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DESIGN AND ACCESS STATEMENT

141, 143 & 145 Passfield Avenue, Eastleigh, SO50 9NH

1. EXISTING;

Summary:

The existing site consists of three semi-detached two-story detached properties. It comprises of 2No. existing commercial units on the ground floor with 2No. existing residential flats on the first floor and 1No. separate residential property.

With an already approved extension and redesign of the rear landscaping currently part way through the build.

Materials:

All buildings are finished in red brick, hosting a variety of size and styles of glazing finished in either grey aluminium, or white uPVC.

The building of No.'s 143 & 145 has two distinct roof sections. The first being the original main roof, finished in red clay tiles. The second being the existing and previously approved rear extension, finished in GRP (fibreglass) flat roofs. All of these roofs are served by a combination of either white uPVC fascia's, guttering and downpipes, or white uPVC fascia's with black uPVC guttering and downpipes.

2. PLANNING HISTORY;

In recent history there have been 5 separate applications made on the site for various different scale developments. These have been summarised below:

- Erection of 1 and 2 storey rear extension to provide 2No. studio apartments, together with 1No. 1 bedroom flat and associated parking.
Ref. No: O/09/66351 | Decision: Refuse Permission
- Single storey rear extension, internal alterations & associated parking to the rear following demolition of existing outbuilding
Ref. No: F/13/73438 | Status: Grant Permission
- Display of 1 no. internally illuminated fascia sign
Ref. No: A/14/74892 | Status: Refuse Permission

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- Change of use from A1 hairdressers & beauty salon to A5 hot food takeaway shop, installation of new shop front, single storey rear extension and associated rear parking.

Ref. No: F/14/74877 | Status: Refuse Permission

- Erection of 1no. 2-bedroom, single-storey Wheelchair User Dwelling (Category M4(3) Building Regulations, 2010) to the rear of 143-145 Passfield Avenue, Eastleigh, SO50 9NH, together with associated access from Passfield Avenue.

Ref. No: F/20/88912 | Status: Refuse Permission

- Single storey rear extension to enlarge the two existing retail units with associated landscaping works to the rear to provide off road parking with 3no. garages to the rear, including a surface upgrade to the existing side access following the demolition of an existing garage structure.

Ref. No: F/22/93663 | Status: Grant Permission

3. PROPOSALS;

Summary:

The proposed works will see the construction of a new detached outbuilding for additional treatment rooms and associated landscaping works to the rear with the provision of off-road parking.

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.

The original / already approved main building will remain unchanged. Keeping the impact on original structure and public view from the street to a minimum.

The site already benefits from an already approved flat roof garage structure under application ref: F/22/93663.

The additional footprint is to enable a different use of this space based on practicalities of the site to help better serve their increasing demand and better serve the local community.

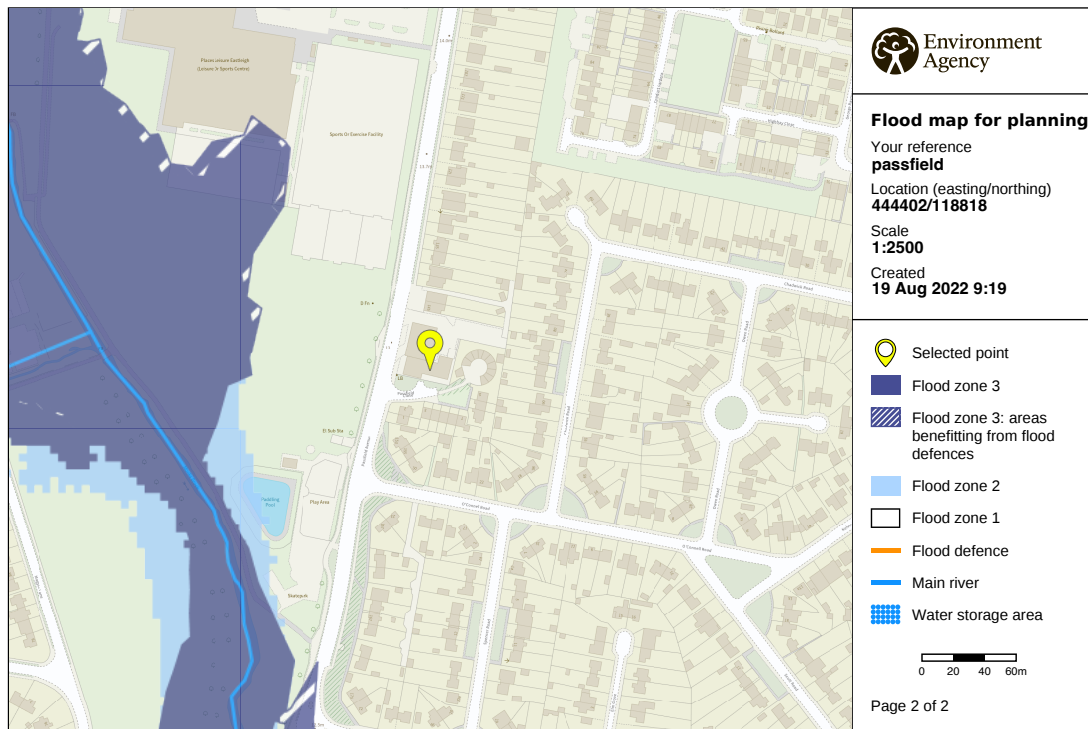
All the materials chosen for the extension have been designed to match those of the existing building and approved extension, to again help minimise any potential impact. The design of a flat roof rather than the previously approved pitched roof, will also help reduce the mass of the extension on site.

4. ACCESS & PARKING;

The existing site is allowed vehicular and pedestrian access via the Northern boundary shared access driveway, via Passfield Avenue. To the front of the building is a parking area for customers. To the rear of the plot is already being amended under the previously approved proposals to which this application makes minor changes to.

5. FLOOD RISK;

As per the map below, the site is located in flood risk zone 1. This means that there is minimal risk of flooding, as such further in-depth flood risk assessment is not required.



6. FOUL & RAINWATER;

The existing building's drainage systems link to the mains sewer for both waste and rainwater.

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The proposed roof will be designed to fall into downpipes at set positions and disperse into a soakaway system below the proposed parking area.

7. LANDSCAPING;

The majority of the site will remain as previously approved other than some small alterations around the new proposed footprint.

8. WASTE MANAGEMENT;

The previously approved works provide an established waste removal system, by providing a clear designated waste area to the rear of the building hosting 2 No. 1,100 litre commercial bins (1 No. general & 1 No. recycling). Which is sufficient to support the proposed additional spaces as well as those already approved.

9. ECOLOGICAL;

The either tarmacked or stripped back site leaves no areas where wildlife could be particularly expected to be living.

There are no openings within the fascia's of the building, and there are no missing roof tiles within any of the roof sections. Within the loft spaces, there is no evidence of roosting, or any droppings. This, along with the fact that the site is not located within 200m of any woodland or water mean that the likelihood of any bats being present is also minimal.

As such, no further bat or wildlife assessments have been undertaken.

10. LAND CONTAMINATION;

There is no history of land contamination on the site, and the proposed construction does not involve any new footprint at ground floor level, making the risk of any disturbance to contaminated land as minimal as possible.

As such, no further land contamination tests have been undertaken.

11. LOCATION & HERITAGE;

The building is not located within a Conservation Area, and neither is it listed.

As such, no additional heritage documentation or justification has been prepared.