



THE CYCLE CO.

Application for Listed Building Consent

86 The Hundred, Romsey



THE CYCLE CO.

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1.0 INTRODUCTION

- 1.1 This statement has been prepared in respect of an application for Listed Building Consent for minor internal alterations to the ground floor of the No 86 The Hundred, Romsey, as well as re-painting the shop front.
- 1.2 The alterations proposed are limited to:
- Installation of three internal slatted metal shutters
 - Erection of cladding to internal walls
 - Replacement of rear door
 - Erection of CCTV cameras
 - Painting of shopfront and fascia signage (no external illumination proposed)
 - Removal of internal stud wall
- 1.3 The Planning (Applications for Planning Permission, Listed buildings and Conservation Areas)(Amendment)(England) Regulations 2006 set out the requirements for a Design & Access statement submitted in support of an application for listed building consent. Some of the requirements however are not relevant given that the majority of works proposed to the listed building are internal.

86, The Hundred – taken 06th March 2024





2.0 THE APPLICATION SITE

- 2.1 No 86 The Hundred is a Grade II Listed Building. A copy of the description of the Listed Building (obtained from the Hampshire County Council Archaeology and Historic Building Record) is provided below.

C18. 3 storeys. 3 window bays; one bay deep. Tiled hipped roof. Red brick. Moulded cornice and parapet. On 2nd floor, 3 square sashes with architrave frames and rubbed brick voussoirs. 3 taller windows on 1st floor, centre one semi-circular headed. Windows with architrave frames; glazing bars missing; rubbed brick voussoirs. On ground floor to west, a modern contemporary style bow window. To east, contemporary style shop windows with glazing bars and central door; plain fascia and modern window blind cover over both windows and door. Early C19 2 storey addition to east of this of vestibule and doorway. 6 panelled door in panelled reveals with impost and moulding and semi-circular fanlight over; fluted Doric pilasters flanking doorway to east side; moulded cornice over.

- 2.2 The application site is located in a Secondary Shopping Frontage in the Primary Shopping Area of Romsey Town Centre, as defined by the Local Plan. It is also situated within the boundary of Romsey Conservation Area.



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3.0 THE PROPOSED ALTERATIONS

- 3.1 Consent is sought for the removal of two existing stud walls as shown on Dwg “Floor Plan” (a copy of which is attached as Appendix 1 to this statement).
- 3.2 Consent is sought for fixing plywood cladding to the internal walls of the front room as shown on Dwg “Floor Plan” (a copy of which is attached as Appendix 1 to this statement). The cladding will be attached to the existing plasterboard using a timber frame. There will be no attachments made to brickwork. An example of the plywood cladding can be seen in the photographs attached in Appendix 2, which were taken at The Cycle Company’s Shawford store.
- 3.3 Consent is sought for installing three roller shutters internally, behind the windows inside the building and doors in the front room as shown on Dwg “Floor Plan” (a copy of which is attached as Appendix 1 to this statement). The roller shutters will be slatted, enabling light to get through and customers to see in to the shop when closed – this is in accordance with listed building guidelines. The shutters will be fitted as a temporary structure and can be removed, if needed, at the end of the lease. The shutters will be fitted to the brickwork on the inside of the windows and will be in the same colour as the shop front (RAL5011 Steel Blue) to ensure they fit with the design. An example of how the roller shutters will look can be seen in the photographs attached in Appendix 3, which were taken at The Cycle Company’s Shawford store, but please note the new shutters will have the gaps as required and shown. Appendix 3 also includes a brochure showing the shutters that will be used and how they will be fitted. This level of security is essential as electric bike shops are high risk for attempted break ins.
- 3.4 Consent is sought for replacing the lightweight wooden door at the rear of the shop with a steel security door and frame. This door will not be visible, except from the passageway at the rear of the shop and will be an upgrade both visually and from a security perspective. Details of the type of door fitted are shown in Appendix 4, along with an image of the same style of door, currently used in The Cycle Co Shawford store. This level of security is essential as electric bike shops are high risk for attempted break ins.
- 3.5 Consent is sought for repainting the window frame and advertising board on the shop front to The Cycle Company’s corporate brand colour, which is RAL5011 Steel Blue. An example of how the shop front will look can be seen in Appendix 5, which is taken at The Cycle Company’s Shawford store. Appendix 6 also shows how the shop front looked when occupied by the former tenants.
- 3.6 Consent is sought for adding a window transfer using The Cycle Company’s logo on the shop front window, next to the front door. An example of how this will look can be seen in Appendix 6, which is taken at The Cycle Company’s Shawford store.



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- 3.7 Consent is sought for installing new CCTV cameras both inside the shop and on the external walls. These are essential to improve the security around the store and provide evidence to the police if a break in is attempted. The Floor Plan in Appendix 1 shows the location of the CCTV cameras. Appendix 7 shows images of the cameras that will be used.
- 3.8 The Regulations referred to in Section 1 state that a Design and Access statement shall “(a) explain the design principles that have been applied to the following aspects of the works (i) scale; (ii) layout; (iii) appearance and (b) explain how the principles and concepts (a) take account of – (i) the special architectural or historic importance of the building; (ii) the particular physical features of the building that justify its designation as a listed building; and (iii) the building’s setting”.
- 3.9 These points are addressed below.

Scale

The works proposed are minor in nature and only constitute improving the internal look of the shop and improving the security. All work is internal, with the exception of re-painting the advertising board of the shop front.

Layout

The proposed alterations are required to achieve a layout more suitable for the proposed use of the ground floor as an electric bike shop. As stated above the alterations are minimal and do not affect the historic character or integrity of the listed building.

Appearance

As the proposed works are internal, there will be no effect on the appearance of the listed building. The roller shutters will only be put down at night in the same way curtains or blinds are used and by having this made in the same colour as the shop front branding, ensures a professional finish.

- 3.10 The stud walls it is proposed to remove are modern additions which do not form part of the historic fabric of the building and do not affect the particular physical features of the building that justify its listing. The same is relevant for the plywood cladding, which will be fitted to the recently added plasterboard walls.
- 3.11 Paragraph 4 of the regulations referred to earlier in this statement makes it clear that when only internal alterations are proposed (as is the case with this application) it is not necessary for the Design & Access statement to deal with matters relating to access.



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5.0 CONCLUSIONS

- 5.1 It is clear from the above that the proposed works will be minor in nature and will not affect the historic character and fabric of the building or result in the loss of, or damage to, features of architectural or historic importance. Overall the external appearance of the building will be enhanced following the removal of excessive advertising signage and cleaning/painting of the shopfront. The works would therefore comply with Policy ENV13 of the adopted Test Valley Borough Local Plan Review by enhancing the Listed Building and improving the appearance of the Conservation Area. It is therefore respectfully requested that Listed Building consent be GRANTED for the proposed alterations.



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APPENDIX 2

PROPOSED PLYWOOD CLADDING. PHOTOS SHOWING USE AT THE CYCLE COMPANY, SHAWFORD





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APPENDIX 3

PROPOSED ROLLER SHUTTERS. PHOTOS SHOWING USE AT THE CYCLE COMPANY, SHAWFORD.
BROCHURE ON PROPOSED ROLLER SHUTTERS AND FIXINGS

Proposed design of new roller shutter with slats to meet listed building design requirements. NB This shows an external roller shutter, whereas ours will be fitted inside the shop front:



Image showing how the roller shutters are installed inside the shop front at The Cycle Co Shawford
Shutters in Romsey store to have slatted openings





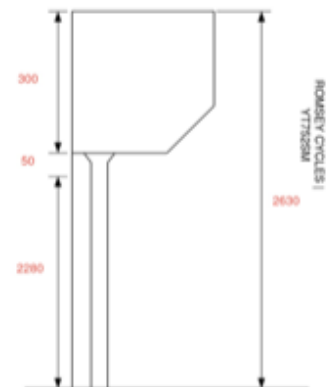
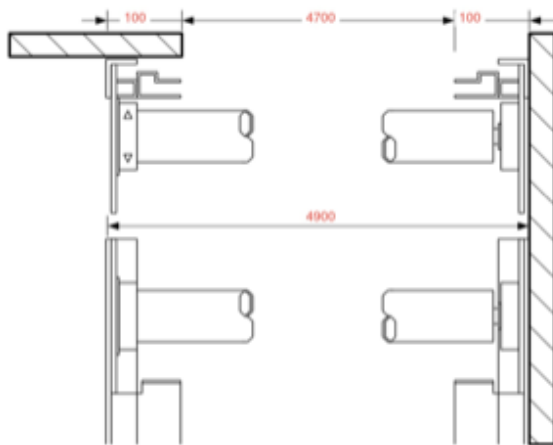
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Image showing how shutters are fitted at The Cycle Co Shawford store, which will be replicated at The Romsey shop:



Image showing the mechanism of the roller shutter and how it fits inside the shop:

SeceuroDoor Traditional 75 22g - Tube Motor Shutter (YT752SM)



Drawings provided for illustrative purposes only. For exact dimensions and product specification, please refer to the Order Summary.



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APPENDIX 4

PROPOSED STEEL DOOR. PHOTOS SHOWING THE EXISTING BACK DOOR, THE STEEL DOOR AT THE CYCLE COMPANY, SHAWFORD. BROCHURE ON PROPOSED STEEL DOOR.

The steel door at The Cycle Co, Shawford



The existing back door at 86, The Hundred

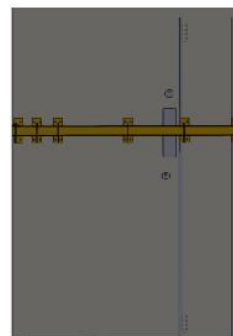
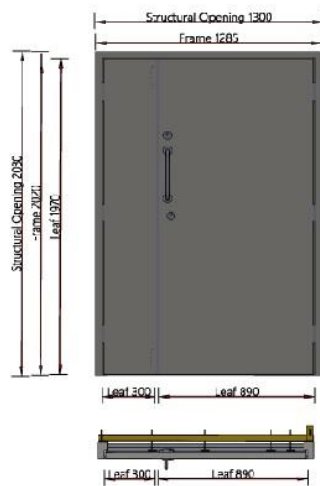


Quote Note:-

Drawing Note:-

Pull Side

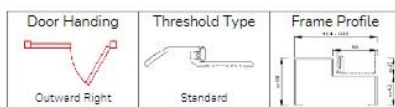
Push Side



Drawn By	Dries Burwood
Quote No.	SC138408
Quantity	1 Page No. 1
Door Ref. ID:-	SC138408 - 1
Customer:-	Doorgear Ltd
Frame Type:-	Single Ribbed - 100mm
Door Type:-	Door & A Half-External
Structural Size:-	1300 (W) x 2030 (H) mm
Door Colour:-	RAL 7016 - Anthracite Grey
Frame Colour:-	RAL 7016 - Anthracite Grey
Fire Rating:-	nod
Selected Template:-	Default
Door Name Options:-	SteelDoor
Fixing Kit:-	Masonry Fix Kit
Infill Type:-	Honeycomb Core
Expandable Frame:-	Yes
Strengthen Leaf:-	None
Leaf Undercut:-	4 mm
Fixing Points:-	Std
Leaf size as per:-	44mm
Door Opening Angle:-	90 Degrees
C.O.W. (incl. Hardware):-	1065 mm
Hinge Type:-	Standard
Thresholds:-	Standard Threshold

Specifications:-	1x 20mm S410 C Under Deadlock Radius
	1x 300mm Handle
	2x Euro Double C Under 70mm KA1 (Architectural) / SC
	2x 3mm Stainless Steel 7mm BURD Bottom Seal
	2x 20mm 304 Stainless Steel 20mm Fixing Bolts
	1x 20mm S410 C Under Deadlock Radius Top
	2x Flush Bolts - Top & Bottom
	1x Drop Bar of Traffic Yellow Gloss RAL 1023G
	1x Finger Plate 200 x 75mm - Brushed SS

Vision/Louvre Panel:-	None
OverSide Panel:-	None



File Name | SQ138408_SQ138408_SD00297793-Rev1

Sign :-
Name :-
Date :-



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APPENDIX 5

PROPOSED PAINTING OF SHOP FRONT. PHOTOS SHOWING CURRENT SHOP FRONT AT THE CYCLE COMPANY, SHAWFORD. ALSO FORMER SHOP FRONT COLOURS AND SIGNAGE.

Image showing former shop front colours and signage:



Image showing The Cycle Co shop front colours and signage, this would be identical at 86, The Hundred:





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APPENDIX 6

PROPOSED WINDOW TRANSFER. PHOTO SHOWING WINDOW TRANSFER AT THE CYCLE COMPANY, SHAWFORD





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APPENDIX 7

FLOOR PLAN SHOWING PROPOSED LOCATION OF NEW CCTV CAMERAS BOTH INTERNALLY & EXTERNALLY. ALSO IMAGES OF THE CAMERAS THAT WILL BE USED (CURRENTLY USED AT SHAWFORD STORE)

