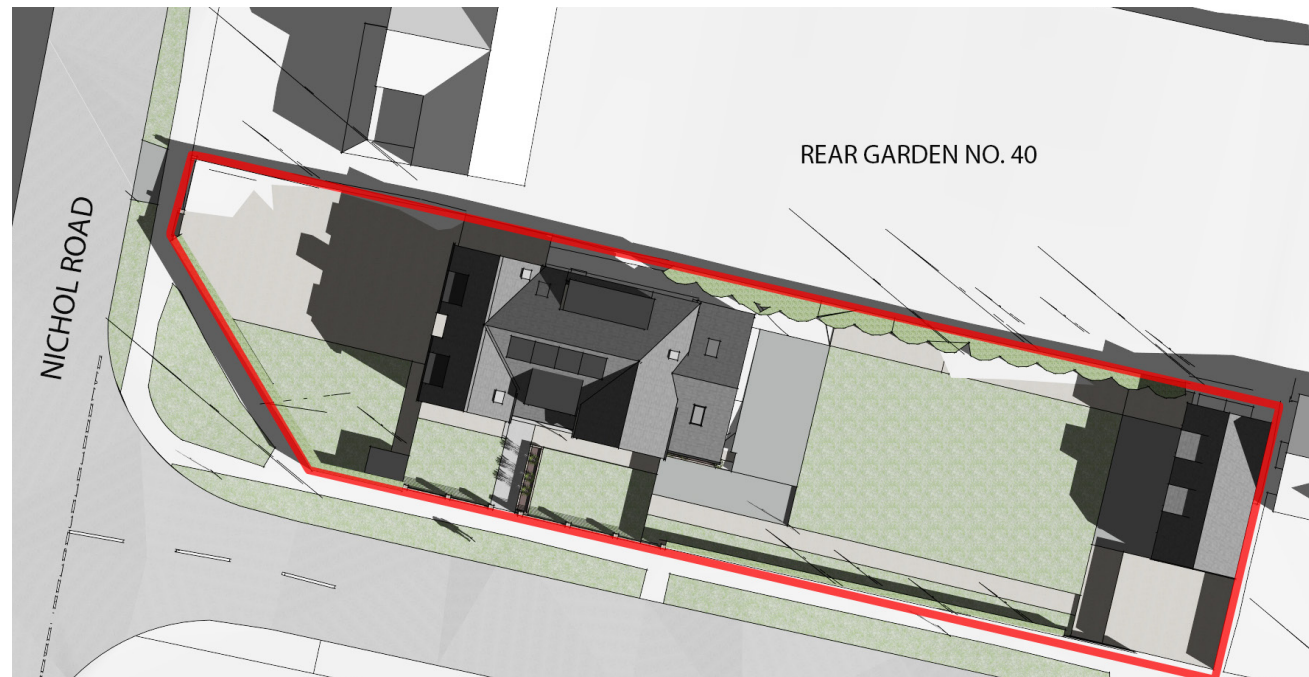
3D model

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.

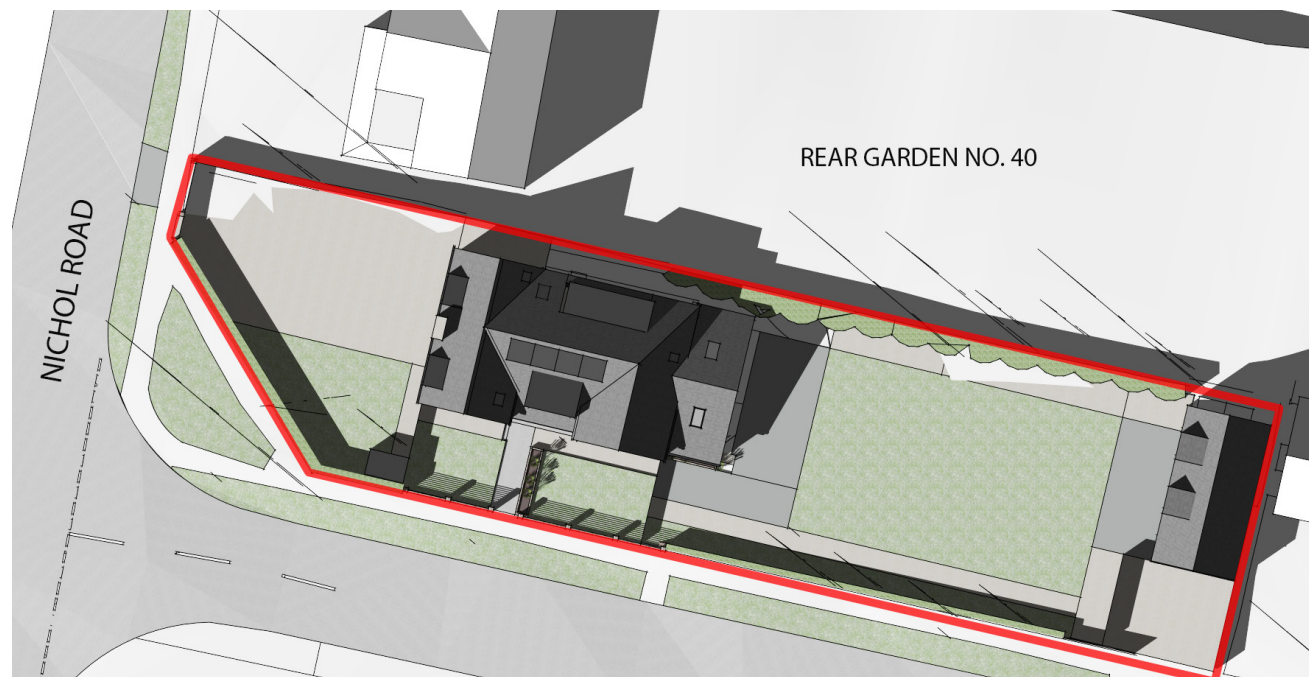
Site Analysis



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



March 21st 9:00am



March 21st 3:00pm

Overshadowing Analysis

Overshadowing diagrams are critical tools in assessing the impact of new developments on neighboring properties. In the case of Number 40, these diagrams illustrate that the proposed increase in the height of the house has a minimal effect on the amount of sunlight received in the garden. By comparing the diagrams of the existing structure with the proposed one, it becomes evident that the shadow cast by the taller building does not significantly extend into the garden of Number 40 during key times of the day, especially during the spring and summer months when outdoor space usage is at its peak.

According to the UK Planning Policy, specifically the guidelines outlined in the “National Planning Policy Framework” (NPPF) and the “Building Research Establishment” (BRE) guidelines, a development must avoid unacceptable overshadowing that would adversely affect the use and enjoyment of a neighboring property’s outdoor space. The BRE guidelines provide a quantitative measure, suggesting that at least half of the garden or amenity area should receive at least two hours of sunlight on the 21st of March. The overshadowing diagrams for Number 40 show compliance with these guidelines, indicating that the proposed development would not result in an overshadowing that breaches these limits.

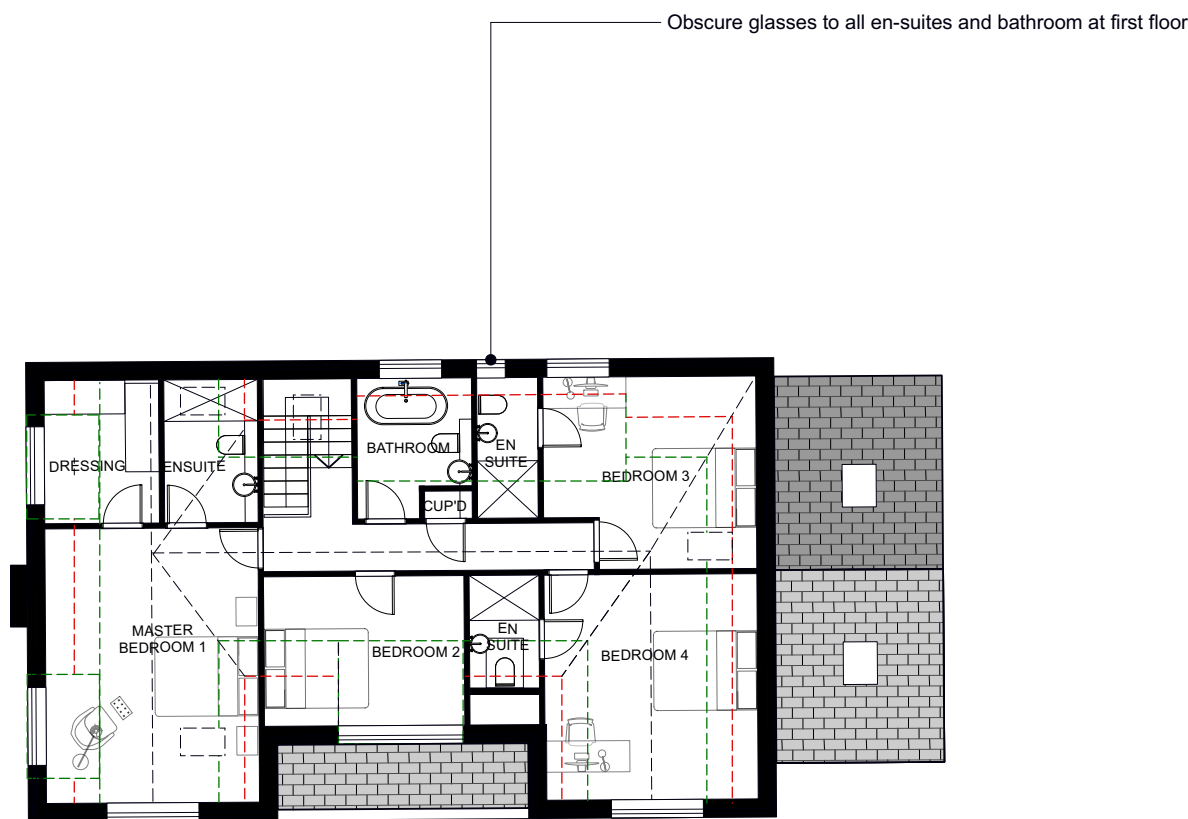
Thus, by adhering to the NPPF and BRE standards, the overshadowing diagrams substantiate that the garden of Number 40 remains largely unaffected by the increased height of the proposed house, ensuring that the development is in line with UK planning policy.



Ground Floor Plan

Design Proposal_ Ground Floor Plan

- Formal entrance from Woodlands close into large hallway with cloak storage and feature bench.
- 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

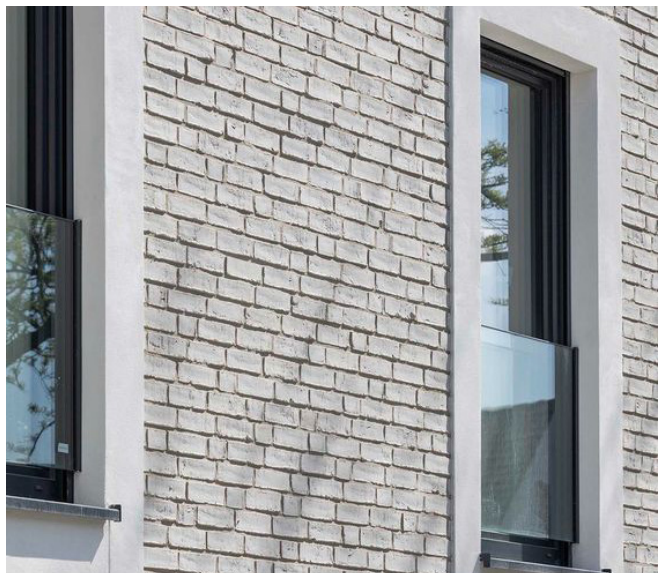
- Master Suite situated on the west side of the house with dressing room and ensuite shower room.
- Family bathroom on the North side.
- Bedroom 2 on the Southern side.
- Bedrooms 3 and 4 with ensuite shower rooms..

First Floor Plan

External Studies



Sketch view from front of the house



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 aluminium
- 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 hope that the planning authority will view this amended 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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