

DESIGN & ACCESS STATEMENT

FOR

108 HIGH STREET, ODIHAM

*(To be read in conjunction with Heritage Statement prepared by JP Heritage
&
Planning Statement prepared by Bell Cornwell)*



Introduction

This design and access statement has been submitted on behalf of our Client, Lamron Devts (Odiham) Ltd, who are seeking permissions for the subdivision of the existing ground floor retail unit and change of use of part of the ground floor to residential use. In addition, the existing first floor flat is to be converted into 2 smaller flats, all to provide a total of 2 x retail units and 3 x flats (net gain of 2 flats).

Site

The site is known as 108 High Street, Odiham which is located within the Hart District of Hampshire. The property is a red brick, 2 storey, terraced building which forms part of the continuous High Street frontage. Immediately north of the site is an accumulation of residential dwellings with the rest of the High Street to the East, South and West. Approximately, 150m further North is an area of Farmland crossed with footpaths formally known as Deer Park. The High Street is made up of numerous restaurants, pubs, B&Bs, cafes, convenience stores and independent shops, with a local Church (All Saints Parish Church) located approximately 124m South of the High Street. There are also Primary and Secondary Schools within the immediate locality. There is no parking for the site but the High Street does have plenty of on road parking and car parks within the immediate vicinity. There are also bus stops nearby and Odiham is just 2.6 miles from Hook train station which offers direct train services to London Waterloo within an hour.



Existing Front Elevation



Existing Courtyard Area



Odiham High Street (Facing East)



Odiham High Street (Facing West)

Existing Building

108 High Street is a Grade II listed building. The listing was made on 8th July 1952 and was amended on 26th June 1987. The listing description reads as follows:

C18, C19. 2 storeys, 4 windows. Red tile roof, hipped at west end, moulded eaves cornice on brackets. Red brick walling in header bond, with rubbed flat arches, stone cills, plinth. Sashes in reveals to 1st floor. 1 ground floor Victorian sash. Centre of ground floor has an early C19 shopfront with angular bay flanked by a door on each side, enclosed in pilasters, having a 2-pane fanlight, frieze and cornice above, the east door now fixed. Square carriage arch at east side leads to yard, the west side having a rear extension of the early C19, of 2 storeys, 3 windows, with red tile roof, dentil eaves, red brickwork, sashes and a good doorcase with moulded dentil cornice, architrave, fanlight, 6-panelled door. North end returns as ½-hipped gable with timber-framed upper wall, 1st floor band.

Listing NGR: SP7175251134

The property is currently vacant with Class A1 (retail) use to the ground floor with C3 (Residential) use to the first floor. The retail unit comprises an open plan retail space to the front of the property with a storeroom, kitchen and WC to the rear. There is also access to a basement for additional storage. The residential accommodation above comprises four bedrooms, a bathroom, kitchen and living area. The flat is accessed from the east elevation via an external walkway from the High Street. This entrance leads to a lobby area and then to a staircase which leads up to the first floor. The internal areas are as follows:

- Basement: 51.7 sqm
- Ground Floor: 125.5 sqm
- First Floor: 152.5 sqm
- Gross Internal Area: 329.7 sqm (3548.86 sqft)

A Heritage Statement prepared by JP Heritage has also been submitted as part of this planning application.

Relevant Planning History

20/02996/FUL Subdivision of existing ground floor retail unit, change of use of part of the ground floor to C3 and existing first floor flat subdivided to provide a total of 2 x retail units and 3 x flats (2 x 1 bed and 1 x 3 bed)

Refused: 3rd December 2021

20/02997/LBC: Subdivision of existing ground floor retail unit, change of use of part of the ground floor to C3 and existing first floor flat subdivided to provide a total of 2 x retail units and 3 x flats (2 x 1 bed and 1 x 3 bed)

Refused: 6th December 2021

Reasons for Refusal:

- The removal of the elements of the original floor plan and substantial amounts of historic fabric will negatively impact on the special architectural and historic interest and character of the listed building and harm its significance. The harm is at the higher end of the 'less than substantial' and is without convincing justification that this is the Optimal Viable Use. The proposal does not therefore comply with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and policy NBE8 of the Hart District Local Plan (2032).
- Insufficient information has been submitted to demonstrate that elements of the proposal including structural alterations will not harm the significance of the listed building and is in conflict with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and policy NBE8 of the Hart District Local Plan (2032).
- The proposal will not conserve or enhance the character and appearance of the conservation area due to its negative impact on the listed building which contributes positively towards the character of the conservation area and is therefore contrary to the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and policy NBE8 of the Hart District Local Plan (2032).
- Insufficient parking has been provided for the dwellings proposed and the proposal is therefore in conflict with Policy INF3 of the Hart District Local Plan (2032), saved policy GEN1 of the Hart Local Plan 2006 and the Council's adopted Interim Parking Guidance (2008).

On the 11th August 2021 a site meeting was held with the Council's Conservation Officer, Harding Rose Architects, a builder, Structural Engineer and the Client. During this site visit opening up works were undertaken to further understand the fabric of the building. It was determined that there weren't too many issues with the ground floor and that the layout could be slightly reconfigured to retain the elements that the Conservation Officer saw fit. The main issues were found on the first floor which consists of a combination of hand riven and machine lath and plaster from the 18th and 19th Centuries. The Conservation Officer did not provide any clarity on any areas which were deemed to be acceptable to alter/ compromise on in order to bring the building back into use with a functional and viable layout without causing detrimental harm to the historic fabric.

The Proposal

It is proposed to subdivide the existing ground floor retail space, change the use of the retail storeroom to the rear to C3 and subdivide the first floor residential accommodation.

The proposal seeks to subdivide the existing retail space into two retail units accessed from a shared lobby area via the existing retail entrance. The proposed lobby area will also provide the main access to the flats with the existing access to the east elevation reserved for additional means of escape.

Retail unit 1 will have a gross internal area of approximately 27.6 sqm and retail unit 2 will have a gross internal area of approximately 30.4 sqm. The proposed lobby area will also provide the main access to the flats with the existing access to the east elevation reserved for additional means of escape. The existing basement will also provide an additional 51.7 sqm of storage space for one of the retail units.

To the rear of the property the storeroom is to be converted into a studio flat with shower room and open plan kitchen, living and bedroom area. The gross internal area will be approximately 37.5 sqm in line with minimum space standards for a small studio with shower room. It is proposed to utilise the existing residential access to the east side of the property and use the existing door opening to allow access to the studio flat.

At first floor, it is proposed to subdivide the existing 4 bed flat into 1x 1 bed flat and 1x 2 bed flat. Access to the flats will be via the existing staircase. Flat 2 is located towards the rear of the property and will be a one-bedroom flat with bathroom, kitchen and living area. The gross internal area is 59.1 sqm. Flat 3 is located at the front of the property and will feature a kitchen, living room, master bedroom with ensuite, one further bedroom and bathroom. The gross internal area is 78 sqm.

The proposed development retains the existing shop frontage and does not propose any changes to the street scene. The only modifications to the elevations are small alterations to the existing windows located on the western elevation.

The Design

The proposal has been designed to ensure that there is little to no negative impact on the Grade II Listed Building. The heritage statement prepared by JP Heritage has also helped form the basis of the proposed internal layout which retains as much of the existing structure as possible with only some minor works to allow for two new door openings and a bathroom. Where existing door openings are in positions which do not create logical and useable spaces they are to be locked/ blocked but not removed, so they can be easily reinstated in the future if required with the exception of one door to Flat 2 which is to be relocated within the flat as shown on drawing P.202. The Heritage Statement confirms that the proposed works would result in no negative material impact on the Listed Building.

With the exception of the minor alterations to two windows on the west elevation there are no proposed alterations to any elevation or roof form. The building is to remain as existing within the street scene.

The current proposal also takes into account and addresses the previous concerns raised by the Councils Conservation Officer by significantly reducing the amount of internal works to the existing structure comparatively to the previously refused application.

Privacy and Overlooking

No new windows are proposed. However, it is intended to reinstate the window which is currently blocked up internally in the area which is currently proposed to become the bathroom to Flat 2. This will allow for natural light and ventilation to the proposed bathroom. It is not deemed that reinstating this window will cause any detrimental impact to neighbouring properties in terms of overlooking or lack of privacy.

Scale and Appearance

The proposed development makes little to no changes to the external elevations and therefore, will remain in keeping with the character of the area and will not result in any alterations to the existing street scene.

Footprints and Gross Internal Areas

Retail Units	Gross Internal Area
Unit 1	27.6 sqm
Unit 2	30.4 sqm

Residential	No. Beds	Gross Internal Area
Flat 1	Studio	37.5 sqm
Flat 2	1 Bed	59.1 sqm
Flat 3	2 Bed	78.0 sqm

Parking

The site does not currently have any parking for the retail unit or the 4-bedroom flat above. Given the site restrictions there is no way to accommodate any parking on the site. The site, however, is located within a sustainable location right on the High Street making it easily accessible to local amenities and public transport. A Transport Statement prepared by Stuart Michael Associates accompanies the application and concludes that sufficient on street and off street parking is available. It is therefore considered that it is not imperative that the flats are provided with parking and that it would not have a detrimental impact on the future residential or retail occupiers.

Water Resource Management

Water usage will comply with the current regulations and as a minimum this will be achieved through a selection of the following types of fittings:

- Dual flush wc's

- Low flow monobloc mixer taps
- Reduced volume bath
- Low flow shower fittings
- Low water usage washing machines and dishwashers

Consideration will also be given to grey water recycling to enable rainwater to be used for the flushing of wc's.

Waste & Recycling

1x 770Lt recycling and 1x 770Lt refuse is proposed for the two retail units and 1x 770Lt recycling and 1x 770Lt refuse is proposed for the 3x flats. The bins are to be located within the undercroft allowing for direct paved access to the kerb for easy access and collection.

Sustainable Construction

Materials and suppliers will be sourced from within the local area wherever possible to minimise transport costs, ideally within 35 miles of the site.

Conclusion

It is believed that the information provided demonstrates how the site can accommodate 2 x retail spaces and 3 x residential units without compromising the integrity or causing harm to the Grade II Listed building.

The proposal has been designed to ensure that there are no alterations to the street scene or roof form. Internal alterations have also been informed by the Heritage Statement prepared by JP Heritage and address the previous concerns raised by the Councils Conservation Officer to ensure that original and significant features are retained.

It is deemed that all of these design considerations result in a proposal which doesn't compromise the special interest of the listed building whilst also providing 2x retail units and 3x flats which all meet or exceed minimum space standards.

For the reasons detailed in this document, it is believed that the proposal addresses the four reasons for prior refusal and that the proposed works would not have a detrimental impact on the Grade II listed building or the context of the wider area and therefore, should be recommended for approval.



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