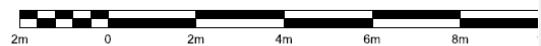
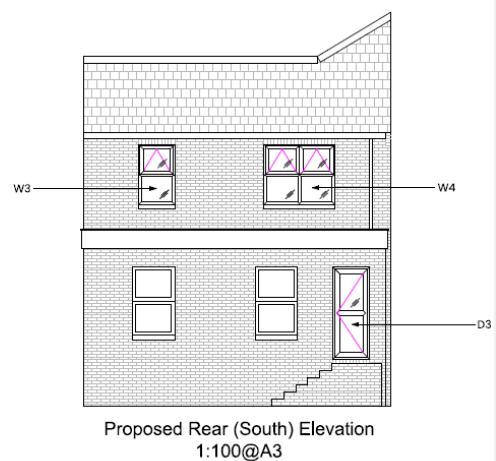
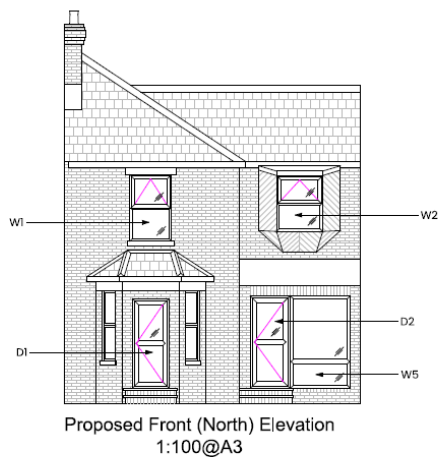


New Front Entrance - 3 St Johns Rd, Hedge End SO30 4AA

Design and Access Statement (DAS)



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1. Introduction

We are pleased to share details of our proposals to make alterations 3 St Johns Rd, Hedge End to install a new front entrance door in the existing bay window, which forms part of the buildings front elevation, as well as replace existing windows and doors at the front and rear elevations.

2. Context

3 St Johns Rd resides in Hedge End Town Centre, and is a terraced property, with 'Fox and Sons' Estate Agents adjoined to the west and 'Ciggy Juice' vapouriser shop to the east. The two story building is a former solicitors which has been vacant since 2022. The accompanying Location Plan and Site Plan provide context.

Eastleigh Borough Council are the landowner and are seeking to refurbish the unit to accommodate two new tenants and bring the building back into use. Currently the building is a single unit with a ground and first floor. The building has 1nr front and 1nr rear entrance on the ground floor. See Existing Plans & Elevations which form part of the application as well as photos of each elevation below.



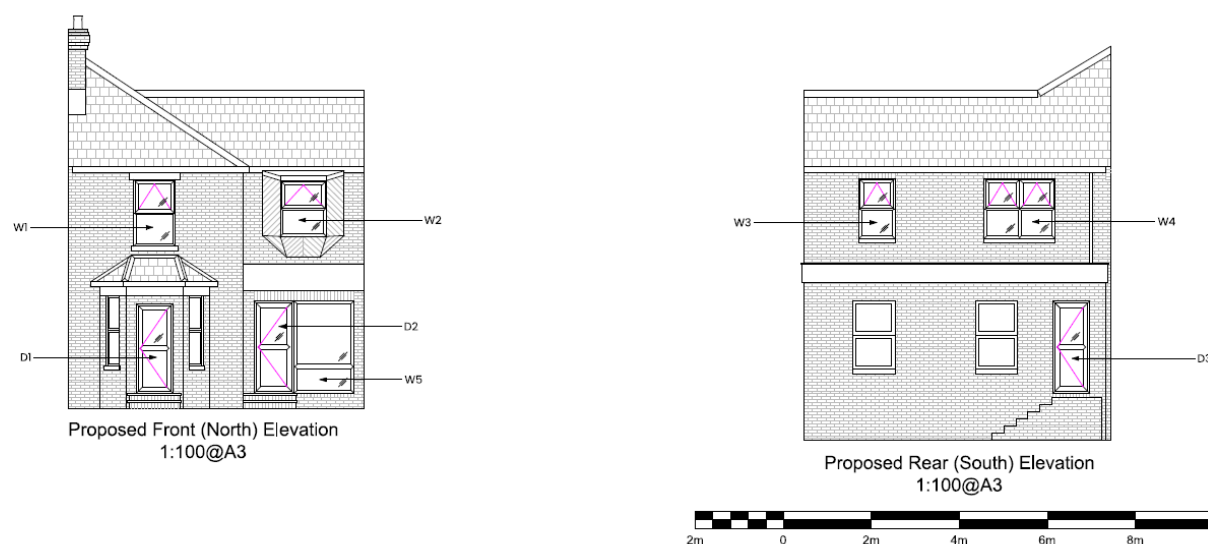
As part of the refurbishment works, the landowner is seeking to create an additional entrance at the front of the building to facilitate splitting the building into two separate units for the incoming tenants.

The ground floor will be let to a florists, who will use the existing entrance. The first floor will be let to a hairdressers and will seek to use the new entrance to gain access to the stairs for their use of the first floor.

3. Design and Access Principles

The new entrance is proposed within the existing bay window. This provides the best access to the building and facilitates the separation of the building into two separate units. It also facilitates the florist retaining its own shop frontage.

The new entrance door will be white uPVC and double glazed. The existing timber framed single glazed windows at the front and rear elevations will also be replaced with white uPVC double glazed windows. These changes will help the building meet modern energy efficiency standards while ensuring the building remains in keeping with the facades of the adjacent properties. Please see Proposed elevations which accompany this application for the details of the changes.



4. Summary

We welcome your consideration of this application, which proposes to make alterations to 3 St Johns Rd, Hedge End to install a new front entrance door in the building's existing bay window in the front elevation, as well as replace existing windows and doors at the front and rear elevations. These changes will improve access, facilitate bringing the unit back into retail use as a florist and hairdressers having sat vacant for the past 3 years and modernize the windows and doors to meet modern energy standards.