

# Design & Access Statement

41 Archers Road  
Eastleigh  
SO50 9AQ

prepared by:

**hmo designers.**

website // [hmodesigners.co.uk](http://hmodesigners.co.uk)

email // [hello@hmodesigners.co.uk](mailto:hello@hmodesigners.co.uk)

address // gatcombe house, copnor road, portsmouth

phone // 023 8244 3801

This desktop study has been prepared by **Hmo designers** and is subject to planning, building regulation and other statutory approvals.

We've worked on all kinds of buildings, big, medium and small. No matter the size, we present creative, innovative design solutions with the same attention and dedication from beginning to end.

This document provides an insight into our design process and what constraints and opportunities have driven the design at this stage. The images and designs in this document are for discussion purposes only and subject to further collaboration with the client team.

REFERENCE: 0247

PREPARED BY: KT

REVISIONS: \*

THE BRIEF

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# The Brief

**Hmo designers** have been appointed to prepare and submit a planning application to convert the existing C3 residential dwelling into an 8 bedroom sui generis HMO.

# Introduction

## Introduction:

41 Archers Road, is currently in residential use within Class C3 and has previously received approval for a change of use to a C4 House in Multiple Occupation under Lawful Development Certificate reference LDC/25/100443. In addition, a 6.0m rear extension has been approved under reference PN/25/ 99969.

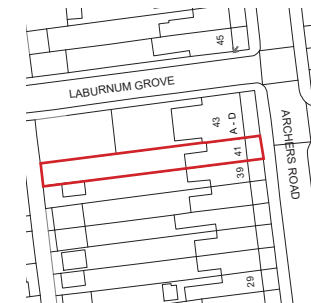
The building spans three floors, including the approved loft conversion, and has been designed to meet high standards as an HMO. The proposed conversion will provide substantial indoor and outdoor amenity space for residents, ensuring full compliance with relevant standards.

This application seeks planning permission to convert the property into an 8 bedroom Sui Generis House in Multiple Occupation, accommodating a total of 8 occupants. The proposal incorporates the previously approved rear extension and the established C4 use and does not introduce any additional external or structural alterations beyond those already approved.

The primary purpose of the application is to formalise the change from a small HMO to a Sui Generis HMO through an increase in occupancy. The development makes efficient use of an existing residential property that has already been approved for HMO use and seeks to contribute towards local housing demand through the provision of well managed shared accommodation.



FRONT PHOTO



LOCATION PLAN

# Wider Context

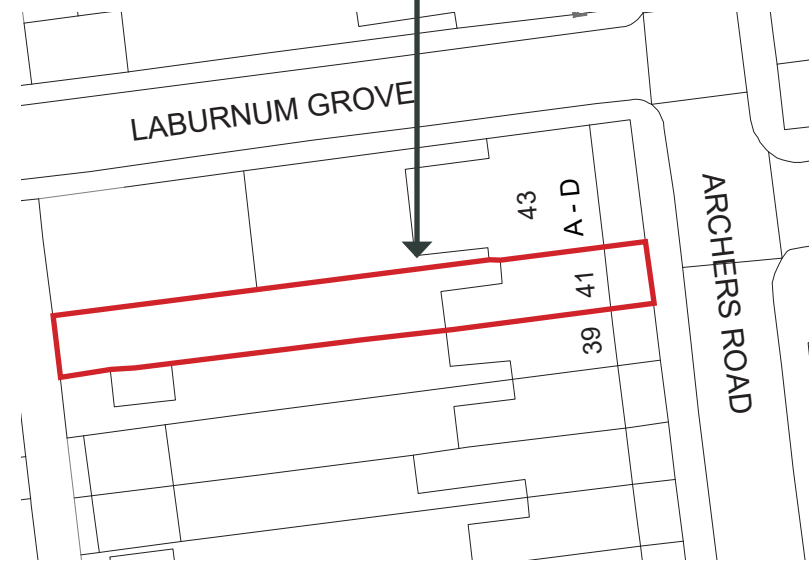
The property is located within close proximity of Eastleigh Railway Station, which provides regular rail services with direct connections to Southampton, Winchester, Portsmouth and London. This level of rail connectivity makes the site well suited to commuters and working professionals.

The site also benefits from access to local public transport services, with bus routes available within the surrounding street network providing connections to Eastleigh town centre and other nearby areas.

Overall, the property is situated in a sustainable location with good access to public transport and local services, making it suitable for residents seeking shared accommodation with convenient connectivity to employment and amenities within Eastleigh and the wider region.



Wider Context



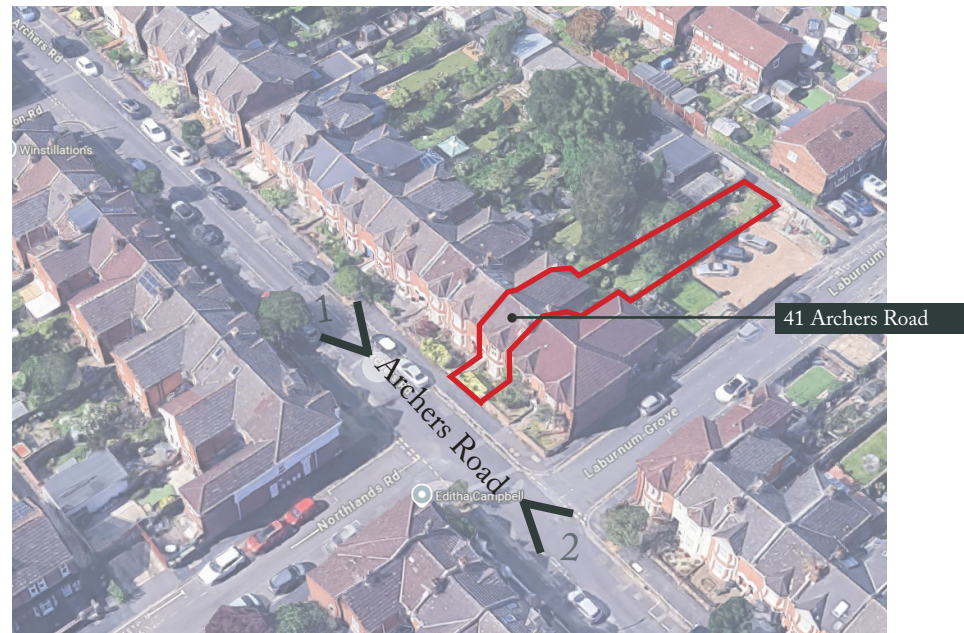
Site Location

# Street Scene

41 Archers Road is located within an established residential area characterised primarily by 2 storey terraced and semi detached dwellings. The surrounding properties typically feature modest front gardens and larger rear gardens, which together contribute to a consistent and settled residential character.

The street is defined by a cohesive built form, with properties of similar scale and appearance arranged along a continuous frontage. The architectural character of the area is consistent, with common features including brick façades and pitched roof forms that reflect the prevailing residential context.

No material changes are proposed as part of this application that would result in harm to the appearance or character of the surrounding street scene.



1 View - Archers Road



2 View - Archers Road

# Amenities and Transport

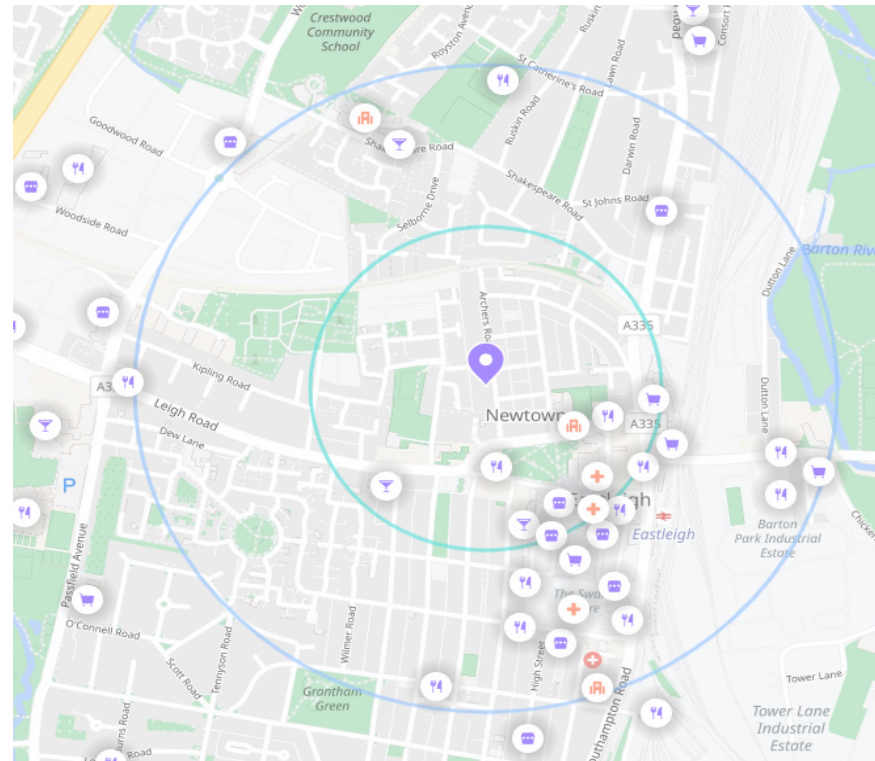
## Amenities and Transport:

The site benefits from excellent amenities and local transportation.

+There are supermarkets and other facilities within 0.2 to 0.3 miles of the site, as indicated on the map. This includes major supermarkets, such as Sainsburys and Lidl, both a short walk away.

+The site is located within close proximity of Eastleigh Railway Station (approximately a 10 minute walk, 0.4 miles), which provides regular rail services with direct connections to Southampton, Winchester, Portsmouth and London. Convenient bus links are also available within the surrounding area, offering direct routes to Eastleigh town centre and other nearby locations.

+The area offers access to open spaces, including parks, with the nearest being Leigh Road Recreation Ground, which is within walking distance of the site.



- 0.25 mile radius (5 minute walk)
- 0.50 mile radius (10 minute walk)



Nearby bus stop (3 min walk)



Eastleigh Railway Station (10 min walk)

# Flood Risk

**INTRODUCTION:**

41 Archers Road, located in a Flood Zone 1 area, which has a low probability of flooding.

**LOW RISK:**

The annual probability of river or sea flooding is less than 0.1% (1 in 1,000 chance) in any given year.

**KEY:**

-  Your site boundary
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Flood Risk Map

# Planning Context

## RELEVANT PLANNING HISTORY:

- 2025 – Lawful Development Certificate for a proposed change of use from C3 Dwellinghouse to C4 Small HMO, including a proposed rear dormer and 2 roof lights to the front roof slope.  
LDC/25/100443 – Permit granted.
- 2025 – Prior Notification for the construction of a single storey rear extension with a depth of 6.0m, eaves height of 2.70m and a maximum height of 3.0m.  
PN/25/99969 – Permit granted.

## RELEVANT LOCAL POLICY:

- Eastleigh Borough Local Plan 2016 to 2036
- Houses in Multiple Occupation Supplementary Planning Document
- Eastleigh Borough Council Residential Design Guide Supplementary Planning Document

## RELEVANT APPLICATIONS:

- 2024 – Full planning permission for the change of use from a 3 bedroom dwelling (Use Class C3) to a 7 bedroom Sui Generis House in Multiple Occupation, including a single storey rear extension and loft conversion with a box dormer.  
Application reference F 24 96785 – Permit granted.
- 2022 – Full planning permission for the change of use from a C4 House in Multiple Occupation to a Sui Generis House in Multiple Occupation for more than 6 occupants, including the provision of a cycle store to the rear.  
Application reference F 22 93744 – Permit granted.
- 2023 – Full planning permission for the change of use from a C4 House in Multiple Occupation to a Sui Generis House in Multiple Occupation for more than 6 occupants, with no change to the number of bedrooms.  
Application reference F 23 95810 – Permit granted.

# Internal Layout

## Internal Layout:

For this application, there are no material changes to the layout, as all necessary alterations have already been approved (under Ref PN/25/99969 and LDC/25/100443).

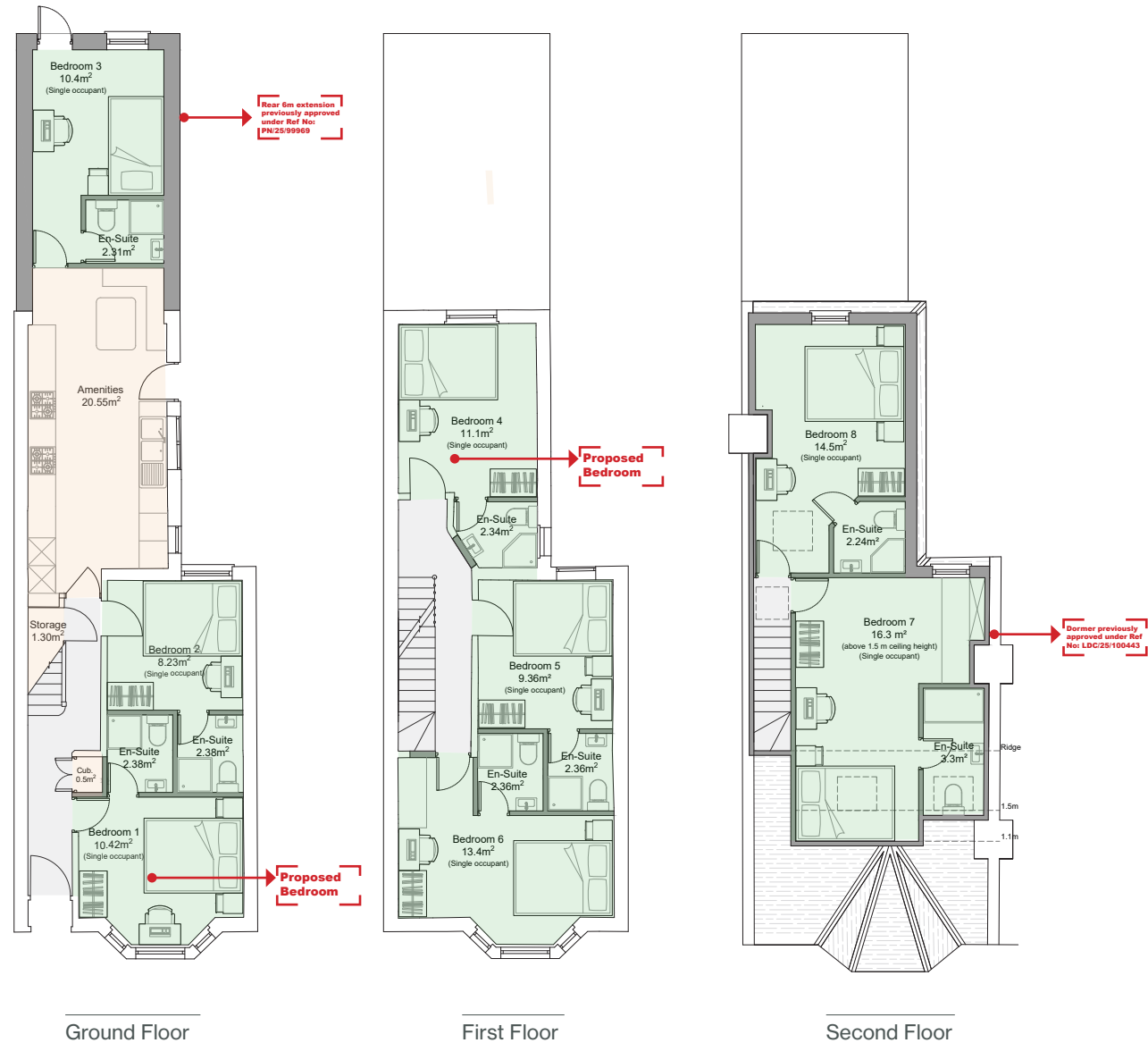
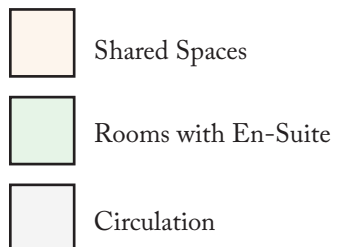
All areas are designed with optimal light in mind. Bedrooms are located in well lit areas, while spaces with less natural light, such as the middle of the property, are allocated for circulation, en suites and storage. Amenity space is located on the ground floor with direct access to the rear garden, which is of a generous size and provides additional outdoor amenity space.

Circulation is retained from the existing layout and runs through the middle left of the building. This approach optimises usable space, ensures that livable spaces such as bedrooms benefit from the best natural light, and minimises waste.

This layout is specifically crafted to enhance the quality of life for both current and future occupants.

## Additional Notes:

+ All internal and external spaces have been granted under previous applications. This application seeks permission to introduce Bedrooms 1 and 4, converting the property into an 8 bedroom HMO.



# Space Standards

## Space Standards:

Both national and local space standards are met in accordance with relevant guidance, including Eastleigh Borough Council requirements. All proposed single occupancy bedrooms exceed the council's minimum space standard of 6.51 m<sup>2</sup>, with the smallest bedroom at 8.23 m<sup>2</sup> and the largest at 16.3 m<sup>2</sup>. The shared kitchen/amenity space also exceeds the minimum requirement of 10.0 m<sup>2</sup> for an 8 occupant HMO, providing 20.55 m<sup>2</sup> of communal space.

A storage area (1.30 m<sup>2</sup>) and a cupboard (0.5 m<sup>2</sup>) are also provided.

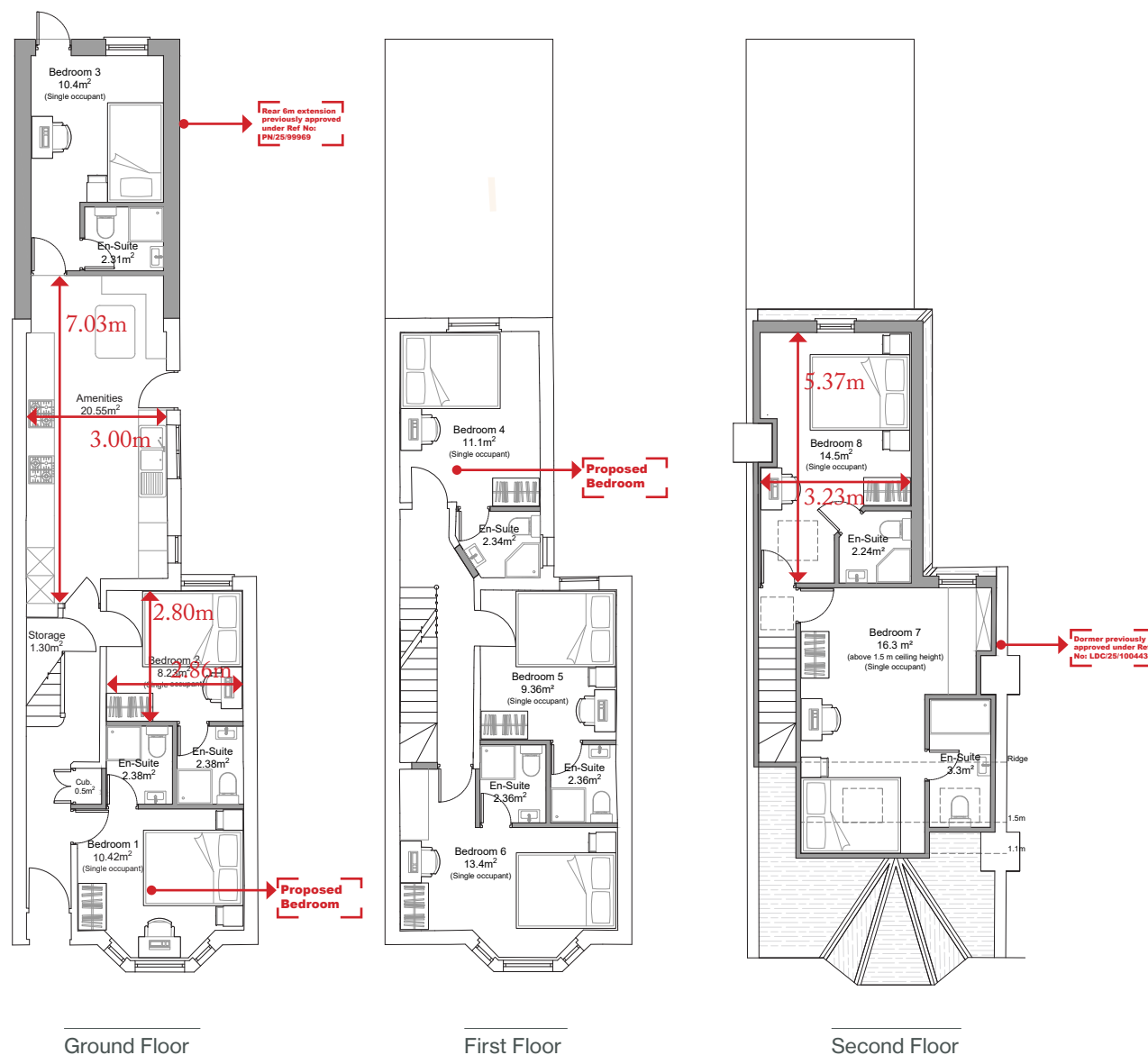
All bedrooms benefit from good levels of natural light and outlook. The property also benefits from access to a generous rear garden measuring approximately 150 m<sup>2</sup>, providing substantial external amenity space in excess of that typically expected for an 8 occupant HMO. This further enhances the overall quality of life for future occupants.

All bedrooms have en suites, ranging from 2.24 m<sup>2</sup> to 3.3 m<sup>2</sup>. This significantly exceeds Eastleigh Borough Council's minimum requirement of 2 shared bathrooms and 1 separate WC for 8 occupants, ensuring a high standard of private amenity for each resident.

## Additional Notes:

+ All tea stations will be wet areas only, with no cooking facilities.

+ All rooms are single occupancy only, and the property will accommodate a maximum of 8 occupants.



# Amenity

**Bike Storage:**

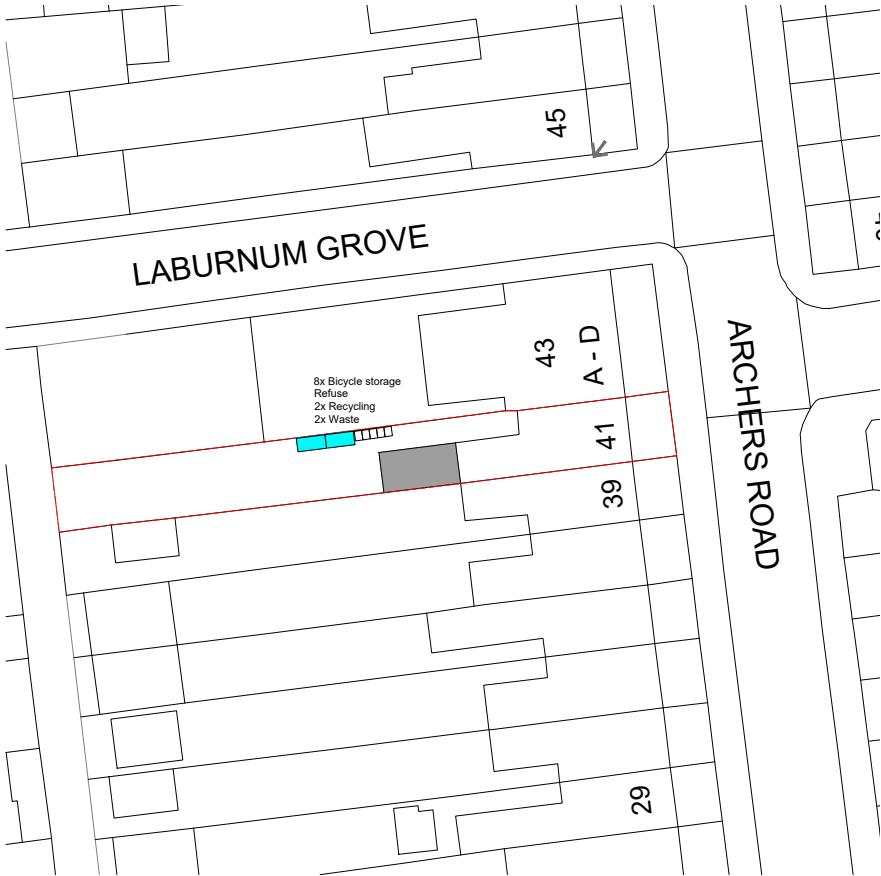
The site is in a highly accessible location. To promote sustainable travel, tenants will be encouraged to cycle. In accordance with this approach, 8 cycle storage spaces are proposed within the rear garden.

**Waste:**

In terms of waste management, dedicated storage will be built. This will ensure that the additional waste generated is managed efficiently and does not detract from the visual appeal of the property. For further details on waste management, please refer to the submitted HMO Management Plan.

**External Amenity Space:**

The rear garden is directly accessible from the ground floor amenity space and can also be accessed via the rear alleyway. Measuring approximately 150 m², it provides a generous level of outdoor amenity space for residents.



Location Plan



Proposed Bin Storage

# High Demand for Rooms in the Area

Eastleigh experiences an ongoing demand for private rented accommodation, including professionally managed Houses in Multiple Occupation providing single occupancy rooms. Its proximity to Southampton, strong rail connections and established employment base contribute to sustained pressure on the local rental market, particularly from working professionals and individuals seeking flexible housing options. Evidence published by the Office for National Statistics shows that average private rents in Eastleigh increased to approximately £1,185 per month in 2025, representing a year on year rise of over 4 percent, demonstrating continued demand and limited supply within the private rented sector.

Across the South East, private rental demand continues to exceed supply, with limited availability of smaller and more affordable accommodation suitable for single occupants. Local housing delivery has struggled to keep pace with this demand, resulting in increased reliance on the private rented sector to meet day to day housing needs.

Eastleigh Borough Council recognises the role that HMOs play in meeting housing need, particularly for residents who may be unable to access or afford self contained accommodation. Local planning guidance supports well designed HMOs that meet space, amenity and management standards, where they contribute positively to the local housing mix and are located sustainably.

The proposed development provides 8 single occupancy bedrooms within a compliant and well designed HMO. The scheme responds directly to identified housing pressures by delivering high quality shared accommodation in a sustainable location, making efficient use of an existing residential property while maintaining appropriate living standards for future occupants.



Visual room render of recently completed project

# Interior Design

**Interior design:**

We, along with our client, are committed to delivering high quality HMOs that prioritise attention to detail at every stage of the design and construction process.

In line with this commitment, we have collaborated with a professional interior designer to ensure that the spaces are not only functional but also embody a cohesive design language throughout. The interiors have been thoughtfully curated to enhance the living experience, offering ample natural light and fostering a sense of harmony and enjoyment within the property.

On the right are examples of the mood boards that have been prepared, showcasing the meticulous design approach and the vision for the interiors.



Mood Board for Interior Design

# Why HMOs are Needed

## Why HMOs Are Needed:

Over the last 10 to 15 years, the UK private rental and HMO (houses in multiple occupation) sectors have grown strongly. The main reason is affordability issues arising from house price growth considerably outperforming wage growth. The average house price is now £250,000, so a first time buyer needs a deposit of around £37,500 (15%) to acquire a suitable mortgage, whilst average salaries are only at £30,800.

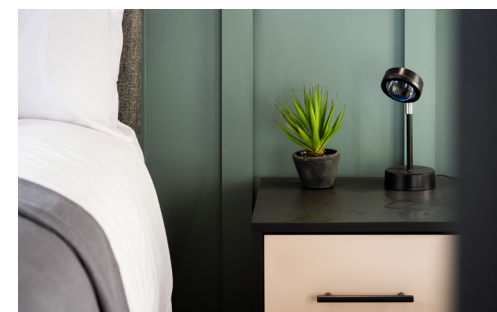
For many people not on the property ladder, rental is the only option. There is also some commentary which would suggest that there is even a growing apathy to house ownership among 21–35 year-olds.

## Young Professionals:

Young professionals are increasingly choosing to live in HMO accommodation with fixed rental costs, including all bills, rather than renting their own house or apartment, which comes with higher associated costs. Rising rent prices and low salaries offer little opportunity for young people to purchase their own properties. There is a growing need for high end HMO properties aimed at young professionals who are seeking affordable living options.

As the nature of work changes, with many professionals working remotely or adopting hybrid models, our proposal includes amenities within the rooms to support home working. Each room will be equipped with high-speed wired and wireless broadband, as well as a desk to create a comfortable and productive environment for tenants working from home. This feature caters to the modern workforce and ensures that the property is suited for both living and working.

Furthermore, millions of people have felt isolated during the Coronavirus pandemic, and HMO properties provide an opportunity for young professionals to build social connections, fostering social capital and helping to reduce feelings of isolation and mental illness in young adults.



Examples Of Work

# Conclusion

This application seeks planning permission for the change of use of 41 Archers Road, Eastleigh, SO50 9AQ from a C3 dwellinghouse to an 8 bedroom Sui Generis House in Multiple Occupation. The proposal builds upon previously approved development at the site, including the lawful change of use to a C4 HMO and an approved single storey rear extension, and does not introduce any additional external or structural alterations beyond those already consented.

The proposed layout has been carefully considered to ensure compliance with both national and local space standards. All bedrooms exceed minimum size requirements, are single occupancy only, and are provided with en suite facilities, delivering a high standard of private amenity for residents. Generous communal space, and a large rear garden provide a balanced and functional living environment suitable for shared occupation.

The property is located in a sustainable and accessible location with excellent access to public transport, services and employment opportunities. The proposal responds directly to identified demand for high quality private rented accommodation within Eastleigh, particularly for single occupants, and makes efficient use of an existing residential building already approved for HMO use.

Overall, the development represents a well designed, policy compliant and sustainable form of development that will contribute positively to the local housing stock without causing harm to the character of the area or the amenities of neighbouring properties. For these reasons, the proposal is considered acceptable in planning terms and approval is respectfully sought.



Examples Of Work

crafted by:

**hmo designers.**

website // [hmodesigners.co.uk](http://hmodesigners.co.uk)

email // [hello@hmodesigners.co.uk](mailto:hello@hmodesigners.co.uk)

address // gatcombe house, copnor road, portsmouth

phone // 023 8244 3801