

DESIGN AND ACCESS STATEMENT

**PROPOSED SINGLE STOREY REAR EXTENSION TO EXISTING BUILDING TO
CREATE A 1- BEDROOM FLAT WITH ASSOCIATED CAR PARKING AND
BIN AND CYCLE STORAGE**

at

7 Leigh Road
Eastleigh
SO50 9FG

for

MR C SINGH

by

Wildern Architecture Ltd

August 2022

1.0 THE EXISTING SITE

- 1.1 5 Leigh Road is a terraced property located in one of the main shopping areas of Eastleigh. It includes a shop front at ground floor level with a canopy and brickwork at first floor level, facing on to Leigh Road. At the rear of the property the walls are mainly brickwork with some 2 -storey and single storey extensions added over the years. The various roofs are a mix of tile and slate. In between 5 and 7 Leigh Road is a passageway which allows pedestrian access down the side of the buildings.
- 1.2 At ground floor level the property has a retail unit with the main entrance directly off of Leigh Road. Along the side passageway between 5 and 7 Leigh Road there is pedestrian access to the back of the unit, where there is a door to allow for deliveries from Mitchell Road to the rear. At first floor level is a self-contained 2-bedroom flat with access from the side of the building. The entrance door is at ground floor level which enters into a lobby and storage area, with a staircase leading up to the first-floor accommodation.
- 1.3 To the rear of the site is a large hard standing area used mainly for car parking by the retail unit and the first floor flat. Access to this area is directly from Mitchell Road. There is also bin storage to the side and to the rear of the building for the retail unit and first floor flat.
- 1.4 The site is located within a commercial and residential area with a mixture of mainly terraced and detached properties. There are a large number of similar properties where there is a retail unit at ground floor level, and residential accommodation at both ground and first floor.
- 1.5 The site measures 266sq.m in total.



Fig.1 – Photograph showing the south (rear) elevation of 5 Leigh Road (centre) from Mitchell Road with the large area of hardstanding in the foreground.



Fig.2 – Photograph taken from Mitchell Road looking towards the south (rear) elevation of 5 Leigh Road (centre) and 7 Leigh Road (right)



Fig.3 – Photograph showing the various extensions on the rear part of the building at 5 Leigh Road with the existing brick boundary wall (left).



Fig.4 – Photograph showing the various extensions on the rear part of the building at 5 Leigh Road.



Fig.5 – Photograph looking south from the rear of the main part of the building at 5 Leigh Road.



Fig.6 – Photograph taken from the back of the building at 5 Leigh Road looking towards the passageway between 5 and 7 Leigh Road (right).



Fig.7 – Photograph taken from the rear of 5 Leigh Road looking towards the various extensions and hard standing area (background).

2.0 PROPOSAL

- 2.1 The proposal is to erect a single storey rear extension at 5 Leigh Road to create a 1-bedroom flat. The new flat will use part of the ground floor storage area currently used by the first floor flat. The new flat will include a hall, bathroom, store cupboard, bedroom and open plan kitchen/living area. The extension will be built in brick with a single ply membrane flat roof. The gross internal floor area for the new flat will be 39sq.m which meets the requirements of the National Housing Standards.
- 2.2 The new flat will include a set of French doors on the south elevation which leads out from the living area into a private courtyard garden. The courtyard will include a new 1.8m high close boarded timber fence and the existing brick boundary wall to provide privacy and security. The new flat will include a passageway to one side which will lead to a secure bike store. Along the west (side) elevation of the extension there will be a high-level window which will allow natural light into the living area. On the east (side) elevation of the extension will be two high-level windows serving the kitchen and bathroom. There will also be the main entrance door into the flat.
- 2.3 To the rear of the site there will be allocated car parking. The ground floor flat and first floor flat will both have one allocated car parking space each. The retail unit will include two allocated car parking spaces which on occasion will be used for deliveries.
- 2.4 The bin storage for the retail unit will be located near to the side pedestrian access to the rear of the unit. The bin store for the first floor flat will be located close to the car parking area and the bin store for the new ground floor flat will be located within the courtyard area.
- 2.5 The proposed development will comply with the Councils current sustainability requirements.

3.0 ACCESS

- 3.1 Disabled Access – The proposed new dwelling will comply with Part M.
- 3.2 Car Parking – There is currently a large area of hard standing to the rear of the site which is directly accessed from Mitchell Road. This area will be configured to provide an allocated car parking space for both the ground and first floor flat, as well as 2 spaces for the retail unit.

4.0 CONCLUSION

- 4.1 The proposed extension to form the new ground floor has been designed to be in keeping with the style and character of the surrounding area. The vast majority of the properties along Leigh Road and Market Street include single storey rear extensions with pitched and flat roofs. The site as a whole works extremely well in providing suitable accommodation for residents in a very accessible and sustainable location.