DESIGN AND ACCESS STATEMENT

57 Church Road
Bishopstoke
Eastleigh
SO53 6DN

Prepared by

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Introduction

This design statement has been prepared to support the planning application at 57 Church Road, Bishopstoke, Eastleigh, SO53 6DN.

We will give a brief history of the site, a description of the surrounding area and a description of the design process.

The Application

The application is for the a change of use of the existing building from a private club into residential accommodation and for conversion of the existing building into two 2 bedroom flats, one ground floor and one first floor.

Site History:

Originally built in 1875, The Edwardian Reading Rooms were constructed by a Captain Hargreaves as a library for the local community. The building's use changed after the first world war to a working men's institute and latterly a private members Snooker Club. The building was left to the members of the club but had not been used since the arrival of Covid and subsequently, ceased being used in 2022 with only 13 private members.

The building was heavily modified in the early 1980's and the renovation costs as of 2019 were estimated to be more than £200,000. Failure to raise these funds and or generate local interest as a going concern had also failed prior to our purchase of this building on the 29th August 2023.

To the rear of the building there is a separate dwelling which adjoins the rear of the building.

Pre Application:

A pre-Application was submitted in December 2023 (Q/23/96540) outlining our plan to convert the existing into 2 No. 2 bedroom Maisonettes; one on the ground floor and one on the first floor, having separate entrances.

Surrounding Area:

Church Lane is a largely residential street leading from the centre of Bishopstoke leading to Colden Common. There are various property STYLES and ages in the street. No 57 of a similar age to the properties immediately surrounding it.

The Design Process:

A detailed response to the pre application was received on the 5th January 2024 from EBC Planning department with some recommendations that we have Incorporated to retain much of the buildings character. A sympathetic approach to the future use and how it should be preserved as a locally listed building is at the heart of our plan.

The original building has an attractive, symmetrical front elevation with some distinctive features we will be retained. General refurbishment which will be carried out as part of the conversion works will enhance and preserve these features.

Two front dormer windows to provide light, ventilation and residents escape route will be added to the existing roof frontage. As the drawings indicate these will follow traditional styling in keeping with existing building. A comment was made in the pre application reply that suggested that the dormers could be moved up the roof. Because of the distance above floor level the dormers have been set as low as possible. A section through the building demonstrates the height of the sill above first floor level which requires that they remain at the height first proposed.

The roof will be re tiled in plain tiles to match the existing including retention of the fish scale design.

The proposed design includes a first floor extension which will contain the sitting room and balcony which serve the first floor apartment. The space is formed by a pitched roof which extends the existing central roof forwards. This change will also provide some additional space to the floor area of number 55.

Minimum Space Standards

The government set minimum space standards for residential development, for a two bedroom, single storey dwelling between 61-70m2. The ground floor apartment totals 76m2 and the first floor apartment 68m2, both comfortably meet the requirement. All the bedrooms comfortably exceed the minimum floor area.

Amenity Space

Each apartment has a private amenity space. The ground floor apartment has a courtyard space outside the second bedroom and the first floor apartment a balcony adjacent to the sitting room. To protect the neighbours privacy the balcony will be surrounded by a obscure glazed screen.

The front garden will laid principally to grass with some planting around the edges. This space will include the bin space and cycle store could be used by residents to sit outside.

Public Transport:

The number 2 bus route runs close by and provides access to Eastleigh for shopping, leisure and entertainment as well as other bus routes and the railway station. And access further afield. The route also extends to in Southampton.

Bins and Cycle Storage

The site plan has spaces marked in the front garden for a lockable cycle storage cabinet and a space for bin storage. The pre application reply suggested that the front garden may not be a suitable location for either cycle storage or a bin store however the constraints of the site leave this area as the only available space. We think that with some screening, either walls or planting, their impact could be lessened and therefore acceptable. If they are placed on each side of the front garden their effect of the street scene will be minimised.

Heating and Lighting

In order to support the government's strategy of reaching Net Zero by 2050, our plan for each dwelling is not to install gas, but to use energy efficient FAR infrared heating, 4 kW's of solar pv panels with 10 kW's of battery storage. Each will be fitted with thermally efficient double glazing and intelligent hot water cylinders from Mixergy. LED Lighting shall be used throughout and external lights shall be either on a timer or PIR to minimise energy consumption.

Highways & Access

The LPA has residential parking standards, which sets out that 2No. bedroom dwellings require 2no off-street parking spaces

The restrictions of space on the site preclude the opportunity to provide any off street parking. It might be possible to create 2 spaces in the front garden however that would mean the loss of two spaces outside the frontage and the loss of an area that would take away the open spaced garden.

Were the building to be refurbished into a similar use so that the current category remained live, the parking implications could be considerable, alongside a potential increase in noise etc that could affect the neighbours amenity so on balance we consider that the proposed change of use.

Ecology

A PEA report has been commissioned and has been included in the planning package.

View of the front elevation.

V View of the interior

View of the interior