



Leo Mulkerns Architects Ltd

Design & Access Statement Planning Support Information

Project:

Proposed New Shopfront

at

1 Queens Parade

New Street

Basingstoke

Hants

RG21 7DA

Project Ref: 2314

February 2024

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Design and Access Statement

This application is for the removal of the existing aluminium shopfront and access door and replacing it with a new aluminium shopfront and access door to the upper floor flats.

Site Detail

The application site is identified as a notable building within the Basingstoke Town Conservation Area known as Character Area 1 Top of Town. The property is part of a terrace of Notable Structures along Queens Parade parallel to New Street.

The application site has an existing shop unit at ground floor level and flats at both first floor and second floor levels, with access from the front.

Proposal

The proposal is to replace the existing shopfront with a new unit which includes the removal of the existing aluminium framed double glazed unit. This includes the brickwork surround, upvc/acrylic signage, and roller shutter unit.

The existing aluminium single access door and frame is to be re-used and re-located to the front within the existing plaster surround.

Relevant Planning History

As far as can be ascertained, there has only been two previous planning applications for this site and are as follows:

BDB/65052– Change of use of ground floor from Class B1 (office) to Class A2 (Financial and Professional Services) (Retrospective).

BDB/65166– Display of 1 no. non-illuminated fascia sign to front elevation, 1 no. non- illuminated fascia sign to side elevation and 1 no. internally illuminated projecting sign (Retrospective).

BDB/38585 - Change of use to Class B1 (solicitors office).

BDB/67918 - Installation of replacement windows to front elevation on first and second floor.

BDB/15658 - Display of an internally illuminated double sided sign.

BDB/75986 - Installation of replacement windows to front and rear.

BDB/74079 - Display of externally illuminated fascia and internally illuminated projecting sign.

15/00893/RET - Change of use of first and second floors to three-bedroom house of multiple occupation.

16/04512/ADV - Display of 1 no. non-illuminated fascia sign.

Flooding

The site does not require a flood risk assessment as the development is less than 1 ha in flood zone 1 and is not affected by sources of flooding such as rivers or the sea.

The site is within Flood Zone 1 (in having a low probability of fluvial flooding). Policy EM7 'Managing Flood Risk' of the Local Plan sets out the Council's approach to considering flood risk. The proposal is for no change in the footprint of the property resulting no increase in the built form.

Conclusion

Given its modest size and simple design replacing a similar arrangement, this would have less than substantial harm on the significance of the heritage assets and would not result in any significant adverse impact on the Conservation Area or on the setting of the Locally Listed Building or Notable structures. Having regard to the Listed Buildings and Conservation Act 1990, I feel the proposal would preserve the character of the Conservation Area and the character of the setting of the Locally Listed Buildings in compliance with Policy EM11 of the Local Plan.

The external materials of the proposal matches the style of the existing shops and therefore the proposed scheme would not be out of character with the host building and immediate surrounding conservation area.

