Design and Access Statement
for
Rear single storey extension to kitchen
on the site of
190 Leigh Road, Eastleigh



ACA ARCHITECTURAL DESIGN
9 WOODSIDE AVENUE
EASTLEIGH
SO50 9ES
Tel: 07817616023 or Email: acaadesign@gmail.com

INTRODUCTION

This design statement relates to an amendment to the previously approved application reference F/12/70203 approved 16th April 2012 on the site at 190 Leigh Road, Eastleigh. Currently the building is being used an Indian restaurant, the amendments proposed are;

- The single storey rear extension to have a flat roof rather than pitched roof
- A set of double doors to the north elevation rather than single door and window

This statement should be read in conjunction with drawing numbers 2013/01, 02, and 03. This document outlines and represents a careful review of the surrounding area, amenities and building design.

Assessment - introduction

The former Leigh Hotel was converted into an Indian Restaurant with new name Badi Mirch, the site is located on the corner of Leigh Road and Woodside Avenue with the area having a predominantly residential use combined with a mixture of commercial, retail shops and warehouses to the North of the site.

The existing building is constructed in predominantly brickwork to ground floor, render and timber frame with infill render panels to the upper floors and with timber windows to all four elevations, while the roof comprises of pitched roof with tiles. In addition there is a single storey extension to the rear under a part pitched and part flat felt roof. Pedestrian and vehicular access is gained from Woodside Avenue with additional access for pedestrians from Leigh Road also available.

The site has a dropped kerb along part of its frontage, which allows vehicle access into the site from Woodside Avenue with the remainder of the site being open from the public footpath with new separation. The rear of the site is enclosed by a 1.8m high close boarded fence along the northern and eastern boundaries with mixture of trees and shrubs.



view south east from Woodside Ave



view east from Woodside Ave



View north east from Leigh road



View North from Leigh Road





Existing kitchen area to be extended well screened from any public vantage point

Assessment – Physical Context

The surrounding context is predominantly residential with facilities and amenities such as local shops, leisure centre, public parks, schools and excellent access to public transport all within walking distance. The site is located within a well established neighbourhood, ensuring an immediate integration of new residents into the area and society.

The site area consists mainly of semi-detached and detached properties built in the late 1930s and onwards with a mix of various styles and periods reflecting the incremental change in the linear pattern of developments which have occurred in the past, and which continues today especially with various new contemporary developments consisting of 3 storey apartments in the locality. The properties consist of a range of different material finishes including brick, render, tile/timber cladding, stone headers, bay windows, aluminium, timber and white UPVC windows, slate, concrete tile and metal roof finishes.




Properties on Woodside Avenue north of the subject site

Semi-detached and detached Victorian properties have bay window projections surmounted by gable and hipped feature roofs. Fenestration and doors are paired, sash style windows prevail although many examples have been replaced with upvc. Most roofs have been re roofed with concrete tiles.




Properties on Passfield Avenue south of the subject site




Properties on Leigh road east of the subject site

There is a finer urban grain on Leigh Road that is made up of semi-detached properties. The repetition of the projecting bays accentuates the rhythm of the street. Planting and boundary treatment help to define boundaries, traditional roof forms define the similar roof and eaves line.

There is an abundance of red brick detailing with light coloured head and cill detailing. Many roof tiles have been replaced with slate or brown coloured concrete tiles. Secondary detailing is varied from the ornate to simple.

CONSTRUCTION CONSTRAINTS

The key Constraints of the site include;

- The site abuts a busy arterial route with noise and air quality issues.
- The site has a variety of built form surrounding it.
- The site needs to engage with the public and private realm respectively on each public frontage
- The building is a locally listed and any additions should respect and retain this status.

DESIGN PROPOSALS

Amount

The amount is exactly the same as previously approved

Layout

The layout is exactly the same as previously approved

Scale

The height of the proposed flat roof is considerably subservient to the main building and screened from any public vantage points.

Appearance

The proposed single storey extension will still be well screened from public vantage by the existing single storey tiled roof element and in any case the previous approval allowed for a large element of flat roof above the pitched roof so therefore the principle again is acceptable in terms of material finish.

Access, Parking & Cycle Provision

To remain unaltered and sufficient for the use.

Refuse Provision

Unaltered

Amenity & Landscaping

Unaltered

Access for the disabled

Pedestrian access will remain unaltered.

CONCLUSION

In our opinion, this scheme has in principle been approved, and although with a flat roof to the rear, the style and character are in fact the same, we feel that in this instance, had this application been made as the original application on site it would indeed have been granted approval according to the planning policies for the reasons stated above.