Design and Access Statement

New Perimeter Windows
92 Winchester Street
Botley
Southampton
Hampshire SO30 2AA

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Prepared by Pario Architecture + Design.

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1. Introduction

1.1. This Design and Access Statement has been prepared to support the following proposal:

Proposed new perimeter & widening of windows to all elevations to allow new natural light to treatment rooms.

1.2. Winchester Street is located North from the main Botley Square.

1.3. The site itself is located about a quarter of a mile up Winchester Street on the Right hand side, and stands on its own independent site.

1.4. 'The Totalcare Clinic' are currently located within the Botley Flower Mill business estate, and employ 6 staff, there growth over the last 5 years has encouraged them to expand and as result the need to relocate.

The business has a core client base, and prides itself on being part of a village and family friendly. To this, as a business they wish to stay within the village catchment of Botley.

2. Design and Access Statement

Layout

2.1. The ground floor would consist of a Reception/Wellbeing and Wellness area, Client and Staff toilets, six Treatment Rooms and two Studios. These new treatment rooms will require natural light and freash air (Building Control requirement).

Scale

2.2. The scale of the building will not change, the exterior fabric will remain unchanged.

Landscaping

2.3. The landscaping will remain as existing.

Parking

2.4. The current parking arrangements wil remain unchanged. Current there are 26 Parking Spaces, one diosabled and 4 cycle spaces.

Access

2.5. The property has accessibility with regards to public transport with three bus routes going past the property and a train station .1.5 miles away.

Opening Hours

2.6. These have been agreed in a previous application.

Staff/Occupancy

2.6. Staffing numbers will increase from six to nine staff. Occupancy levels will vary daily but it is thought that the maximum level will be no more than 24 on any occasion. Split 6 staff to 18 Clients.

3. Conclusion

3.1. The proposals would comply with local and national policies. It would enhance the local area and bring a vacant property back into use, and local employment would benefit.

3.2. It is respectfully requested that the proposed development is approved.

Neil Stantiall

Director
pario architecture + design.