



DESIGN AND ACCESS STATEMENT

**THE ANNEX, CHURCH ST, ODIHAM,
HAMPSHIRE, RG29 1LY**

ODIHAM BELL LTD
MARCH 2024

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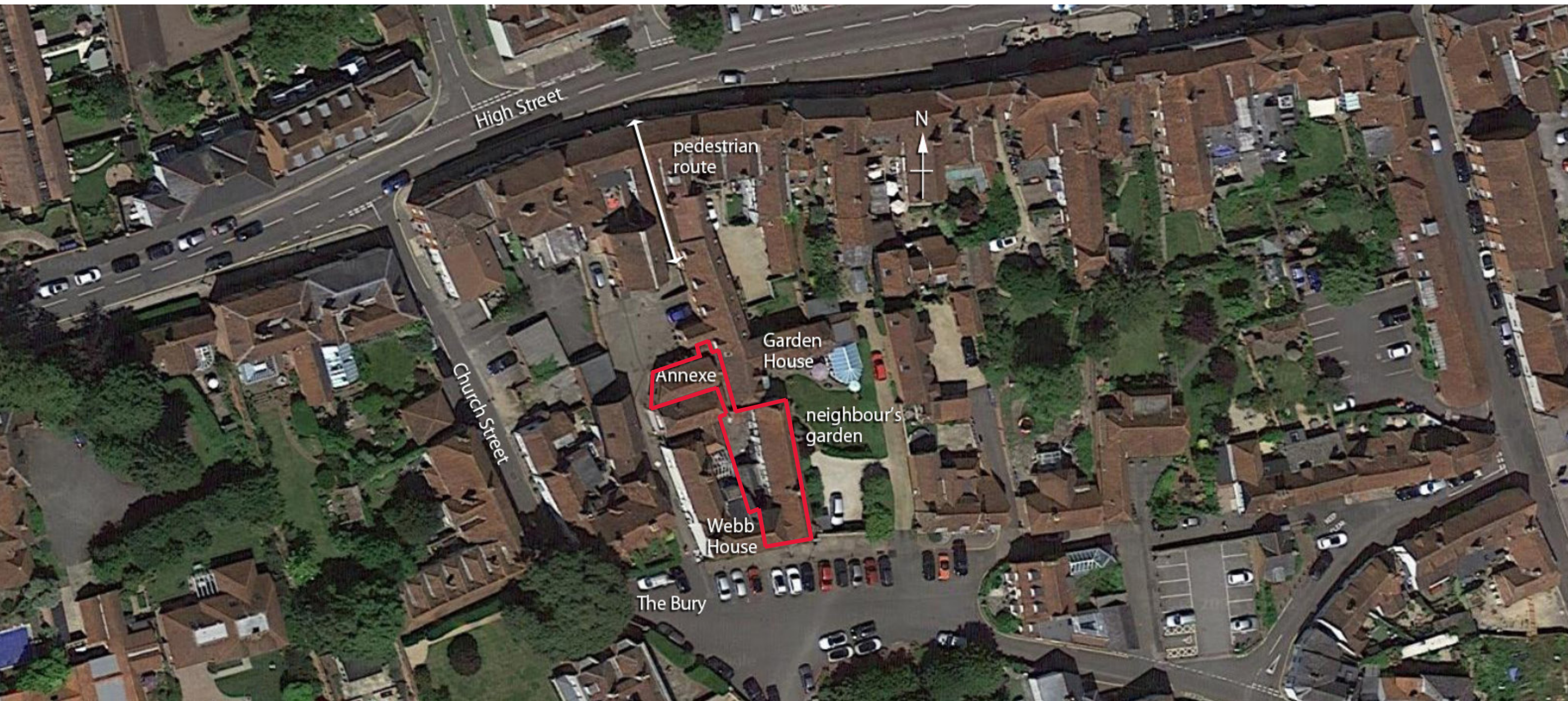
INTRODUCTION

1.1 Project Overview

This Design and Access Statement has been prepared by rjha Architects in support of planning and listed building applications for the renovation and conversion of The Annex, Odiham.

The proposal is to create 1 No. dwelling from the existing commercial property. This document is a statement supporting a full planning application.

Separate reports, including a heritage and planning statement, and transport technical note are submitted with the planning and listed building applications. This statement should be read in conjunction with these and any other submitted information.



2.0 THE SITE AND SURROUNDING AREA



Courtyard photography



Delapidated windows and doors



View up access road



Delapidated joinery openings





Existing building rear



Existing building rear first floor



Replacement (not original) roof timbers



Renewed roof timbers



Existing outbuilding (WC block)



Existing building ground floor interior photography



2.2 Site Analysis and Context

2.2.1 Physical Assessment

The following text incorporates text from previously commissioned reports and planning submissions.

- The site measures 71 sqm. The site lies to the north of the Bell Inn with access from Terry's Alley and a passageway off an internal courtyard shared with the The Bell. The site is densely built up. GEA of main building and out-buildings is 53 sqm. Plot ratio is 0.75.
- The annexe is a surviving element of a group of ancillary sheds and outbuildings within a yard at the back of various shops and houses along the High Street, Church Street and The Bury. The activities and character of this area persisted until the mid-twentieth century but are now mostly gone.
- The building comprises two storeys. The total GIA is 80 sqm.
- Construction is a combination of solid brick walls and timber roof frames. One gable wall is in-filled with brick panels. The roof is half-hipped at both ends and covered with clay tiles. The ground floor has been filled with concrete. The first floor is a timber arrangement of primary beams and infill joists.
- The building was previously ancillary to The Bell. Before the pub closed in 2020, it was used as a function room, storage, workshop, and a gym.
- The condition of the building is poor and damp; unless it is brought back into use soon its condition will deteriorate rapidly and possibly irretrievably. There area elements, such as the roof, that are showing signs of decay.

2.2.2 Social Assessment

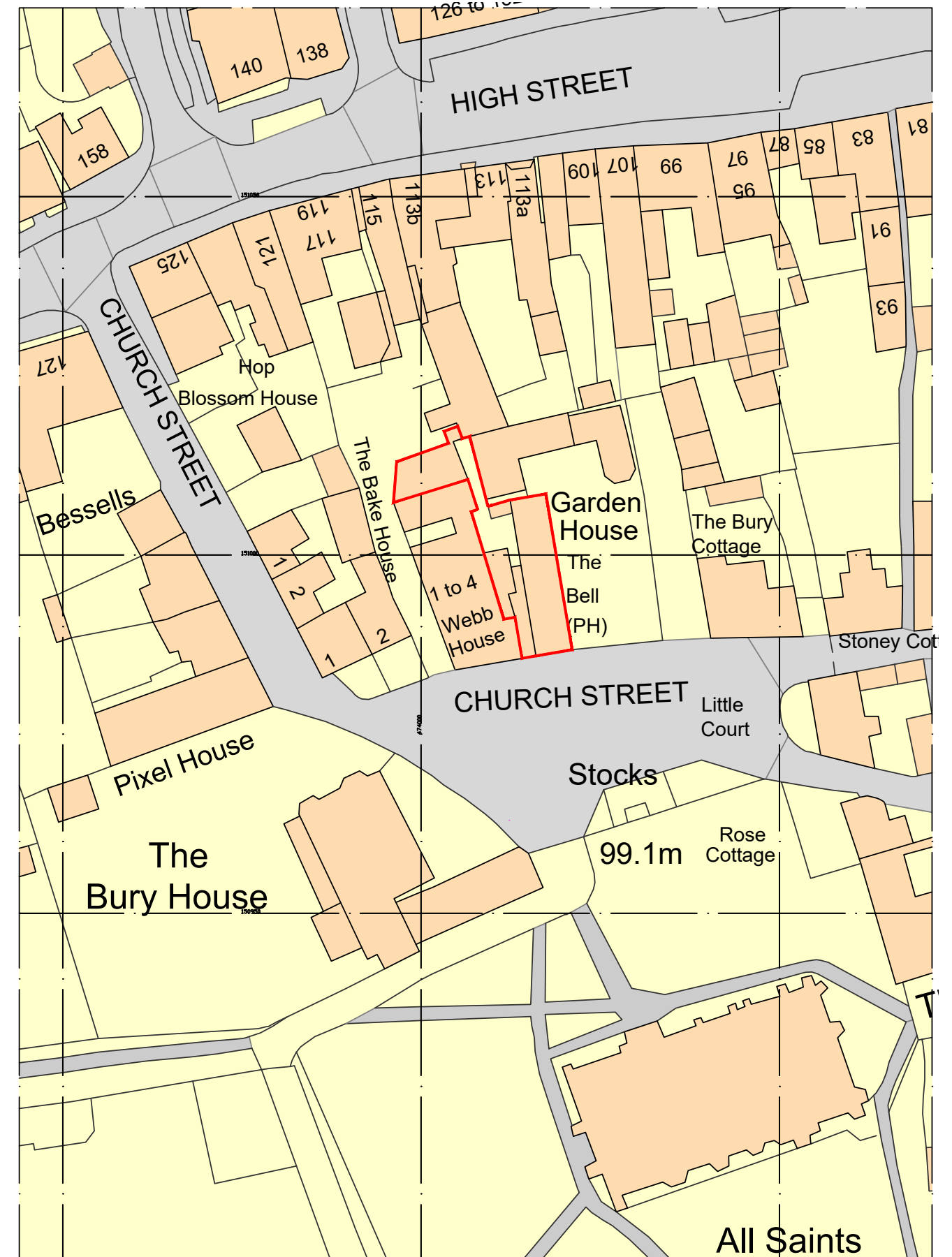
- The Bell has been a public house throughout its documented history but closed permanently 4 years ago in March 2020.
- The immediate vicinity of the site is mainly residential, with some commercial elements and shops along the High Street.

2.2.3 Economic Assessment

- The property has been previously used as ancillary accommodation for The Bell. The Bell is proposed to be scaled back as it is not a viable going concern in its current form/format. A separate application seeks to address that by proposing a smaller, more compact and economically viable 'Wine Bar' style commercial building with attached renovated residential units.
- Converting the property to a residential unit will allow the asset to be brought back to life whilst protecting its heritage.

2.2.4 Planning Policies

- A full analysis of relevant planning and heritage policies is provided in a separate Planning Statement and Heritage Statement.



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THE DESIGN

NPPF paragraph 200 requires design proposals to 'be grounded in an understanding and evaluation of each area's defining characteristics.' The information collected in Section 2.0 was used to identify potential opportunities and constraints that influenced the design of the development proposal.

3.1 Design Opportunities

- The existing building is within a residential area and is well proportioned. It would convert well with limited intervention.
- The building has two floors which would suit a residential use.
- The location is semi-private at the end of a pseudo cul-de-sac and forms part of 'Terry's Alley' which feeds into the High Street shopping parade.
- The current use is deemed antisocial as the building was used as a bottle store/function hall and gym. Those uses and deliveries to the unit would have caused disturbances to the residential community when the building was in full use.
- The proposals will provide better use of the land.

3.2 Design Constraints

- The building is considered to be listed as a 'curtilage structure' of The Bell, which is statutorily listed grade II and lies within the Odiham Conservation Area. The detail of this is explored in the Heritage Statement, however the detail of the listing is proved here:

The listing details are:

"C17, C18. A long narrow 2-storeyed timber-framed structure, with its gable (of C18) to the street formed as a continuation of the front of Webb House, of 1 window. The painted brick walling has a parapet (at the eaves level of Webb House), brick dentil eaves. A sash in exposed frame is above a modern casement. Fixed to the wall between the window and the access (in Webb House) is a wrought iron framework to take the hanging sign, containing scroll work. The east wall has exposed timber framing, with painted brick infill, irregularly-spaced casements. Roof of red tiles, 1/2-hipped at each end."

- The property has access on three sides and a small external space to the rear, leading to The Bell.
- At first floor, there are exposed roof trusses that are placed below accessible head heights.
- Alterations are necessary to achieve reasonable compliance with the requirements of the Building Regulations and modern living, which will need to be agreed with the building control and conservation officer. Any alterations will ultimately be constrained by the listed status, therefore we are proposing very limited intervention.

3.3 Design Proposal - Use, Amount, Layout

- The development proposals involve reconfiguring the existing commercial structure into a residential dwelling.
- The existing 'Annex' is an open plan barn style structure, with a ground and first floor.
- The intermediate floor is in relatively good condition and can be retained. The ground floor has been infilled with concrete.

- The roof rafters will require replacement, however the Oak frames can be partially retained. New rafters will span from ridge to eaves and will be deep enough to allow suitable upgrading to the requirements of the Building Regulations for thermal performance.

- The tiles will be replaced with handmade clay peg tiles to ensure the building retains its historic character. The doors and windows will be upgraded with painted timber and steel windows to match the existing.

- The proposed unit provides the following GIA area:

GF bar	44.6 sqm
FF bar	37.6 sqm
Total GIA	82.2 sqm

We have also retained the old store as cycle storage. The store was not an original feature and appears added later.

- The dwelling complied with the requirements of the National Technical Housing Standards. We have achieved in excess of the required 79 sqm for a 2 bed 4 person, 2 storey dwelling.
- This has been achieved without causing injury to the listed building. Any alterations look to enhance the existing building or look to replace fenestration, doors and joinery with matching new elements.
- The proposals seek to repair, enhance and conserve the listed building with a sustainable new use.

3.4 Design Proposal - Scale, Materials, Appearance

- There is very limited intervention to the existing fabric and limited new construction. Where new construction is proposed, such as the roof, we have proposed high quality traditional materials such as hand made clay peg tiles and hardwood or metal windows and hardwood painted doors.
- The existing courtyard is proposed to be a new amenity space, in addition to the renovation of the existing terrace.

- Limited alterations are included to facilitate the proposed dwelling. Where necessary, we have replaced the front door and windows. Works to existing fabric will be replaced with original materials by experienced craft labour.

3.5 Design Proposal - Landscaping

- The courtyard will be landscaped as a private amenity space. The existing terrace will be utilised as a mini 'pocket' garden. Care has been taken to reduce any overlooking to and from adjoining neighbours and each amenity space is accessed privately.

3.6 Ecology and Biodiversity

- The current ecological value of the site is very low. We propose to enhance this with areas of planting this did not exist before. This, in addition to the proposed bat boxes, bird boxes and insect houses, will greatly increase the ecological and biodiversity value of the site.
- **Protected species - Bats**
In 2021 an emergence survey was conducted by The Ecology Partnership and the barn was identified as being a day roost for bats.
- The report concluded that any works to the roof would need to be undertaken with a Natural England Low Impact Licence. This position has not changed and it is expected that works to undertaken under licence will form part of a conditional approval.
- In addition to any roof works being undertaken under licence, the report recommended that two number bat boxes be added to the existing building and therefore two bat boxes are included in the proposals.
- The proposals look to further increase the biodiversity of the site by adding 1 No. bird box and an insect habitat.
- There is no existing of planting, save for a communal patch at the entrance, therefore we have including areas of planting, such as lavender and Jasmine that will attract pollinating insects.

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ACCESS STATEMENT

4.1 Car parking / bicycle storage / Transport

A traffic and transport study by Paul Basham Associates (Technical note 502.0115/RTN/1) was commissioned and is submitted with the application.

It notes that whilst parking outlined as a reason for refusal in the previous planning applications were refused in December 2022 and dismissed at appeal in October, 2023 (Appeal Refs A & B: APP/N1730/Y/23/3322730 & APP/N1730/W/23/3322576), there were no highways objections from Hampshire Highways in those applications.

The summary of the report is that the application would create a better situation in terms of transport, parking and deliveries to and from the site.

The report concludes that:

- The site is located in a highly accessible area with excellent pedestrian infrastructure.
- The access arrangements are in keeping with the existing situation for The Bell pub, which generated a far higher number of vehicular and pedestrian movements. Considering the reduction in vehicle and pedestrian trips, in conjunction with the absence of any accident history on Church Street, these access arrangements are safe and suitable to support the minimal number of trips.
- The proposed development will result in a betterment to the existing parking situation when comparing the demand generated by the proposed development and previous pub use.
- The previous 4-bed tenant accommodation above would have generated a similar level of parking demand to the proposed residential elements for 2 x 1-bed and 1 x 2-bed units, however, would have generated a higher parking demand associated with the pub use in comparison to the proposed wine bar.
- The proposed development is anticipated to generate 1 additional vehicle trip in the AM peak (0800 – 0900), 16 fewer vehicle trips in the PM peak (1700 – 1800) and 109 fewer vehicle trips across a daily period. The proposals are therefore anticipated to lead to an overall betterment to the operation of the local road network.

Adequate cycle spaces for secure bicycle storage are provided for separately for each apartment. Both secure stores are accessed from each private amenity space.

4.2 Approach

- Pedestrian access to the site is off the High Street using Terry's Alley or from The Bury located off Church Street.
- The design of the dwelling conforms to the requirements of Approved Document M of the Building Regulations class M4(1) Visitable Dwelling as far as is reasonably possible within the constraints of the building.
- The path to the principal entrance doors will be at least 900mm wide, level without steps, and have a maximum cross-fall of 1:40
- The main entrance doors have a clear opening width greater than 775mm
- The main entrance doorways will be provided with an accessible threshold

4.3 Internal access

- The entrance for each dwelling is at ground level with no steps or changes in level.
- The layout of the WCs in each dwelling conform to diagram 1.5 in Approved Document M where feasible.

3.4 Refuse / recycling

- Refuse is collected from The Bury, and bins will be wheeled from the building to The Bury, as is the current arrangement. Bins are currently stored outside the building in Terry's Alley, which is a public space; the design allows for these to be brought into the private passage.
- Waste segregation and recyclable material allocation will be undertaken internally.

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SUSTAINABILITY

Due to the nature of a listed building, and the protections afforded to it, it is not feasible to adhere to the requirements of Part L of the Building Regulations in many respects, and it may not be feasible to add extensive sustainable features, such as Air Source Heat Pumps. However the proposals endeavour to:

- Upgrade the fabric of the proposed dwelling, where possible, without damaging the fabric of the building, add high levels of insulation and improve levels of airtightness. This construction will be isolated vertically and demountable should it be necessary.
- Provide A rated, high efficiency, gas boilers for primary space heating and hot water.
- All lighting will be low energy LED capable fittings.
- A+ to A+++ rated goods, such as a heat pump tumble dryer and a low water use digital driven washing machine will be utilised throughout.
- Provide low consuming water outlets such as aerated taps, dual and low flush WC's, that will contribute to the overall water usage of less than 105 ltrs per day per person.
- Waste management will be achieved through on site segregated recycling and waste storage.

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CONCLUSION

This proposal seeks planning permission to alter the existing commercial use to form a 2 bed dwelling.

The proposal would be appropriate in heritage terms as it makes no significant changes to the elevations and fabric of the listed building. Where change occurs, these are limited to 'upgrading works' utilising like for like materials, installed by craft labour with traditional methods. Therefore there would be no harm to the historic fabric or appearance of the building.

In addition to the protection of the listed building, the proposals would improve the character and appearance of the conservation area.

The design is consistent with the aims and provisions of both national and local planning policy, protects the listed building and will preserve and enhance the site's contribution to the Conservation Area. Therefore, the application should be considered favourably and approved without delay.

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