

Design and Access Statement

25 Hursley Road
Chandler's Ford
Hampshire
SO53 2FS

Convert the loft store into additional rooms for use of a residential dwelling (Flat 3)



October 2025
Revision 00

1.0 – Introduction

- 1.1 BAS Property Consultants have been instructed to act as Architect/Agent in respect of developing a design for the partial change of use of the building to residential use.
- 1.2 A previous Permitted Development (with Prior Approval) for the change of use to the rear of the building and upper floors from commercial (Use Class E) to residential (Use Class C3) was granted on 18/08/2025; application reference PN/25/99720.
- 1.3 Since this approval it has been determined that there is sufficient space in the loft to add a bedroom to one of the newly formed flats, Flat 3.

2.0 - Site Context

- 2.1 The application site sits at the bottom of Hursley Road, approximately 200m north from Chandler's Ford train station.
- 2.2 The site is not in a Conservation Area.
- 2.3 The building is not Listed nor a Scheduled Monument.
- 2.4 The site does not sit within an SSSI or RAMSAR nature conservation area.
- 2.5 The site lies in Flood Risk Zone 1 and is 160m from the nearest body of water (Monks Brook).
- 2.6 The site has no known contaminants, lies in an area with max radon potential of less than 1% and isn't within the Eastleigh Air Quality Management Area.
- 2.7 The location at the south end of Hursley Rd, Chandler's Ford comprises predominantly of residential properties with the exception of a row of commercial/retail units at the ground floor of 3 buildings including that of this site.

3.0 – Existing Site Specifics

- 3.1 25 Hursley Rd was built at the beginning of the 20th Century along with the adjoining building at number 27.
- 3.2 The building is of traditional masonry construction with red brick walls, of which the side elevation has been rendered. The main roof is slate, the connected outhouse has a metal roof and connecting linkage has a felt flat roof. The doors and windows are mix of white uPVC and aluminium.
- 3.3 The building was previously used as a swimming pool show room, and was granted the change of use on 18/08/2025 (ref. PN/25/99720); "Change of use from commercial/business/service space (Use Class E) to rear and first floor to 2 x 1 bed and 1 x 2 bed flats (Use Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). A ground floor front commercial (Use Class E) unit is proposed to be retained."

- 3.4 The upper floor flats are accessed from the door on the front elevation via an internal stair.
- 3.5 The site has vehicular access directly from Hursley Road.
- 3.6 The site has 2 parking spaces at the front for the commercial unit and 4 parking spaces at the rear for the flats, 1 per flat and 1 visitor as agreed in previous application (PN/25/99720).
- 3.7 The site has a local bus stop 20m down the road outside the Monks Brook pub and is approx. 5 minutes walk to Chandler Ford train station.

4.0 – Proposal

- 4.1 The loft conversion in this application will only affect Flat 3 formed by the previous Permitted Development application PN/25/99720.
- 4.2 The revised layout will move the previously proposed bedroom into the loft space, along with an additional bedroom and shower room, leaving the first floor largely as living/diner/kitchen with a WC and circulation space.
- 4.3 The enlarged flat will be 72.9m², which meets the Nationally Described Space Standards for a 2 bedroom 3 person flat, also meeting the NDSS requirements of storage area and bedroom sizes.
- 4.4 A new stair will be added to the entrance hall of Flat 3 to connect the first and second floors in a more suitable location than the existing.
- 4.5 In order to increase the usable floor area of the second floor master bedroom a rear facing flat roofed dormer window is proposed, along with a roof light this will provide the room with natural light and an outlook. A roof light in the second bedroom will provide it with natural light and an outlook to the rear.
- 4.6 In order to maximise the space the redundant chimney will be removed in full.

5.0 – Design and Access

Amount and scale

- 5.1 There is no increase to the footprint or externals of the building as part of this proposal.
- 5.2 There is no increase in height of the building.
- 5.3 The proposal sees the addition of 31.6m² floor area to recently approved Flat 3.

Appearance

- 5.4 The outward appearance of the building will largely remain the same as existing. The only changes being in the roof; removal of the chimney, new rooflight on the front elevation and a new roof light and dormer window on the rear elevation.

Access

- 5.5 Pedestrian and vehicle entry to the site and to the building will remain unchanged from the previous application.

- 5.6 The loft space will be accessed from a new building regs compliant stair in the entrance hall of Flat 3.

Layouts

- 5.7 Minor internal alterations are proposed to the first floor, while the second floor is divided up from 1 open space into 3 separate rooms, and a central circulation space linking them together and to the first floor via the stair.
- 5.8 Access to existing storage to the rear and eaves is possible via a door in bedroom 2.
- 5.9 All habitable rooms have openable windows for natural light and ventilation.
- 5.10 The flats has been designed in accordance with the 'Nationally Described Space Standards' and meet or exceed the GIA requirements described in this document.

Car Parking

- 5.11 The proposed amount of car parking remains as per the previous application (PN/25/99720) with 1 space allocated to Flat 3. The arrangement of the parking has been amended to match the existing layout.

Bins and Bicycles

- 5.12 The proposal maintains the scale of proposed bin and bike storage as per the previous application (PN/25/99720) with an independent bike shed allocated to Flat 3 and communal bin store - all located in an amended layout but still in the rear adjacent to the car parking.

6.0 - Conclusion

- 6.1 The proposed changes to Flat 3, so to incorporate the loft space, have no effect on the use or amenity of the building as a whole as approved in the previous application (PN/25/99720).
- 6.2 The proposed enlargement of Flat 3 will improve the quality and usability of the flat and of the development as a whole.