

Design and Access Statement External alterations (changes to fenestration) 51 Leigh Road, Eastleigh

Proposal

Alterations to fenestration and additional windows to facilitate part-conversion of ground and first floor to residential use as approved under PN/24/98073.

Location / Site

The application site is located within Eastleigh Town centre on the South side of Leigh Road. The site is wholly built form, with its frontage to Leigh Road. The ground floor spans the entire length of the site. A small area of the ground floor, accessed from Leigh Road provides access to the first and second floors fronting Leigh Road, known as 49 Leigh Road.

Number 51 Leigh Road relates to the main ground floor and first floor to the rear of the site, facing Hanns Way.

Use

The existing use is Class E. No change is proposed under this application; a change of use has been accepted under PN/24/98073. This application relates to external works associated with that consent.

Planning Considerations

The only considerations in this case are the external alterations and how they relate to the building and appearance of the area and any impact on neighbouring amenity.

The existing building is typical of its time, of brick construction with its facade to Leigh Road having a strong rhythm of large areas of glazing.

The main changes occurring as part of this application occur to the rear of the site.

The rear of the site is currently a mixture of window shapes and styles, reflecting the 'service' use which have no aesthetic merit. These window sizes and shapes are not suited to residential accommodation. The proposals also include the removal of rear ventilation system, associated with former use, no longer required. The proposed changes to the rear are seen to improve the elevation whilst allowing daylight in to the building.

The proposals also seek to replace the frontage glazing to Leigh Road where shown and will improve the active frontage on this part of the street, injecting life back into a vacant building.

Impact on Neighbours

In terms of amenity issues, the minor changes to the Leigh Road facade have no impact whatsoever to any neighbouring amenity given it is characterised by commercial uses.

There are no nearby residential uses to the rear of the site and therefore there are no implications from overlooking that would occur as a result of the new windows.

Highways / Access

No change is proposed to access from the rear of the site. To the frontage, on Leigh Road the replacement glazing system will include additional access points which improve access in to the building.

Ecology

No loss of habitat occurs nor are any species adversely affected as a result of the proposed fenestration alterations.