

Design and Access Statement

Proposed Development: 56 Nichol Road, Chandlers Ford, SO53 5AW

1. Use

56 Nichol Road currently comprises a detached single storey 1960's bungalow within its own spacious plot. This statement supports an application for a two storey (with basement) replacement dwelling. The properties along Nichol Road consist of a mix of single storey and two storey properties with no overriding architectural style though they are predominantly of traditional construction with vernacular forms. The new design will maintain a large attractive garden, ensuring minimal environmental impact and enhancing the residential area's aesthetic. The house will provide ample living space for the current family and future plans to accommodate grandparents.





2. Amount

The application site is located within the built up area of Chandlers Ford. The site extends to 0.10 ha and comprises a single detached dwelling bungalow. The existing bungalow is a single storey dwelling of approximately 155m² internal floor area and in need of significant maintenance. It is of traditional construction and features brick and rendered walls and concrete tiles on a pitched roof with a flat roof area. Windows are mainly single glazed. The land surrounding the application site is largely residential in use and has a varied density of development.

The total built area of the proposed development will be approximately 550 square meters, including the basement. The current building line will be maintained which is slightly set forward compared to no. 54. The separation between buildings will also be maintained on either side.

3. Layout

The proposed replacement dwelling has been positioned on the site to sit directly on the existing footprint, with an increase of ~1m to the north. It is considered that the design is a significant improvement on the existing bungalow and will add to the street scene with a high quality layout and design as per 'Planning Policy Guidance Note 3'. The proposed scheme meets the requirements of Local Planning Policies regarding the scale, character and massing of new development, and the impact of new development on the surrounding area.

Ground Floor: The entrance opens into an expansive living and dining area, connected to the kitchen, creating a seamless flow. The kitchen is adjacent to a utility room. A spacious study ensures accessibility for future needs (converting into ground floor bedroom if required).

First Floor: Features the master bedroom with en-suite and walk-in closet, and four additional bedrooms, two en-suite, and a shared family bathroom. Large windows will ensure plenty of natural light.

Commented [1]:

Matt are you able to comment on ratio of land used based on measurements?
Also have I got all the dimensions correct?

Basement: Designed as a flexible space, it includes a gym, play/music room, storage, and a dedicated plant room for the MVHR system, air source heat pump, solar batteries and rainwater harvesting system, among others.

4. Appearance

The exterior design respects the character of the neighbourhood while incorporating modern elements which are commensurate with the size and quality of houses in the area. The materials will include a combination of brick, wood cladding and render (front only), with a pitched roof maintaining a balanced ridge height. Highly efficient Double-glazed windows and solar panels will be integrated to enhance the building's sustainability.

The surrounding area presents no overriding character or building design that should be referred to however we include some properties which provided inspiration...

The proposed replacement dwelling will uplift the northern entrance to Nichol Road whilst maintaining the quality housing standard. It also respects the residential amenities of nearby dwellings with no first floor windows from habitable rooms facing the side boundaries.

We aim to avoid any negative impacts on the surrounding landscape and neighbouring properties by utilising existing and natural screening/topography and providing sensitive design choices so that the character and appearance of the site is preserved and enhanced.

Commented [2]:

Can refer to some pictures of houses in the area, some of which you have designed :-)
See powerpoint slide





5. Scale

The proposed replacement dwelling is for a five bedroom detached house. The site is sufficiently large to accommodate the size of building proposed and space is still provided between the building footprint and the side boundaries. The ground floor footprint of the proposed new house is only slightly wider than the existing bungalow, with the addition of a sunroom to the rear.

The proposed house will be approximately one and a half stories in height when viewed from the street, maintaining a good ridge height that ensures it is not overbearing. The scale of the building will be consistent with the surrounding properties, blending harmoniously with the existing streetscape. This development is in line with the local trend of properties gradually increasing in

height and size as owner-occupiers extend to accommodate changing family situations and modern healthy living.

6. Access

The application site is located off of Nichol Road. The design proposes to use the existing access drive serving no. 56 for access and appropriate turning for vehicles. There should be no need for parking off-site. The proposed access will not require the removal of any trees or hedgerows. The proposal includes garages and three car parking spaces (including an electric vehicle charging point), however there is a local bus service and there is a train station in Chandlers Ford within walking distance. There are local shops within easy walking distance and a supermarket within Chandlers Ford centre. The proposed scheme will comply with Approved Document M (Access to and the Use of Buildings) of The Building Regulations 2000. Consideration will also be given to the requirements of the Disability Discrimination Act. Basement access will be via internal stairs to the ground floor, designed to meet safety and accessibility standards.

7. Drainage Considerations

The development will include a comprehensive drainage strategy:

Rainwater Harvesting: Collects rainwater for non-potable uses such as toilet flushing and garden irrigation, reducing mains water demand.

Sustainable Urban Drainage Systems (SuDS): Permeable paving in the driveway and garden areas will be implemented to reduce surface runoff and manage stormwater effectively.

The proposed replacement dwellings will connect to the mains drainage. A direct connection will be requested from Southern water as the existing system which connects to no. 54 is of poor quality, composed of pitch fibre that has deformed with tree root ingress, and at risk of delamination.

8. Climate Change Strategy

The house will integrate sustainable technologies to minimise its carbon footprint:

Solar Energy: Photovoltaic panels on the roof will generate renewable energy.

Air Source Heat Pump: Provides efficient heating and cooling, reducing reliance on fossil fuels.

Mechanical Ventilation with Heat Recovery (MVHR): Ensures excellent indoor air quality and energy efficiency.

Highly Efficient Double-Glazed Windows: Reduce heat loss and enhance thermal performance.

High-performance cavity wall insulation and passive slab in basement for superior thermal performance.

9. Biodiversity Enhancement

To enhance local biodiversity, the development will include:

Planting Trees and Shrubs: A variety of native trees and plants will be introduced in the garden to create habitats for local wildlife and improve air quality.

Bat Box Installation: A bat box will be integrated into the building to provide roosting opportunities for bats, contributing to the conservation of these important nocturnal pollinators.

Swift Box Installation: A swift box will be installed to encourage nesting of swifts, supporting the local bird population and promoting biodiversity.

10. Context and Integration:

The character of the area is dominated by detached properties set back from the road and screened by mature landscaping. There is a mix of single, 1 1/2 and 2 storey dwellings, many of which have been altered and extended over the years. The existing property has little architectural or sustainability merit.

The house will be well integrated in terms of mass, scale, materials, layout, density, design, and siting, ensuring harmony with adjoining buildings, spaces, and views.

Amenities: The development will not have an unacceptable impact on the amenities of future and existing residents, avoiding loss of light, outlook, or overlooking. Side windows will have privacy glass with top openings to maintain privacy for both residents and neighbours.

Parking: Adequate onsite car parking will be provided for 3 cars, meeting the required levels.

Environmental Protection: The development will not involve the loss or damage of important trees, habitats, or protected species, maintaining the ecological balance of the area. In fact biodiversity will be further enhanced by the placement of integrated bat and bird boxes, as well as planting native plant species to provide natural habitats and food sources to support local wildlife.

Summary

The proposal to convert the existing 1960s bungalow into a modern 2-story home with a basement aims to create a sustainable, comfortable living space that respects the neighbourhoods character. The development will include advanced energy-efficient systems and sustainable technologies, ensuring minimal environmental impact. The design will accommodate the current family and future needs, providing a welcoming and functional home for generations to come. The house will blend seamlessly with the surroundings while maintaining a large garden and ensuring no impact on existing trees. Additionally, the project will actively enhance local biodiversity through the planting of native trees and plants, and the installation of bat and swift boxes. The development aligns with local policies, integrating well into the community and enhancing the area's overall aesthetic and functionality.