



DESIGN AND ACCESS STATEMENT

5A, 5 & 7 Church Street, Basingstoke, Hampshire, RG21 7QG

Full Planning and Listed Building Consent for the formation of enlarged car parking area by removal of existing mound and retention of ground level to rear of buildings, existing retaining wall to be lowered to accommodate new levels. Resurfacing of parking area in gravel and creation of enlarged entrance by removing existing brick boundary wall

Introduction

No's 5A, 5 and 7 Church Street are Grade II listed and form part of a group located within the settlement boundary of Basingstoke and within the Basingstoke Conservation Area. The properties are separately occupied with shared access to a communal service yard at the rear used predominantly for waste storage and car parking.

The listing description for the group states:

Grade: II

List Entry Number: 1278469

Date First Listed: 06/11/1984

Details:

No's 5A, 5 and 7

"Early C19. 2 storeys, 1-4 windows. Old tile roof. Stucco walling with coping stone to parapet, and a reeded band broken by groups of 3 circles above each opening. Sash in reveals to south side window, the other 4 being French windows each with a delicate wrought iron balcony, containing a diagonal pattern broken on the curving corners by a variation of motif. The ground floor has 3 modern shop fronts"

The building group is located on the west side of Church Street in Character Area Area 1 (Top of Town) of Basingstoke Town Conservation Area. The immediate area is predominantly characterised by commercial units, retail units, food premises and other commercial services. To the rear of the site specifically is a Joices Yard Car Park accessed from New Street. The existing buildings are accessed from the car park and offer parking of their own via rear service yards.

The proposals are sensitively conceived and in-keeping with the existing arrangements. Further, the proposed surface finish is to match that of the existing with little to no impact on the street scene of immediate setting. With respect to the potential harm caused as a result of the proposals, it is considered to be negligible.

Proposal

The proposal is for the rationalisation and enlargement of the rear service yard area for improved vehicular access and parking arrangements. It is proposed to remove an existing mound and extend the existing area of gravel. In doing so, it is proposed to widen the existing entrance to the site by removing the existing brick wall which has been assessed within the heritage statement.

Scale and Use

The scale and use of the existing buildings will remain unchanged. This application seeks only to improve the existing car parking arrangements at the rear of the properties with the associated alterations to the boundary wall to facilitate better access arrangements in line with neighbouring properties.

Amount and Layout

The amount of development is negligible. The reasoning behind the proposals is to provide an increased car parking offering serving the buildings for present and prospective tenants. It is considered the proposals will result in a net increase of 2 no. car parking spaces. The layout of the site will remain unaltered, with the addition of new parking spaces within the existing yard.

Appearance

The appearance of the buildings rear elevation will be improved as a result of the proposals. There are no alterations to the building itself but the works will rationalise arrangements at the rear of the site. A modest visual improvement to the rear of the site is anticipated in resurfacing the existing hardstanding with additional gravel.

Access

Access to the property remains unaltered. Access via an opening in a brick boundary wall will be improved by the removal of a brick wall and subsequent enlargement of the opening to allow for improved vehicular access. The proposals are intended to provide improved access arrangements for no's 5A, 5 and 7 respectively. There remains adequate space for vehicular manoeuvring with no perceived access issues from the adjoining road in the car park.

Conclusion

We believe the proposals are modest and sensitively conceived. The enlarged parking area will not only attract prospective tenants but will improve the appearance and rationalise the space at the rear of the property improving its value offering without impacting heritage assets, their setting or the wider Basingstoke and Deane Conservation Area.

In considering the above, we trust that this application warrants officer support and we respectfully request planning permission is granted without delay.

[End]