

KNIGHT

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ARCHITECTURE – SURVEYING – PLANNING

The Old Stables, Winchester Street, Botley, SO30 2EB

Covering Statement for this Full Listed Building Application



0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

KNIGHT Consulting ARCHITECTURE – SURVEYING – PLANNING admin@knight-consulting.co.uk www.knight-consulting.co.uk	Project First Floor Unit 7 The Quarterdeck Port Solent PO6 4TP T: 01489 660194		Project LAND AND BUILDING ON THE WEST SIDE OF WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB	
	Client CLIENT		Scale 1:100@A3	Date JUL 2024
Drawing ELEVATIONS		Project no. KC 03	Sequential A	Block/Floor EX
			Detail -	Rev -

Existing Elevations Not to Scale

This application does not involve any external alterations to the building. The Old Stables is sat on its own title however is within the curtilage and shares a party wall with No.5 Winchester Street which is a Listed Building Grade II.

The Old Stables has its own separate UPRN:

UPRN: 10012195144

The Old Stables Winchester Street, Adjoins 5 Winchester Street Grade II Listed Building.

UPRN: 100062522964

7 Winchester Street Grade II Listed Building.

UPRN: 100060331350

5 Winchester Street Grade II Listed Building.

Heritage Assessment

The Old Stables is not a listed building however, No. 9 and No. 5 are but does lie within the “Conservation area”.

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 an unmanned Fire station is only yards up the road.

This is not a suitable site for commercial Use. For several 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.

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.



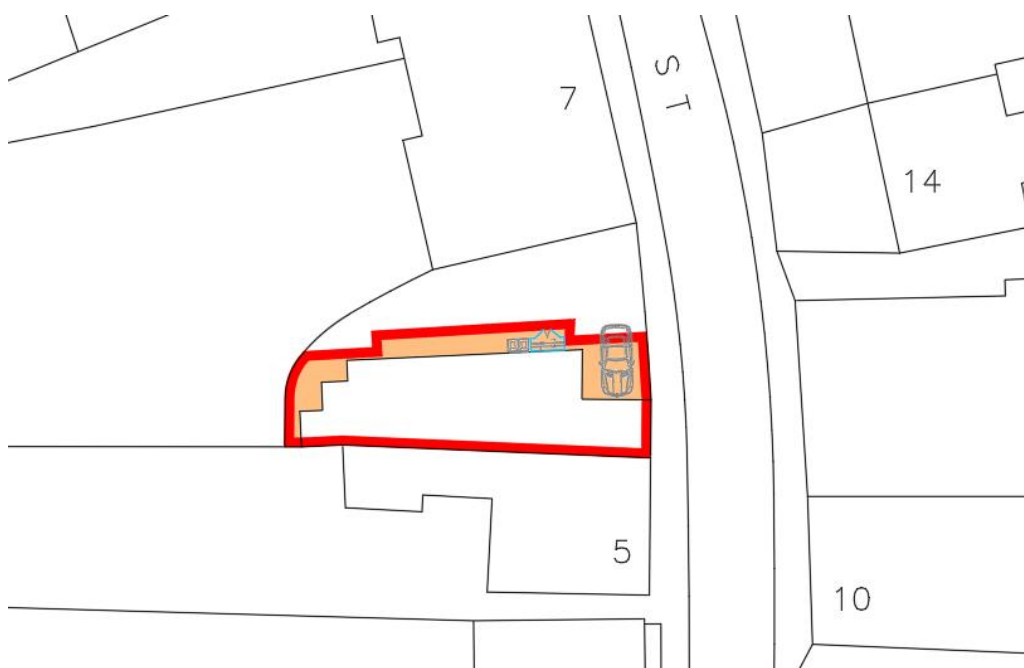
The proposal is to convert this building to a Two-bedroom dwelling and the drawings supplied with this application details the existing layout and the Proposed layout with Elevation drawings.

The client does not want to make any external alterations to the building. This is so the appearance does not take away from the listed buildings surrounding and adjoining the building.

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 title shown below shows two amenity spaces, one to the rear and one space at the front.

The rear is 10.5sqm and the front is 14.0sqm.



Please see the map below showing houses or upper floor conversions with retail ground floors with little to no amenity space. Each building with a red circle on highlights where this is present.



The Planning History

THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB

PN/24/97743 - N/A	Change of use from Offices Class E to a 2bed 4person dwelling Class C3. The dwelling exceeds the national standards.
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F/24/96663 - N/A	Change of use from offices to 1no. two bedroom dwelling with associated external alterations and extension of drop kerb.
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The above two applications have either been refused or withdrawn by the client due to the listed building heritage information and the prior approval application being the incorrect application for this building due to it adjoining No.5 which is listed.

We hope that this is sufficient information, and you can see the positive outcome of this Change of Use Application.

If you need any further information, please let us know at admin@knight-consulting.co.uk