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DESIGN AND ACCESS STATEMENT

34 Telegraph Road, West End, Southampton, SO30 3EX

1. EXISTING;

Summary:

The existing building is a two-storey semi-detached 12 bedroom care home, with existing single storey ground floor rear elements.

Materials:

All façades of the property are finished in red brick on the ground floor, with white painted render to the first floor. The previously extended section of the property also hosts a small section of wall hung tile to the roof parapet wall on the front elevation.

The entire property hosts white uPVC doors and windows, with the latter having Georgian bars across the front elevation and clear across the rest of the elevations. Several flat roof lights also sit in the existing ground floor rear extension. Whilst there is also a small existing white uPVC glazed conservatory to the rear at ground floor level as well.

The roof of the original section of the property is finished in brown concrete tiles, with small ground floor front areas of pitched roof also finished in tiles. The existing ground floor rear extension element, along with the previously two-storey extended section of the property, both having flat roofs finished in asphalt.

2. PROPOSED;

Summary:

The proposed works will see the separation of the existing care home into 3 No. 3 bedroom 6 person dwellings, the re-build of the existing ground floor rear conservatory, extension of the dropped curb to both sides, required change of use from C2 to C3 and all associated works.

Design Considerations:

Careful consideration has been given to Eastleigh Borough Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space and ensuring that the new construction benefits rather than harms the existing character of the area.

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The entirety of the works have been designed to be as minimal as possible. Especially from an external perspective, where there will be no changes to the front of the property, other than the extended dropped curb. Only the installation of a single new door to the side elevation. To the rear the re-build of the existing conservatory of the same footprint and installation of a new rear set of French doors.

The 3No. new dwelling will be created using all of the existing footprint, to meet the Nationally Prescribed Space Standards for these via several walls being moved and internally refurbished.

These works will see the existing stark contrast care home changed back to residential dwellings along a residential street.

3. LOCATION;

The location of the building is not within a Conservation Area and neither is it listed.

4. ACCESS;

No alterations to existing access or parking. The existing area of driveway is more than sufficient to provide the required amount of parking spaces for the proposed number of dwellings as shown on the proposed site plan. The existing dropped curb will be widened however, to provide direct access for each new separate dwelling.

5. LANDSCAPING;

There will be minor alterations made to the existing landscaping to accommodate the new parking and site separation.