



Design and Access Statement

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

**Conversion of Offices to 2 No Sui Generis HMO's for more
than 6 unrelated persons.**

Client: Rosewood Building Services Ltd

Date of Survey: 12th December 2023

Prepared by: BPS Design Consultants Ltd
Seafields
Dodwell Lane
Bursledon
Southampton

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1.0 Introduction

Instructions were received from Mr Lewis Bowers (Rosewood Building Services Ltd) to prepare a planning application for change of use from offices to 2 No Sui Generis HMO's for more than 6 unrelated persons. Site located at 107 to 109 Leigh Road, Eastleigh, Hampshire, SO50 4HD.

2.0 Existing Site

The existing building is used as offices, it was originally built 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.

The offices were granted planning permission to convert back to 2 No C3 dwellings application No F/23/95415 granted on 07/11/2023.

3.0 Proposals

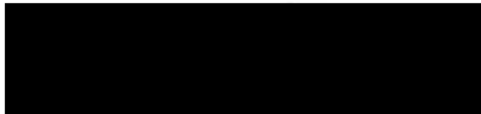
Convert the 2 No buildings into 2 No Sui Generis HMO's for more than 6 unrelated persons.

Build a single side extension to No 107 at the rear/side to mirror the extension on No 109.

Make several alterations to the rear fenestrations.

Create parking, side boundary treatments, amenity space, cycle stores and bins stores to match the approved application **No F/23/95415**

Authorised for BPS Design Consultants Ltd, 12th November 2023



Robert Narramore IEng MICE
Managing Director