

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

This statement has been prepared by Knight Consulting on behalf of Ms Rebecca Treacy for the change of use from a vacant Class E office building to a 2 Bedroom C1 guest house.

The site is located off of Winchester Road B3354 which is behind Botley High Street. The Old Stables is registered within its own title (HP800031), however a recent purchase of the property and title from the owners of 7 Winchester Street (neighbouring property), allow for the entire central driveway to be reallocated to the proposed development. This change still retains parking for No.7 on the opposite side of the property.

There have been various applications submitted for the change of use to residential for The Old Stables, the most recent being refused on the basis of:

1. The proposed residential conversion, due to the lack of outdoor amenity space, would fail to create a good quality living environment for its new residents and would therefore be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework and the Council's Quality Places Supplementary Planning Document.
2. The proposed development fails to provide adequate provision for on site car parking, which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to policies DM13 & DM14 of the Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework and the Council's Quality Places Supplementary Planning Document.
3. The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (ie. Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation & New Forest Special Protection Area, Ramsar & Special Area of Conservation) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to the Conservation of Habitats and Species Regulations 2017 (as amended), Policies S1, DM10

and DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

This application seeks to bring the currently unused building back into active use, providing short-stay tourist accommodation in the heart of Botley, a location well-connected to local amenities, public transport, and the wider Southampton and South Hampshire area. The proposal involves converting the existing two-storey office building into a self-contained guest house, to be let as a single-unit for short term holiday or tourist accommodation. The internal layout, as shown on the submitted proposed floorplans, provides: two bedrooms, a living area, kitchen, bathroom and study – offering a comfortable short-stay accommodation for visiting families or small groups. As previously highlighted – no external alterations are proposed to the building, ensuring that the visual appearance of the property and its contribution to the surrounding street scene remain unchanged.

Access to the site will remain via the central driveway off Winchester Street. As indicated on the proposed ground floor plan, one parking space is provided on the driveway immediately in front of the main entrance door, ensuring convenient and safe access for guests.

While one dedicated parking space is considered sufficient for the nature of the short-stay use, there is also potential for overflow parking. The adjoining property at No.7 may be willing to permit additional guest parking on an informal basis, subject to availability. However, in the event that this is not feasible, there are various public car parks located within and around Botley High Street, all within a short walking distance of the site which provides alternative parking options for visitors if needed.

Heritage Statement

The Old Stables is positioned between two Grade II listed properties: 5 Winchester Street (List Entry Number: 1203623) and Winchester House, No 7 Winchester Street (List Entry Number: 1111963). The purpose of this heritage statement is to set out the historical and architectural context of the building and its immediate surroundings, assess its heritage significance, and to identify how the proposed change of use respects and safeguards that significance.

Winchester Street is a historic route through Botley, lined by a number of traditional buildings of 18th – 19th century date, some of which are listed. Both of the neighbouring listed buildings (No 5 and No 7) had been listed back in 1983. The Old Stables building is situated immediately adjacent to Winchester House and as mentioned, shares a central driveway. In past commercial property listings, it has been described as a “former stable block of traditional construction with brick elevations and a pitched tile roof”.

While the Old Stables do not have a separate listing entry, its significance can be considered by virtue of the relationship with the adjacent listed building and the historic townscape of Winchester Street. Key points of significance include:

- **Associative Significance:** The building is integrally related to the setting of Winchester House (No 7) – a building of early 19th century date, red-tile hipped roof, header-brickwork, sash windows, and a classical doorcase.
- **Group Value:** The presence of other listed buildings on Winchester Street (including No 5, No 3 etc) creates a recognisable historic street frontage and character. The Old Stables contribute to that group by virtue of being a surviving ancillary building from the historic context.
- **Architectural Interest:** Although modest, the building retains traditional construction materials (brick, tile roof) and features indicative of its original stable use and 19th century or early 20th century adaption.
- **Site-specific Heritage Value:** Its courtyard arrangement, position behind the street frontage and relationship with the primary house means it retains a historic functional role in the estate layout of Winchester Street's west side.

With the proposed development change of use, there are internal alterations involved but it is proposed to retain the following:

- The external appearance (brickwork, roof form and materials, fenestration proportions) will remain unaltered, thus preserving the building's visual contribution to the setting of the adjacent listed buildings.
- The courtyard entrance and relationship to No 7 will be maintained, thus retaining historic access arrangements and sense of service yard/ancillary building.
- The scale, massing and footprint of the building will not be extended, ensuring that the change of use is fundamentally compatible with its historic form and the group value along Winchester Street.
- The reuse of a vacant historic building is in alignment with heritage good practice (and NPPF paragraph 202) of ensuring viable uses are found for heritage assets, thereby securing their upkeep and conservation.

It is considered that the proposed change of use will preserve the heritage significance of the Old Stables and the setting of the adjacent listed buildings and will not lead to harm. Accordingly, the proposal is consistent with the relevant heritage policies in the National Planning Policy Framework and the Local Plan.

We trust that the application is marked against its merit through compliance and Eastleigh Council can agree that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme.

We welcome discussing the proposal and its contents with Eastleigh Council further.