

Explanatory Design Note

Change of use of part of ground, first and second floors from office space to two residential dwellings over three floors with amenity space & parking to rear. Changes to fenestration. Subdivision of commercial space to create two units along with associated change to shop front.

3 – 5 High Street
Alton
GU34 1TL

Job No: 2333
Written by: Sophie Harmer
Revision: 01
Date: 27/09/2023

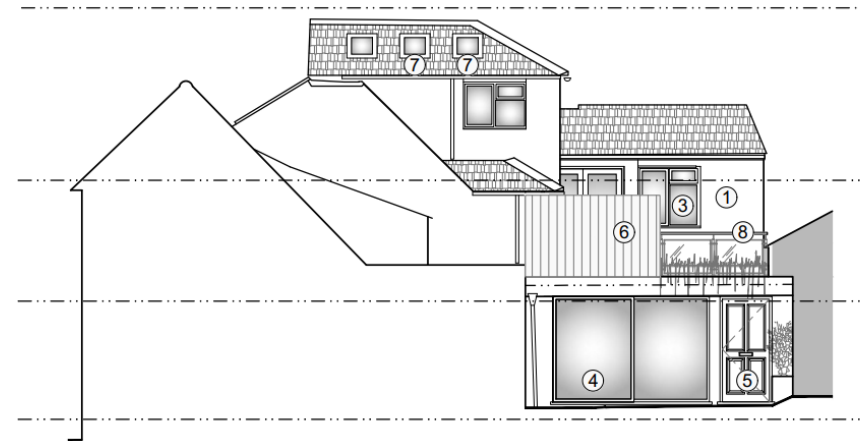
REFORM
ARCHITECTURE & INTERIOR DESIGN LTD

1. Introduction

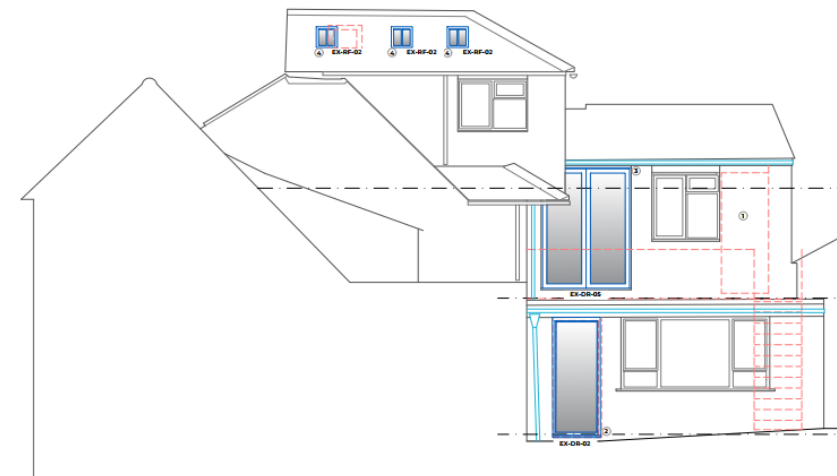
- 1.1. We have been instructed by our client to amend the approved Planning and Listed Building consent to 3-5 High Street, Alton. The proposed changes are minor works, largely relating to internal stud wall positioning and alterations to the existing fenestration.
- 1.2. The proposal remains to seek to create two residential units to the rear and upper floors of the property. As well as the division of the existing shop unit to create a further shop unit will still remain.

2. Design Changes

- 2.1. The following amendments have been made that differ from the approved planning drawings on application reference 24245/010.
 - 2.1.1. Internal changes are indicated on the proposed floor plan drawings in blue. These include thermal and acoustic upgrades to existing walls as well as installation of stud partitions.
 - 2.1.2. Alterations to existing fenestration have been reduced, including the removal of proposed glazed doors to the South-West and North-East Elevations. As indicated on the elevations to the right.
 - 2.1.3. The addition of sympathetic conservation roof lights to Flat One Kitchen/Dining area is proposed in order to compensate for the natural daylight being lost with the removal of the approved glazed kitchen doors.
 - 2.1.4. Further conservation roof lights have been added to the Flat Two, bedroom 3 with the purpose of maximising natural daylight within the space.



APPROVED SOUTH-WEST ELAEVATION



PROPOSED SOUTH-WEST ELAEVATION

3. Proposed Plans to replace the approved plans are as follows:

- Existing & Proposed Ground Floor Plans – 2333-S02-131-P02
- Existing & Proposed First Floor Plans – 2333-S02-132-P02
- Existing & Proposed Second Floor Plans – 2333-S02-133-P02
- Existing & Proposed Roof Plans – 2333-S02-134-P02
- Existing & Proposed NW Elevations – 2333-S02-135-P02
- Existing & Proposed NE Elevations – 2333-S02-136-P02
- Existing & Proposed SW Elevations – 2333-S02-137-P03
- Existing & Proposed SE Elevations – 2333-S02-138-P03

4. Explanation

- 4.1. These amendments have been made in order to reduce the impact on the historic fabric of the building whilst also upgrading the scheme in order to meet building and fire regulation standards.
- 4.2. The amended proposal seeks to convert the grade II listed building to a modern mixed-use facility that complies to meet the threshold for thermally upgrading existing buildings.