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13th February 2024.

The Head of Planning,
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh,
Hants.
SO50 9YN.

Dear Sirs,

Re. Proposed conversion of first floor Area to form self-contained flat
– 70 Station Road, Netley Abbey, Southampton. SO31 5AE – Design
& Access Statement.

On behalf of my Client The Roman Catholic Diocese of Portsmouth, I have pleasure in enclosing a completed Planning Application in respect of the proposed conversion of the first floor area at 70 Station Road, Netley Abbey to a self-contained flat.

This letter details my Design and Access Statement in respect of my Client's proposals.

70 Station Road, Netley Abbey is a two storey detached building of traditional construction currently used as ancillary / meeting space for the church to the north west of the building.

The dwelling is believed to have been constructed in the early 20th century and is of traditional construction featuring facing brick cavity walls under a concrete tiled pitched roof.

The independently accessed first floor flat will be let to provide a valuable income stream for the church.

The proposed extension is on the north western side of the original garage and comprises of a single storey addition.

The external structure and fabric of the building is largely unaffected by the proposals, the exception being the conversion of a ground floor window to a door opening on the west elevation and the extension of the ramp facility around the north western corner to provide suitable means of access and egress for disabled persons to all parts of the building.

All external materials used will match and harmonise with the existing.

The proposed conversion will sit comfortably within the surroundings and has been detailed to ensure there is no loss of amenity as a result of its formation to all neighbours and particularly those to the east and west.

The new external door will be of UPVC format to match the existing window detailing.

The existing pedestrian and vehicular routes to the site are unaffected by the proposals and adequate parking provisions have been retained for the church, meeting facility and flat as detailed on drawing no. 2023036/002B accompanying this application.

Adequate provision has been made for the storage and collection of waste and a cycle storage provision has been incorporated for the future occupants of the flat.

The aim has been to create a simple 2 bedroom flat unit to provide a valuable income stream for the church which whilst meeting spatial requirements does not detract from the character or setting of the building or interfere with the general amenity of adjoining residences.

The general access to the site is unaffected by the proposals and the detailing of the conversion promotes good circulation within the meeting facility and flat.

The result of all of the foregoing is a positive design solution which I hope receives favourable consideration by the Planning Authority.

I trust the application particulars are self-explanatory but if anything requires clarification then please do not hesitate to contact me.

Yours faithfully,

Jem Musselwhite C Build E FCABE, PEng, MSPE, MInstM.
Chartered Building Engineer & Surveyor.