

MAPLE PLACE, EASTLEIGH

Design and Access Statement for residential redevelopment

at

Former Crockery and Samsons gym,

237 Chamberlayne Road and 5b Derby Road, Eastleigh

for

Eastleigh Borough Council

Revision C

March 2026



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01 INTRODUCTION

MH Architects Ltd have been appointed by Eastleigh Borough Council to prepare and submit a full planning application to Eastleigh Borough Council for the redevelopment of the site at the former Crockery and Samsons Gym at 237 Chamberlayne Road and 5b Derby Road, Eastleigh.

The application site is currently vacant with the former buildings having been demolished.

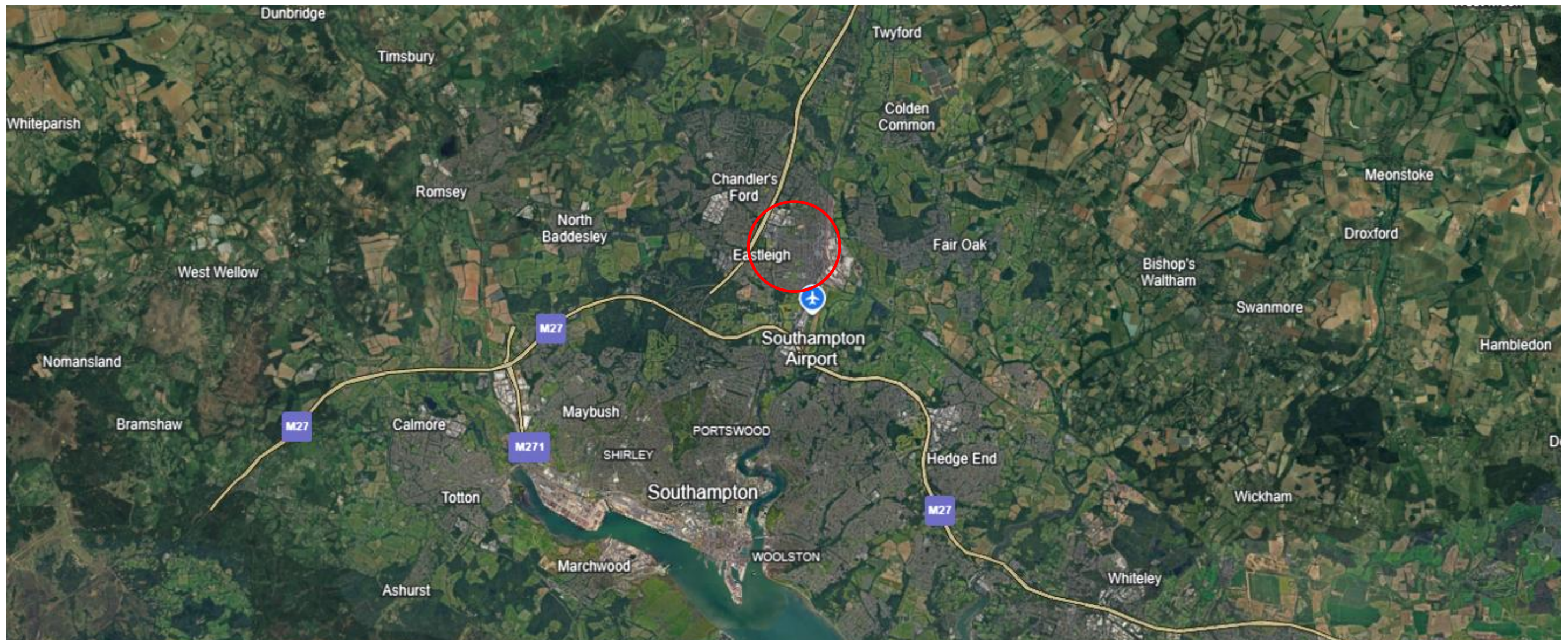
The site sits within an existing residential area just outside of the main town centre.

This Design and Access Statement outlines the initial analysis of the site and its context and describes the fully detailed proposals for 12 new units, in a mix of family houses and apartments, alongside on plot parking and associated landscape works.

02 SITE

WIDE CONTEXT

The site is located in a primarily residential area just outside of the main town centre of Eastleigh. Eastleigh itself is located in the county of Hampshire, just north of Southampton airport. It has easy access to both the M27 motorway to the south and the M3 motorway to the west.



02 SITE

CLOSE CONTEXT



02 SITE

SITE LOCATION

The site is located in a primarily residential area just south of the main town centre. The site is considered to be in a highly sustainable area with the town centre and all its services just a short walk away.

The site is fronted on all sides by existing residential buildings and by roads on three sides.

To the north the site is fronted by Derby Road which itself is a relatively busy feeder road which runs in an east west direction. To the east the site is fronted by Chamberlayne Road, with two storey terraced houses opposite. There are mature trees to the east which close off Chamberlayne Road as a dead end vehicular route. Pedestrian access is maintained. To the south, the site abuts the end of the existing terraced houses on Chamberlayne Road with the house to the east side and the rear garden to the west side. To the west, the site is fronted by a small lane with open back gardens of the adjacent houses.

The site has existing vehicular access from both Chamberlayne Road to the east side of the site and an unmarked road to the west side of the site.

The site is currently vacant and is fenced off to the general public. The former gymnasium and crockery buildings have been demolished, leaving the site relatively flat and level. The site is 0.9 Ha in size and is primarily rectangular in shape with aspects to all sides. Eastleigh Borough Council own the site and are looking to redevelop the site with 12 residential units, parking and landscaping.



03 EXISTING SITE PHOTOS

EXISTING SITE AS SEEN FROM IMMEDIATE CONTEXT



1. View looking south down Chamberlayne Road with site to right showing the northern end of the no through road.
2. View looking up Chamberlayne Road with site behind showing the context of residential housing.
3. View of access road to the west of the site and the open rear gardens of the houses on Hardy Road, nos 1-3.
4. View of the site from the north east as seen from across the junction with Derby Road running east west.

03 EXISTING SITE PHOTOS

EXISTING SITE AS SEEN FROM WITHIN THE SITE



- 5. View of adjacent neighbour to the south on Chamberlayne Road.
- 6. Internal view of vacant site looking across to the east with mature trees on Chamberlayne Road seen in background.
- 7. Internal view across site towards Derby Road and adjacent end of terrace house.
- 8. Internal view across site towards the western access road and rear gardens of no's 1-3 Hardy Road.

04 EXISTING CONTEXT PHOTOS

CONTEXT - IMMEDIATE ARCHITECTURAL LANGUAGE

The immediate locality is predominantly made up of early to mid to late 20th century residential architecture. Two storey dwelling houses typically in terraced forms with pitched roofs and ground floor bay windows looking to the street. Windows are a mixture of Georgian proportions on older unaltered properties and larger joined openings on later altered properties.

Materials are predominantly brick and render with concrete roof tiles, and upvc replacement windows.

Front gardens are typically narrow with defined boundary edges against the back edge of footpaths. As with most typical residential areas there is limited natural green landscape to these frontages with the majority having been hard landscaped over the decades.

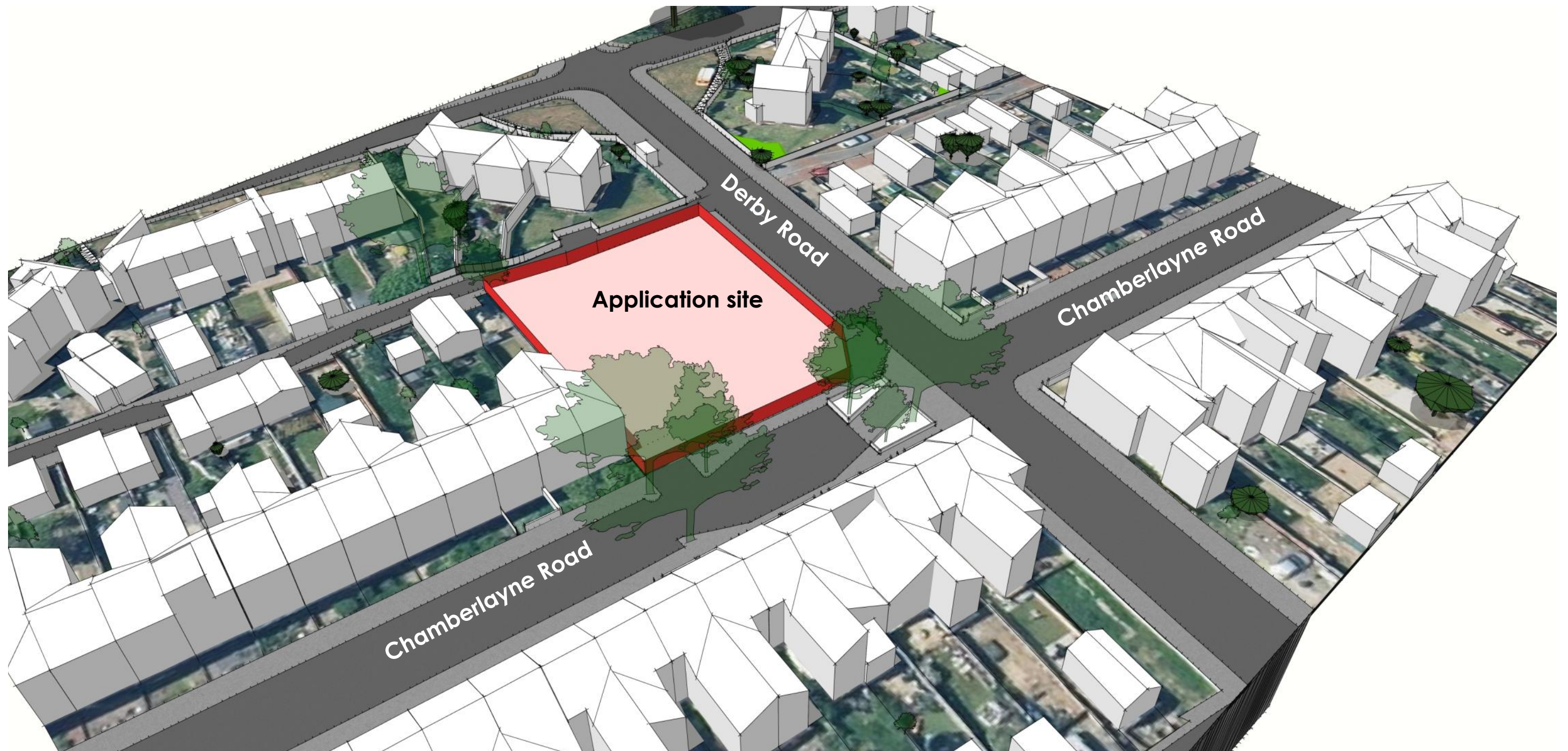


SITE and CONTEXT ANALYSIS



05 SITE MODELLING

SITE BOUNDARY



06 SITE ANALYSIS

SUN PATH



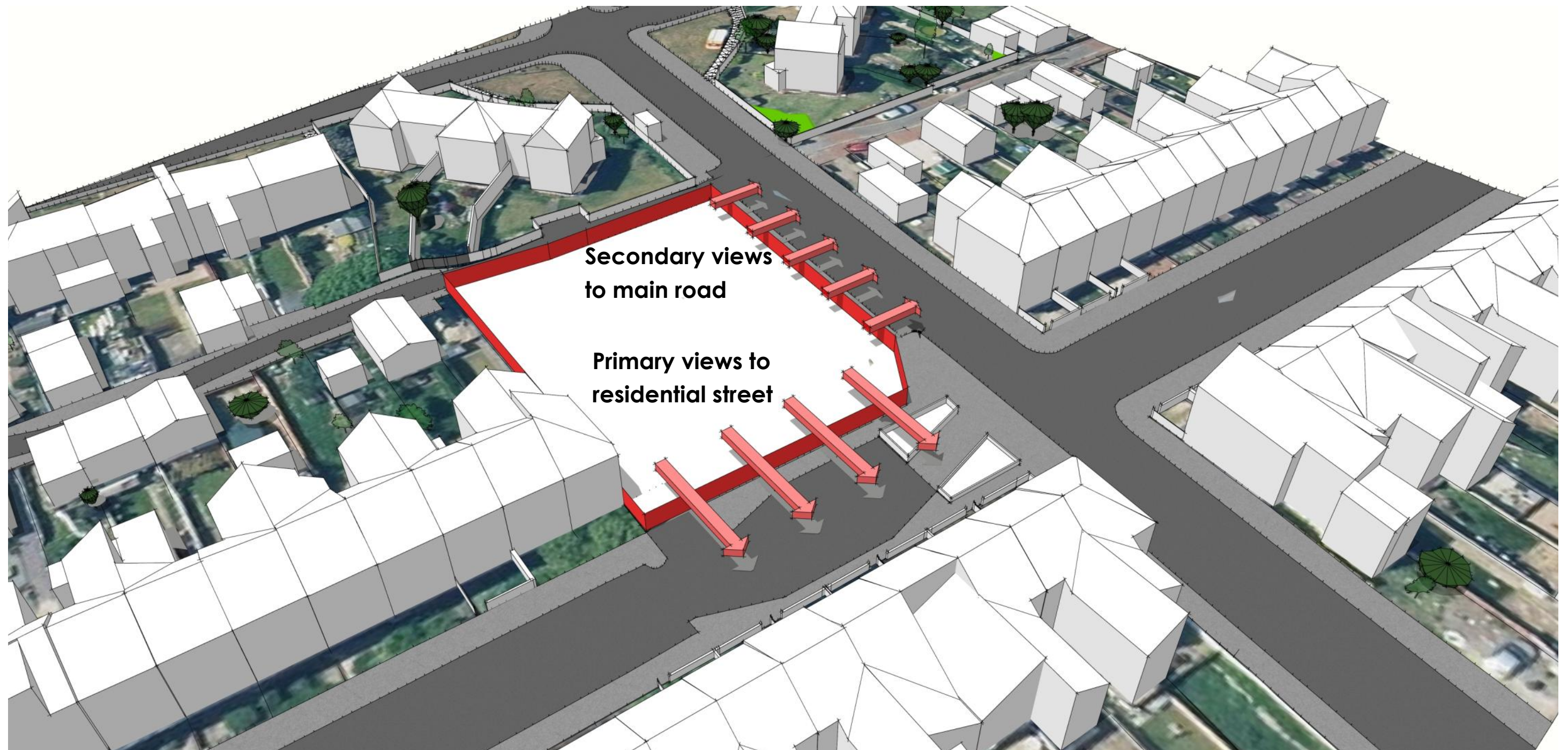
06 SITE ANALYSIS

EXISTING GREEN INFRASTRUCTURE



06 SITE ANALYSIS

SITE ANALYSIS - PRIMARY and SECONDARY VIEWS OUT OF SITE



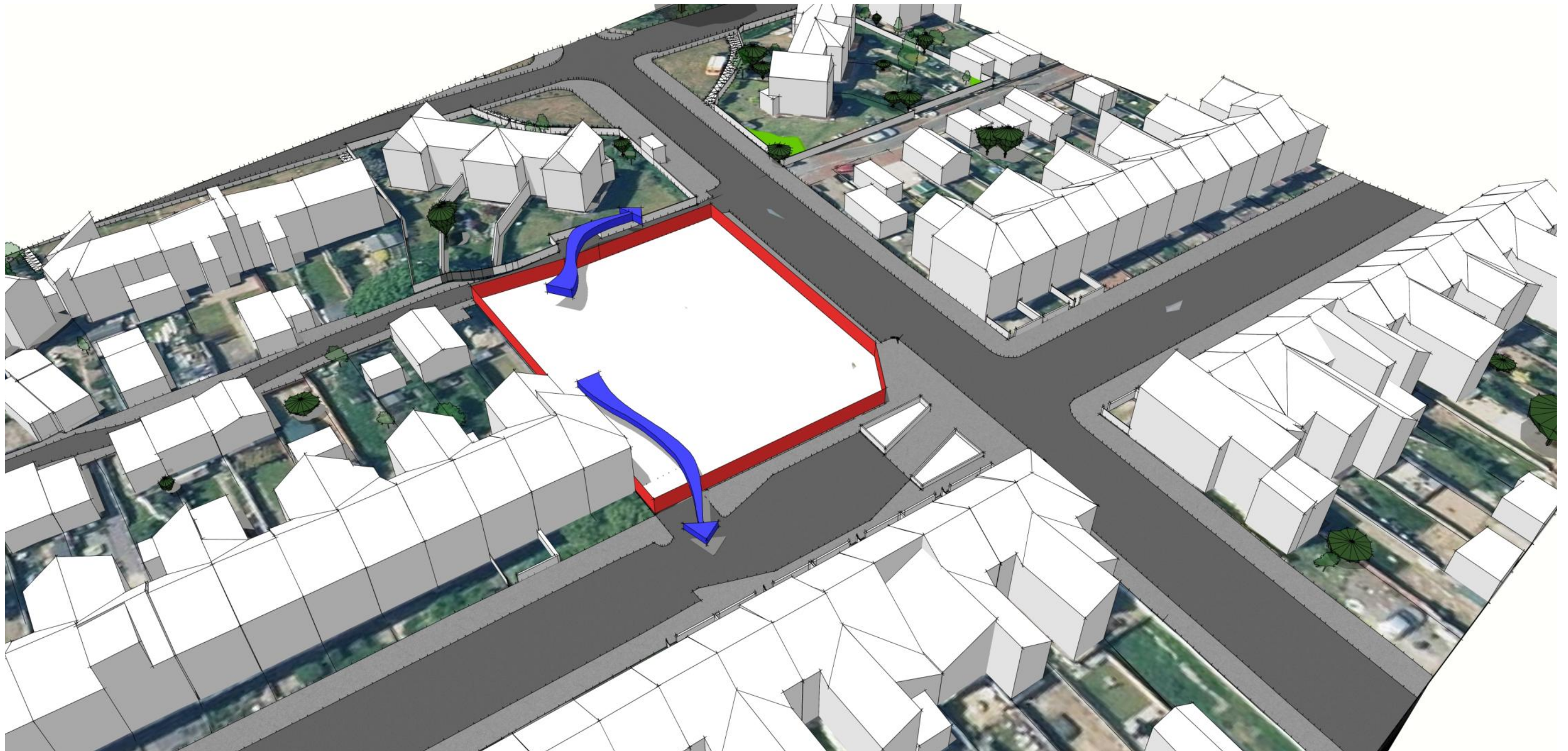
06 SITE ANALYSIS

SITE ANALYSIS - VIEWS INTO THE SITE FROM IMMEDIATE NEIGHBOURS



06 SITE ANALYSIS

SITE ACCESS - EXISTING ENTRY POINTS



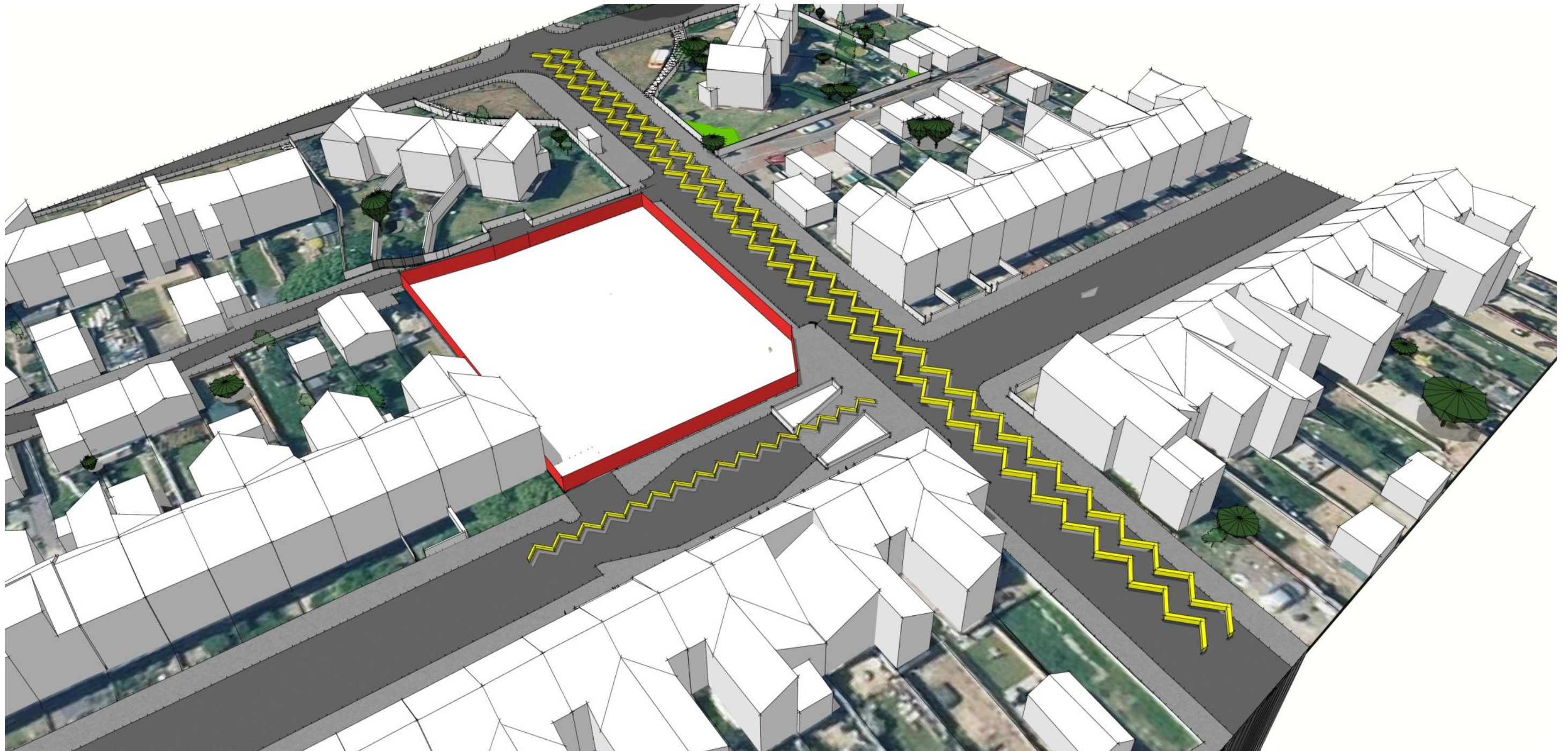
06 SITE ANALYSIS

EXISTING PEDESTRIAN MOVEMENTS AROUND SITE



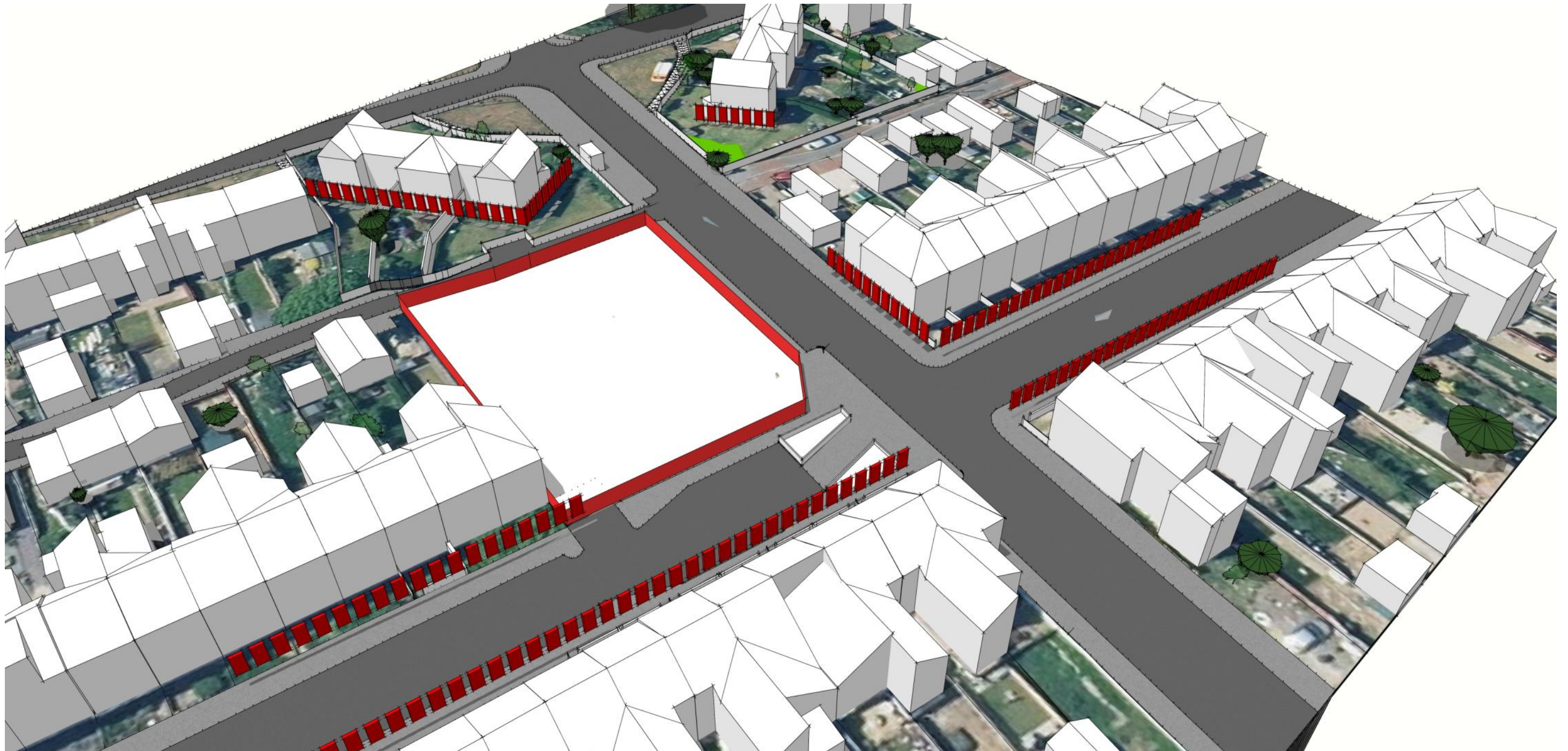
06 SITE ANALYSIS

SITE ANALYSIS - SOURCES OF NOISE



06 SITE ANALYSIS

EXISTING FRONTAGES LOOKING TOWARDS SITE



SITE PLANNING HISTORY



07 SITE PLANNING HISTORY

PREVIOUS REFUSAL

In 2023 an application was made to Eastleigh Borough Council by Aspect (Eastleigh) Ltd for the redevelopment of the site with 12 units and associated parking.

The decision reference F/23/95574 dated 04 October 2023.

The councils decision was to Refuse Planning Permission with the reasons stated below:

The proposed three-storey block of flats fronting Chamberlayne Road would be out of keeping with the scale, form and appearance of the adjacent two-storey terraced housing, and would result in an unacceptable impact on the amenities of neighbouring residents as a result of loss of privacy from overlooking. The development would be contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places Supplementary Planning Document.

The design team have reviewed the previous refusal and can summarise the published consultees responses below:

- Drainage - no objection.
- Ecology - no objection subject to usual installation of ecological mitigation measures such as bat boxes, bird boxes and hedgehog ways etc.
- Environmental Health - none.
- Highways - none. Happy with the proposal providing 11 spaces with access from the western road way.
- Housing - none.
- Southern Water - none.
- Urban Design Officer - none.
- Tree Officer - none.
- Neighbours - objections based on the perceived overlooking and loss of privacy on to Chamberlayne Road, placement of flats on Chamberlayne Road and family houses on Derby Road as being.

In order to respond positively to the objections raised by the immediate neighbours, an understanding of the core concerns was required.

The neighbours objections stemmed primarily from the concern of having flats fronting onto Chamberlayne Road, where it was perceived that there would be a significant loss of privacy from the increase in windows and activity on this elevation. It was felt that having family orientated terraced housing would be more appropriate in this location, with windows and opening more in keeping with the immediate context. A lack of transparency about the proposal was also evident when initial early proposals suggested housing to Chamberlayne Road but the application came forward with flats in this location.

This application has addressed the neighbours concerns of appropriate typology location and perceived loss of privacy by presenting a scheme that locates the family housing in a contextual terraced form to Chamberlayne Road and the apartments in a traditional terraced form to Derby Road.

07 SITE PLANNING HISTORY

DESIGN TEAM RESPONSE

Planning item	Refused scheme	Design team response for new application	Result
Drainage	No objection to scheme.	Intent to provide same or similar strategy as previous scheme.	No change.
Ecology	No objection to scheme subject to usual ecological upgrades such a bat boxes, bird boxes and hedgehog routes.	Intent to provide same or similar level of mitigation as previous scheme.	No change.
Environmental health	No objection to scheme.	Intent to provide same or similar level of mitigation as previous scheme.	No change.
Highways—parking	No objection to scheme. Provision of 11 car spaces.	10 car spaces in accordance with EBC consultation and specific EBC Housing needs .	1 less space.
Highways—access	No objection to scheme. From existing lane way to the west.	From existing lane way to the west.	No change.
Highways—refuse collection	No objection to scheme. Collection from lane way as refuse collection vehicle currently accesses this lane in a north south direction.	Houses—on curtilage screened bin stores to front of properties with collection from back of footpath Apartments—within secure external bin storage building with collection from Derby Road (within permissible bin drag distances).	Current scheme considered a betterment for refuse collection.
Housing	Provision of 6 x 1b2p and 3 x 2b4p apartments and 3 x 3b6p houses.	Provision of 6 x 1b2p and 3 x 2b4p apartments and 3 x 3b6p houses.	No change.
Services—southern water	No objection to scheme.	Intent to provide same or similar strategy as previous scheme.	No change.
Urban design	No objection to scheme. Considered that massing, orientation and design was appropriate to the setting.	Location of proposed houses to be on Chamberlayne Road with proposed apartments on Derby Road. Massing and architectural style of houses to be more appropriate to the context of Chamberlayne Road, with 2.5 storey heights making use of rooms within roof space to minimize land take. Pitch of roof, eaves and ridge lines to be more appropriate to the residential setting. Window and door openings and sizes to be more appropriate to the residential setting. Massing and architectural style of apartments to be more appropriate to the context of Derby Road. Inclusion of pitched roof forms along Derby Road elevation.	Current scheme considered a betterment in terms of typology location and treatment of massing, fenestration and mitigation of overlooking concerns.
Trees	No objection to the scheme.	Intent to provide same or similar strategy as previous scheme.	No change.
Neighbours	Objection to proposals based on the perceived loss of privacy caused by the apartments being located on Chamberlayne Road. Excessive window openings and balconies located on eastern side of site.	See urban design response above.	Current scheme considered a betterment in terms of typology location and treatment of massing, fenestration and mitigation of overlooking concerns.

SITE OPPORTUNITIES



08 SITE OPPORTUNITIES

CONCEPTUAL ANALYSIS SHOWING OPPORTUNITES FOR THE SITE

With the redevelopment of the site there is the opportunity to create a corner turning solution that responds respectfully to both Chamberlayne Road and Derby Road, whilst acknowledging the corner site and the existing green infrastructure.

The proposal has the ability to deliver family housing to Chamberlayne Road that respects the terraced form and massing of the existing residential street and smaller occupancy units to Derby Road where the street scene is less formal but yet requires a frontage to engage with the busier street scene.

RESIDENTIAL REQUIREMENTS

This planning application is in line with Eastleigh Borough Council's wish to deliver 12 units in an appropriately laid out dense residential scheme. The mix is to be 3 family houses and 9 smaller 1 and 2 bedroom apartments.

ACCOMODATION

3 x 3 bedroom 5 person terraced family homes at minimum 99sqm GIA.

4 x 1 bedroom 2 person apartments at minimum 50sqm GIA.

5 x 2 bedroom 4 person apartments at minimum 70sqm GIA.

A separate refuse storage and secure integrated cycle storage serving the houses and apartments.

Parking in a mix of allocated and unallocated spaces for both the houses and apartments at a number that is considered appropriate to the site and sustainable location.



CONCEPT OPTIONS PRESENTED FOR PRE APP AND DRP



09 CONCEPT

SITE LAYOUT

A pre application submission was made to Eastleigh Borough Council Planning department in November 2025.

As part of the pre app process, the concept design was presented to Winchester and Eastleigh Design Review Panel in December 2025.

The concept proposal was for 12 units in an L shape block as shown opposite. Two variations on the built form were presented so that a steer could be obtained as to the preferred architectural treatment.

The formal pre application response was received in January 2026.

The same proposal was also presented to the local ELAC committee and the Chamberlayne Road Local Residents Group.



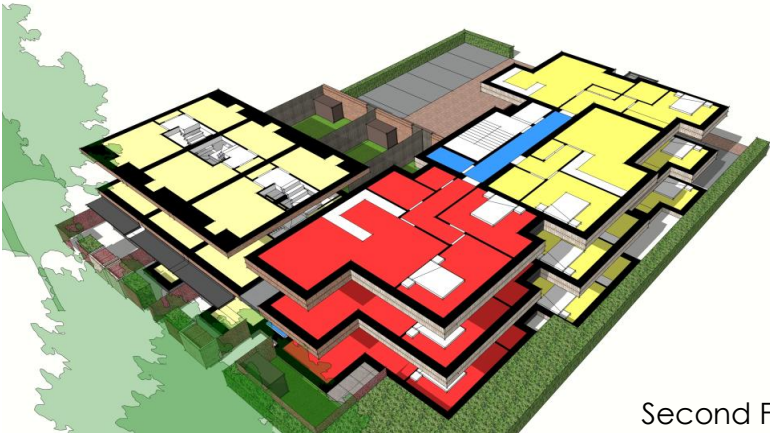
Site plan



Ground Floor



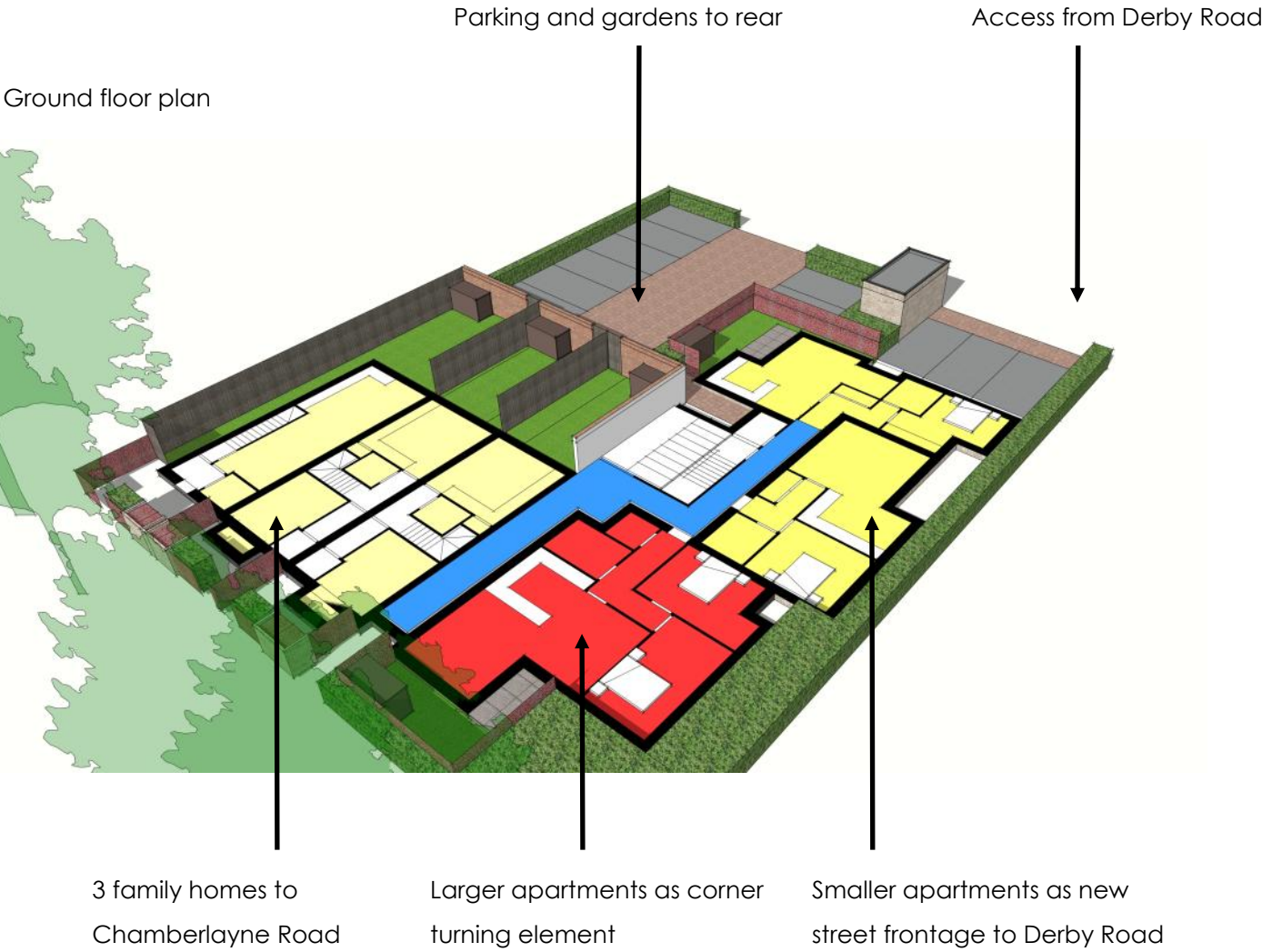
First Floor



Second Floor

09 CONCEPT

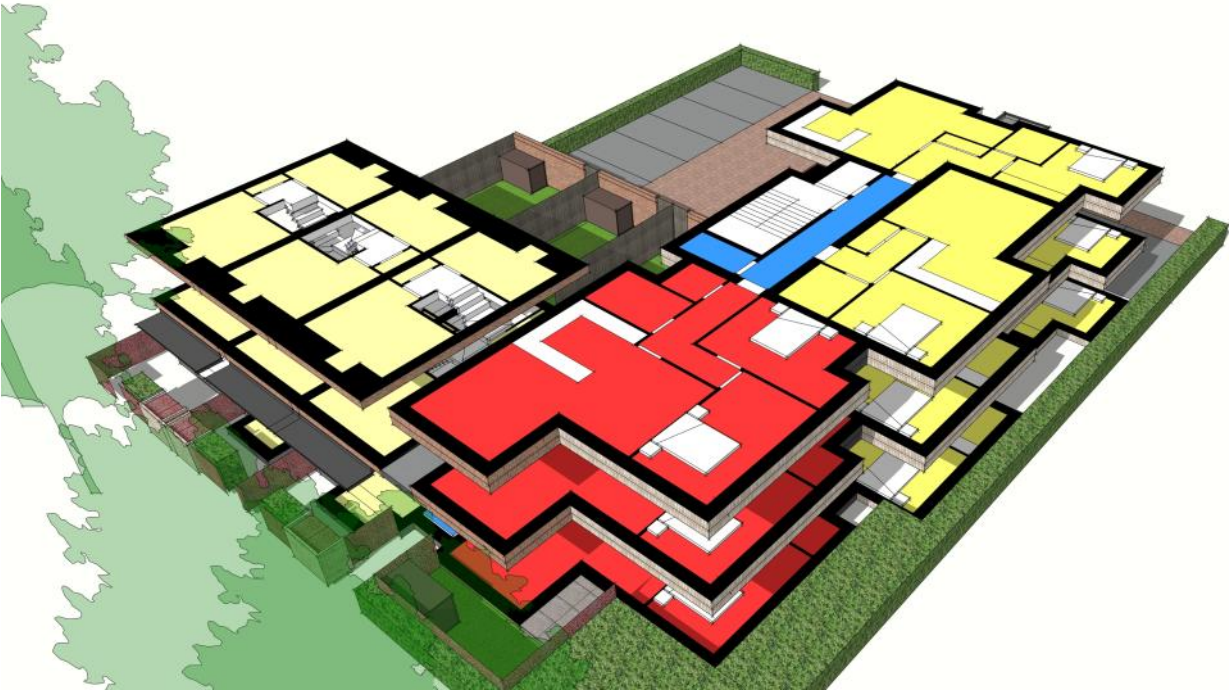
PLANS AND LAYOUT



First floor plan



Second floor plan



09 CONCEPT OPTION 1

ARCHITECTURAL FORM

Option 1 explores the potential for the 2.5 storey houses fronting Chamberlayne Road, to have a traditional terraced ridge line in keeping with the form of development currently seen adjacent and opposite. To maximise density, the new houses make use of the roof space, so whilst having a steeper pitched roof line, the eaves and window levels are similar to those of the existing houses.

The houses and apartments are visually broken at their junction so that the overall perceived mass is reduced.

The apartments roof form emulates the traditional terraced ridge form, running parallel to Derby Road. The eaves line is allowed to fluctuate to help reduce the perceived height, with most internal rooms having a skelling of 1.5 - 1.8m.



North east aerial of concept 1



Option 1 roof form images



09 CONCEPT OPTION 2

ARCHITECTURAL FORM

Option 2 explores the potential for the 2.5 storey houses fronting Chamberlayne Road, to have a traditional terraced ridge line in keeping with the form of development currently seen adjacent and opposite. To maximise density, the new houses make use of the roof space, so whilst having a steeper pitched roof line, the eaves and window levels are similar to those of the existing houses.

The houses and apartments are visually broken at their junction so that the overall perceived mass is reduced.

The apartments roof form continues this ridge line and presents a series of 2.5 storey articulated gables to Derby Road, so giving the perception of a series of smaller units within the street scene.



North east aerial of option 2



Option 2 roof form images



09 CONSULTATION

PRE APPLICATION RESPONSE

A summary of the various responses is detailed below with the salient points being noted for review by the design team.

Eastleigh planning department comments:

- Appreciate the resolution to maintain houses on Chamberlayne Road and apartments to Derby Road.
- Concerns as to perceived over development due to tight sight boundaries with built form should be addressed to allow more meaningful landscape.
- Concerns as to location of parking spaces to the western side in relation to their perception on the street scene, and that all parking would be better located to the rear of the development.
- Houses on Chamberlayne Road to have more domestic scale eaves and dormers.
- Option 1 for the apartments presents a cleaner and more successful roof form, visually tying the two elements together in a more coherent form.
- Careful control of materials to ensure that those put forward for planning are harmonious to the context.
- Concern as to under provision of amenity space but acknowledgement that the site does lie within 100m of Grantham Green public open space.
- Concern as to location of balconies on eastern and western ends facing directly towards amenity space and habitable rooms of the immediate neighbours.
- Concern as to under provision of parking spaces but acknowledgement that the site does lie within a highly sustainable location and that reliance on motor vehicles in this location should be discouraged.

Winchester and Eastleigh Design Review Panel comments:

- Preference for option 1 as it presented a more consistent roof form to the street.
- Better resolution of the corner balconies is needed especially at the junction between Chamberlayne Road and Derby Road.
- Carparking area lacks any meaningful landscape. Consider reducing parking numbers.

ELAC comments:

- Appreciate the resolution to maintain houses on Chamberlayne Road and apartments to Derby Road.
- Consideration needed to mitigate against any potential for over looking of existing neighbours and maintaining current privacy levels.

Resident working group comments:

- Appreciate the resolution to maintain houses on Chamberlayne Road and apartments to Derby Road.
- Concerns over parking provision and the knock on effect to the wider parking issues that exist on Chamberlayne Road and the surrounding street network.
- Consideration needed to provide a better integration with the existing landscape area at the end of Chamberlayne Road, with potential to manage the trees better and provide an enhancement to the current dilapidated raised planters.
- Consideration needed to mitigate against any potential for over looking of existing neighbours and maintaining current privacy levels.
- Concerns over the extent of glazing to the proposed housing facing existing properties on Chamberlayne Road.

DETAIL DESIGN PROPOSAL



10 DETAIL DESIGN PROPOSAL

SITE LAYOUT

The proposed site layout has evolved during the consultation process with comments from the following consultees and working groups being taken on board:

- Planning case officer
- Winchester and Eastleigh Design Review Panel
- ELAC
- Local residents working group.

The apartments are focused on Derby Road and the family houses are focused on Chamberlayne Road.

Pedestrian access to the apartments is from Derby Road and pedestrian access to the houses is from Chamberlayne Road, reflecting the local vernacular pattern.

Parking is provided in a simple landscaped parking court to the rear of the dwellings, with a mixture of allocated and unallocated parking spaces alongside a provision for visitor parking (in agreement with EBC Housing).

Refuse provision is provided in the form of a single detached store located for ease of resident drop off and services collection.

Secure cycle storage is provided on curtilage within the building for the apartments and within secure sheds for the houses.



Site plan

10 DETAIL DESIGN PROPOSAL

ACCOMMODATION

Site area 0.103 ha
Site density 116 dph
Storey heights 2.5 to 3.0

Accommodation

All units are NDSS Compliant for room size, storage etc

Plot 01	2b3p apartment	62.4 sqm	M4 (2)	terrace
Plot 02	1b2p apartment	50.4 sqm	M4 (2)	terrace
Plot 03	1b2p apartment	60.0 sqm	M4 (3)	terrace
Plot 04	2b3p apartment	62.4 sqm	M4 (2)	balcony
Plot 05	1b2p apartment	50.4 sqm	M4 (2)	balcony
Plot 06	2b4p apartment	70.1 sqm	M4 (2)	balcony
Plot 07	1b2p apartment	58.2 sqm	M4 (2)	balcony
Plot 08	1b2p apartment	50.4 sqm	M4 (2)	balcony
Plot 09	2b4p apartment	70.1 sqm	M4 (2)	balcony

Parking provision 5 spaces plus 2 visitor spaces

Internal cycle storage for 10 cycles

Plot 10	3b5p house	101.9 sqm	M4 (2)	garden
Plot 11	3b5p house	101.9 sqm	M4 (2)	garden
Plot 12	3b5p house	101.9 sqm	M4 (2)	garden

Parking provision 3 spaces

Cycle storage within secure garden sheds

10 DETAIL DESIGN PROPOSAL

ARCHITECTURAL FORM AND ARTICULATION

The proposal is for a 2.5 - 3 storey development consisting of 2.5 storey houses and 3 storey apartments (both with lower eaves lines in the upper storeys to minimise height and mass).

Houses front onto Chamberlayne Road, replicating the traditional terraced form and linear ridge line in keeping with the form of development currently seen adjacent and opposite.

The apartments front onto Derby Road, with a roof form that continues the simple ridge line of the houses. A series of articulated and detailed gable ends provide 'book ends' to the apartments and the junction where the two typologies meet.

At ground floor level the houses and apartments are provided with clear defensible space to the street edge, which is landscaped to provide a green softer edge to the development.



North east aerial view of proposal

10 DETAIL DESIGN PROPOSAL

ARCHITECTURAL FORM AND ARTICULATION



South west aerial view of proposal

10 DETAIL DESIGN PROPOSAL

CONTEXTUAL SETTING

The images opposite describe how the proposal may impact on the current street views as seen along both Chamberlayne Road and Derby Road.



Proposed view of development from Chamberlayne Road north



Proposed view of development from Chamberlayne Road south



Proposed view of development from Derby Road west

10 DETAIL DESIGN PROPOSAL

DETAIL DESIGN - HOUSES



HOUSE 12
CHAMBERLAYNE ROAD

HOUSE 11 10

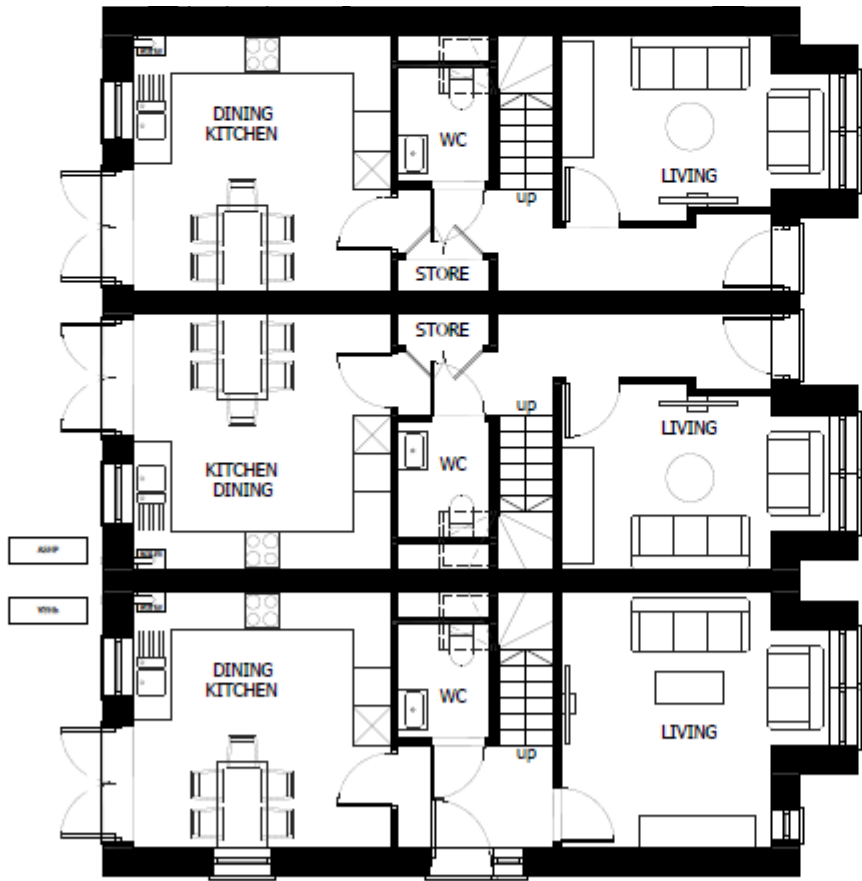
APARTMENTS 3, 6 and 9

DERBY ROAD

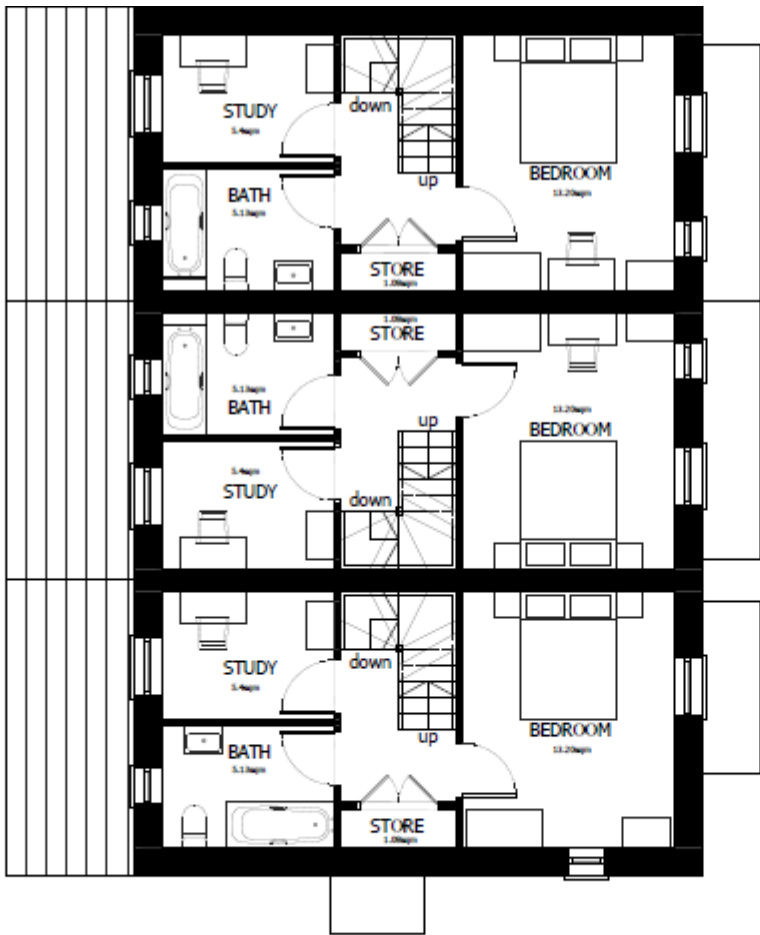
Proposed view of family houses on Chamberlayne Road

10 DETAIL DESIGN PROPOSAL

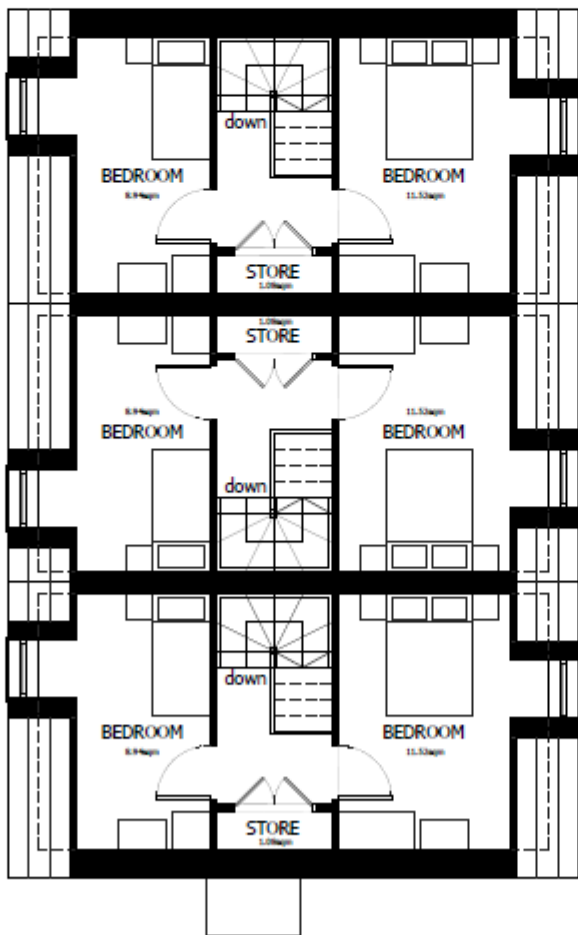
DETAIL DESIGN - FLOOR PLANS



Ground floor plan



First floor plan



Second floor plan

10 DETAIL DESIGN PROPOSAL

DETAIL DESIGN - APARTMENTS



PEDESTRIAN LINK CHAMBERLAYNE ROAD APARTMENTS 3, 6 and 9 DERBY ROAD ENTRY APARTMENTS 2, 5 and 8 APARTMENTS 1, 4 and 7 ACC

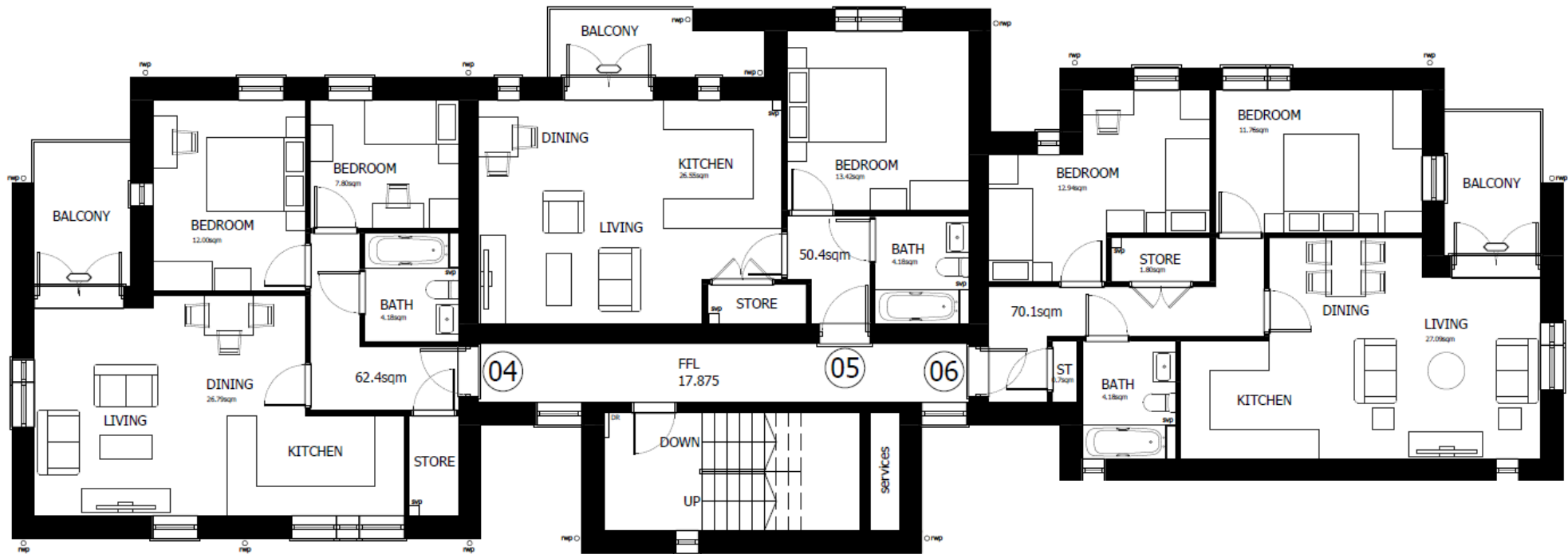
Proposed view of apartments on Derby Road

10 DETAIL DESIGN PROPOSAL

DETAIL DESIGN - FLOOR PLANS



Ground floor plan



First floor plan

Typical floor plans for apartments

10 DETAIL DESIGN PROPOSAL

DETAIL DESIGN - FLOOR PLANS



Second floor plan

LANDSCAPE



11 LANDSCAPE - PLAN

The proposed landscape treatment is an un-fussy but effective response to the site's constraints, designed in response to the building and layout, but also mindful of the site's context.

Borders of ornamental shrubs and herbaceous plants provide transitions between the horizontal and vertical around the edges of the parking court. A feature tree with an upright form (*Acer campestre* 'William Caudwell') would provide a focal point within the parking court. Due to the limited size of the bed in which it would sit, a load bearing modular crate system is proposed in order to facilitate growth of the tree's root system beneath the surface of the parking area.

The same species of tree is proposed in the site's north-western corner, where it would have a visual relationship with the tree cover within Grantham Green.

Vertical railings are proposed alongside the northern part of the service road, Derby Road and the houses affording privacy at the back edge of the footpath. Ornamental planting is proposed between the railing and the building, providing an attractive contribution to the overall street-scene. Where ground-floor patio spaces are proposed, formal hedgerows would sit alongside the railing at the site edge, in order to provide separation and a degree of defensible space for the occupants of the ground floor apartments.

A low brick wall with railings behind, is proposed in-front of the apartments at the north east corner of the site, tying this end in with the rebuilt planters at the end of Chamberlayne Road.

The application proposes to enhance the existing amenity planting at the end of Chamberlayne Road, adjacent to the site's north-eastern corner. The existing trees will be retained in the 2 planting beds, with the exception of the low quality crab apple as identified in the tree report.

The dilapidated brick walled planter will be removed and rebuilt to tie in with the new development, using the same brick and details to match.

Alongside removal of the crab apple tree, the low quality monoculture shrubs will be removed and re-planted with a more appropriate variety of hardy plants. The surface between the planters will also be renewed with clay brick paviours, to match existing paviours present alongside Derby Road.



11 LANDSCAPE - MATERIALS

Materials have been chosen to be familiar and vernacular in their scale, colour and appearance. They have been drawn from the local vernacular palette and will help to set the new building within its context. They will be robust and of high quality to reduce the need for maintenance.



BEST PRACTICE EXAMPLES

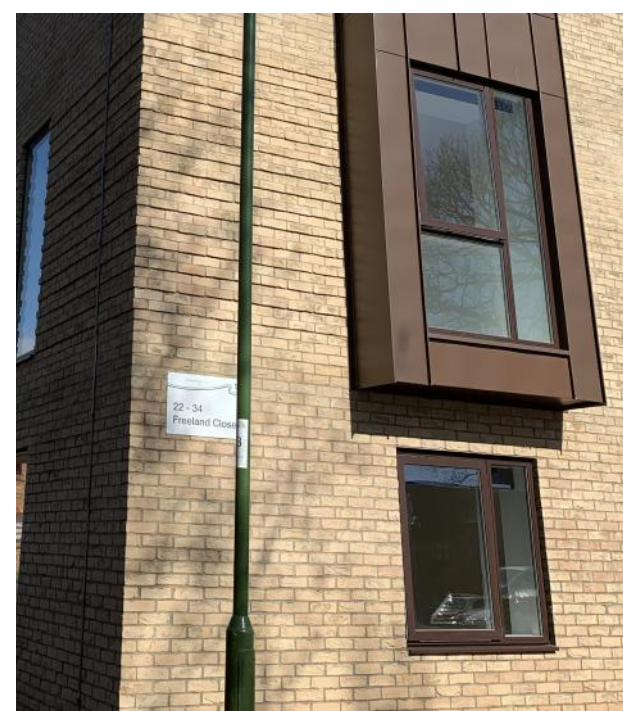
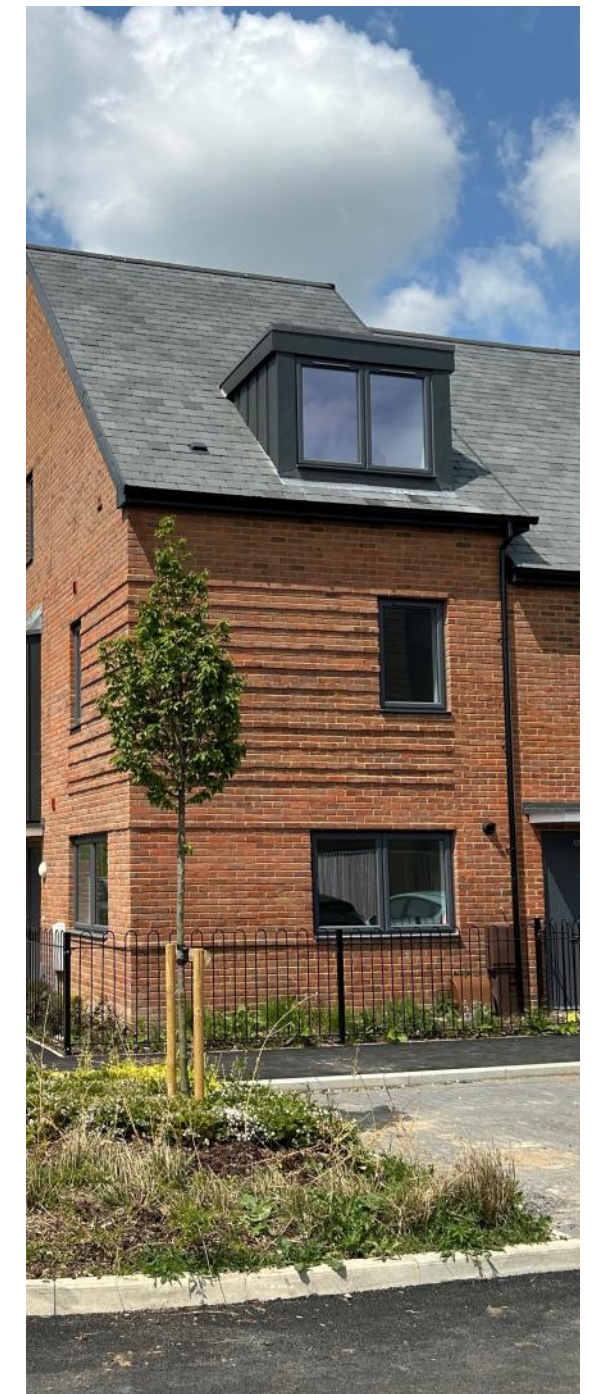


12 BEST PRACTICE EXAMPLES

The images opposite show that successful place making, its architectural form and landscape treatment comes through an understanding of the site and its context.

Successful interventions create vibrant places through an understanding of appropriate scale, mass and proportion at both the small and large scale with materials and forms that are chosen to reflect the typology and their context. Detailing that is simple and robust without being bland and unforgettable help to define new buildings and set them within their time and place.

Maple Place represents an opportunity to knit a new residential development into the existing residential fabric, adding to the sense of community within the area and developing an otherwise vacant brownfield site.



MATERIALS



13 MATERIALS

Materials have been chosen to be familiar and vernacular in their scale, colour and appearance.

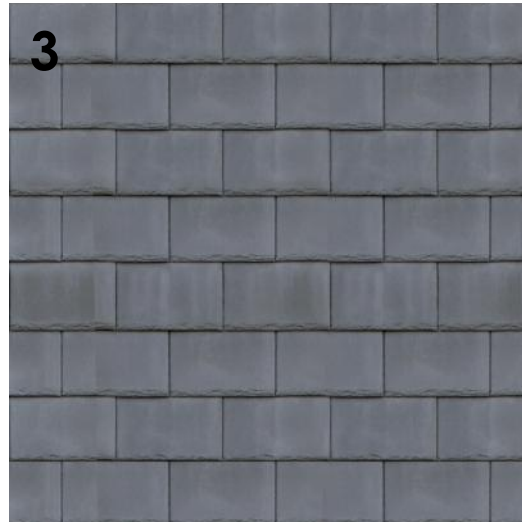
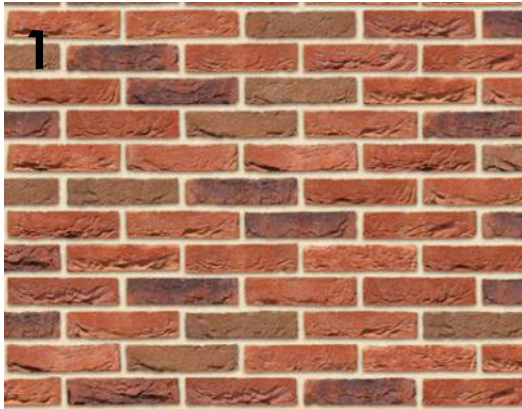
They have been drawn from the local vernacular palette and will help to set the new building within its context.

They will be robust and of high quality to reduce the need for maintenance and have been chosen based on their environmental credentials and thermal performance.

Areas of detail are defined with brick detailing and the integration of key architectural elements such as front doors, canopies and bays, to deliver a built form that is contextual and visually interesting.

Examples of such materials can be seen opposite and are described below:-

- 1. Good quality facing bricks in colours and textures to suit the locality and to set the buildings within their context.
- 2. Brick detailing to create relief, texture and contrast within the fenestration.
- 3. Good quality slate effect roof tiles.
- 4. Integrated PV panels set flush to roof finish.
- 5. High performance windows and doors to provide the building with high levels of thermal comfort.
- 6. Weathering steel used as screens and entrance markers to add texture and variety to boundaries.



13 MATERIALS

HOUSES



13 MATERIALS

APARTMENTS



SUMMARY



14 SUMMARY

The design proposals, which are submitted as part of a full planning application, alongside a suite of consultant reports, has been carefully considered in relation to its town centre setting and the surrounding residential context.

The proposals have undergone a series of pre application consultations with various stakeholders including local ELAC members and the Chamberlayne Road Local Residents Group. Comments and observations from all consultees has been taken on board alongside detailed planning officer feedback from both the pre application process and local design review.

The architectural, planning and client team have worked together to put forward a well considered and robust design proposal for the redevelopment of the vacant site.

The proposal, which is for the redevelopment of the site into residential units, responds respectfully and appropriately to its surrounding context. It is considered that the proposal will enhance the character of the site with a sensitive, contextual and robust design.