

**250901 DS_ DESIGN, SUSTAINABILITY & ACCESS STATEMENT FOR
191 LEIGH ROAD, EASTLEIGH. SO15 3BX**



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DESIGN & PLANNING STATEMENT

1.0 INTRODUCTION

1.1 The following statement highlights the nature and characteristics of the Planning Application for 191 Leigh Road, Eastleigh, which seeks Planning Permission for the proposal to:

- Erect a two-storey maisonette within a two-storey side extension, replacing the existing garage.
- Provide the new HMO and new Flat with sufficient Bin and Cycle Storage serving all residents.
- Provide a car parking space for 2 Cars to park off the road.
- Introduce a variety of minor site landscape and boundary alterations, helping to enhance the property setting.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary, the proposal seeks to:

- Erect a two-storey maisonette within a two-storey side extension, and provide car parking, refuse storage and cycle facilities in accordance with Eastleigh Planning Policy.

1.2.2 In design terms, the proposal aims to erect a new two-storey side extension providing accommodation for a new 1-bedroom maisonette, with a front-to-back outlook and its own front door.

1.2.3 About external alterations have been minimised, with all existing window outlooks retained except those created for the new maisonette flat. In

terms of materials and finishes, the existing building, including the attached maisonette, will be rendered in cream white.

1.2.3 As a result of the new internal works, the existing reconfigured building will incorporate:

- Use of all existing door and window openings on the front and rear elevation.
- New windows and doors on the front and rear elevation associated with the attached 2x 2-storey maisonette flat.
- Re-rendering of the first-floor external walls, finished in white / cream.
- Introduction of new areas of site landscaping and boundary treatment to:
 1. Soften the development setting
 2. Help define the car parking forecourt
- Provision of 2x off-street car parking spaces
- Provision of 4x cycle spaces within a secure cycle store located at the front.
- Provided appropriate refuse and recycling waste storage facilities, in accordance with Eastleigh Planning Policy (4x 240L Wheelie Bins, 2x Standard, 1 x Recycling and 1x Glass).

1.2.4 Internally, the proposal seeks to make a limited number of alterations to the existing building, and where possible adopts the location of existing walls, other than where new stud walls are needed to create new spaces within parts of the new flats.

1.2.5 In terms of impacts on surrounding neighbours, this has been kept to a minimum as the new two-storey side extension adopts the same outlook and orientation as those within the original dwelling.

- 1.2.6 Regarding the proposals' finishing materials, these have been selected to match and retain the existing building's character whilst adding an element of interest to its composition. The first-floor walls will be re-rendered white/cream to uplift the property. Doors and windows will be white UPVC, and the roof will be upgraded to include Brown Concrete Interlocking Tiles.
- 1.2.7 In summary, the proposal aligns with the existing building's form, character, and layout, uses similar materials and features, and aims to enhance both the building's setting and its immediate context.



Above: Site Location Plan showing the Site Addresses' relationship to the surrounding context.

2.0 SITE LOCATION AND IMMEDIATE CONTEXT

2.1 THE SITE AND EXISTING USE

- 2.1.1 The existing Dwelling at No.191 Leigh Road, Eastleigh is located mid-way along Leigh Road, a classified road running East to West from Eastleigh Town Centre up to Bournemouth Road. The property is located on the edge of a residential area populated with a mix of large detached and semi-detached houses, some of which are used as commercial premises. To the East of the property is a significant junction between Leigh Road, Woodside Avenue and Passifield Avenue, which to the West becomes and a commercial area located East of the M3 motorway.
- 2.1.2 In terms of the local area, No.191 Leigh Road is located within a medium to high zone on the edge of Eastleigh, where public transport connections are available to Eastleigh Town Centre, containing a variety of shops, including a Train Station offering connections to Southampton, Winchester, London and the South of England.
- 2.1.3 In terms of Outlooks, No.191 Leigh Road currently benefits from front and rear Outlooks, the primary outlook being towards Leigh Road to the North. The Secondary Outlook is to the south, over the rear garden area.
- 2.1.4 Concerning Access, the site currently benefits from vehicle and pedestrian access being gained from Leigh Road via the front forecourt and car parking area, partially enclosed by a large Leylandii shrub, screening much of the property from the road.

2.2 THE IMMEDIATE CONTEXT, SCALE AND MASS

- 2.2.1 No.191 Leigh Road's immediate context is formed from two-storey detached and semi-detached residential houses, provided with pitched roofs, some of which include rooms in the roof. The immediate area also includes a few residential-scale properties used for commercial purposes, such as Cuddles and Care Day Nursery and Surefoot Podiatry.
- 2.2.2 On the Eastern side of the junction between Leigh Road, Woodside Avenue and Passifield Avenue, the context of the area changes to commercial/light industrial, where the scale of buildings becomes significantly larger, on big plots and includes a Travel Inn Hotel, Offices, Parks, Car Sales outlets and a mix of industrial warehouse properties.
- 2.2.2 Regarding the finishing materials of the surrounding residential buildings, these are compiled from a mix of materials, including pitched roofs finished with brown or red concrete interlocking tiles and walls finished with red brick multi, mixed with sections of white and cream render. Many surrounding properties include rooms in the roof served by roof lights.

3.0 IMAGES OF No.191 LEIGH ROAD & CONTEXT



- (01) (01) Google Maps Street View looking West along Leigh Road past the existing frontage of No.191 Leigh Road, defined by a mature shrub-lined front border. This photo also highlights the existing mass, character and general composition of the semi-detached and detached properties in this section of Leigh Road.



- (02) (02) Google Maps view of No.191 Leigh Roads, showing a mature shrub-planted boundary that obscures views of the property from the highway, providing visual screening and a level of sound reduction.



- (03) (03) Google Maps Location Plan Image highlighting the position of No.191 Leigh Road in relation to the surrounding properties, including its proximity to the Leigh Road, Passfield Avenue and Woodside Avenue road junction, leading to the M3.



- (04) Photo looking south-west at the front elevation of No.191 Leigh Road, highlighting the property's form, mass and material character, to be retained and enhanced through the proposed alterations.



(07) Contextual photo looking South-West across Leigh Road, highlighting the existing property at No.191 in context with the adjacent properties at Nos. 187 & 189. In addition, the photo also highlights the scale and character of the mature shrub planted in front of the boundary relative to the street scene, obscuring the property from view.



(08) Photo looking South-West across Leigh Road, highlighting the scale and mass of the mature shrub-planted boundary located in front of Nos. 191 and 193 Leigh Road, on the approach to the road junction between Leigh Road, Passfield Avenue and Woodside Avenue.



(09) Photo looking South across Leigh Road at the front elevation of No.189 Leigh Road in context with No.191's mature planted shrub boundary, highlighting the form, material composition and extent of visual gap between the two properties.



(10) Contextual photo looking West along Leigh Road, past No.189 towards No.191, highlighting the properties in context with each other, along with their proximity to the widened road junction where Leigh Road meets, Passfield Avenue and Woodside Avenue.

4.0 PLANNING POLICY

- 4.1 Planning policies that relate to the site are contained within Eastleigh Borough Council's Local Plan Review, June 2016-2036, adopted April 2022.
- 4.2 Policies in the Local Plan Review support the maximum use of derelict, vacant and underused land for residential development, provided that the sites meet a few criteria, including protection of the amenities of neighbours and wildlife/nature conservation interests, that the site is not safeguarded for other uses and that there will be no adverse environmental effects, including surface water flooding. (Policy DM1).
- 4.3 Local Plan Policy DM1 also sets a range of criteria to protect and enhance the residential environment, encouraging design, layout and use of materials that reinforce local character and provide high levels of surveillance of public areas.
- 4.4 Local Plan Policy DM2 focuses on Environmentally sustainable Development in the borough, requiring new developments to,
1. Provide a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and,
 2. Achieve a predicted mains water consumption of no more than 110 litres/person/day.
- 4.4 In general, as per urban design principles, the Local Plan encourages development proposals to relate to the site's context, that they should be designed not harm the character or appearance of the area, and that they should create an attractive street frontage, including defensible space.
- 4.5 In Design terms, the Local Plan requires developments to relate with and be integrated into the existing urban structural forms in terms of massing, scale and appearance, thus positively enhancing the public realm.
- 4.6 Finally, in terms of Sustainability, as per Policies DM2, DM3 and DM4, the local Plan encourages new developments to incorporate sustainable characteristics, improving their environmental credentials, whilst seeking to reduce expected energy demands.

5.0 DESIGN RESPONSE / PRINCIPLE OF DEVELOPMENT

5.1 The main principles adopted in the design of the proposal were as follows:

5.1.1 To develop a proposal aimed at extending the existing building to create an attached one-bedroom or studio flat, thereby increasing both the site's occupancy and its overall accommodation capacity.

5.1.2 To incorporate a 1.5-storey side extension, replacing the existing attached side garage, designed to create space for the one-bed / studio flat.

5.1.3 To make various internal alterations to the existing house's layout, allowing it to accommodate 5 bedrooms, associated bathrooms and a communal Kitchen, dining, and Lounge.

5.1.4 To design a scheme which seeks to make minimal external alterations to the existing building envelope by utilising all existing window openings.

5.1.5 To design a proposal which, where possible, works with the existing internal walls, thus seeking to adopt and re-purpose elements of the existing property's internal layout.

5.1.6 To mimic the existing dwellings front to back orientation outlook for the new Flat, ensuring outlooks match the existing property and avoid adverse effects on any adjacent properties, their rear amenity areas or possible window-to-window conflicts. Where required, obscure glazed windows will be used to screen bathroom and shower rooms.

5.1.7 As per the Proposed Site Plan, the proposal seeks to provide a combined bin and cycle store to the front of the property within a dedicated rear,

offering space for 5x cycles (1x per dwelling) and storage of 4x refuse wheelie bins (2x standard waste, 1x recycling waste and 1x glass waste).

5.1.8 Other than the addition of the new two-storey side extension replacing the existing garage, the proposal seeks to make a minimal level of alterations to the existing buildings' overall appearance and character, with key changes being associated with:

- Re-rendering all First-Floor sections of wall,
- Installation of new or replaced Doors and Windows where required
- Installation of New Stud Walls where required.
- Improved levels of insulation throughout and within roof spaces.

5.1.9 In summary, the proposal seeks to add a new two-storey side extension creating space for a 1x Bed / Studio Flat, with conversion of the existing house into a 5x Bedroom HMO. Collectively, all alterations have been designed to complement and enhance the existing building character with new features and materials adopted to match the existing, in terms of colour, finish and material quality.

6.0 PEDESTRIAN ACCESS

6.1 Pedestrian access to the property will remain as existing from Leigh Road, via the front car parking and forecourt area, from where access to the 2x properties' front door will be gained.

6.2 All new front doors will be provided with disability level access and a level threshold where possible.

7.1 SAFETY AND SECURITY

- 7.1 The re-use of existing window outlooks on the front and rear elevations maintains natural surveillance for all key site areas. Windows overlooking the front entrance, the car parking area, the cycle storage area, and the rear amenity spaces.
- 7.2 Upon completion, appropriate security lighting will be provided at the 2x properties' front doors, further enhancing the proposal's sense of security.

8.0 TRANSPORT STATEMENT

- 8.1 Due to the development site's location on the edge of a Medium / High Accessibility Area within Eastleigh, the proposal seeks to provide 2 x off-road car parking spaces (at the ratio of 1x spaces per dwelling).

9.0 REFUSE AND RECYLING

- 9.1 In accordance with Eastleigh Planning Policy, the proposal seeks to provide adequate levels of refuse storage located within a bin store located at the front of the properties, providing space for:
- 4x 240Ltr Wheelie Bins
(1x Recycling, 1x Glass & 2x Standard Waste)

10.0 AMENITY SPACE

- 10.1 To the rear of the property, the proposal seeks to provide a communal area of amenity space formed from a grass lawn and patio area measuring 101.7m², equating to 50.85m² per dwelling.

11.0 EXISTING & PROPOSED ACCOMMODATION

- 11.1 The following table summarises the areas of existing and proposed accommodation.

EXISTING ACCOMMODATION SCHEDULE	
EXISTING 4x BED HOUSE	136.6 m ²
EXISTING SIDE GARAGE	22.3 m ²
PROPOSED ACCOMMODATION SCHEDULE	
1x BED MAISONETTE FLAT	43.5 m ²

12.0 BIODIVERSITY NET GAIN (BNG) PLANTED AREAS

12.1 In accordance with Eastleigh Borough Council's Bio Diversity Net Gain (BNG) Policy DM11, under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#), proposals are required to incorporate a 10% Biodiversity Net Gain following completion of the development.

12.2 Whilst compliance with the BNG Policy is a requirement, there are exceptions where compliance can be exempt, confirmed as follows:

Developments below the threshold:

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5.0m x 5.0m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

12.3 Given that the proposed extension, combined with internal alterations, does not extend the existing building's footprint beyond 25m² (5.0 x 5.0m max), the application should be exempt from compliance with BNG under the exemption rules.

12.4 Whilst it has been demonstrated that the scheme does not need to comply with Policy DM11, the redevelopment proposal does propose to incorporate additional planting beds around the site.

SUSTAINABILITY STATEMENT

1.0 INTRODUCTION

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1.2 DEVELOPMENT OVERVIEW

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2.0 BUILDING ENVELOPE AND LAYOUT

2.1 Construction of any new building elements will include appropriate insulation levels for the entire area affected, and where required, additional insulation will be provided within the floors and roof of the existing building, improving the building's performance relative to Part L1 of the Building Regulations.

2.2 Any new construction will be designed to give a SAP (Standard Assessment Procedure) rating of at least 90, and all new / replaced windows will be double-glazed, incorporating trickle vents. All new construction will comply with the current Building Regulations, and appropriate levels of Sound or Fire Reduction Measures will be introduced where required.

3.0 ENERGY SUPPLY AND USE

- 3.1 Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the development complies with Part L1 of the Building Regulations and has a SAP rating of at least 90.
- 3.2 Where fitted by the developer, the dwellings will be equipped with 'A' rated domestic appliances.
- 3.3 Energy-efficient lighting will be installed throughout the whole development.
- 3.4 Water-efficient domestic appliances will be specified, where provided.
- 3.5 Water meters will be installed to encourage careful water usage.
- 3.6 Reduced capacity WC cisterns with restrictors will be fitted to reduce water usage – WCs can make up 30% of domestic water usage.

4.0 PROCUREMENT AND CONSTRUCTION

- 4.1 Building materials will be specified for longevity and minimal maintenance. This is desirable not only for sustainability but also for the building's long-term appearance and ongoing maintenance responsibilities.
- 4.2 Building materials will be sourced from sustainable and local sources where a choice is available.

5.0 TRANSPORT

- 5.1 Given the site's location within a High to Medium Accessibility Area combined with its location on Leigh Road (a classified road), 2x off-road car parking spaces have been provided, at a ratio of 1x spaces per dwelling. Given car ownership and the nature of future tenants, it is anticipated that not all future residents will have their own cars. If car ownership exceeds 2x, the local area can accommodate additional cars parked on the highway (such as Meynell Close or Kipling Road).
- 5.2 In accordance with Planning Policy, 2x secure cycle spaces (1x per dwelling) will be provided, located within a lockable "secure by design" storage unit, positioned at the front of the property.

6.0 WASTE AND RECYCLING

- 6.1 On-site segregation for refuse and recycling of materials is to be implemented for the residential properties.
- 6.2 On-site refuse storage will have sufficient space to allow storage of material for recycling, in accordance with the City Council's refuse collection regime.