DESIGN & ACCESS STATEMENT

Replacement dwelling at:

6 Grosvenor Road
Hiltingbury
Chandlers Ford
SO53 5BW

Rev. D

Prepared by Crafted Architects

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1 SITE & SURROUNDINGS

1.1 The site is located in the Kingsway area of Chandlers Ford. This is a suburban, predominantly residential area. Grosvenor Road is characterised by large, detached houses set in spacious plots. Houses are varied in age, appearance and size, mostly two storeys, with a few bungalows remaining.

1.2 The site is accessed from the road to the south, crossing a footway and dropped kerb.

1.3 The site is currently occupied by a bungalow positioned in the centre of the plot and facing the road. It uses most of the width of the site and consists of a core element with a pitched roof and gabled projections to the north and south. It is rendered with a concrete tile roof and bay windows.

1.4 There are some mature trees in the north east corner of the site, affording it a good degree of privacy from the properties to the north. Hedge planting and close board fences define the boundaries to the north, east and west of the site while the frontage is more open, contained by a low brick wall. The frontage is more extensive than most other properties and the building footprint is notably larger than the surrounding two storey houses, meaning the rear garden is smaller.

1.5 There is no singular style of building along Grosvenor Road – development of the area started in the post-war period and continued over the following decades. There remain many 1950s houses which are characteristic of the

Fig.1 – Satellite view of the site

period, built using modern, readily available materials (stock brick and concrete/clay tiles) and with varied use of roof form – hips, gables and swept eaves. Window sizes are generous and there are architectural features such as bay windows and chimneys. Many of these properties have been modernised and extended. Some bungalows have been replaced with two storey houses; newer properties are generally complementary to the existing built form in terms of scale and appearance but use a wider variety of materials. Alongside brick there is render, timber cladding and tile hanging. There is consistency in plot layout – houses are set back from the road to provide driveway parking and small gardens fronting the road, they are built close to the side boundaries and most have good size rear gardens. Figures 6-11 illustrate the variety of building styles.

Fig.2 – South elevation and frontage

Fig.3 – North elevation

Fig.4 – East boundary

Fig.5 – West boundary

Figs 2-5 – Existing bungalow

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Fig.6 – 4 Grosvenor Road – 2 storey hipped bay window and integral garage

Fig.7 – 8 Grosvenor Road - gables, swept eaves

Fig.8 – 12 Grosvenor Road – rendered walls; cropped hip and swept roof

Fig.9 – 3 Grosvenor Road – bay windows with faux framing to rendered gable infill; symmetrical frontage

Fig.10 – 125-127 Kingsway – contemporary style with glazed gables and Juliet balconies

Fig.11 – 136 Western Road – timber clad gable over large bay window

Figs 6-11 – Surrounding buildings

2 DESIGN PRINCIPLES

2.1 The applicants aim to replace the bungalow with a new two storey house to make more efficient use of the site. The location is ideal for families, being well connected to schools and other community facilities, and it is considered that a larger home over two floors would make a more suitable family home than a bungalow.

The recent pandemic has changed working habits for many and more space to live and work at home is increasingly necessary. The applicants are both intending to work from home at least part of each week, with daily commuting to London being reduced bringing an environmental benefit.

2.2 The new building is designed to integrate with its surroundings while embracing a refreshing contemporary appearance.

2.3 There is an opportunity to enlarge the rear garden by reducing the building footprint.

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3 MATERIALS, FORM & APPEARANCE

3.1 The new house has flexible accommodation over two storeys and an integral single garage. The upper floor is set partially within the roof space to set the overall height of the house so that it is in line with the neighbouring properties.

3.2 Like the existing bungalow, the house is formed by a core central element with gabled projections facing the road, reflecting the traditional character of the area. Vertical timber is used as cladding where appropriate (over larger openings and to the bay gable) and the bay window and entrance area are generously glazed. The design of the garden elevation takes this further by introducing a flat roof element with wider more expansive glazing.

3.3 Windows and doors are generously proportioned and simple in design with powder coated aluminium frames that require little maintenance.

3.4 The construction shall include good quality materials and finishes, selected for durability and appearance. The external walls shall be predominantly facing brick, specified to match other bricks found locally (stock red/red-brown multi) with some timber cladding for interest – Western Red Cedar is durable enough to remain untreated. The traditional pitched and gabled roofs, finished in plain clay tile, will integrate visually with neighbouring buildings.

Fig.12 – View of proposed house from site entrance

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4 ACCESS

4.1 Grosvenor Road is a quiet residential road with a 30mph speed limit and street-lit pavements on each side. The site is in an established residential area with good vehicular and pedestrian links to facilities and public transport.

4.2 The existing access point is to be retained and the driveway extended to maintain two parking spaces. The house includes an integral single garage (measuring 6x3m internally).

4.3 There is ample opportunity on the site/buildings to store bicycles in excess of the minimum required by planning policy.

5 ENVIRONMENT

5.1 An ecology survey was carried out for the original planning application (F/22/93437) by 4Woods Ecology Ltd. A site visit was carried out in October 2025, confirming that the existing building and site conditions have not altered in the intervening period. An updated report is included with the application. Biodiversity Net Gain regulations have now come into effect; additional information has been prepared to demonstrate how the scheme can achieve the appropriate gains.

5.2 There are some mature trees in the north west corner of the site which will be unaffected by the proposals. A tree protection plan was prepared by AJ Monk in 2022; this is considered suitable for resubmission on the basis that the scheme has not changed, and root protection areas will remain as shown on the 2022 plans.

5.3 The applicants intend to make the house efficient and sustainable. The minimum standards set out by the Building Regulations for conservation of fuel and power shall be exceeded. Part O of the Building Regulations emphasises the importance of a building's ability to remove excess heat via ventilation, particularly cross-ventilation. The large openings orientated north will help achieve good levels of natural light and ventilation.

Local materials and labour shall be used where possible.

5.4 The site is in an area with a low risk of flooding (flood zone 1) - see flood map appended.

Fig.13 – View of proposed house from garden

5.5 Surface water will be directed to soakaways located to the front and back of the property.

The garden consists mostly of soft landscaping; where hard areas such as the driveway, paths and patio are to be constructed this shall be a semi-permeable surface such as loose gravel, resin bound gravel or block paviors.

The proposed building footprint is only marginally larger than the existing bungalow so any increase in surface water run off will be negligible. The flat sections of roof on the proposed house are to be covered in sedum which will reduce excess water. New planting (as detailed in the ecology report as part of the strategy to achieve biodiversity net gain) will also help in this respect.

There is a position on the north elevation outside the utility area which would be ideal for a rainwater harvesting butt.

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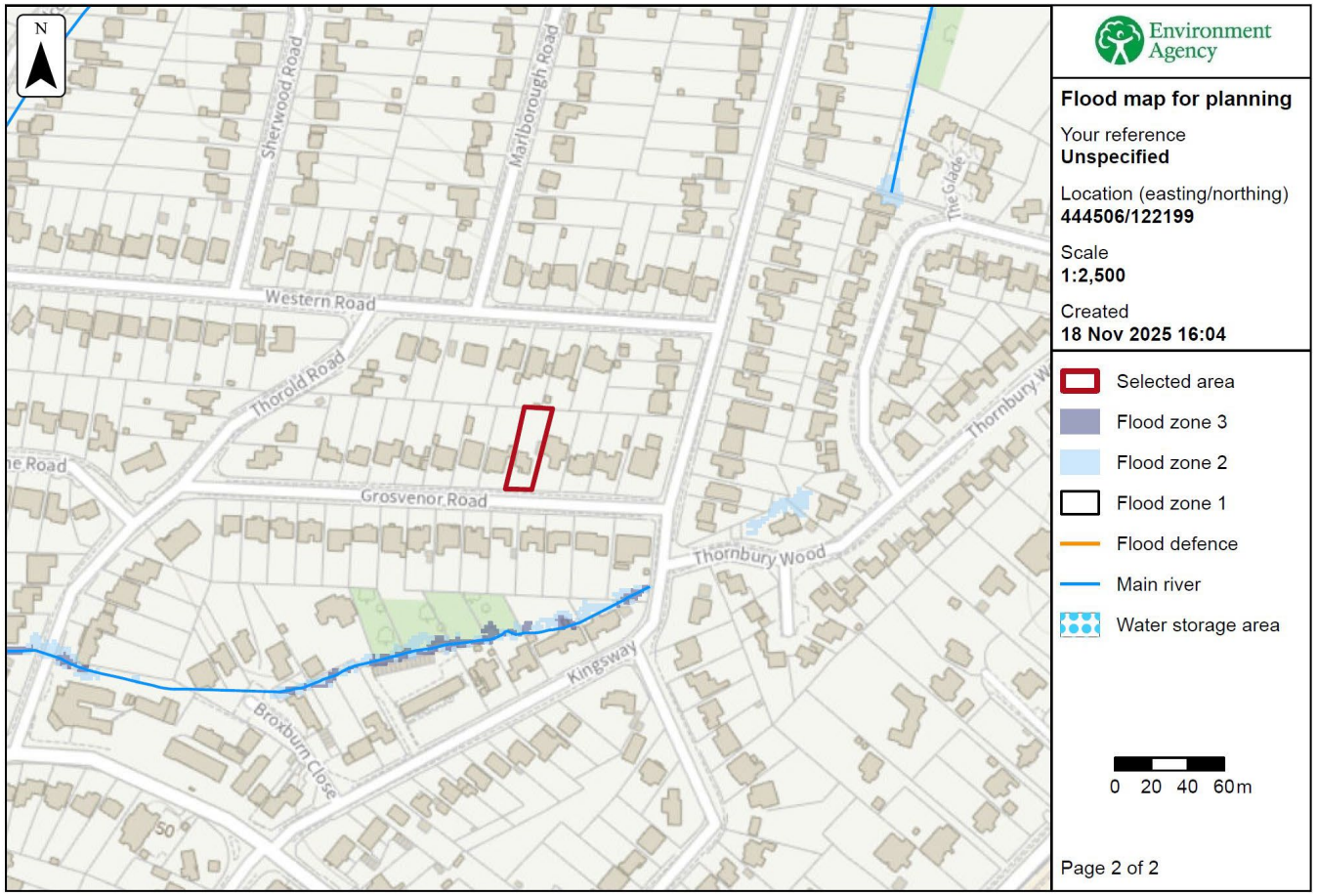
APPENDIX A Flood Map



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