



Design and Access Statement

Land at 103 Bournemouth Road,
Chandler's Ford, Eastleigh, SO53 3AE,
for
Cordage 13 Ltd

Extension of existing commercial building (Use Class E) with existing car park and vehicular access to Bournemouth Road, new refuse and cycle storage.



Fig 1. View of site from Bournemouth Road

1.0 Introduction

This Design & Access Statement is submitted in support of a Planning Application for the extension of an existing commercial building, maintaining Use Class E.

It is prepared on behalf of the applicant and is written with advice taken from the Communities and Local Government guidance on Information requirements and validation.

This statement is to be read in conjunction with the following drawings/supporting information:

- PLC drawings: 22.3377.100P4, 102P4, 103P4, 104P4 and 105P5

The site comprises an existing two-storey commercial building with adjacent tarmac car park and grassland. Bournemouth Road is a busy road which connects Chandlers Ford to Southampton City Centre. Leigh Road, located North of the site, provides a primary connection to Eastleigh City Centre.

The site is approximately 1.2 miles distance to the North from local shops on Winchester Road and 0.6 miles from Asda Superstores and Aldi to the South.

2.0 Site Context & Analysis

The application site (0.12ha) is located on the corner Bournemouth Road and Leigh Road. Directly opposite the site is a large commercial unit called Snows Vauxhall. This also features a large car forecourt.

The existing commercial building is located to the north west corner of the site and consist of two vehicular ingress/ egress points along Bournemouth Road. The plot consists of a two-storey commercial building, tarmac parking area and a green area.

A pedestrian route runs along Bournemouth Rd and adjoining Leigh Road. The existing Gross Internal Area (GIA) of the commercial unit is approx. 150 sqm. The property features a pitched roof and cross-gables. The elevations are primarily brick at ground floor with commercially size fenestration, and render above with regular windows.

The surrounding ground around the building is made out of tarmac used as a parking facility for staff and customers with the remaining being a rough green area. The site is bound by a 1.5 metre high hedgerow to the northern end, a 1.8 metre high timber panel fence on the eastern and southern boundaries. Also located on the eastern boundary is a large brick built outbuilding belonging to the adjoining neighbour.

The site is located in a residential area, primarily consisting of two storey residential dwellings, varying in design. Bournemouth Road properties feature large amounts of red brick and clay tiles. However, located North along Bournemouth Road (circa 357m away) is a large industrial estate. The estate is comprised of various businesses which include: accountants, roofing specialists, plumbing suppliers, decorating centres, van/truck dealers and many more.



Fig 2 & 3. View of site from Bournemouth Road

3.0 Planning History

F/21/91827 Change of use from dry cleaners to restaurant and drinking establishment. Withdrawn 2022.

A/19/85629 Demolition of existing commercial building and construction of as part three-storey and part two-storey block of flats comprising 6no 2 bed flats and 2no 1 bed flats with associated parking, landscaping and access from Bournemouth Road. Permission refused 2020, subsequent appeal dismissed.

F/07/60557 Change of use of first floor from office to beauty salon and holistic training centre. Permission granted 2007.

F/05/58827 Change if use of first floor from office to beauty salon. Permission granted 2007.

4.0 Use, Scale & Mass

The proposal consists of an extension to the existing building over two storeys. A new ground floor extension will provide an additional 206m². This will push the existing building line into the car park. A new first floor extension will provide an additional 20m². The first floor extension will adopt existing eaves and ridge lines whilst using materials to match that of the existing. In total, the scheme provides a total of 226m² additional commercial/ back of house space (BoH). In addition to this, a new external bin store equating to 36m² is proposed. The bin store is accessed via the BoH and can be serviced via the existing car park.

7.0 Design & Appearance

The proposed design solution seeks to reinforce the street scene and public realm whilst ensuring that neighbouring residential amenity to the East and south are respected.

The extensive site width (circa 55m) provides the opportunity for the creation of a side extension to the existing commercial unit. The pallet of external materials is to include red facing brick work, and powder coated aluminum doors and windows, and matching coping. All of the proposed materials aim to retain the existing characteristic of the property. The proposed ground floor features red racing brickwork and the first floor is treated with white render. The scheme will also maintain existing eaves and ridge levels and feature clay tiles.

Windows would be set within deep reveals, with recessed brick elements also set back from the main facade. These deep reveals would give a crisp appearance which produces an attractive interplay of light and shadow.

Plant room, refuse and recyclable storage areas are to be located in proximity to Bournemouth Road frontage ensuring ease of access and maintenance from the highway.

In terms of proposed internal arrangement, the ground floor extension would provide additional commercial sales space, new bin store and plant area. The first floor extension will provide additional space for the commercial BOH (back of house).

8.0 Transport & Access

The proposed development is to include 2No. short stay Sheffield cycle located in proximity to the main entrance.

In addition, appropriate levels of refuse and recyclable materials storage facilities are proposed located near to the entrance and public highway.

9.0 Sustainability & Energy

Development proposals will include using recycled construction materials where possible and low energy forms of construction technologies and materials. In addition, large areas of flat roof offer the opportunity for solar panel arrays.

The application proposals will be designed to accord with current Building Regulations requirements.

10.0 Landscaping & Trees

The existing tarmac car park will remain as existing.

11.0 Refuse & Recycling

A refuse store accommodating 3 x 1100ltr Eurobins is to be located in close proximity to the public highway.