

Design and Access Statement

Proposed Development: Change of Use from Office / Shop (Class E) to Residential Dwelling (Class C3)

Site Address: 5 Pirelli Way, Eastleigh, SO50 5GE

Applicant: Kevin Banks

Contact details: kevin@kbgprsurveys.co.uk 07990002656

Date: 04/06/2025

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application to change the use of the ground floor unit at 5 Pirelli Way, Eastleigh, SO50 5GE (measuring approximately 56.8 square metres), from Office (Class E) to a 1-bedroom residential flat (Class C3).

The proposed development represents a sustainable and contextually appropriate reuse of existing floorspace to contribute to local housing supply. The application addresses the design rationale and demonstrates that the converted unit will be appropriately accessible and functional for future occupants.

2. Design

Use

The current lawful use of the site is for office purposes (Use Class E). The proposal seeks a change of use to a single residential dwelling (Use Class C3), which will contribute a high-quality, self-contained 1-bedroom flat within an existing mixed-use building. Residential use is consistent with the character of the surrounding area, which includes both residential and commercial uses.

Amount

The proposed conversion will make efficient use of the 56.8 sqm internal floor area to create a compact but well-appointed 1-bedroom flat, with living/kitchen space, separate bedroom, bathroom, and storage. No extension or increase in building volume is proposed.

Layout

The internal layout has been designed to meet space standards for residential use, providing comfortable and practical living accommodation. The entrance will remain in its current location and be retained for the new use. The dwelling is designed to maximize natural light into all of the main living areas and ensure efficient use of space.

Scale

There is no change to the external scale or massing of the building. The proposal relates purely to internal reconfiguration and a change of use, ensuring no adverse impact on the street scene or neighbouring properties.

Appearance

No external alterations are proposed that would affect the building's appearance. The existing materials and fenestration will be retained, preserving the cohesive character of the wider development.

Landscaping

No changes to landscaping are proposed. Existing arrangements around the property, including hardstanding and planting, will remain as existing.

3. Access

Inclusive Access

The property benefits from step-free access from the pavement making it suitable for a wide range of users, including those with limited mobility. The internal layout is designed to allow clear circulation and comply with relevant Building Regulations.

Vehicular and Transport Links

The property is located in a sustainable urban location, with access to local amenities, shops, and services within walking distance. Public transport connections are strong, with Eastleigh railway station nearby and frequent local bus routes. Existing parking arrangements within the development are unaffected by the proposal, and the property has one existing allocated parking space, which will be retained.

Sustainable Location

The proposed residential use aligns with local and national policies encouraging the reuse of existing urban buildings and the creation of compact, well-located dwellings in areas with established infrastructure.

4. Conclusion

The proposed change of use from office to residential dwelling at 5 Pirelli Way represents a sustainable and appropriate reuse of existing floorspace in a mixed-use urban setting. The development will have no visual impact on the building's exterior and will provide a high-quality 1-bedroom home that is well integrated into its context.

The proposal meets planning objectives for the efficient use of land, contributes to local housing needs, and is fully accessible to future residents. Planning approval is therefore respectfully sought.