



Figure 1 Front Elevation

DESIGN & ACCESS STATEMENT

2 STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS

89 Kingsway, Chandlers Ford, Hampshire SO53 1FD

Mr D and Mrs E Muller

TEMPLE FORD DESIGN architects
Suite K Anchor House, School Lane, Chandlers Ford, SO53 4DY

Revision A | April 2025

Client and Brief



Figure 1 Location Plan Streetwise Licence 100047474 Crown copyright and database rights 2025

1. Mr and Mrs Muller are the owners of Number 89 Kingsway, and south of Hiltingbury Road in Chandlers Ford, Temple Ford Design Ltd have been appointed to prepare existing and proposed drawings for a planning application to extend their home
2. The application will comply with The National Planning Policy framework, Planning Practice Guidance, The Eastleigh Borough Local Plan 2016 - 2036 Strategic Policies S1 and S2, Development Management Policies DM1, DM2, DM11 and DM14. Reference has also been made to the Supplementary Planning Documents Quality Places, Residential Parking Standards and Character Area Appraisals
3. The house is a traditionally built detached two-storey property on the east side of Kingsway in Chandlers Ford which lies within the urban edge where the principle of development is acceptable. Previous alterations include a single storey rear extension
4. The dwelling has a profiled concrete tile finish to the roof, multi-red facing brickwork to the walls and double-glazed uPVC windows and doors. In its current form, it comprises a porch, hallway, living room, playroom, kitchen, dining and study to the ground floor with 4 bedrooms and a bathroom to the first floor. The property also has a large gravel front drive, and a garage attached to the South elevation



Figure 2 Front elevation

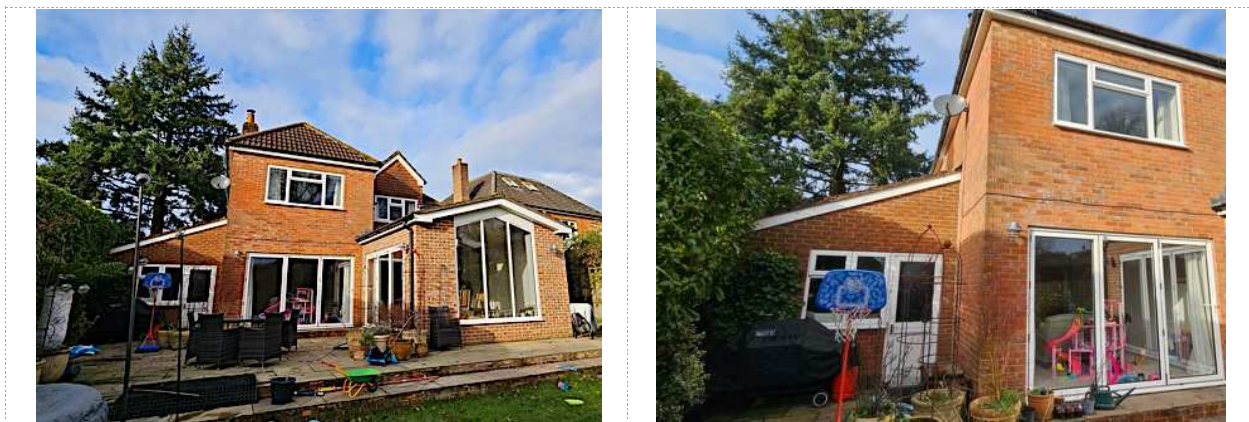


Figure 3 Rear and west elevations

Context

5. The context of the immediate area in relation to this proposal is defined as medium density, and the architectural language is a mix of medium to large two-storey, 20th century, detached dwellings built in brick with tiled, pitched roofs. Kingsway is tree lined with landscaped boundaries and front driveways.
6. Rear gardens are moderately sized and screened by mature planting and trees, protecting neighbour's privacy. Many properties in this desirable location have been altered, extended or renovated.

Planning History

Application No. T/20/88436		August 2020	Consent under tree preservation orders	Permitted
Application No. F/14/75437		October 2014	Single storey rear extension	Permitted
Application No. Z/05981/006/00	No.	April 1999	First floor rear extension with dormer	Permitted
Application No. Z/05981/005/00	No.	May 1997	Addition of pitched roofs to replace existing flat roofs	Permitted
Application No. Z/05981/004/00	No.	February 1989	Erection of Garage	Permitted

Application Z/05981/003/00	No.	February 1989	Two storey rear extension and erection of garage	Permitted
Application Z/05981/002/00	No.	November 1988	Erection of Garage	Permitted
Application Z/05981/001/00	No.	June 1987	Single Storey Rear Extension	Permitted

Design and Layout

7. The proposals at ground floor level include
 - a. a garage extension to provide additional storage space and a new porch and an additional bedroom and en-suite over the garage at first floor level
 - b. The construction of the existing porch is poor. The new porch will be built with a brick plinth, an oak framed super structure and pitched tiled roof in context with the existing dwelling and provides better security
8. The materials are designed to be in keeping with the existing house and in context with the locality, and include
 - a. Concrete tiled roofs
 - b. Multi-red facing brick walls with plain clay hanging tiles to the first floor
 - c. White Upvc double glazed windows
 - d. Brick plinth and oak framed superstructure to the enclosed porch
9. The proposals retain good amenity space and do not reduce the parking. There is space for 3 cars in the gravel driveway and 1 car in the garage

Residential Amenity

10. The group of properties, numbers 87 to 95 are all built close to the boundaries. The north side boundary of number 87 is close to the number 89. Some loss of natural light will result from the proposal but as this is not the principal elevation, screened by a mature hedge, the impact on number 87 will be minimal
11. In addition the new bedroom and en-suite extension above the garage has a pitched roof and blank wall on the boundary so there are no overlooking issues. The window on the east elevation overlooks the garden, and the en-suite window overlooks Kingsway, and will not affect the privacy of neighbours

Biodiversity

12. A phase 1 Preliminary Roost Assessment has been carried out by Vesper Conservation and Ecology on 15/04/2025 and is included with the application
13. The conclusion notes that the building is a bat roost, and one Brown Long Eared bat was seen entering the house. The building is not considered to be suitable for a bat roost, but two bat access tiles are to be incorporated into the roof with a hole cut in the felt to allow access into the roof void. This is included in the proposed drawings

Trees

14. An Arboricultural Impact Assessment and method statement has been carried out by G Tree Ltd. and is included with the application. The report includes a method Statement for carrying out the work and defines the areas where Ground Protection, Tree Protection Fencing and Excavation is to be carried out with caution
15. The rear garden is a Construction Exclusion Zone and the contractor will be prevented from having Access to the garden

Performance and Climate Change

16. Reference has been made to the Eastleigh Borough Council Climate and Environmental Emergency Strategy, 2020 – 2030. The construction will be designed on principles of reducing heat loss and saving energy. A high standard of detailing will minimise carbon emissions, providing sustainable air-tight construction, and high levels of thermal insulation. Materials will be sourced locally where possible.
17. Shading to reduce heat gain particularly from the west, a heat recovery system, roof lights to provide natural lighting, low energy light fittings and aerated water saving devices will be included.
18. Foul drainage and surface water drainage will run into the existing house system with new additional drainage being minimal.

Flooding

19. The environment agency flood risk map does not indicate that 89 Kingsway is at specific risk of flooding

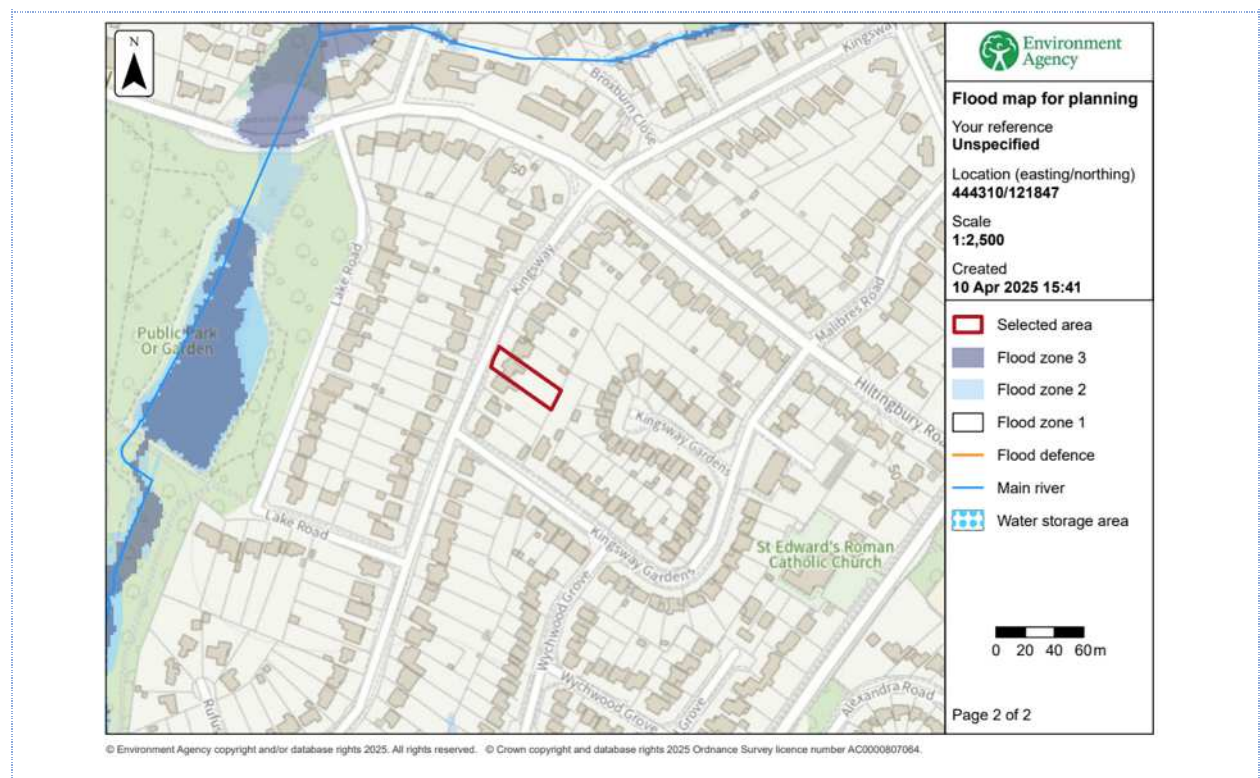


Figure 4 Flood Risk Map

Conclusion

20. The proposals have been carefully considered and designed to provide a first-floor extension which reflects the style and materials of the existing house and the overall context of the dwellings on Kingsway
21. The resilient design of the extension will provide secure, sustainable, and improved accommodation, and no loss of amenity to adjoining properties. The applicant kindly requests approval of the proposal

Existing Plans & Elevations



Figure 8 Existing Plans

Proposed Plans & Elevations



Figure 9 Proposed Plans