



Design & Access Statement

**107/109 Leigh Road
Eastleigh
Hampshire
SO50 9DR**

Conversion of Offices to 2 No C3 Dwelling Houses

Client:	Mr Lewis Bowers
Date of Report:	13th June 2023
Prepared by:	BPS Design Consultants Ltd Seafields Dodwell Lane Bursledon Southampton SO31 1DJ

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1.0 Introduction

Instructions were received from Mr Lewis Bowers to prepare a planning application for conversion of existing offices back to the original C3 use as 2 No houses.

2.0 Existing Site

The existing building is used as offices, it was originally build as C3 Dwellings. Planning history as below: -

The premises were originally built as residential. Planning consent was granted for the extension (Reference number EAB5493). Planning consent was granted for change of use from residential and dentists surgery to dental surgery and office (Reference number EAB7850). Subsequently planning permission was granted for change of use from dental surgery and offices to offices (Reference number DP10277/2) dated 4 April 1978.

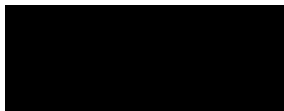
3.0 Proposals

Convert the existing back to 2 No C3 dwelling houses with amenity space, parking, bin and cycle stores. All as shown on the existing drawings.

Only minor external changes are required for some fenestrations.

Nitrate gains should be zero as the original buildings were C3 dwellings, therefore no net gain. Natural England will need to be consulted, by the LA to confirm this fact.

Authorised for BPS Design Consultants Ltd, 1st June 2023



Robert Narramore IEng MICE
Managing Director