



Design & Access Statement
Incorporating planning.

Proposed Change of Use of Upper Ground Floor storage area to Dwellings

20 Winchester Street,
Basingstoke,
RG21 7DZ.

Filename Ref: F:\Workdata\5580\2.0\2.1

Date: 25/03/20

Revision:-

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1.0 Introduction

This Design and Access Statement has been prepared by RDjW Architects Limited to accompany a planning application for the proposed Change of use of Upper Ground Floor storage area to form dwellings at 20 Winchester Street, Basingstoke, RG21 7DZ.

This Design Statement should be read in conjunction with the application drawings:

Drawing No.	Drawing Title	Revision
5580-006	Location and Block Plan	B
5580-007	Existing Floor Plan	A
5580-008	Proposed Floor Plan	B
5580-009	Proposed Floor Plan	-
5580-010	Existing & Proposed Elevations	A

2.0 Site and Surroundings and Usage

The overall site sits within a mainly commercial area of Basingstoke and occupies an area of approximately 1439m². It is within the Conservation Area and whilst the building itself is not listed, it is considered by the Council to be of significance as it contributes positively to the street scene. Several neighbouring premises, including Nos. 2, 4, 7, 8 and 18 Winchester Street are highlighted in the Basingstoke Town Conservation Area Appraisal as being either listed or of particular significance.

The site is surrounded by an excellent mix of commercial and retail businesses, include banks, supermarkets, chemists, small retail outlets and estate agents.

The premises is currently in mixed use. The basement is occupied by a Chinese Restaurant, while the majority of the upper ground floor is occupied by British Heart Foundation. An Ice Cream shop occupies the remainder of the upper ground floor and to the western end at lower ground floor, is an Estate Agent. The entire first and second floors are (C3) dwelling houses, with planning approval already granted for 15 apartments, most of which have already been constructed.

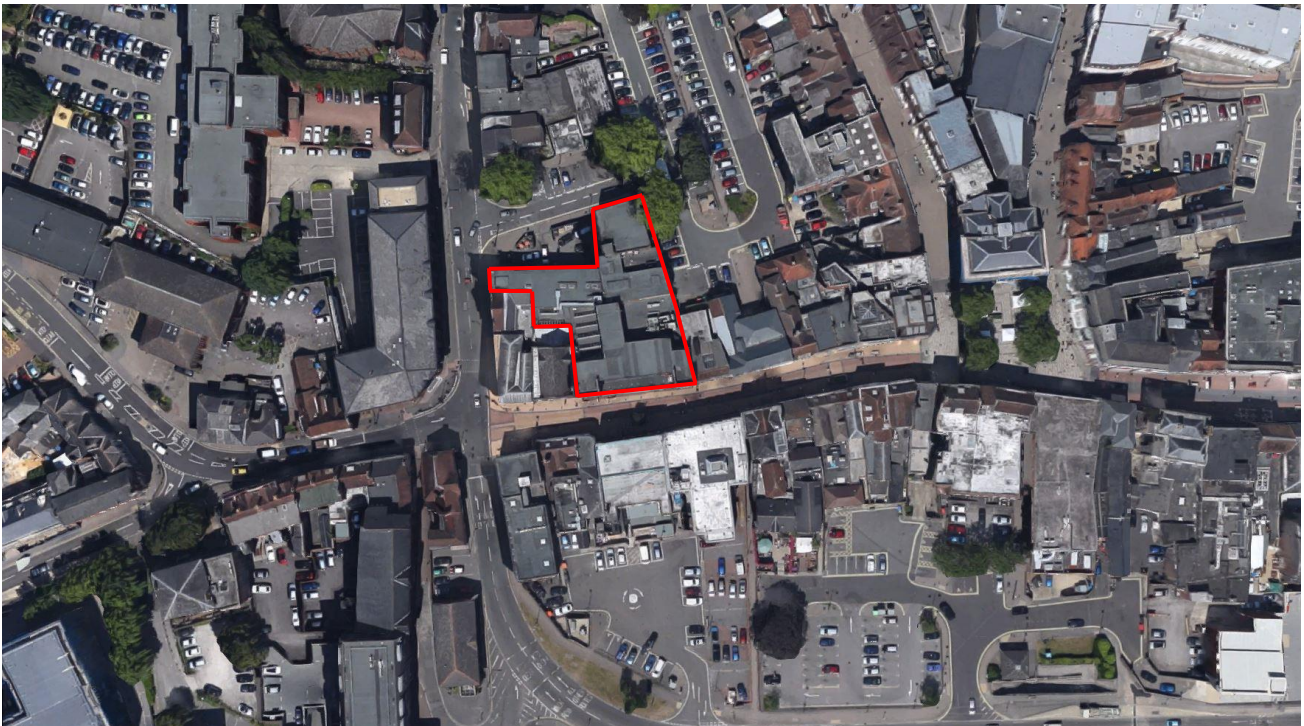
The application space is part of the upper ground floor and currently used mainly by the Ice cream Shop as storage and sanitary conveniences. A small part of this space is also used as storage by other parts of the building.

3.0 Access – Existing and proposed

Primary entrance to the ground floor spaces, the upper level apartments and the basement restaurant are from Winchester Street. Secondary access to the apartments as well as service access to the restaurant are from Joices Yard, while the Estate Agent is entered from New Street.

The site is easily accessible by pedestrians as well as various means of transport. Winchester Street is a dedicated pedestrian path, which is directly linked to other footpaths. Private vehicles can make use of an existing pay and display public parking area on Joices Yard. The site is also well served by buses, with multiple bus stops close by, allowing for easy connection to the wider bus network and other means of transport. Basingstoke Railway Station is approximately 600m or 10 minute walk from the site.

The application space will be accessed from Joices Yard and will make use of a screened footpath already approved under planning consent 16/01425/FUL.



Site context.



View of the south façade (Front) of the property from Winchester Street



View of the north façade (Rear) of the property from Joices Yard

4.0 Proposals

The application space is the storage/utility area associated with the existing ice cream shop and is located in the upper ground floor at the northern end of the premises as indicated on the drawings. The proposal seeks to convert this space, as defined by the red line boundary, into 2no apartments, and relocate the existing cycle/utility store to the basement behind the restaurant. The dwellings will comprise 2no two bedroom units.

The proposed conversion seeks to address the ever growing need for new housing in Basingstoke, as highlighted in the Basingstoke and Deane Housing Mix and Lifestyle Mobility Standards SPD, specifically a lack of smaller dwellings in the Borough. This need for small dwellings coupled with the fact that the site is situated in a highly sustainable location within the town centre, makes the proposal of 2no residential units a positive addition to the housing stock. The size of these units, which both exceed the national space standard, are outlined in the table below:

Unit	No. of Beds	No. of People	Area
Flat 1	2	4	85.93m ²
Flat 2	2	4	78.75m ²

The proposal will include upgrading of the Joices Yard elevation to reinstate pre-existing windows, which are currently blocked up, plus the addition of new windows to the proposed flat 2. The existing entrance will also be altered, all as indicated on the accompanying drawings.

In order to mitigate noise impact on the proposed dwellings, all new windows will comply with the recommendation outlined in the accompanying [Noise Impact Assessment Report 2194.NIA.01](#). It is also intended that any plant equipment near the proposed dwellings will be relocated to the existing basement behind the restaurant.

It is the intention of this proposal, to retain the ice cream shop, which will still have use of sufficient space to continue operating. The back of this space can easily be reconfigured to accommodate storage and sanitary conveniences without affecting the main overall operation. The relocation of the cycle/utility space to the basement, will have negligible impact on the restaurant and will leave a residual area of 472m², approximately 85% of the existing area.

With regards to the Viability/vitality of the area, a separate statement ref: TPB-435-ST3 is attached to this application and provides detailed justification for the loss of commercial space.

5.0 Vehicle Parking

There are no suitable on-site areas for parking. Parking for this proposal has not changed from previous applications and has been considered in line with existing constraints, Local Planning Policy, Supplemental Planning Guidance (Residential Parking Standard) and comments from the Highway Officer in regards to an earlier application.

The existing service yard serves the existing ground floor commercial operations as well as accommodating bin storage for the upper floors. Therefore, this scheme does not propose on-site residents' parking.

Previous surveys and reports have demonstrated that although a number of public parking areas are in close proximity to the site, they are all controlled by means of fixed penalty for over-staying. This makes it unsuitable for prospective residents to keep cars.

However, the non-provision of on-site parking is not considered inappropriate for this site. Instead, it is seen as a benefit when viewed in light of Local Authority's aim to promote the use of sustainable transport, as well as the fact that the site is centrally located, and therefore highly sustainable. There is excellent access to local amenities, employment, shopping, leisure and public transport. These are all in keeping with key objectives outlined in PPS 3 and PPS 13 and therefore justify non provision of on-site parking.

6.0 Cycle Parking

Space has been allocated in the design for shared cycle store to accommodate 6no. long-stay cycles. The existing 40 cycle spaces will be retained, but the existing 24 long-stay spaces will be relocated to the basement space behind the restaurant, as indicated on drawings 5580-008B. There is also sufficient space in the basement to accommodate extra cycle for the proposed apartments if needed.

7.0 Storage of waste

This scheme aims to comply with SPD – Design and Sustainability – Storage of waste and recycling. The provision for storage of waste exceeds the requirement for the proposed apartments and includes 1 no

1 100 Litre recycle, 1 no. 1 100 Litre general waste bin and 1 no 240 litre recycle bin for glass. These will be located next to the existing bin store, as indicated on the attached drawings. The proposed apartments will be well within the recommended 30m from this location.

7.0 Sustainability

The site is considered to be in a highly sustainable location. Being within the town centre, it enjoys easy access to facilities shops, restaurants, leisure and education as well as employment. There is also easy access to public transport including buses and rail.

The design also aims to incorporate other principles of sustainable design, without compromising the health, safety and comfort of future occupants. Sustainability strategies are aimed at satisfying relevant planning policies and proposed measures include:

- Adequate number of openings aimed at optimising daylight and ventilation, thereby minimising the need for artificial lighting/ventilation, resulting in energy conservation. Detailed assessment will be made and appropriate guidance sought before implementation.
- The proposed use of low-e double glazing to windows will aid in reducing heat transfer, which, will in turn reduce heating and cooling requirements.
- The project aims to use energy efficient fittings and appliances such as 100% low energy light bulbs, dual flush toilets, water meters, draught-proofing, energy and efficient gas condensing boilers amongst others.
- The scheme aims to achieve between 15% and 25% improvement of the dwelling Emission Rate (DER) over the Target Emission Rate (TER) based on SAP 2005 or any subsequent amendment in effect at the time of implementation of the scheme.
- The use of renewable, reusable or recyclable material resources such as glass, bricks and timber.
- The project has been designed to maximise all day natural surveillance, thus helping to reduce crime.
- The scheme aims to fulfil the mandatory requirement with respect to refuse collection and storage. Provision is included as mentioned above.
- The scheme aims to exceed Building Regulation Part E requirements by adopting best practice specification, detailing and construction method and by carrying out pre-completion sound testing.

8.0 Planning/Heritage

The property has received planning approval for 15 residential units which are being constructed within the existing first and second floors. The current proposal is to form two additional apartments within part of the existing upper ground floor, whilst retaining the adjoining Ice cream shop. These units are expected to be a welcome addition to the local housing stock.

The proposal also seeks to improve the aesthetics of the existing Joices Yard elevation, by reinstating pre-existing windows, which had been blocked up, plus the introduction of new matching windows. The style and material of the new windows will be in keeping with existing and therefore will preserve the visual appearance of the building within the conservation area.

The proposal also responds positively to other key planning issues such as provision of suitable storage of waste, cycle store and sustainability, all as discussed above.

9.0 Conclusion

It has been demonstrated within this Design and Access Statement that the proposed scheme has been developed through careful analysis of the site and surroundings, through to movement, adjacent users and the wider context. This thorough understanding of the site, has led to a well-informed scheme, which makes the best use of a key location, whilst maintaining unity with its natural and built context.

The scheme is also considered to be highly sustainable, by virtue of its location within the town centre, and also by special provisions such as the use of recyclable materials, renewable energy and the use of high efficiency fixtures.

The proposed additional unit will undoubtedly be a welcome addition to the housing stock of the Borough, whilst preserving and enhancing the character of the surrounding area.