

## Design and Access Statement for

The Old Stables, 7, Winchester Street, Botley, Southampton So30 2EB

This is to read in conjunction with the application for the property which is presently used by a Commercial Company called PC Environmental and is an Electrical and Mechanical Specialist. January 2024

We should make it clear that this is not a Listed Building. No 9 and no 5 are but this site known as the Old Stables is not but is in a "Conservation area".

There are a number of reasons for this application and will via this statement try to explain why this is happening now. Firstly, the Company have outgrown the site, as it can be seen that there is no way that the building can be expanded in any direction.

It is located in a residential Area and therefore any deliver lorries have an issue in stopping close by as there is insufficient space for them to pull off of the Highway and this is a pinch point in Winchester Street and therefore if a vehicle stops in this part of the road – The road becomes Blocked. A real issue as there is unmanned Fire station is only yards up the road.

This is not a suitable site for commercial Use. For a number of reasons that can be seen and these issues would apply to any commercial user in future.

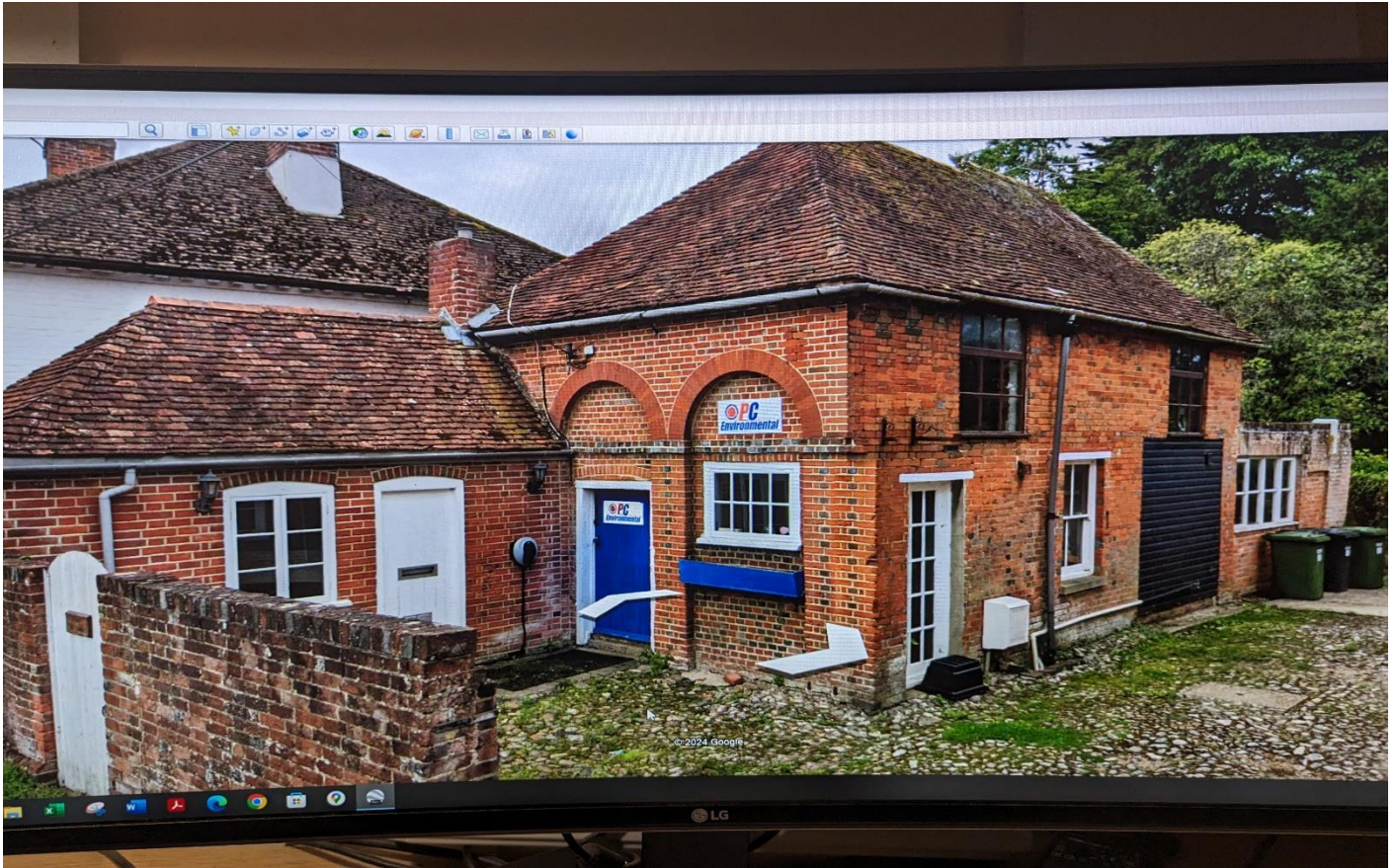
This is the only commercial Site amongst this very populated Residential Area and is not suited for its present use and for the reasons above it is unlikely to be looked at by any other commercial operatives.

The company that presently own this site have another site in Durley, which is presently rented out, but the lease runs out later in the year and they will be moving back into that unit when it is available.

Please see the picture below of the existing site but only half of the drive between no 7 and No 9 belongs to each property so only right of way exists and no vehicle parking is allowed between the two properties

The proposal is to convert this building to a Two-bedroom dwelling and the drawings supplied with this application details the existing layout and the Proposed layout with Elevation drawings.

This shows that the exterior of the building remains the same as it is now, except with a few changes to suit a dwelling. Closing off the two exterior doors to the Parking area at the front and replacing with windows that match the existing. Introducing a new Door into the Hall in the centre of the Layout with a window again matching the existing and improving the Black Cladding area that is there now therefore having no effect on the issue of being in a Conservation area.



These small changes enhance the look of the Old Stables. There is sufficient space at the rear of the building to store Refuse bins and cycle store. This area is fenced off.

The change of use to a dwelling will reduce the Vehicle movements that occur as present as a Number of people work at this site now and this layout is likely to attract a Single occupant or a couple only

### The Planning History

It has a strange history and on the Planning Authorities planning portal the following is seen

#### [F/19/84955 - THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB](#)

- Valid date: **26/02/2019**

Change of use from office (Class A2) to residential dwellinghouse (Class C3), erection of boundary fence to the rear.

- Type of Application: Full planning
- Status: Decided
- Decision: Withdrawn By Applicant
- Decision Date: 18/04/2019

#### [L/19/85194 - THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB](#)

- Valid date: **26/02/2019**

Change of use from office (Class A2) to residential dwellinghouse (Class C3)

- Type of Application: Listed building
- Status: Decided
- Decision: Withdrawn By Applicant
- Decision Date: 24/04/2019

**PN/18/84350 - THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB**

- Valid date: **19/02/2019**

Notification of Prior Approval for proposed change of use from B1 (offices) to C3 (dwelling house).

- Type of Application: Prior notification
- Status: Withdrawn
- Decision: Withdrawn

All appear to be withdrawn but no reasons are given, and it would appear that the reason may be that the oldest application was for “Prior Approval” second was for a Listed Building Application and this is not a listed Building Application, and the third was for a Full Planning Application but no indication as to why it was withdrawn.

**The present applicant was not involved in any of the applications**

They purchased this property early 2020 and was not involved in any of these previous applications

It should be mentioned at this stage that the Planning Classes have now changed, the planning class for the present use of the building is now E(g)(i) E(g)(ii).

We wish to change this to Class C3(a) Dwellinghouse

But checking the drawings of the previous applications, they were incorrect and appeared to not be a representation of what was to be done.

This application is except for a few alterations to the exterior, mentioned above is mainly about the internal layout working as a Two-bedroom dwelling.

We would be grateful for the Planning Authorities consideration to this proposal and happy to enter into any discussions that the Planners may wish to have concerning the design

Part of the application would be to remove part of the front wall to allow access to the site directly in for parking which requires an extension to the drop kerb.