ApplebyArchitects

143 Passfield Avenue | Eastleigh | Hampshire | SO50 9NH

Design and Access Statement

Proposal | Demolition of an existing outbuilding garage, internal alterations and proposed new single storey rear extension to an existing hair and beauty salon with associated car parking

Issue P1 October 2013



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Project Team

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The planning application submission is for a single storey rear extension to an existing hair and beauty salon located in 143 Passfield Avenue, Eastleigh, Hampshire, SO50 9NH. The application is submitted to Eastleigh Borough Council for detailed planning permission.

The application site lies within the Eastleigh Local Plan Review (2001-2011) Town Centre Key which indicates that the application site is not located in a specific key area of interest.

Previous planning applications on this site have been submitted and refused. We have assessed the key reasons for these refusals in this design and access statement and have addressed these concerns in our design proposals.

The application site provides a ground floor commercial (A1 use) space which is currently occupied by the Bella Hair and Beauty Salon. A separate residential apartment is located at first floor level with independent access via a side shared driveway. This driveway also provides access to rear garages and gardens to other neighbouring properties.

The Bella Hair and Beauty Salon is a successful salon providing both hair dressing and beauty services to the local community. The beautician services include nails, eyebrows, massages and tanning facilities. The main drawback with the current internal arrangement is that there is no acoustic or spatial separation between the beauty aspects of the business, which requires a peaceful and serene atmosphere, and the more noisy activities of the hair dressing area. The existing floor space is not large enough to successfully achieve this.

As a result of this, the salon is currently losing existing and potential clients and therefore needs to either expand the existing property or re-locate. The applicant does not wish to re-locate as it has established a strong client base in this area and location and therefore seeks permission to expand the current facility.

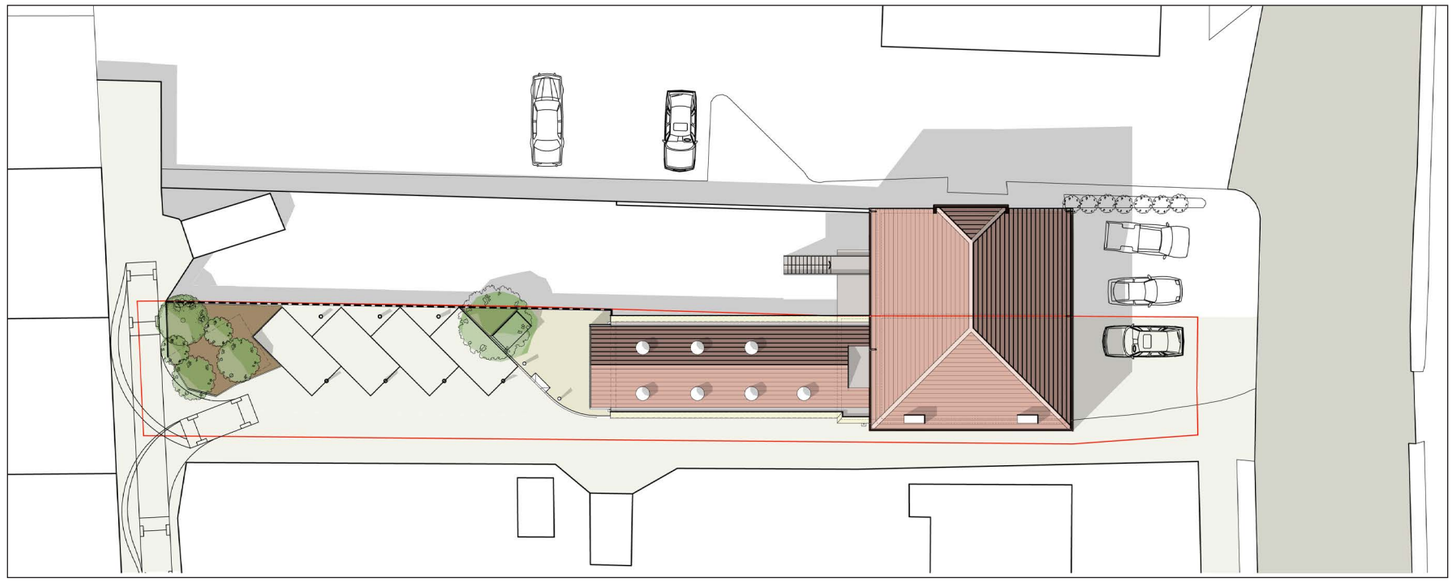
The proposal is for a new single storey extension to provide a separate beauty salon linked to the main building which will continue to provide hair dressing services. The proposed new extension will provide an additional 66m^2 of floor space, and will enable the applicant to create a new dedicated beauty suite, acoustically isolated from the hair dressing activities.

The applicant anticipates the employment of an additional 3-4 staff members and therefore wishes to provide additional car parking for these extra staff members located in the rear garden area. The parking will be access from the existing shared side driveway and will be controlled for staff use only.

The proposals include the demolition of an existing garage outbuilding on the application site and in the applicants ownership measuring 16m^2 in footprint. The area at the end of the site will be remodelled to provide an improved vehicular turning head. This will ensure that staff members parking in this controlled area may always enter and leave the site in a forward moving gear. The improved turning head will also benefit other users of the access driveway.

The extension has been designed to ensure that the development will not cause any harm to neighbouring properties in terms of outlook, overlooking, and loss of sunlight and daylight. The scale of the extension has been design to be in keeping with the scale of the existing outbuilding garages as far as is practical. The materials selected will be in keeping with the existing property and the proposed extension will read as a logical development of an existing property for A1 use classification.

We have provided computer generated three dimensional imagery of both the existing site and proposed development and include a visual impact assessment in section 5 of this document.





Elevated view of proposed extension from the rear garden of 141 Passfield Avenue







Birdseye views of the application site

The application site is located in 143 Passfield Avenue in Eastleigh, Hampshire, SO50 9NH. The site is occupied by a two storey semi detached building with a commercial A1 use at ground floor level and a residential apartment, C3 use, at first floor level. The ground floor A1 shop unit is currently occupied by the Bella Hair and Beauty Salon. The attached property adjacent is of a similar configuration with an A1 commercial ground floor unit, currently occupied by 'Spotlight Danceware Specialists' and an apartment above, accessed via an external rear staircase.

The property has front access off a parking forecourt and side access via a shared vehicular driveway. This driveway provides access to individual garages located to the rear of the properties and to a side access door which leads to a private staircase to the first floor apartment.

The garden to the rear of the property is currently defined by 1.8m high close boarded timber fencing and an established hedge dividing the gardens between 143 and 154 Passfield Avenue. A garage outbuilding is located within and, to the rear of the application site, with access off the shared driveway.

The property is set back from the main footpath in line with an established row of semi detached residential pavilions fronting Passfield Avenue, and is located adjacent a Total Petrol Station and convenience store.





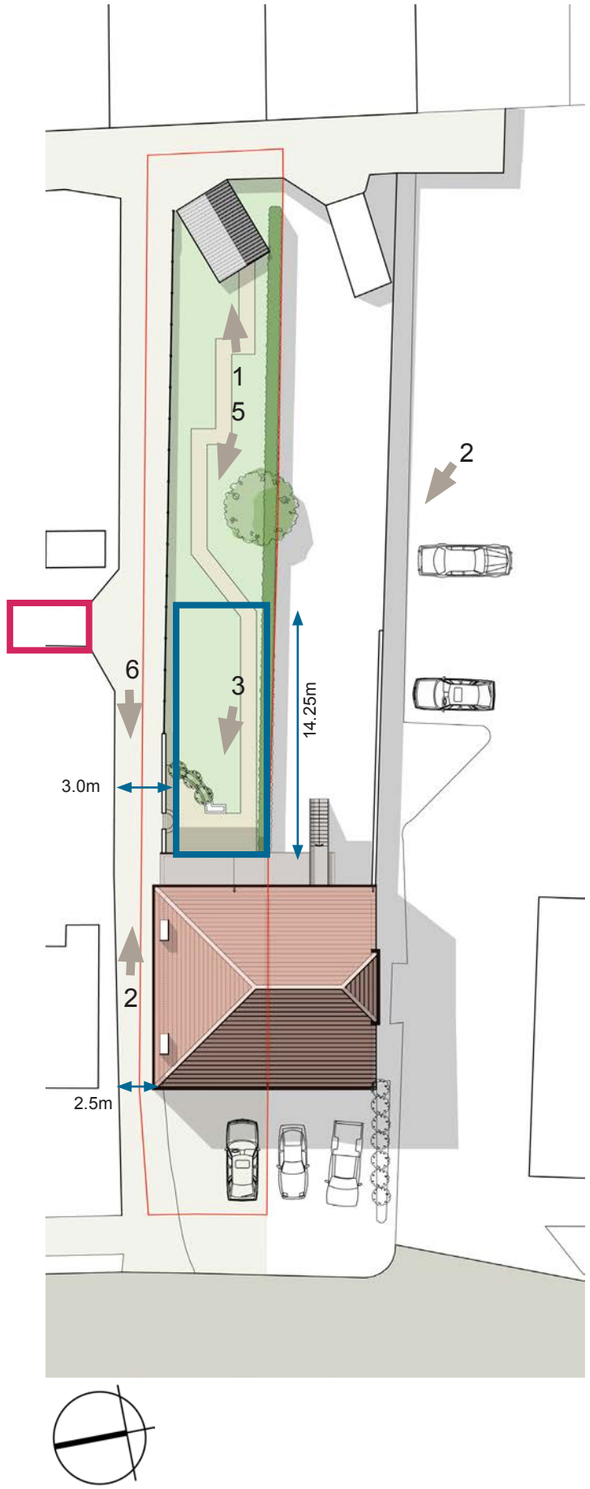
Streetview of the application site



Streetmap location plan



Aerial view of the application site and surroundings





View 1 outbuilding garage to be removed and replaced with soft landscaping

The existing rear garden area is generally flat and solely for the use of the Hair and Beauty Salon and is not for the use of the residents tc the first floor apartments.

The existing close boarded timber fenci ng is proposed to be removed and the space adjace nt the existing garage used for new controlled car parking for staff members only.

The blue boundary line indicates the extent of the proposed single storey extension. The proposed roof line will extend 14.25m which equates to the existing rear line of the neighbouring garage to 141 Passfield Avenue (outlined in red). The flanking external walls of the proposed extension will form the boundary lines with the side driveway and neighbouring garden at 145 Passfield Avenue. The height of these flanking walls will be 2.735m high which compares with the existing side wall which is 2.0m high and height of the existing rear extension measuring 2.7m high.

The side driveway is a shared vehicular access serving the rear gardens and garages to the properties in the immediate area and is wide enough for vehicles measuring 2.5m width at it's narrowest point at the entrance of the site. The new side extension is set back from the boundary maintaining a minimum separation distance of 3.0m.



View 2 looking toward the rear of the application site from the Total Petrol Station



View 3 side access driveway looking into site



View 4 rear of the property



View 5 rear garden



View 6 side access driveway looking towards Passfield Avenue

The application site lies within the Eastleigh Local Plan Review (2001-2011) Town Centre Key which indicates that the application site is not located in a specific key area of interest.

The property within the application site is not listed and the proposals do not require the removal of any trees subject to a TPO listing. There is therefore no overly restrictive policy for development on the application site. We have therefore developed the proposals in line with Local and National Planning Policy Statements and saved / adopted policies.

Previous planning applications on this site include:

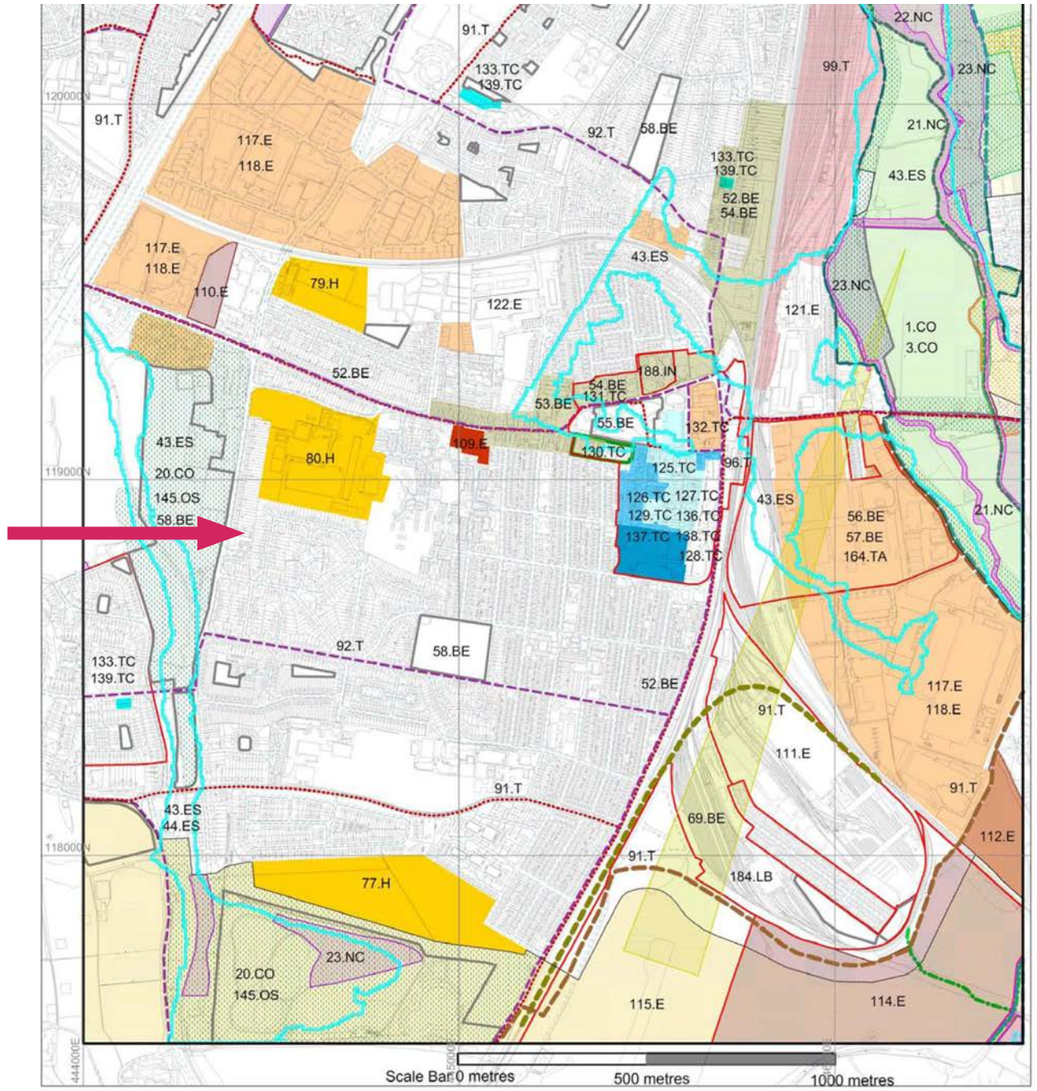
- OUTLINE : Erection of 1 and 2 storey rear extension to provide 2 No. studio apartments, together with 1 No. 1 bedroom flat and associated parking.
  Planning Reference O/09/66351
  Refused 12 March 2010
- Change of use of Post Office (A1) to take away Fish and Chip Shop (A5) with new access ramp to shop and 1 & 2 storey extensions.
  Planning Reference F/05/55080
  Refused 21 November 2005

The reasons for refusal of the most recent proposals are listed as follows:

- Overdevelopment | The proposals were considered an overdevelopment in terms of the available developable area of the application site and contrary to guidance contained in Planning Policy Statements 1 & 3 and saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011)
- Loss of outlook and amenity | The proposals by virtue of the rear extensions form, height, bulk, and depth, and position of windows would result in the loss of outlook from, and privacy to the neighbouring property at No. 141 Passfield Avenue, to the detriment of the amenity currently enjoyed by the occupiers of that property. The proposals were therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).
- Parking | The two off-road parking spaces proposed were considered to be insufficient to serve the development proposed and therefore contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).
- Contributions | The proposals fail to make contributions towards the provision of community infrastructure, off-site public open space, or sustainable transport works, the need for which will increase demand as a direct result of the proposed development, and therefore contrary to Supplementary Planning Document 'Planning Obligations', saved Policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review (2001-2011) and the provisions of Circular 05/05.

We have examined the reasons for refusal of 2012 planning application and have designed this proposed rear extension to ensure compliance with the relevant policies as follows:

- Overdevelopment | We propose a single storey extension to the rear of an existing A1 commercial use Hair and Beauty Salon. The proposal has been designed to minimise the height of the boundary walls which define the site boundaries and impact on the shared side driveway and rear garden to 145 Passfield Avenue only, but in a scale commensurate with garden wall enclosures. The existing rear garden area will be converted to controlled parking spaces for staff parking only and will create a more open feel to an existing backland area. We do not consider this is a backland development as the proposal is conceived as a meaningful rear extension to an existing, and fully functioning hair and beauty salon.
- Loss of outlook and amenity | The extension will cause no significant harm in terms of outlook, sunlight and daylight, and, overlooking issues to any of the residential and commercial neighbours. The extension is a single storey extrusion to the rear of the existing property on the application site and has been designed in a modern vernacular style to compliment the existing traditional architecture which is prevalent in the area.
- Parking | The proposal incorporates 4 no. additional secure car parking spaces. We anticipate that the proposed extension will generate the requirement for the employment of 3-4 no. additional staff and have therefore made adequate provision for car parking for these additional staff members, so there will be no additional pressure on car parking spaces in the area. The front forecourt will be reserved for clients. The total no. of staff members in the proposal will equate to 8-9 staff members but no more than 5 will be in attendance at any one time as staff members work on a part-time / job share arrangement and work around client appointments.
- Contributions | The proposal in this application does not include for additional residential accommodation, therefore we understand that contributions towards the provision of community infrastructure will not be applicable in this instance. We trust that Eastleigh Borough Council can confirm this, or confirm if any contributions are required under a S106 Agreement.



Eastleigh Borough Local Plan Review (2001-2011) Town Centre Key

- Special Policy Area
- Proposed Landscape Improvements
- Local Gap
- Strategic Gap
- European Nature Conservation Site
- SINC
- Site of Special Scientific Interest
- River Corridor
- Eastleigh Recreation Ground Frontage
- Public Safety Zone
- Proposed Housing/Mixed Use
- Proposed Cycle Route
- Quality Bus Route
- Town Centre Renaissance Quarter
- Chickenhall Link Road
- Freight Yard
- Rail Chord
- Existing Employment Site
- Dual Purpose Cycle/Pedestrian Link
- Residential Commitment (Large Sites)
- Shopping Area
- Shopping Area-Core Zone
- Shopping Area-Primary Zone
- Shopping Area-Secondary Zone
- Proposed Employment Site
- Existing and Proposed Employment
- Conservation Area
- Existing Public Open Space/Allotment
- Countryside
- Urban Edge
- Local Plan Floodplain

Notes

Reference should be made to the Local Plan Review document to ascertain the precise details of the policies and proposals.

Indicates location of the application site

Developing the Design and Project Brief

The project brief has been developed in close collaboration with the applicant and the headline ideas and issues are outlined below:

- The Bella Health and Beauty Salon offers both hairdressing and beauty treatments such as nail and eyebrow treatments, massage treatments, and tanning facilities. There is a demand for these services in the area, however, the layout of the salon is not ideal to deliver both aspects of these services. The beauty section requires a peaceful and tranquil environment whilst the hairdressing section is more of a vibrant area with the background noise of chatter, hair dryers and music. The salon, in it's present form, fails to provide the required acoustic and spatial separation required to provide a high quality service and is subsequently losing business and potential clients.
- The salon, in it's current form, size and configuration, is not readily suitable to be adapted for both hairdressing and beauty treatments simultaneously. Given the demand for these services, and the requirement to address a failing business, the applicants have concluded that, in order to sustain the business in the current location, the most logical and financially viable solution is to extend the property to the rear to provide a separate annex to house the beauty aspects of the services and retain the hairdressing at the front of the property.
- All clients will enter from the front main entrance, identical to the current arrangement, into a reception / waiting / open plan hairdressing area. The hairdressing aspect of the business will be expanded with improved hair washing facilities and separate areas for different types of hairdressing and hair colouring etc. The rear extension will provide a self contained beauty treatment area, accessed through the main salon with a secondary reception area, open plan nail bars, with more private treatment rooms leading off this space.
- The proposed rear extension will not require any side windows for privacy and acoustic reasons. Natural daylight into the proposed rear extension is to be provided via a proprietary sun pipe and windcatcher system which will provide both natural daylight and passive natural ventilation. An external glazed door is located to the rear of the extension to provide staff access from the proposed rear car parking area and an emergency fire escape from the premises. A glazed window is also introduced for additional daylighting. All glass is to be obscure for privacy reasons.
- The salon currently employs 5 no staff. On completion of the proposed extension, we anticipate an uplift in staffing levels of 3-4 additional staff providing a total level of 8-9 staff. We therefore propose to convert the rear garden into a secure parking area for staff only and a relocated secure refuse store for the existing two wheelie bins. We also recognise that the turning head at the end of the driveway is not particularly generous, so we propose to improve this by removing the existing rear garden garage and forming a new planted landscaped area to provide some screening to the parking area and to improve the vehicular turning head. The parking layout is arranged as a chevron arrangement. The improved turning head will ensure that all vehicles may enter and leave the application site in a forward gear.
- In terms of design, massing and form, we have considered a single storey structure only and the proposals do not seek to enlarge or enhance the residential accommodation above. In order to keep the height of the flanking walls to a minimum, and of a scale commensurate with external garden walls, we have adopted a traditional pitched roof design with secret parapet gutters which will minimise roof overhang profiles. This building form helps to reduce the visual impact of the proposals when viewed from the surrounding areas, and ensures that the extension is of a scale commensurate with the adjacent outbuilding garages. The use of sun pipes provides a modern visual interest and avoids overlooking and any potential light pollution issues associated with clear windows. The blank walls will also improve security.
- The existing salon operates between the following times:

Monday	9.00 - 15:00
Tuesday-Thursday	9:00 - 20:00
Friday	9:00 - 18:00
Saturday	8:30 - 17:30

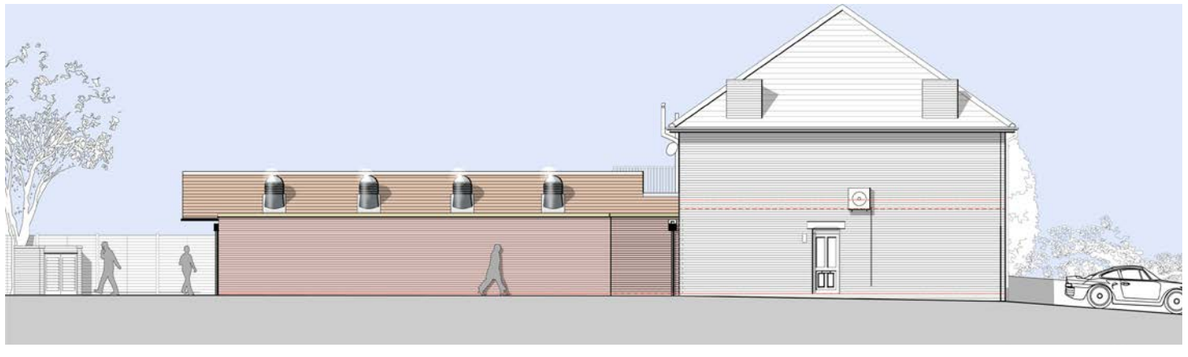
We do not propose to change these hours of operation.



Proposed rear elevation



Rear views of proposed development


Proposed elevation to the shared driveway facing 141 Passfield Avenue

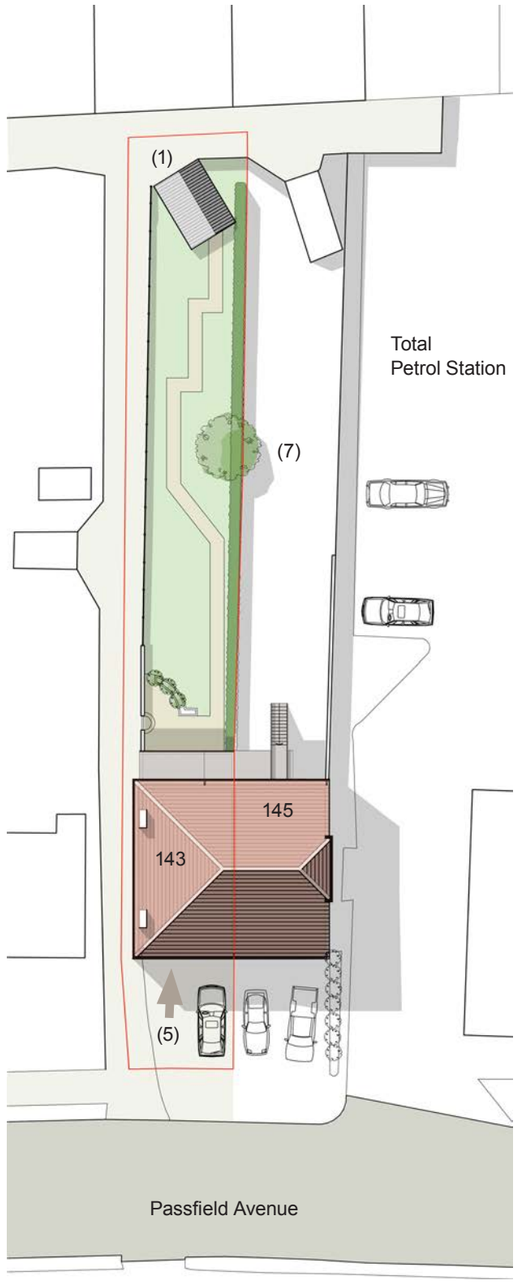
Design Proposals

Further to the design development and project briefing process we have established the application proposals which are as follows:

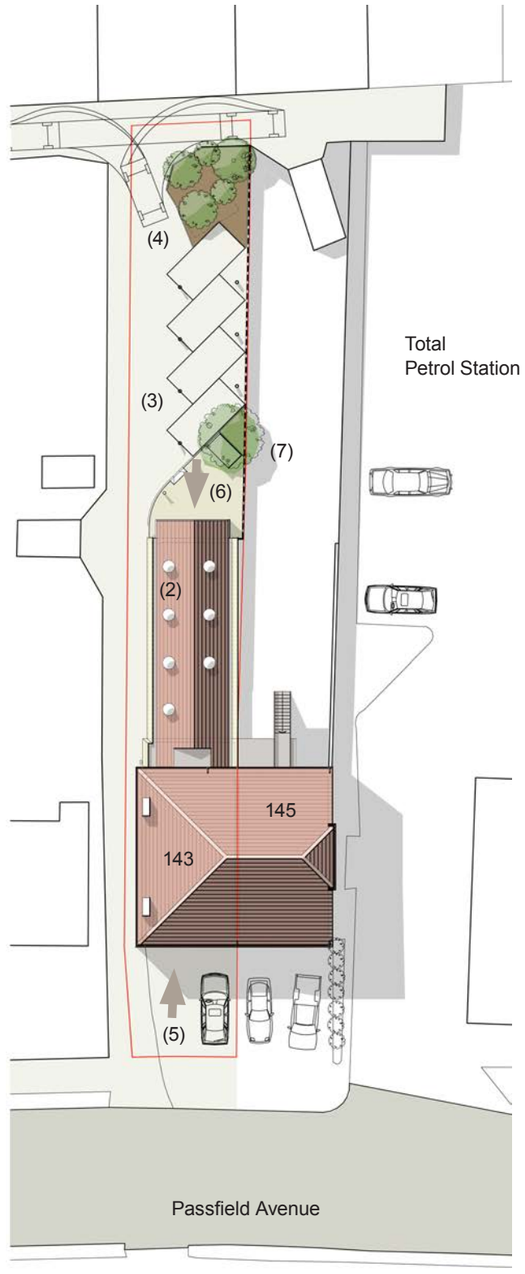
- Demolition of an existing garage outbuilding (1).
- Proposed new build rear extension of an existing single storey rear extension. The existing flat roof area of the existing single storey rear extension will also be removed and remodelled to be integrated with the proposed extension. The existing hair and beauty salon will be re-configured to provide separate spaces for both the functions of hair and beauty treatments (2).
- Removal an existing 1.8m high close board timber fencing and re configuration of an existing rear garden to provide 4 new secure parking spaces for staff use only (3).
- New soft landscaping to the rear of the site to provide natural screening to the car paring area and to provide an improved vehicular turning head.
- The proposed salon will be access by clients from the existing front entrance directly off the parking forecourt (5).
- A rear entrance is provided adjacent the staff parking area for servicing, staff access and staff cycles (6).
- The servicing requirements relate to the storage a 2 no. wheelie bins which we propose to contain in a secure and naturally ventilated enclosure located to the rear of the proposed extension.
- We proposed to remove the existing hedge dividing the rear gardens to Nos 143 and 145 which is currently within the boundary of the application site and replace this in part with the proposed rear extension side wall, and new 1.8m high close boarded timber fence panels supported between concrete posts (8).
- We propose to retain the existing tree located in the rear garden (7).
- The proposals will not have a visual impact on the front of the property as viewed from Passfield Avenue.



Eye level view of proposed extension from the rear



Site plan | Existing



Site plan | Proposed

The existing salon provides a total gross internal area of 68m² which includes a small single storey rear extension. The proposed extension provides an additional 48m² of floor space and is a continuation of the existing extension. We propose to remove the flat roof of the existing extension and replace with a pitched roof design to match the new extension.

The building frontage is to remain as existing as the main entrance and exist for client. The existing salon to the rear is to be opened up to provide additional space for the hair dressing element including a new wash area and hair colouring.

An acoustic wall will separate the rear beauty salon from the hair salon and will contain 3 no. treatment rooms for massage treatments and spray tan booths. An open plan entrance area will include nail bars and a secondary reception area.

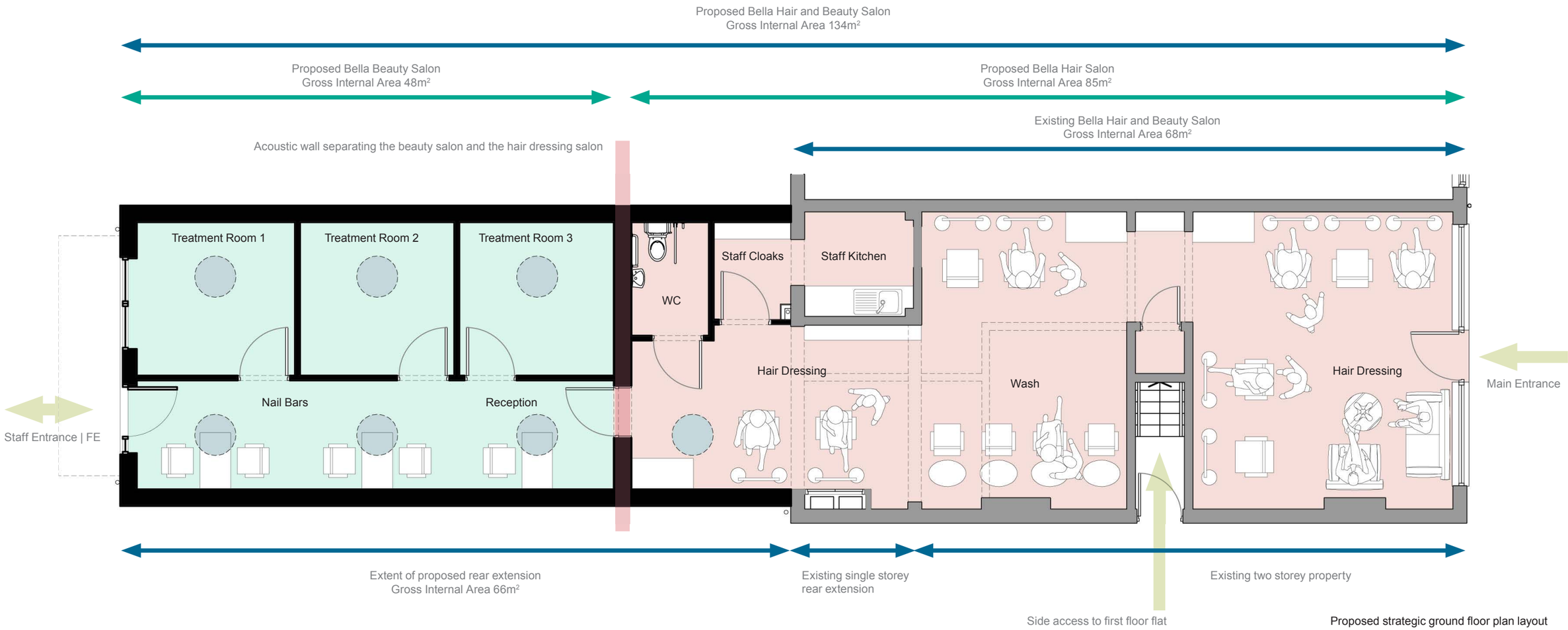
An external door is located to the rear of the extension to provide separate access for staff leading to the proposed rear car parking area and a rear fire escape exit. The pitched roof will extend 1200mm over the rear door to provide a covered entrance area.

A new fully accessible unisex disabled toilet is provided to meet the requirements of the Disability Discrimination Act 1995 for access to services. An additional space for cloaks has been identified and the existing kitchen is retained and upgraded for staff use only.

Sun pipes / windcatchers are located within the roof of the new extension to provide natural daylight and ventilation. We therefore do not require any windows in the flank walls of the extension.



Aerial view of proposed extension from the rear



Proposed strategic ground floor plan layout

Refuse

Black and green wheelie bins are currently located in the existing rear garden of the salon. We propose to re-locate these two bins in a lockable and covered bin enclosure located to the rear of the extension and adjacent the existing rear garden tree (1). The store will be ventilated with painted louvred metal doors.

The wheelie bins will be manually moved to the front of the property on collection days.

External Lighting

The external car park area will be externally lit by black low level bollard lighting (2). The lighting will be controlled by PIR motion sensors and ambient light sensors so will only be activated when motion is detected and when the ambient light conditions require external lighting for vision. The lighting will automatically turn off after a set time when motion is not detected.

Parking and Cycles

The proposed a new semi formal car parking arrangement located to the rear of the property is intended for staff use only to limit the amount of vehicular movement and activity between the front and rear of the property. The side access driveway is a shared access for multiple properties and is therefore open and accessible to all.

To ensure that the parking area is controlled we propose to install lockable retractable bollards at the front of each space to ensure that there is no unauthorised parking. The spaces will be allocated to staff members for their use.

There will be provision for cycle parking for staff members with cycle hoops located on the paved area adjacent the rear entrance (17).

These additional spaces will provide parking for the additional 3-4 staff members associated with the proposed extension and expansion of the salon. The effect of car parking demands in the area will therefore be neutral in comparison with the existing provision and staff numbers.

The use of the rear garden as a semi formal parking area and the removal of the existing side fence will create a more open space in comparison with the existing long and narrow driveway.

The loss of the existing garden space is not a concern to the applicant as this space is used solely by the existing salon and it is not a shared amenity with the residents of the first floor apartment.

Conclusion

The proposed develop is necessary to expand a successful hair and beauty salon which is currently losing clients due to the existing poor internal arrangements and lack of space. The salon wishes to remain in this location for the foreseeable future and these proposals are therefore necessary to ensure the longevity of the business at 143 Passfield Avenue.



Rear view of proposed extension from the rear garden of 143 Passfield Avenue

Materials

We propose the following materials

- Facing brickwork walls to match the existing property, half lap stretcher bond with weather and cut mortar joints (3).
- Pre-cast concrete coping units (4).
- Plain clay roofing tiles to match existing and half round ridge tiles (5).
- Painted timber fascias and soffits, colour black gloss, to the rear projecting roof (6).
- Painted timber T&G wall cladding, colour black gloss (7).
- Painted timber framed glazed window, door and blank infill panel for external signage (8).
- Black PVC-U rainwater goods including hoppers and downpipes (9)..
- Proprietary sunpipes / windcatchers with black collars and glazed domed heads (11).
- Tarmac parking surface (12).
- Concrete kerb edging (13).
- Non slip concrete block paving to external entrance area (14). Drop kerb and tactile paving to be provided between the pedestrian entrance area and parking surface.
- Areas of soft landscaping with trees and shrubs defined by concrete kerbs and edgings with a wood mulch covering (15).
- 1.8m high close stained board timber fencing panels between concrete posts (16).





Existing





Proposed



View from the rear garden of 143 Passfield Avenue



Existing



Proposed



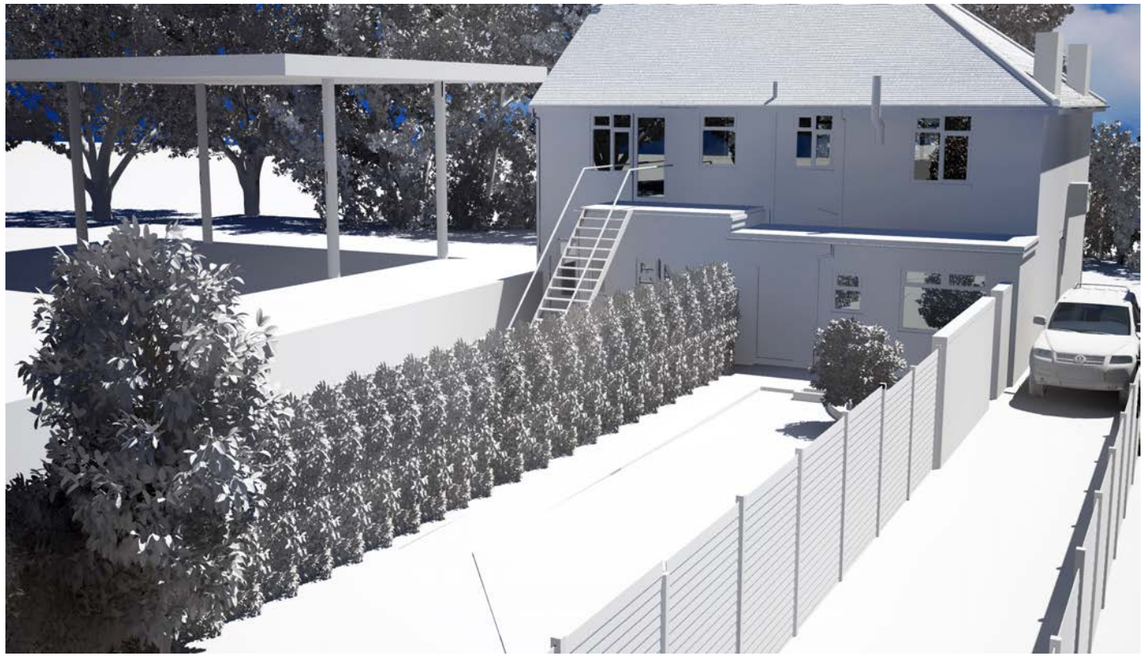
View looking along the side driveway towards Passfield Avenue



Existing



Proposed



Existing



Proposed

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