



DESIGN AND ACCESS STATEMENT

**THE BELL PH, CHURCH ST, ODIHAM,
HAMPSHIRE, RG29 1LY**

ODIHAM BELL LTD
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TEAM

CLIENT/APPLICANT

ODIHAM BELL LTD

ARCHITECTS

RJHA ARCHITECTS (RIBA CHARTERED PRACTICE)

ECOLOGICAL SURVEYORS

THE ECOLOGY PARTNERSHIP

PLANNING CONSULTANT

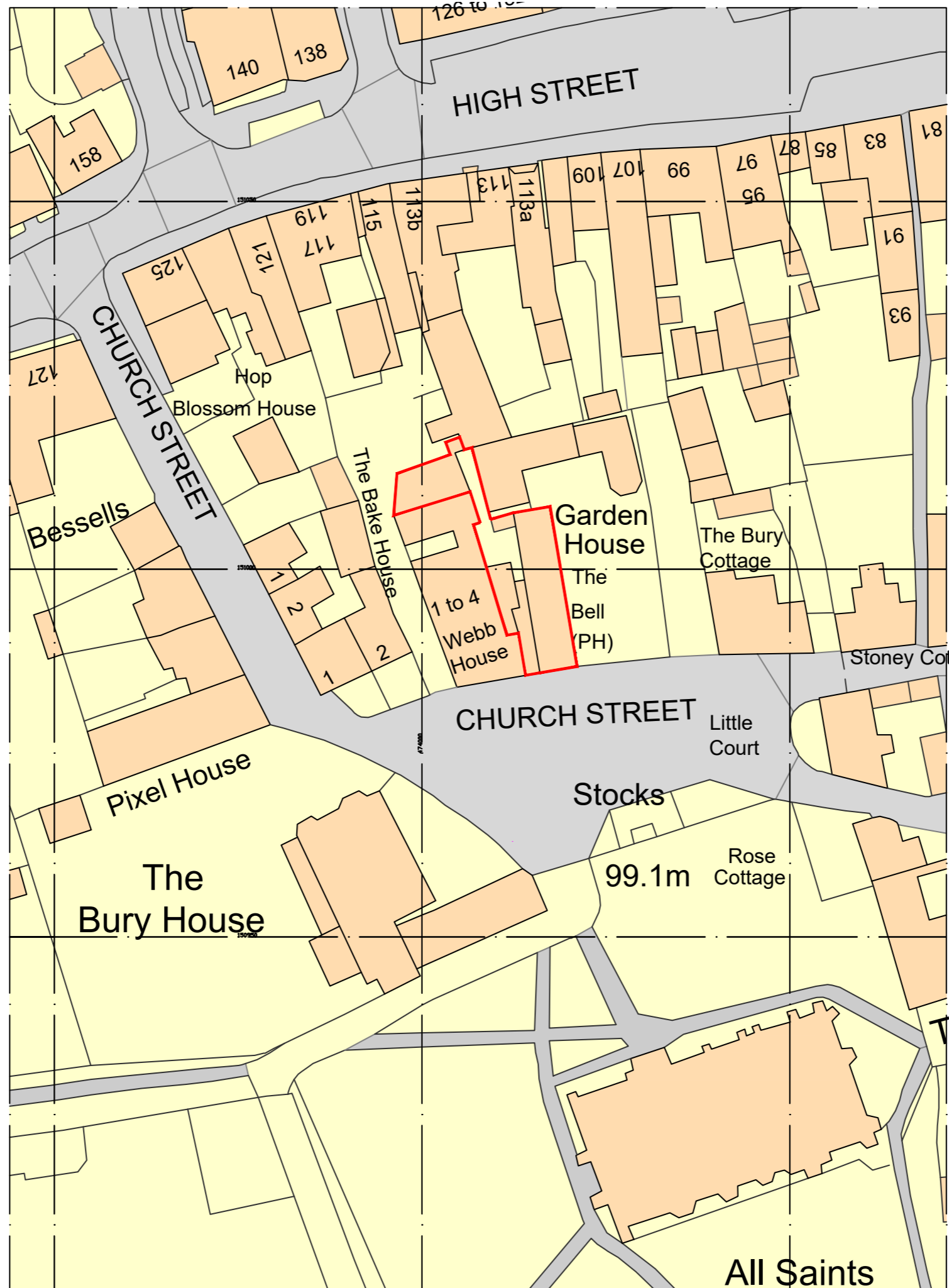
MURRAY PLANNING ASSOCIATES

TRANSPORT CONSULTANT

PAUL BASHAM ASSOCIATES

BUSINESS CASE ADVISOR

SAVILLS (UK) LTD



1.0

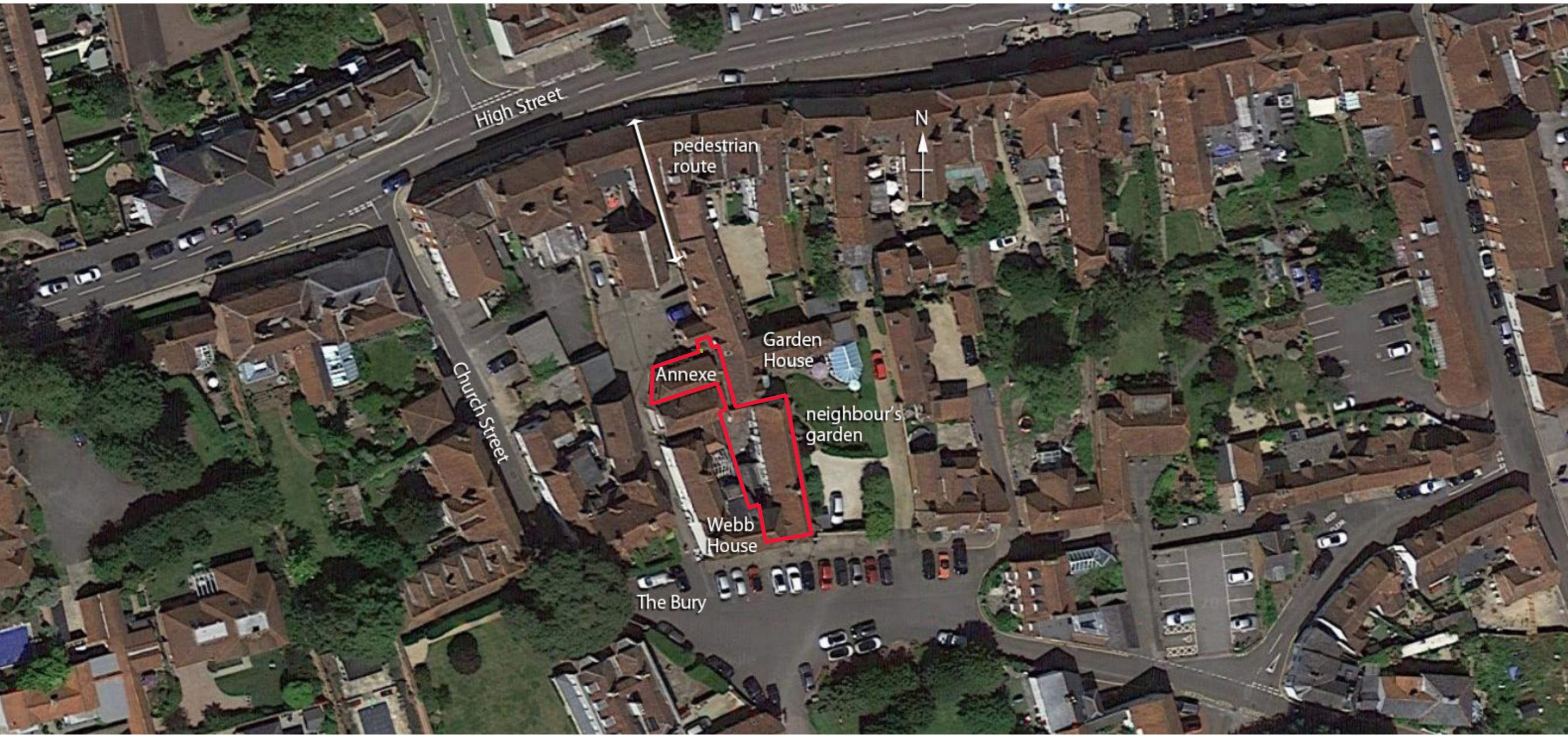
INTRODUCTION

1.1 Project Overview

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

The proposals are to create 2 no. dwellings and retain a licenced premise. This document is a combined statement for both listed and full planning applications.

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



2.0 THE SITE AND SURROUNDING AREA



Street frontage



Existing building side (East) elevation



Existing courtyard elevations



Existing building rear



Existing building interior



Recently repaired stock brick and Oak frame wall



Existing buildings interior



Existing outbuilding (WC block)



Existing buildings interior



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 221 sqm or 0.055 acres. The west boundary adjoins Webb House; north and east boundaries front Garden House; south boundary aligns with Church Street and The Bury. The site is densely built up. GEA of main building and out-buildings is 132 sqm. Plot ratio is 0.6.
- The building has two habitable storeys with part basement/undercroft storage and some partial loft spaces.
- Construction is a traditional timber frame with brick external panels and a plain clay tile roof. The chimneys are brick built. The windows are an array of steel and timber casements or sliding sashes that have been added/replaced/upgraded over time.
- The site falls within the Odiham Conservation Area. The building is listed Grade II. The public house enjoys a significant view of the church opposite.
- The public house entrance follows a historical arrangement with access against the side of a brick fireplace to an historical entry lobby building to the south. An assumed winding stair opposite the entrance has been removed. Bays to the north are framed slightly differently, and are later additions.
- The building has been heavily modified: the roof structure has been reinforced and straightened; chimneys rebuilt; much of the timber frame is missing at ground level; the ground floor interior has been modernised.
- The condition of the building is becoming dilapidated and unless it is brought back into use there is a high risk that its condition could deteriorate rapidly.
- Part of the rear wall has been delicately rebuilt where it was in danger of collapse. The works were undertaken in traditional materials (stock brick and Oak frame) by experienced craftsmen at considerable costs to the applicant.

2.2.2 Social Assessment

- The building has been a public house throughout its documented history but closed in March 2020.
- The immediate vicinity of the site is mainly residential, with shops on the nearby High Street and a church opposite the pub.

2.2.3 Economic Assessment

- It is clear that the existing building is falling into a state of disrepair. Without considerable intervention those costs will escalate and in the future, will eclipse any intrinsic value. It is imperative to act.
- Following an economic assessment, we were instructed to prepare the following design solution.

Part retain and convert the existing licensed premise and extend the existing residential elements to form 2 new apartments with their own amenity space.

This matrix was considered the most viable option as it delivered smaller dwelling units that would benefit from smaller amenity settings, whilst maintain an employment generating continual licensed public house use.

- We also examined a single dwelling option, however this was found to be a lesser quality solution as the space and amenity could not support the requirements of a larger family dwelling.

2.2.4 Planning Policies

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

3.0

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 first floor is already arranged as residential accommodation.
- The building can be divided horizontally and vertically.
- Subject to a listed building consent, the outside lavatories can be cleared to increase the amount of outdoor amenity space and enhance the setting of the principal listed building.

3.2 Design Constraints

- The building, including curtilage structures, 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."

- 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 officer and the conservation officer. Any alterations will ultimately be constrained by the listed status, therefore we are proposal almost no intervention.

3.3 Design Proposal - Use, Amount, Layout

- The development proposals involve reconfiguring the existing residential use and commercially licensed premise use into a retained public house with two residential apartments.
- The altered licensed premises is proposed as a vertical 'wine bar'. This reinforces the community interaction by placing the bar on the street frontage. To achieve this, the design converts the first floor residential use, whilst handing the rear ground floor commercial elements over to the new residential proposals. This balance allows the licenced premise to be fully separated (vertically) from the residential uses behind. It is not desirable to have a residential apartment over a public house due to noise and possible anti-social behaviour. The unit is:

GF bar	31.9 sqm
FF bar	34.7 sqm
Total GIA	66.6 sqm

We have also part retained the existing WC block. This will be used for a part store/part wash-up area. We have moved the WC provision internally in accordance with social norms.

- The remaining rear of the building is then subdivided horizontally into two self contained apartments. Each apartment has its own entrance and its own private amenity space.
- The apartments generally follow the requirements of the National Technical Housing Standards. We have achieved in excess of the required 50 sqm for a 1 bed 2 person apartment.

The units are:

GF apartment	54.3 sqm
FF apartment	56.1 sqm

- This has been achieved without causing injury to the listed building.
- The proposals seek to repair, enhance and conserve the listed building and its existing uses.

3.4 Design Proposal - Scale, Materials, Appearance

- There is very limited intervention to the existing fabric and almost no new construction.
- The existing courtyard has been altered overtime and populated with very low quality temporary accommodation that has become permanent over time. We proposed to remove these injurious elements, save for the area to be retained as wash and store area.
- Limited alterations are included to facilitate the proposed apartments. Where necessary, we have added new 'front doors' in areas that have been previously altered. Where necessary, the works to existing fabric will be replaced with original materials by experienced craft labour.
- The GEA of outbuildings to be demolished in the courtyard, including open-sided enclosures = 13 sqm.

3.5 Design Proposal - Landscaping

- The courtyard will be landscaped as two private outdoor amenity spaces. These will provide essential amenity space. 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 lawn, permeable decking and planting. 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
We do not propose any works to the existing roof-scape, therefore there will be no disturbances to be considered.
The proposals do include for additional bat, bird and insect boxes to increase the biodiversity value of the site.

4.0

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 and 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 cycles 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

- Access to both apartments is maintained via the existing covered passage under Webb House.
- The design of both dwellings 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 heritage 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.
- Where feasible, the existing floor boards are overlaid with a floating levelled timber floor. Again, this is undertaken within the heritage constraints of the building.
- The layout of the WCs in each dwelling conform to diagram 1.5 in Approved Document M where feasible.

3.4 Refuse / recycling

- The design proposes dedicated refuse storage for 2 no. 1100 litres bins for each apartment.
- Waste segregation and recyclable material allocation will be undertaken internally to each apartment.
- The licensed premise has a dedicated storage area adjacent and will continue with its existing collections. Refused collections will continue to be made from Church Street.

5.0

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, the apartments will endeavour to:

- Upgrade the fabric of the dwellings, where possible without damaging the fabric of the building, add high levels of insulation and improve levels of airtightness.
- 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 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.

6.0

VENTILATION

The proposals seek planning permission to part retain the existing public house and convert it to a smaller wine bar type of premises. We have considered the ventilation requirements for each element below.

Wash and bottle store. This small room is 5sqm in plan area. The requirement will be covered by an Simply Silent™ C4TSR Axial Extract Fan. Noise Level. 29dB. Noise mitigation will not be required. The extract grill can be via a hidden ventilation tile.

WC at ground and first floor. These domestic WC's are less than 5sqm in plan area. The requirement will be covered by an Simply Silent™ C4TSR Axial Extract Fan. Noise Level. 29dB. Noise mitigation will not be required.

The two bar areas at ground and first floor are proposed as small open plan bar areas with seating. Provisions for these areas will be designed by the future building owners/tenants. However the ventilation requirements will be low due to the limited floor areas. There are existing chimney stacks that will provide routes for discreet ventilation ducts that would discharge to air without the need for external grilles. Therefore the ventilation would be achieved without damage to the fabric of the existing listed building.

There is no commercial kitchen in the wine bar, therefore no commercial ventilation for the cooking of food is required or proposed.

Further details should be sought by way of condition to be satisfied prior to occupancy.

7.0

CONCLUSION

This proposal seeks planning permission to retain, but alter the configuration of the existing residential and commercial licensed premises.

The proposal would be appropriate in heritage terms as they makes no changes to the elevations and fabric of the listed building. Therefore there would be no harm to the historic fabric or appearance of the building. Any repair works will be replicated faithfully in traditional materials and methods.

In addition to the projection 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, protect 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.

rjha architects
6a Station Parade
Sunningdale
Berks
SL5 OEP

t: 01344 374469
e: email@rjha.co.uk
w: www.rjha.co.uk

r j h a
architects