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DESIGN AND ACCESS STATEMENT

143 & 145 Passfield Avenue, Eastleigh, SO50 9NH

1. EXISTING;

Summary:

The existing building is two semi-detached two-story detached properties. It comprises of 2No. existing commercial units on the ground floor, and 2No. existing residential flats on the first floor. With an unused pitched roof space above.

The combined site has an area of 900m² with the northern boundary providing vehicular and pedestrian access to the rear of the site from Passfield Avenue, via a shared driveway. The Western boundary directly fronts Passfield Avenue. The Southern boundary faces a Shell petrol garage car park. And finally, the Eastern boundary faces the rear gardens of a number of residential properties.

The form of the building consists of an original semi-detached section, with an existing stepped rear extension, with a flat roof split over three levels. An existing pitched roof garage structure sits to the rear of the plot.

The land itself is predominantly flat, consisting of tarmac to the front of the building, a dirt side and rear access roads, and mainly grass rear garden area.

Materials:

The entire building is finished in red brick, hosting a variety of size and styles of glazing finished in either light grey aluminium, or white uPVC. The doors to the front elevation are light grey aluminium framed glazed, with a single door to the side elevation finished in white uPVC, and 2No. doors to the rear finished in light grey painted timber.

The building has two distinct roof sections. The first being the original main roof, finished in red clay tiles. The second being the existing rear extension, finished in asphalt flat roofs. All of these roofs are served by a combination of either white uPVC fascia's, guttering and downpipes, or white uPVC fascia's with black uPVC guttering and downpipes.

2. PLANNING HISTORY;

In recent history there have been 5 separate applications made on the site for various different scale developments. These have been summarised below:

- Erection of 1 and 2 storey rear extension to provide 2No. studio apartments, together with 1No. 1 bedroom flat and associated parking.
Ref. No: O/09/66351 | Decision: Refuse Permission
- Single storey rear extension, internal alterations & associated parking to the rear following demolition of existing outbuilding
Ref. No: F/13/73438 | Status: Grant Permission
- Display of 1 no. internally illuminated fascia sign
Ref. No: A/14/74892 | Status: Refuse Permission
- Change of use from A1 hairdressers & beauty salon to A5 hot food takeaway shop, installation of new shop front, single storey rear extension and associated rear parking.
Ref. No: F/14/74877 | Status: Refuse Permission
- Erection of 1no. 2-bedroom, single-storey Wheelchair User Dwelling (Category M4(3) Building Regulations, 2010) to the rear of 143-145 Passfield Avenue, Eastleigh, SO50 9NH, together with associated access from Passfield Avenue.
Ref. No: F/20/88912 | Status: Refuse Permission

3. PROPOSALS;

Summary:

The proposed works will see the construction of a new full width, stepped rear extension, to enlarge the two existing retail units and all associated works. This will include landscaping works to the rear to provide off road parking. An existing garage structure to the rear of the plot will be demolished to allow for the construction of a new garage structure, split into 3No. accessible garages.

Considerations:

Careful consideration has been given to Eastleigh Borough Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space and ensuring that the new construction benefits rather than harms the existing character of the area.

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The original and main part of the building will remain unchanged, other than a small new side access door along the side access road. Keeping the impact on original structure to a minimum.

The building already benefits from a flat roof rear extension, which currently sits messily on the site. The roof is split unnecessarily into three separate levels, instead of one continuous roof. And there is a step on the Southern end, leaving a dead space which is slowly becoming overgrown.

The footprint of the new proposed extension has been predominantly driven by what was approved in the 2013 planning application ref: F/13/73438 (listed above). The development now encompasses the whole building in order to better build on this design. By extending to the full width of the plot, it will reduce any potential tunnelling effect by a long extension on one side.

The extension has also been stepped to the rear in order to help keep it more open to the side which the rear is accessed, and keeping the structure to the detached Southern side which faces only a car park, and thus will have the most minimal impact.

The additional footprint allows both retail units to grow to help better serve their increasing demand and better serve the local community.

All the materials chosen for the extension have been designed to match those of the existing building, to again help minimise any potential impact. The design of a flat roof rather than the previously approved pitched roof, will also help reduce the mass of the extension on site.

4. ACCESS & PARKING;

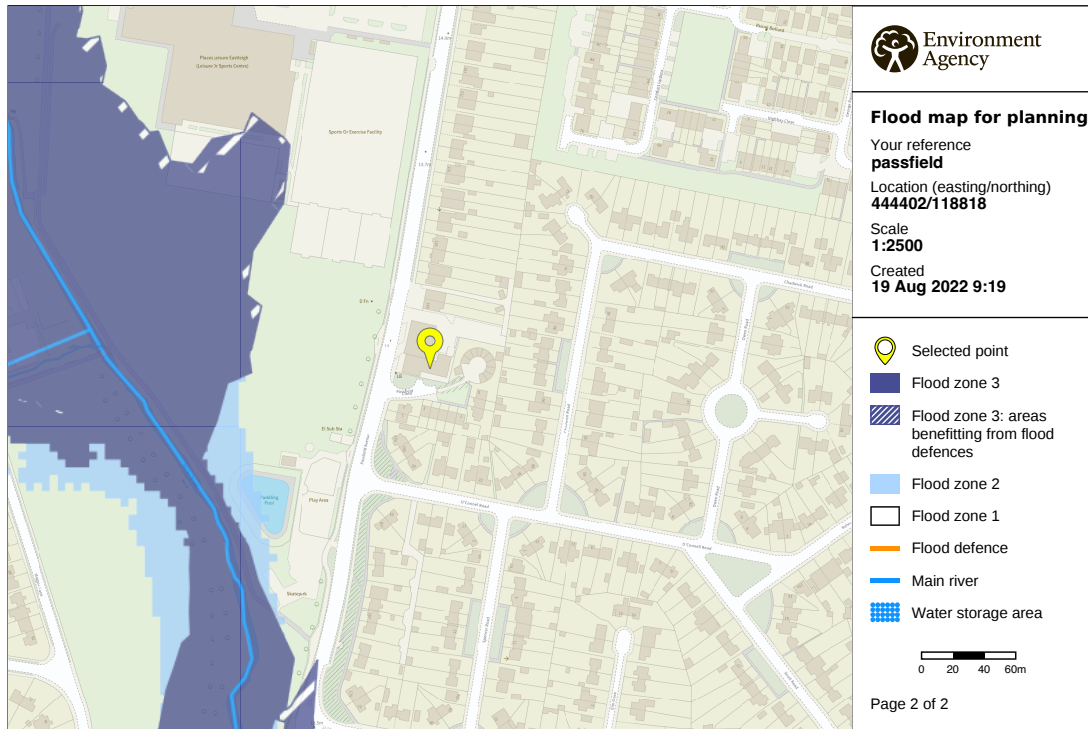
The existing site is allowed vehicular and pedestrian access via the Northern boundary shared access driveway, via Passfield Avenue. To the front of the building is a parking area for customers. To the rear of the plot is an existing garage structure, and space to reasonably fit 3 cars.

The use of the building and size of the site means that it is vastly under utilised to serve the building. As such, the proposals include relandscaping the rear of the plot to provide a parking space for each of the first floor residential units, along with 4No. staff parking spaces for the commercial units.

The existing rear garage structure will be demolished to make space for 3no. additional, to further alleviate parking and storage demands to the building.

5. FLOOD RISK;

As per the map below, the site is located in flood risk zone 1. This means that there is minimal risk of flooding, as such further in-depth flood risk assessment is not required.



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6. FOUL & RAINWATER;

The existing building's drainage systems link to the mains sewer for both waste and rainwater.

The roofs are each served by their own white or black uPVC guttering and downpipe systems, which then connect into drains below ground leading to the mains sewer in the road on the Western side.

There are several foul waste points within the building, which again all connect into drainage below ground leading to the mains sewer in the road to the West.

The proposals do not make any change to the existing rainwater or waste removal for the building.

7. LANDSCAPING;

The majority of the site currently is taken up by a further overgrown and under utilised rear garden. As stated previously, the whole rear of the plot is to be redesigned to allow for an amount of parking, but as shown on drawing P-100, a reasonable amount of allowance has been made to retain soft landscaping also.

8. WASTE MANAGEMENT;

The proposed works will provide the building with an established waste removal system, by providing a clear designated waste area to the rear of the building hosting 2 No. 1,100 litre commercial bins (1 No. general & 1 No. recycling).

9. ECOLOGICAL;

The front of the site is taken up by tarmacked parking and the rear is predominantly grass. This leaves no areas where wildlife could be particularly expected to be living.

There are no openings within the fascia's of the building, and there are no missing roof tiles within any of the roof sections. Within the loft spaces, there is no evidence of roosting, or any droppings. This, along with the fact that the site is not located within 200m of any woodland or water mean that the likelihood of any bats being present is also minimal.

As such, no further bat or wildlife assessments have been undertaken.

10. LAND CONTAMINATION;

There is no history of land contamination on the site, and the proposed construction does not involve any new footprint at ground floor level, making the risk of any disturbance to contaminated land as minimal as possible.

As such, no further land contamination tests have been undertaken.

11. LOCATION & HERITAGE;

The building is not located within a Conservation Area, and neither is it listed.

As such, no additional heritage documentation or justification has been prepared.