



THE BUILDING - APPENDICIES

Appendix 1 Design & Access Statement Page 2

Appendix 2 Planning Permission Page 37

Appendix 3 Costings of Rebuild, Fitting Out & Equipping Page 42

Appendix 4 Site Location Plan Page 43

Appendix 5 – Proposed Elevations Page 44

Appendix 6 – Proposed Floor Plans Page 45

Appendix 7 – Roof Plan Page 46

Appendix 8 – Proposed Site Plan & Car Parking Page 47



OXAD.

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

1.0 INTRODUCTION

- 1.1 LEGISLATIVE FRAMEWORK
- 1.2 DOCUMENT AIMS
- 1.3 PROPOSALS SUMMARY

2.0 PROJECT CONTEXT

- 2.1 SITE LOCATION
- 2.2 IDENTIFYING NEEDS

3.0 SITE ANALYSIS

- 3.1 SITE DISCRPTION
- 3.2 DETAILS OF EXISTING SITE FEATURES
- 3.3 SITE ACCESS
- 3.4 SITE VIEWS

4.0 PLANNING ASSESSMENT

- 4.1 PRE-APPLICATION ADVISE

5.0 SITE REPORTS

- 5.1 ARBORICULTURIST REPORT
- 5.2 HERITAGE ASSESSMENT
- 5.3 ADDITIONAL REPORTS

6.0 SUMMARY OF TECHNICAL STUDIES

- 6.1 SUSTAINABILITY AND BUILDING SERVICES STATEMENT
- 6.2 NOISE IMPACT ASSESSMENT
- 6.3 STRUCTURAL STATEMENT
- 6.4 DAYLIGHT AND SUNLIGHT ASSESSMENT

7.0 VISION

- 7.1 BUSINESS PROPOSALS
- 7.2 DESIGN VISION
- 7.3 DESIGN PRINICIPLES

8.0 DESIGN DEVELOPMENT

- 8.1 EVALUATION OF PROPOSED DESIGN

9.0 – DESIGN PROPOSALS – NEW CAFÉ AND ECO SHOP

- 9.1 USE, AMOUNT, LAYOUT AND APPEARANCE – BUILDING
- 9.2 USE AMOUNT, LAYOUT AND APPEARANCE – LANDSCAPING
- 9.3 SPATIAL ADJACANCY DIAGRAM

10.0 PLANNING DRAWINGS

- 10.1 SITE LOCATION PLAN
- 10.2 EXISTING SITE PLAN
- 10.3 PROPOSED SITE PLAN
- 10.4 PROPOSED GROUND FLOOR PLAN
- 10.5 PROPOSED ROOF PLAN
- 10.6 PROPOSED SECTIONS
- 10.7 PROPOSED ELEVATIONS
- 10.8 3D VISUALS

11.0 ACCESS AND MOVEMNT

- 11.1 PEDESTRIAN ACCESS AND CYCLE PARKING
- 11.2 VEHICLE ACCESS AND PARKING
- 11.3 PUBLIC TRANSPORT LINKS
- 11.4 MOVEMENT ACROSS THE SITE

12.0 PHOTOGRAPHIC RECORD OF SITE AND IMMEDIATE SURORUNDINGS

13.0 3D IMAGES

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

1. INTRODUCTION

1.1 LEGISLATIVE FRAMEWORK

The Design and Access Statement (DAS) accompanies the Full Planning Application for the development, renovation and extension of St Mary Bourne Post Office and Shop to include an Eco Shop and Cafe.

The statement explains the design principles and concepts for the project, how much development is proposed; the layout, and scale of the development. It explains and expands upon the design thinking behind the planning application, explaining how we have carefully thought about accessibility, usability, design rational.

We also demonstrate how the local context has influenced the design, how materials in the area have informed our ideas and how the proposals fits in with the character of the area and enhances the existing.

1.2 DOCUMENT AIMS

This document aims to explain the background and rationale to the proposals.

Relevant planning policy is presented and interpreted in relation to the proposals. This is accompanied by an in depth business plan, with background analysis of the site and surroundings and a summary of the main issues and opportunities that have been analysed through assessment.

1.3 PROPOSALS SUMMARY

The proposals seek to provide an extension to the existing village shop and Post Office creating an Eco shop and Café with outside seating. The main aim of the project is to provide larger, updated facilities for the local community and visitors.

We outline the proposals as follows:

- To erect a new single storey extension to the front of the building to create an Eco shop and additional stock storage.
- To erect a new single storey extension to the rear and side gable of the building to create a café space with updated WC facilities, kitchen, and external seating area.

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

2.0 PROJECT CONTEXT

2.1 SITE LOCATION

St Mary Bourne is a village and civil parish in the Basingstoke and Deane district of Hampshire, England. It lies on the valley of the Bourne Rivulet, a tributary of the River Test, 5 miles (8.0 km) northeast of Andover.. St Mary Bourne consists of 7,745 acres, of which 5,821 acres are arable land, 1,002 acres are permanent grass and 594 acres are woods and plantations.

One of the unifying forces of modern life in St Mary Bourne is the concentration of amenities: the shop, village centre, pubs, doctor's surgery and church are all located within a few hundred yards of each other in the centre of St Mary Bourne.

2.2 IDENTIFYING NEEDS

Since opening in 2001 the shop has grown in popularity for both local residents and visitors to the area. Because of this the original size and layout of the building has reached capacity. The building in general is outdated and lacks modern accessible facilities, while the original floor plan also requires reconfiguration to enable more of the shops footprint to be utilised.

The growing interest to be sustainable and support an ecological way of living has become one of the shops strongest selling points. Members of the community continue to support the shops increasing product range of sustainable, locally sourced, healthy produce.

However, the sustainable market has expanded enormously over the last 19 years. And while the shop remains unchanged since its completion in 2001, its ability to supply the community with a diverse product range is now limited due to the size and layout of the existing shop.



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

3.0 SITE ANALYSIS

3.1 SITE DISCRPTION

The application site defined on the submitted drawings is to erect a single storey extension creating an eco shop and café. The proposals will adapt the current village shop and post office building.

3.2 DETAILS OF EXISTING SITE FEATURES

The key features include the following items:

- The front 'seating area' to the front elevation is to be utilised for the creation of the eco shop extension.
- The existing Lime tree close to the proposal requires low level pruning with additional measures implemented to improve the trees longevity.
- One maintenance vehicle access route via the NW gable will be removed. Access will still be maintained via a further access point at the top of the car park.
- A larger covered canopy area will replace that of the existing smaller timber porch to create an area under cover from the weather and act as a point of sale for heavier external goods.

3.3 SITE ACCESS

The main access to St Mary Bourne Village Shop is accessed via Bourne Meadow – a small residential and community cul-de-sac. Bourne Meadow provides access to the village shop, community centre, post office, cricket grounds, tennis court, and children's play area.

Vehicular traffic will access Bourne Meadow by the B304, Spring Hill Lane, or Egbury Road.

Pedestrian access to the site is via Bourne Meadow. Other pathways and walking routes to the south and west of the site allow walkers and cyclists alternative routes to and from the site.

3.4 SITE VIEWS

As you access through Bourne meadow you are greeted with the Community Centre and function hall to the LHS with public WC facilities and garage parking to the RHS. Further on from the Community Centre the south east boundary of residential bungalows reveals itself with the Village Shop and Post Office directly ahead. A small recycling and deliveries area is located in front of the village shops south east gable. With a large parking area accessed to the north west of the building.

The new proposals will be partially visible from the public highway and from the residential properties. The extensions utilise two underutilised areas at ground floor level only with the majority of the single storey extension wrapping around the north west gable elevation. Although the additional areas increase the buildings footprint the proposals do not elevate higher than the existing building and face away from the residential housing with the majority of glazed elements angling towards the cricket field and car park.

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

3.0 SITE ANALYSIS

3.4 SITE VIEWS - APPROACH



View 1



View 4



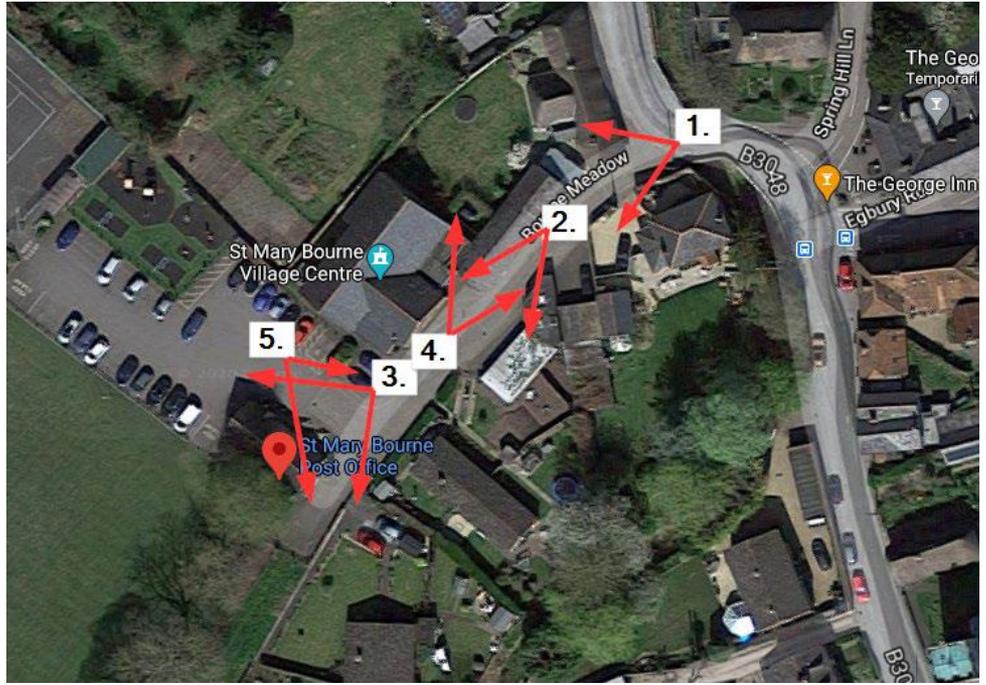
View 5



View 2



View 3



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

3.0 SITE ANALYSIS

3.4 SITE VIEWS - BUILDING



Image 01 – View towards the cricket field and proposed extension area



Image 02 – End gable, deliveries and bin storage area



Image 03 – View facing west towards car park and tennis courts



Image 04 – View facing south-east towards residential housing and refuse collection area



Image 05 – View of line tree and rear elevation



Image 06 – View of front elevation

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

4.0 PLANNING ADVICE

4.1 PRE-APPLICATION ADVICE

Pre-application was submitted on the 9th June 2020.

Their conclusion was the *'the proposed development would enhance and enable the continued sustainability of this village facility and would be largely supported by both local and national planning policy. Further information will be required as part of any formal submission set out above. The close proximity to the mature tree will need further consideration, along with the flooding implications.'* - Planning and Development Manager

Regarding the original design submitted for Pre-application, comments were raised regarding certain element of the design. These comments were taken on board and the proposals were redesigned in light of the comments received. The following points were raised by the planning officer and our response then follows:

1) *A key potential constraint for the development proposed is the impact upon the nearby tree. Having considered your statement, the Tree Officer is concerned that the development as proposed would result in the loss of this significant tree. An arboricultural impact assessment would be required as part of any formal submission. This would need to demonstrate that the development would not adversely impact upon the affected tree, ensuring that it can be retained and that it would remain healthy in the long term.* (Pg. 9 Pre-application Response)

Response:

OXAD worked closely with our arboriculturist throughout the design stages. The proposals close proximity to the tree was highlighted and the design was amended to move the proposal further away from the base of the tree. While keeping with the tarmac area for the proposal and not reaching out into existing soft landscaping where the tree will be absorbing ground water. The proposals now sits further away from the tree, keeps within the tarmac area, with all additional tarmac being removed from around the tree to help towards the trees longevity.

2) *Following completion of an impact assessment, consideration may need to be given to reducing the proposed extensions around this tree, or perhaps a re-design to provide the floorspace elsewhere?* (Pg. 9 Pre-application Response)

Response:

The design submitted as part of the Pre-application has now been redesigned and the proposals reduced and moved away from the tree. The local council has now allowed the client to build to the tarmac area in front of the north west gable.

3) *The site falls within a Flood Zone 3. Policy EM7 of the Local Plan requires development in such locations to be supported by a Flood Risk Assessment (FRA). This requirement is also reflected within the NPPF. A sequential test will be required, and if appropriate, the exception test will be applied.* (Pg. 7 Pre-application Response)

Response:

A flood risk report was commissioned to evaluate the proposals. The report concluded that the design would not cause concern nor conflict with any existing flood regulations.

4) *Impact on neighbours. Are there access issues associated with the proposed extensions? It would appear that No.3 Bourne Meadow is accessed from the road to the southeast of the existing building. The site plans should clarify this. Hours of openings for the proposed uses will also be considered in conjunction with the Council's Environmental Health Team.*

(Pg. 6 Pre-application Response)

Response:

Opening hours will be unaffected by the new proposals

5) *From the 3D images provided, it would appear that the existing shop would be clad in timber, whilst additional built form would be provided to the front and rear. The size of the extensions proposed, whilst not insignificant having regard to the footprint of the existing building, have been designed to be subservient to the existing building, in height for example. A contemporary approach to the redevelopment of this building would be acceptable in principle. Ensuring that the detailing is carried out to a high quality will be key to producing a good finish. The front elevation of the proposed angled option, other than the main entrance door, would be void of openings. This could appear unwelcoming and would not result in the building having a great relationship with the street frontage. I would suggest that additional openings be considered to enliven the immediate frontage. This would also help in the advertisement of the products available.* (Pg. 6 Pre-application Response)

Response:

The front extension proposals have been redesigned to be more welcoming and more fluid in aesthetic. Utilising the existing pathways curve creating a sweeping timber extension with additional window to its elevation to help soften the extensions aesthetic.

The Pre-application response also highlighted that the proposed development would fall within the remit of Policy CN7 which supports the provision of essential facilities and services within settlements. This policy also notes that such provision may be made, as an expectation, when adjacent to settlements where they meet an identified local need. This policy lists the services and facilities which come within its remit within paragraph 5.66. Shops, post offices are listed. The Policy Office notes that it is recognised that the list is not exhaustive, and that a café would serve a similar community function and provide community benefit.

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

4.0 PLANNING POLICIES

4.1 ARBORICULTURIST REPORT

6) Would the development encroach onto the adjoining cricket field? Has consideration been given to the extent of glass proposed in relation to cricket balls? (Pg. 6 Pre-application)

Response:
'The playing area shall be a minimum of 150 yards (137.16 metres) from boundary to boundary square of the pitch, with the shorter of the two square boundaries being a minimum 65 yards (59.43 metres). The straight boundary at both ends of the pitch shall be a minimum of 70 yards (64.00 metres). Distances shall be measured from the centre of the pitch to be used.' - <https://cricketmastery.com/cricket-ground-sizes/>

The location of the fall out of the curtilage if the cricket field. Using the maximum area required @ 64m & 59.43m to the ovals boundary. The proposal sits at 72m from the corner of the property to the centre of the cricket strip. In relationship to glazing – all glazed elements of the extension shall be made of toughened, laminated, and polarised glazed panels.



Pre-app design – showing closer proximity to the lime tree



Pre-app design – showing external staircase and front extension



Pre-app design – showing front elevation extension

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

5.0 SITE REPORTS

5.1 ARBORICULTURIST REPORT

An assessment of the proposals was carried out during our pre application period. The Arboriculturalist noted that any proposal which falls within the root protection zone should be encouraged to mitigate any harm to the trees root system through a variety of methods. Non evasive methods such as shallow raft foundations and strategic pile foundations have been discussed with the Arboriculturalist, agreeing the above proposals would indeed be the least evasive and damaging to the tree. It is noted that the proposals sit within an existing area of non-permeable tarmac dating back to the buildings construction 20 years ago. Due to this non permeable surface being situated within the trees root protection zone, and the trees classification being noted as Mature - the trees root system will have been effected many years ago due to the placement of the hardstanding when the tree was circa 15-20 years old. Now circa 35 yrs old.

Tree species such as the lime (*Tilia* spp.) displays lateral roots descend diagonally to a depth of 20-60cm at a distance of about 2m from the trunk and then continue growing outwards horizontally. Roots branching from the upper side of trees laterals grow upwards and divide profusely in the surface soil, which is usually well-aerated, to fine fans or mats of thousands of fine (<2 mm diameter) non-woody 'absorbing' or 'feeder' roots. Although the areas defined as feeder roots are vital to the trees longevity, the presence of the existing hard standing surfaces with the proposals build area reduces the probability of this type of root system being present.

Root distribution

The proposals seek to avoid any disturbance to additional permeable surfaces areas, as soil disturbance within the rooting area should always be avoided as this can significantly affect tree stability and moisture nutrient intake. Although the proposals are within the root protection zone the proposals do not seek to disturb any virgin permeable areas of soil. The proposals keep within the area of non-permeable hard standing, the presence of this hard standing over the last 20 years will have acted as a barrier to the trees root system and migrated roots towards more permeable areas of soil:

'The variability of soil conditions and the presence of obstacles and barriers to root growth result in variable and unpredictable distribution within the general overview already presented. This is because root growth is opportunistic, occurring only where the soil environment can sustain it. Due to the age of the tree any root systems both structural and moisture reliant root systems will have migrated away any non permeable areas as they will not be exposed to the required conditions to survive.'...

...'Roots proliferate wherever they encounter favourable conditions, which is why the greatest root concentration is found close to the soil surface where the soil is loosest, and water, oxygen and nutrients are most readily available. Soil bulk density increases and aeration decreases with increasing soil depth and consequently root numbers and size decline sharply with depth, thus below 1m it is rare to find many roots which are larger than a few mm in diameter.'

Tree Root Systems

by Martin Dobson, Arboricultural Advisory and Information Service

Root spread

'Root spread is not confined to the area delineated by a radial measurement from the centre of the trunk. Roots distances from the trunk are usually very close to the soil surface such as obstacles in the soil such as rocks, kerbs or building foundations provide a physical barrier to root extension.

Roots meeting such obstacles are typically deflected by them and once clear of the obstruction they often resume their original direction of growth.'

Tree Root Systems

by Martin Dobson, Arboricultural Advisory and Information Service

The information presented shows that although the building sites with the trees indicated root protection area. Existing conditions that have been present for over 20 years will have effected the trees root system, favouring the more nutrient, saturable soil conditions away from the existing hard standing and intimately, away from the proposals build area.

Conditions are to be assessed and tested, and concluded on site with various (non evasive) trial holes proposed within the area of the proposals to determine ground conditions under the existing hardstanding.

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

5.0 Site Reports

5.2 HERITAGE ASSESSMENT

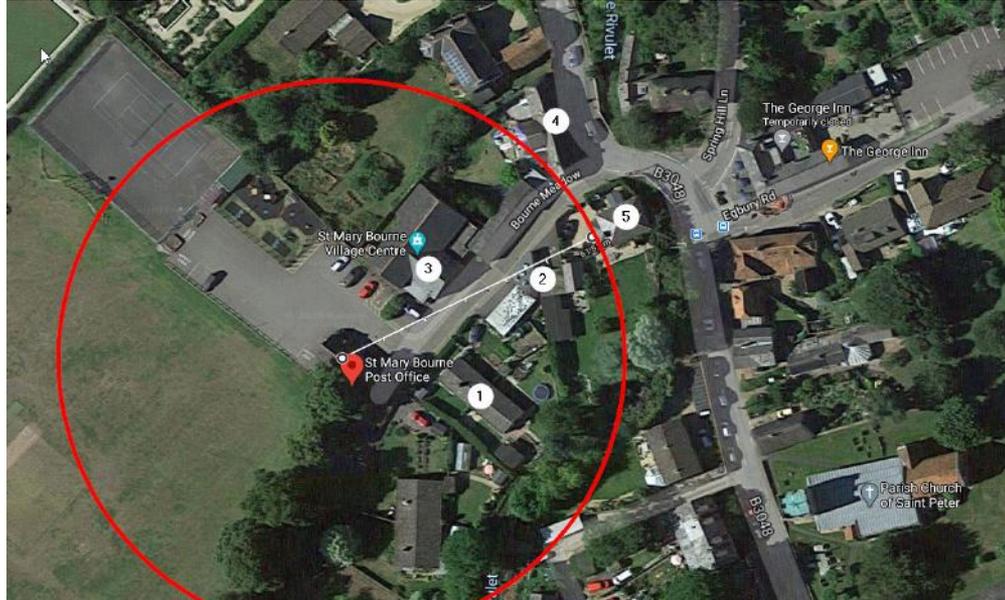
Although a heritage report has not been carried out we believe the proposals seek to aesthetically adapt and sympathetically modernise the existing aesthetics into a more neutral, respectful building.

Within a 60+ meter radius no existing buildings present precedence of any significant architectural language to greatly influence the proposals. The surround site houses much later builds dating from the 60s onwards. With the majority of architecture from the B3048 onwards being of significant importance both historically and architecturally. However the building will strive to create a new architectural presence and help towards setting a present, sustainable precedence for the surrounding area through its use of harmonising sustainable materials and modern aesthetics.

5.3 ADDITIONAL REPORTS

Bat, Ecology, and Flood Risk Reports have been commission and accompany the planning submission documents. All reports did not find any causes for concern.

Please consult the Planning application for all Report documentation.



Area outlined showing a 60 Meter radius from the building



Local vernacular surrounding site



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

6.0 SUMMARY OF TECHNICALS

6.1 SUSTAINABILITY AND BUILDING SERVICES

Subject to quantity surveyors calculations the exact materials used in construction are still under development, however it is both the designer and clients wishes to create a ecological deign that is sensitive to its surroundings – reflecting ecological credentials on the outside as well as the inside. It will likely be a hybrid of softwood timber, glass and PPC coated metals. Sustainable options such as SIPs panel construction and fibrous wood insulation are being considered allowing for a thermally efficient and sustainable building.

It will be critical that the finish is of a high quality with a crafted feel to ensure that the simple form is elevated architecturally.

6.1 NOISE IMPACT ASSESSMENT

The proposed work should not have an adverse impact on the levels of noise within the local vicinity. A small timber decked / gravelled area to the rear of the proposal shall provide additional outside seating to customers. The area surrounding the site is a busy community hub with numerous community buildings, Public WCs, outdoor children's activity centre, car park, tennis courts, village shop, cricket pitch and community centre.

6.2 STRUCTURAL STATEMENT

The design favours a more ecological construction type due to the location and ethos of the building. A more sustainable method of construction is sought for the proposals – researching structural insulated timber panels, screw pile foundations, recycled concrete foundations and modular windows and doors systems.

The proposals will use sustainable construction methods using screw pile or raft foundations causing minimal disruption to existing ground coverage.

A detailed soil investigation will be commissioned to establish existing ground conditions to define foundation types.

6.3 DAYLIGHT AND SUNLIGHT ASSESSMENT

Daylight studies have been created through 3D modelling and geolocation mapping to access whether there would be an company from the new building. The study concluded there will be no adverse impact on the levels of daylight or sunlight on any surrounding buildings.

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

7.0 - VISION

7.1 BUSINESS PROPOSALS

St Mary Bourne is a busy and thriving village. At its heart lies The George Inn, the Village Hall and the Village Shop and Post Office. While all three of these amenities provide good services to the village, through talking with local people, it has become apparent that the addition of a Community Café could enhance the village services further, by offering a space where people could meet, chat and gather information about events and other organisations in the local area.

As well as this, there is an ever-growing crusade on plastic waste which has been spearheaded by celebrities such as Hugh Fearnley-Whittingstall and David Attenborough. This has created a demand for zero waste shopping whereby customers can use their own containers to fill up on day to day products such as dried food goods and household cleaning products. St Mary Bourne Village Shop is ideally placed in the Bourne Valley to fill this gap in the market and make it, along with the new Café, a destination business as well as better serving its local community.

St Mary Bourne Village Shop is ready for the next phase in its existence. It is a thriving shop, creating a healthy annual profit and is ideally placed and primed for an extension to include a wonderful Café with homemade cakes, delicious coffee and light snacks and to provide an Eco Shop to run alongside the existing convenience store.



7.2 DESIGN VISION

New Café and Eco Shop

The design has been structure around the existing buildings structure. Keeping the existing buildings shop floor area to serve as the shop, with storage and deliveries areas also remaining the same. The new proposals will create an additional extension to the deliveries area creating much needed storage space and dedicated cleaners store. The proposals will also create an area for a small kitchen, disabled WC, coffee counter and seated café space. Within the existing area of the building the shop floor will be reconfigured removing the small, inaccessible WC to the new extension creating additional space for an enlarged shop counter and deli area. The new proposals will allow the shop to expand on their racking / display space by a further 5+ meters, expanding their product line.

The front extension to the will allow the shop to offer a new sustainable business venture. Creating a zero waste – Eco Shop. This extension area will marry into the existing shop floor creating and extension to the existing shop space.

A canopy to the front elevation will also providing shelter for customers during adverse weather. This space will also be used as a general display area for externally displayed goods such as logs and seasonal goods.

Materials

The external envelope will be dressed in vertical timber cladding, helping to reflect the shops ecological credentials. All doors, windows shall be either painted hardwood frames or use slim profile PPC aluminium frames in dark grey. The roof form will be a flat roof, single ply membrane in dark grey, capped with a perimeter PPC aluminium dark grey coping. The proposals also include generous rooflights to make use of its orientation and introduce as much day light into the building as possible.

Structure

The proposal seeks to also partially reclad the existing building to tie the proposed building into the old. A proposed zinc clad roof is also proposed to lift the building into a more modern aesthetic.

Landscape works

The landscape to the front of the proposals shall remain the same, with tarmac being reinstated where removed. Perimeter details to the building will include deep gravel margins allowing water from the buildings envelope to disburse into the ground.

Cycle hoops will be removed from site and relocated during construction. The proposals will also proposed outdoor external seating to the front of the building. To the rear of the building the outdoor seating space will use water permeable surface treatment such as wood chippings, gravel, or a permeable timber deck solution.

7.3 DESIGN PRINCIPLES

Although the materials used will be inexpensive and boast ecological characteristics, the scheme will ensure that well thought-out, simplified details through both the old and new structures will create a building that is of high architectural merit.



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

8.0 DESIGN DEVELOPMENT

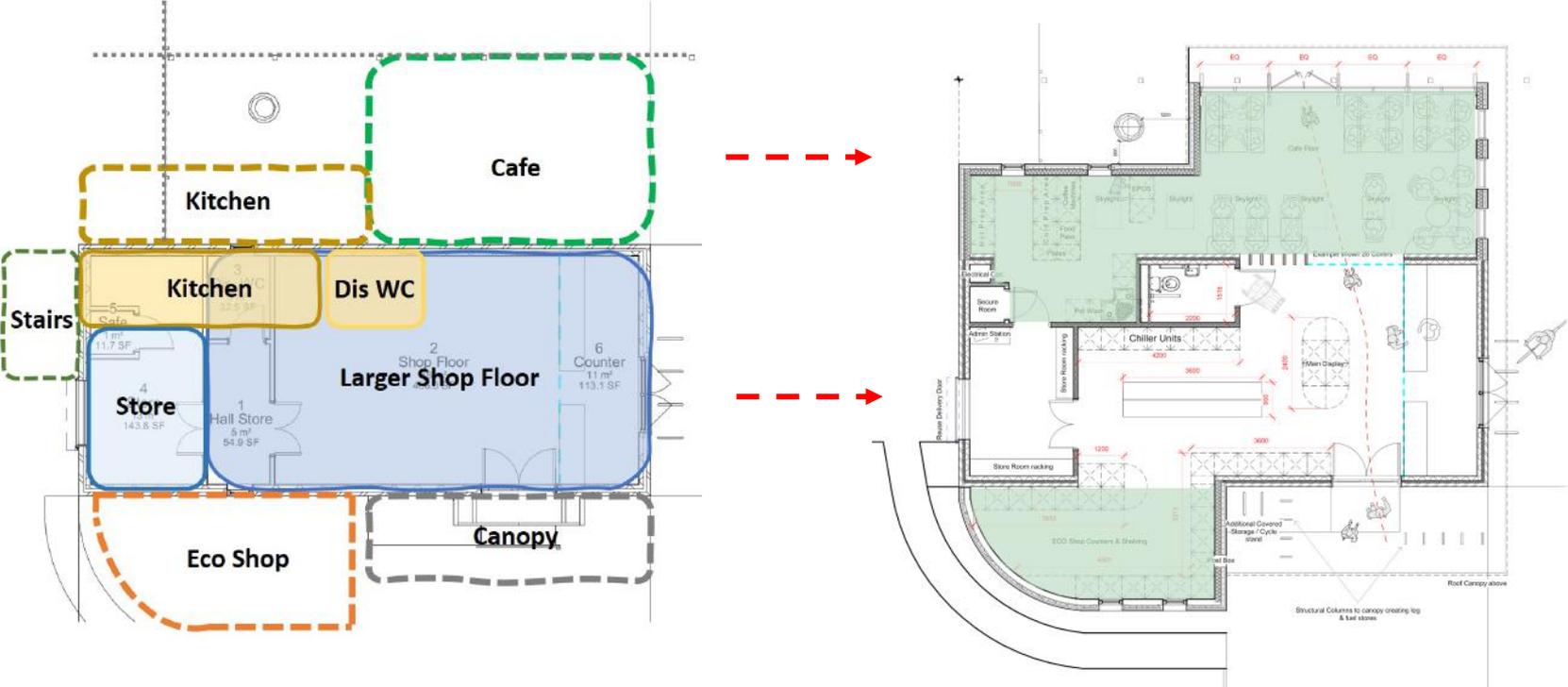
8.1 EVALUATION OF PROPOSED DESIGN

OXAD were approached to undertake a feasibility study to explore the opportunities for the new café and eco shop extension. Other potential ideas for the project included the use of the loft floor space to create a multifunctional space or simply add additional shop storage.

OXAD were commissioned to develop the design proposals to make a formal submission. Proposals have been developed with the clients over a series of meetings to ensure that their requirements are met. The initial brief has been tested and refined over a number of iterations to the proposals submitted.

A number of design studies have been undertaken and used for the basis of the development of the proposals submitted in this application to ensure that the scheme is submitted with our full confidence in its identified need and subsequent design.

These images show the development that has been undertaken to result in the proposed scheme.



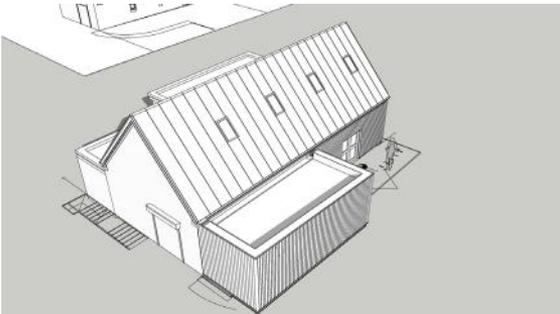
Early zoning diagrams to outline concept floor plan layouts

DESIGN AND ACCESS STATEMENT

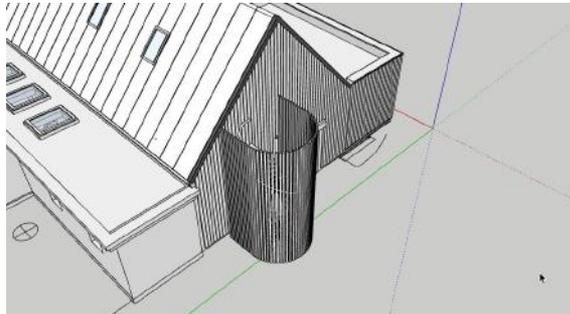
ST. MARY BOURNE VILLAGE SHOP

8.0 DESIGN DEVELOPMENT

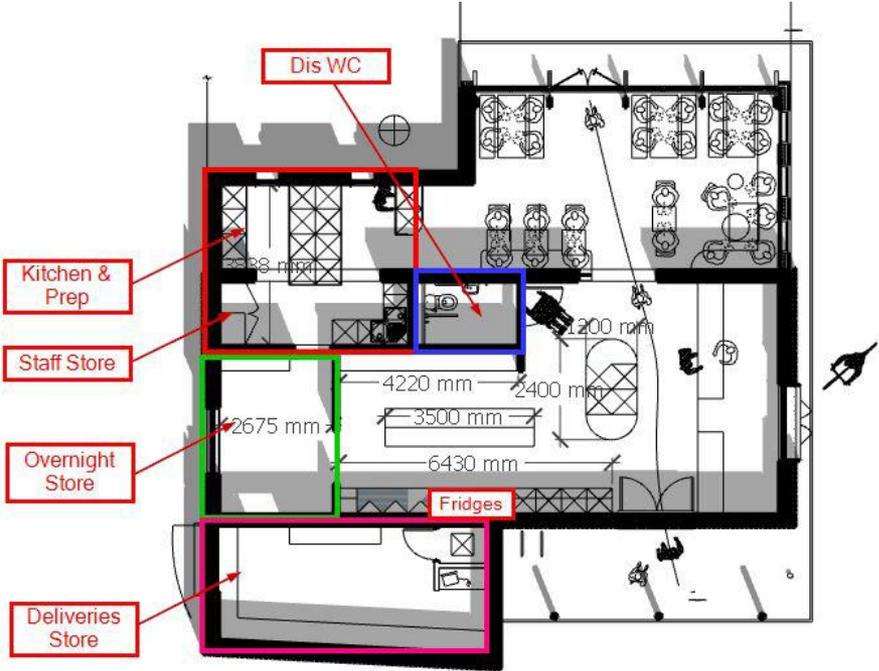
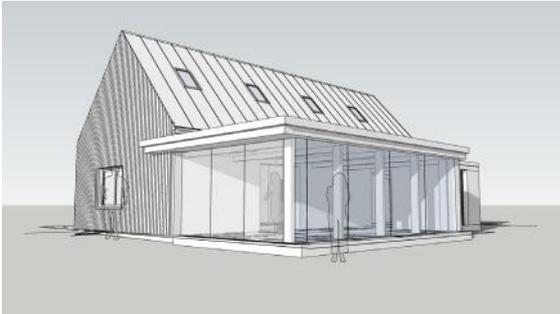
8.1 EVALUATION OF PROPOSED DESIGN



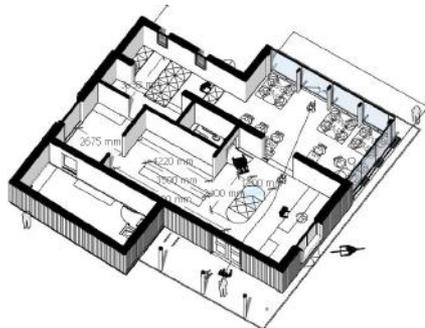
Early stage external massing



Staircase concepts



Early stage internal floor plan massing



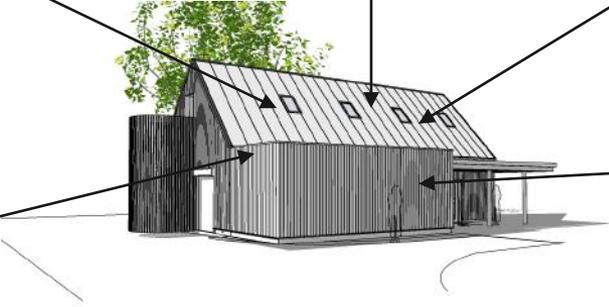
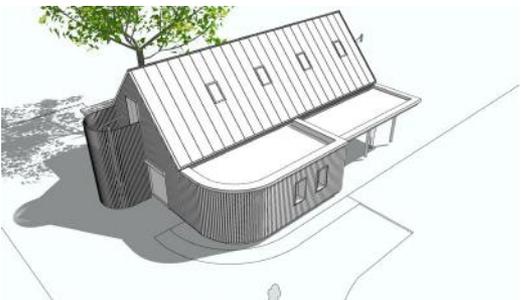
Early stage floor plan axo massing

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

8.0 DESIGN DEVELOPMENT

8.1 EVALUATION OF PROPOSED DESIGN



Varying visual concepts showing a diverse range of concept proposals

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

9.0 – DESIGN PROPOSALS – NEW CAFÉ AND ECO SHOP

9.1 USE, AMOUNT, LAYOUT AND APPEARANCE – BUILDING

- A single storey building is proposed with a total GIA of 180m2. With 95m2 being additional footprint.
- The building will create an extension to the existing shop floor area creating a large area for sales of ecological and sustainable produce. The proposed café will help to become a local point on interest and a hub for the community to gather. Due to the shops increase in floor space the proposal also seeks to provide additional storage space for both the shop and café.
- The new building will be fully accessible for disabled and elderly people. A purpose built fully accessible disabled WC will be created within the area of the café – replacing the existing WC facilities that are not fit for purpose.
- The intention of the proposals is for a high-quality, contemporary intervention, that provides the community with a visually engaging building, but also a highly responsive environment that is comfortable for the community in both summer and winter. Therefore the proposals have been developed to ensure that the internal spaces provide the optimum comfort.
- The proposal shall create a small outdoor seating area to the rear of the building, fenced and accessed only through the proposed café space.

9.2 USE AMOUNT, LAYOUT AND APPEARANCE – LANDSCAPING

- External walls - Sustainable timber cladding
- External doors – Glazed with powder coated aluminium frames, dark grey.
- Roof – Flat roof with parapet upstand concealing a single ply membrane, dark grey. To protect against any breakages from the existing lime tree the roof will utilise a modular sedum roofing system to add an additional layer or protection from falling foliage.
- Landscaping will have minimal intervention on the site – with additional benching to the front of the shop – replacing the existing seating areas. And permeable, sustainable ground conversing to the rear seating area.



Proposed modular sedum roofing system



Powder coated aluminum windows to match roofing and other elements



External elements evoking agricultural aesthetics



Exposed simplified timber frame to exterior

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

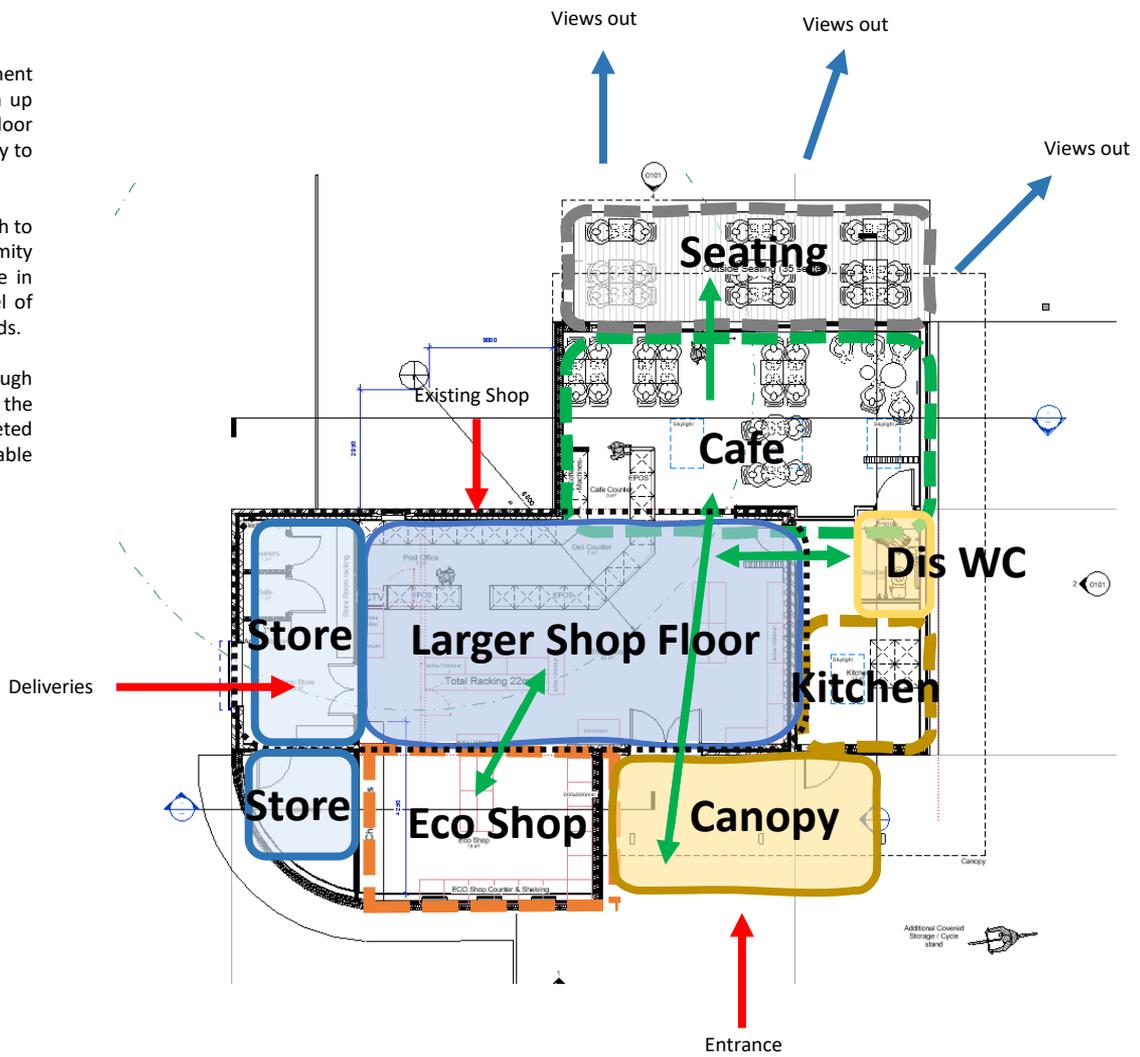
9.0 – DESIGN PROPOSALS – NEW CAFÉ AND ECO SHOP

9.3 SPATIAL ADJACENCY DIAGRAM

The spatial adjacency diagram shows both views and moment achieved through the shop. The main focus was to open up the shops floor space creating a larger more inviting floor area. From entering the shop your view is drawn externally to the cricket fields and woodlands beyond.

Visitors are able to divert towards the shop floor or through to the café and rear seating areas while keeping close proximity to the staffed counters. This allows staff members to be in direct contact with customers creating a welcoming level of customer service and reduce congestion during busy periods.

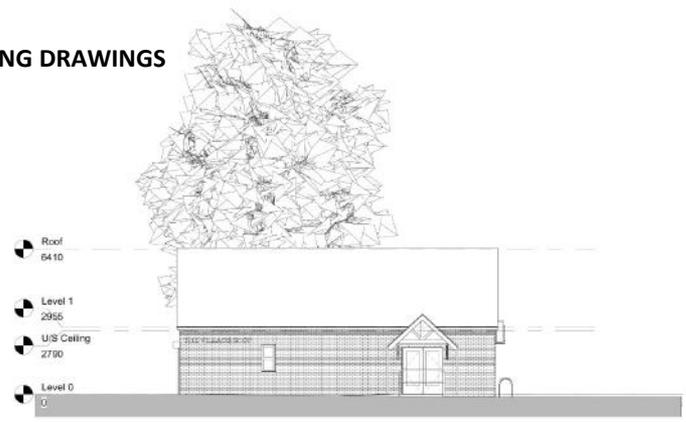
Between the spaces, the customers senses will travel through the shop. Hearing the social aspect of the café, visualising the views to the woodlands beyond while visually being greeted with welcoming displays of fresh produce and sustainable products.



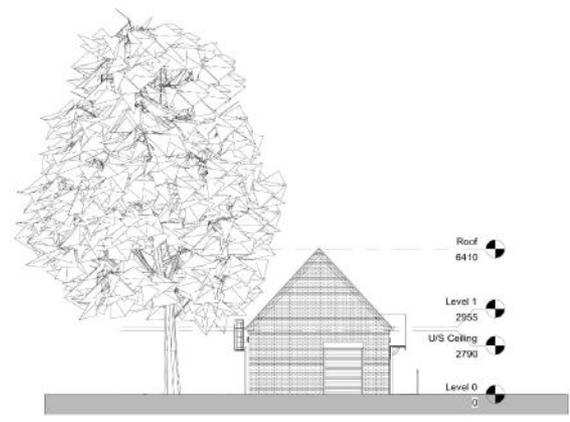
DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

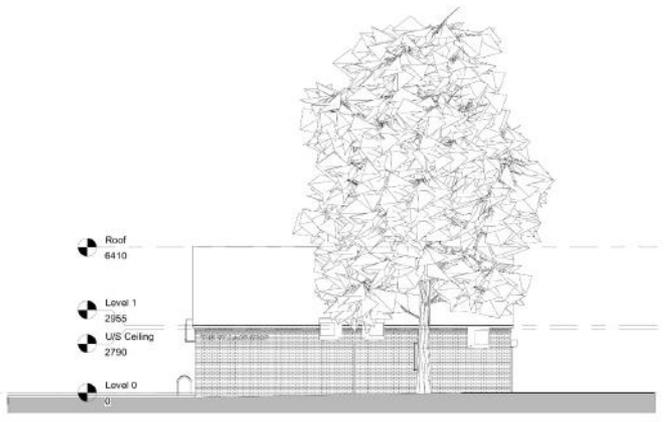
10.0 PLANNING DRAWINGS



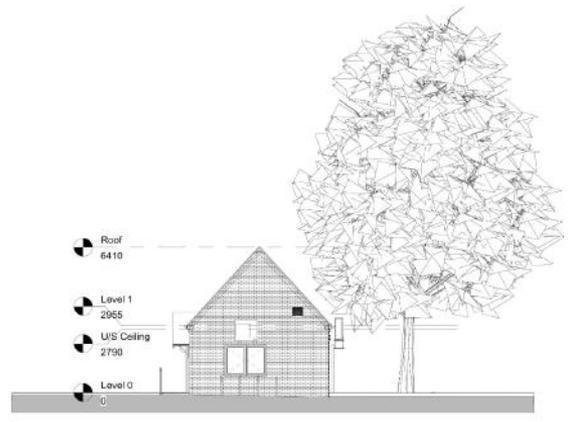
4 NE Elevation
1:100



5 SE Elevation
1:100



3 SW Elevation
1:100



2 NW Elevation
1:100



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PLANNING	10/10/2021	01	1:100
REV. DESCRIPTION	DATE	BY	CHK

CLIENT	BOURNE MEADOWS
ASSOCIATION WITH	OXAD
PROJECT	Bourne Meadow, St Mary Bourne, Andover, SP11 6BE

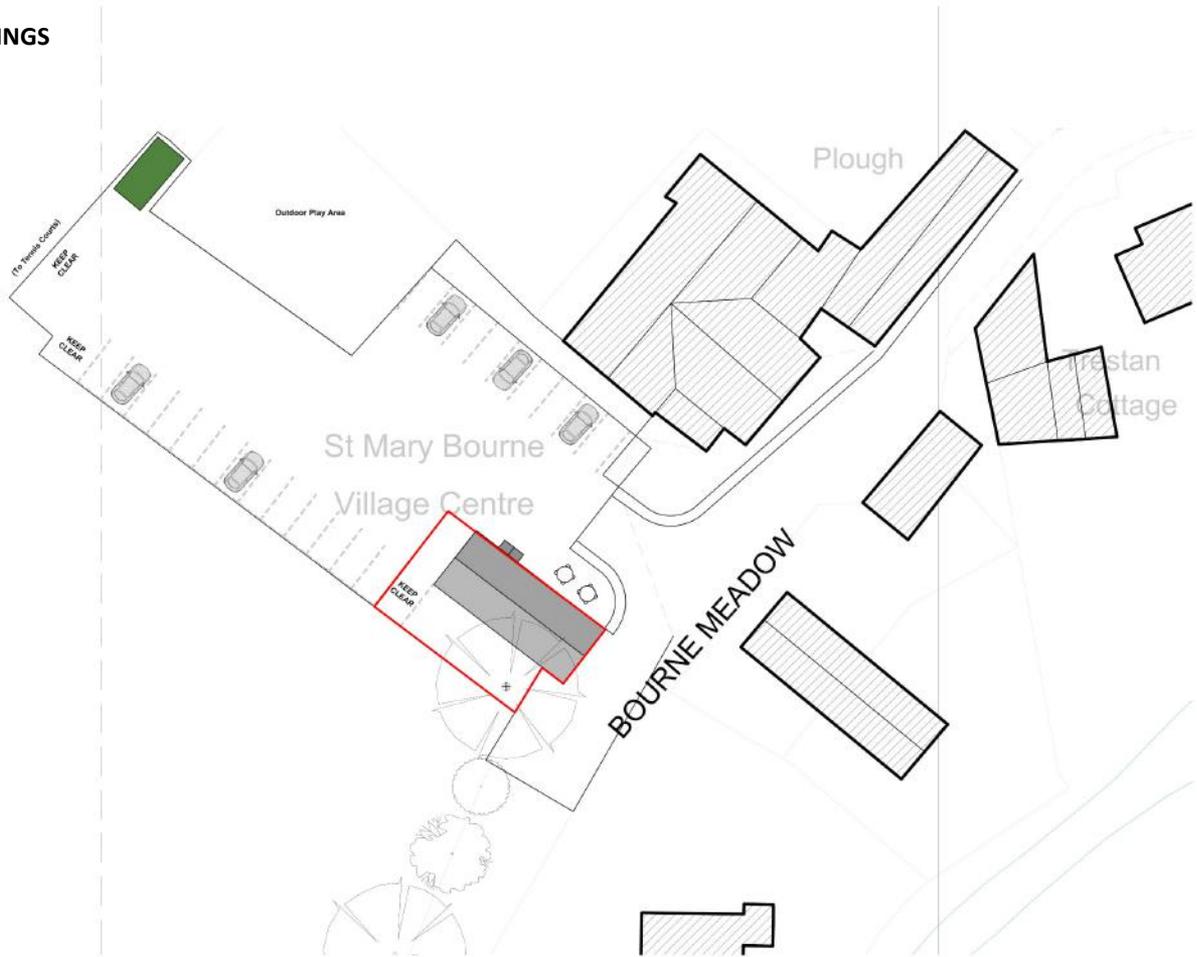
TITLE	St Mary Bourne - Existing Elevations
DRAWN BY	AD
CHECKED BY	LM
DATE	15/01/2021
SCALE	1:100 @ A1
STATUS	PLANNING
DRAWING No.	0100
PROJECT ORG	XX
LEVEL	D1
TYPE	XX
ROLE	A
DATE	0100
NUMBER	B
REV.	



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

10.0 PLANNING DRAWINGS



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REVISIONS:

NO.	DESCRIPTION	DATE	BY	CHKD

APPROVED:

Author		Checked		
Designer		Date		



CLIENT:
Lara Madge

PROJECT:
St Mary Bourne Village Shop, Bourne Meadow, Andover SP11 6BE

TITLE:
Existing Site Plan

DRAWN BY:	AS	SCALE:	1:200	DATE:	01/12/21
CHECKED BY:	LM	DATE:	01/12/21		

PLANNING

PROJECT:	1010	ORG:	OXA	ZONE:	XX	LEVEL:	ST	TYPE:	PL	SCALE:	A	NUMBER:	0002	REV:	A
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1 Existing Site Plan
1 : 200



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

10.0 PLANNING DRAWINGS



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DRAWING NOTES:

Author	Checked	Drawn	By
MD	MD	MD	MD
Date	Date	Date	Date
MD	MD	MD	MD



Client: **Lara Madge**

Project: **St Mary Bourne Village Shop, Bourne Meadow, Andover SP11 6BE**

Title: **Proposed Site Plan**

Drawn by:	AS	Scale:	1:500	QA:	AS
Checked by:	LM	Date:	01/12/21		
Status:	PLANNING				

Project:	1010	Drawn:	OXA	Zone:	XX	Level:	ST	Type:	PL	Scale:	A	Number:	0105	Rev:	A
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1 Proposed Site Plan
1:200



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

10.0 PLANNING DRAWINGS

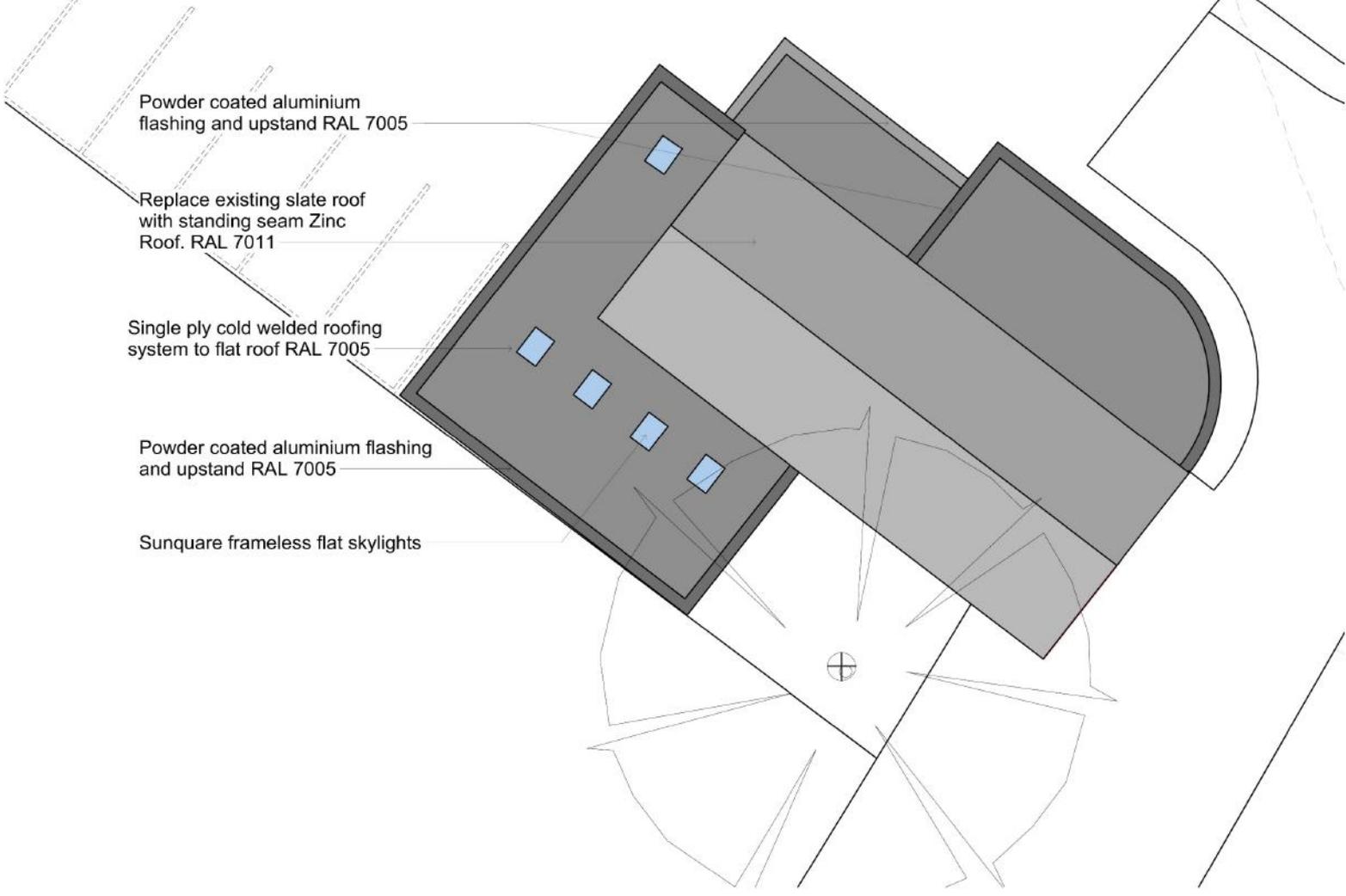
Powder coated aluminium flashing and upstand RAL 7005

Replace existing slate roof with standing seam Zinc Roof. RAL 7011

Single ply cold welded roofing system to flat roof RAL 7005

Powder coated aluminium flashing and upstand RAL 7005

Sunquare frameless flat skylights



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REVISIONS:

NO.	DESCRIPTION	DATE	BY	CHKD

Author				
Checked				
Drawn				



CLIENT: Lara Madge

PROJECT: St Mary Bourne Village Shop, Bourne Meadow, Andover SP11 6BE

TITLE: Proposed Roof Plan

DESIGNED BY:	AS	SCALE:	1:50	DATE:	04/11/21
CHECKED BY:	LM	DATE:	04/11/21		
STATUS:	PLANNING				

PROJECT NO.:	1010	DRG NO.:	OXA XX RF PL A	SCALE:	1:50	DATE:	04/11/21	REV. NO.:	0104	REV. BY:	
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1 Proposed Roof Plan
1:50



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

11.0 – ACCESS AND MOVEMENT

11.1 VEHICLE ACCESS AND PARKING

Vehicular access will remain unchanged. An existing area to the end gable of the existing property will be built upon. This area is currently demarked and used for maintenance access to the cricket field. However, there is a secondary maintenance access to the far end of the car park which become the new access onto the field. Further access may be permitted to the council through the fenced area currently housing the recycling and waste collection.



Redundant maintenance access area to be use as part of the new extension

11.2 PEDESTRIAN ACCESS AND CYCLING

The main pedestrian and cycle access into the site will remain the same. With existing cycle hoops relocated and reinstated on site after construction.

10.3 PUBLIC TRANSPORT LINKS

The existing public transport arrangements will be unaltered by the proposals.



Existing entrance kept unaltered in new proposals

11.4 MOVEMENT ACROSS THE SITE

The proposals will utilise the original buildings main entrance. The proposal include bifolding doors opening out to the rear of the building, opening onto an external fenced off area for outside seating.

11.5 LEVEL ACCESS TO NEW PROPOSALS

The proposals will include level access to the existing entrance. Currently the access uses a shallow ramp to create a level threshold to the shop. This will be reconfigured creating a sloped gradient to the front of the shop removing the ramp and requirement for external handrail between the ramp and kerb.



Proposed doors will open outwards towards cricket field

DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

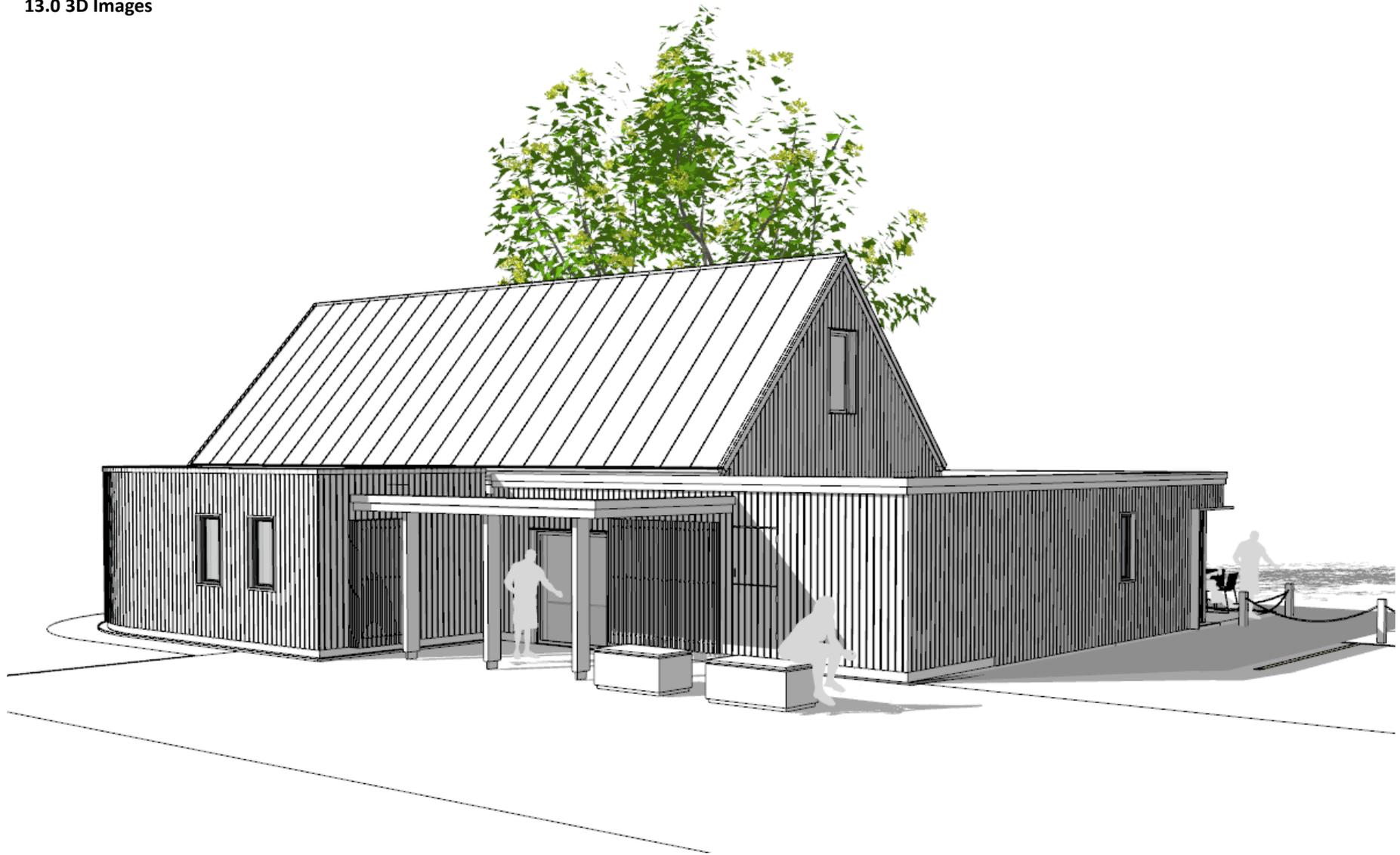
12.0 PHOTOGRAPHIC RECORD OF SITE AND IMMEDIATE SURROUNDINGS



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

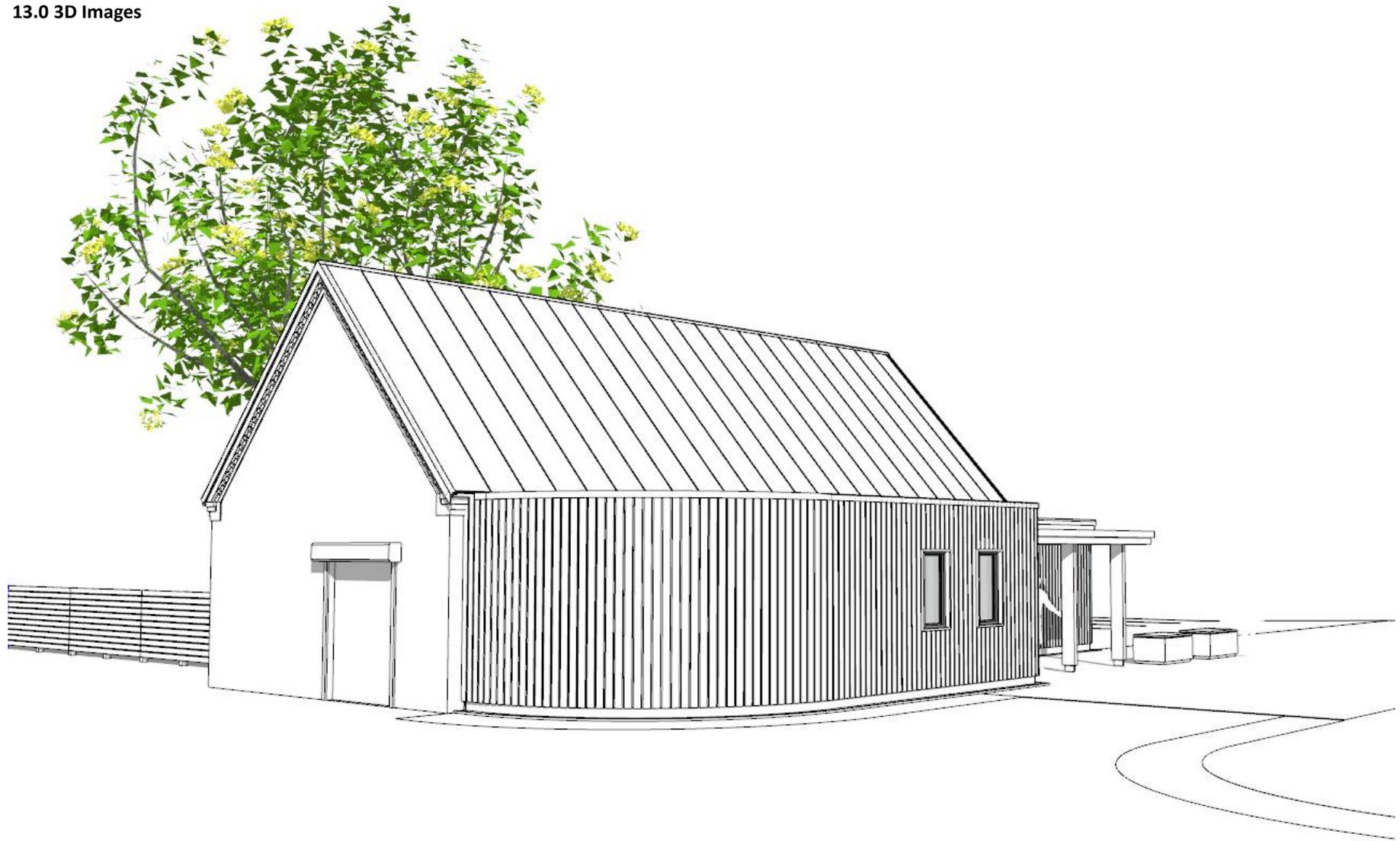
13.0 3D Images



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

13.0 3D Images



DESIGN AND ACCESS STATEMENT
ST. MARY BOURNE VILLAGE SHOP

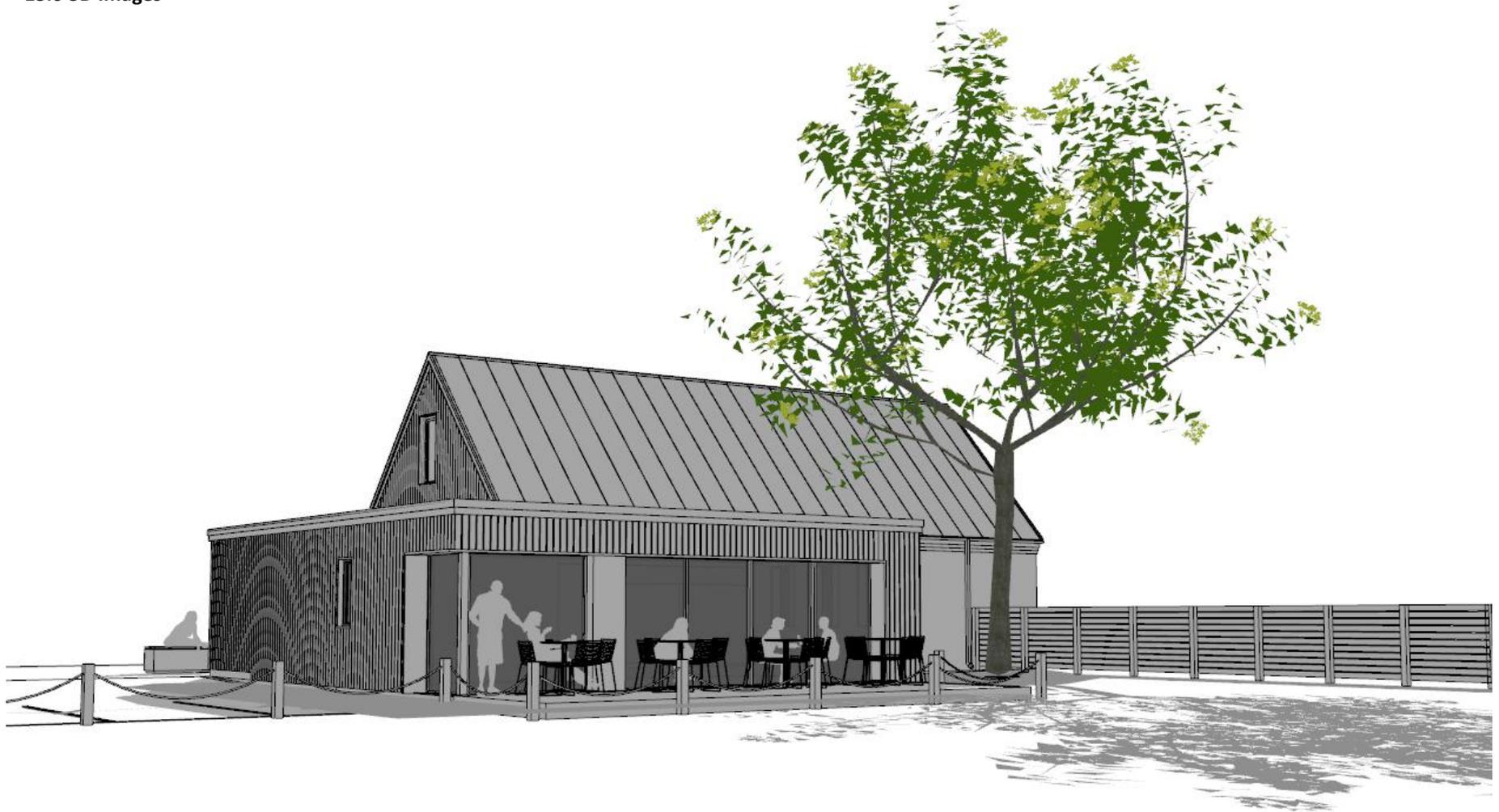
13.0 3D Images



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

13.0 3D Images



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

13.0 PHOTOGRAPHIC RECORD OF SITE AND IMMEDIATE SURROUNDINGS



DESIGN AND ACCESS STATEMENT

ST. MARY BOURNE VILLAGE SHOP

13.0 3D Images





Mr A Smith
OXAD
1 Hordley Farm Barns
Wootton
WOODSTOCK
OX20 1EP

NOTICE OF APPROVAL

Town & Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of its powers under the abovementioned Act, the Council as Local Planning Authority hereby GRANTS planning permission for the:

Proposal: Extension of village shop/post office to create a cafe and eco shop, with additional storage
Location St Mary Bourne Village Shop Bourne Meadow St Mary Bourne SP11 6BE
Applicant: St Mary Bourne Village Shop

in accordance with your application, plans and particulars unless otherwise agreed in writing with the Local Planning Authority **and subject to compliance with the following conditions:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Rev C received 8/02/2021
Proposed Site Plan Rev A received 8/02/2021
Proposed Plans Rev B received 8/02/2021
Proposed Roof Plan Rev A received 8/02/2021
Proposed Elevation Plan Rev A received 8/02/2021

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the approved plans.

REASON: In the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or operation of machinery or fitting out, shall take place before the hours of:
0730 - 1800 Monday to Friday,
0800 - 1300 Saturdays
not on Sundays or recognised public holidays,
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.
5. Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Tree Survey submitted by Sykes Land Management Ltd.
REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (February 2019), Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029 and Policy P5 of the St Mary Bourne Neighbourhood Plan 2016-2029.
6. The development hereby approved shall be carried out in full accordance with the Flood Risk Assessment details, mitigation and working procedures conducted by Ambiental Environmental Assessment Ref:5883 dated November 2020.
REASON: In the interests of flood prevention and in accordance with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029 and Policy P5 of the St Mary Bourne Neighbourhood Plan 2016-2029.

Notes to Applicant

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-
- proactively offering a pre-application advice (in accordance with paragraphs 39 - 46);
 - considering the imposition of conditions.

In this instance:

- was provided with pre-application advice;
- the application was acceptable as submitted and no further assistance was required.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. In the event discoloured and/or odorous soils are encountered during foundations and other excavation works; or should any hazardous materials (including asbestos) or significant quantities of made ground be found, then all development works shall be stopped and the Local Planning Authority contacted immediately. A scheme of works to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.
4. The applicant's attention is drawn to the comments of Hampshire Rights of Way and footpath 36 which passes the site.
- i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
 - ii. No builders or contractor's vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.
 - iii. All vehicles would be accessing the site via a public footpath should give way to public users at all times.

5. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application> . For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency> .

The officer's report can be viewed on the council's website www.basingstoke.gov.uk.



Ruth Ormella MRTPI
Head of Planning Sustainability and Infrastructure

Date: 1 April 2021

It is important that you read the notes overleaf

NOTIFICATION - APPEALS TO THE SECRETARY OF STATE

21/00144/FUL

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development and is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or,
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, *or*
 - within 6 months of the date of this notice, whichever period expires earlier; or,
- (iii) this is a decision to refuse planning permission for a minor commercial application you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

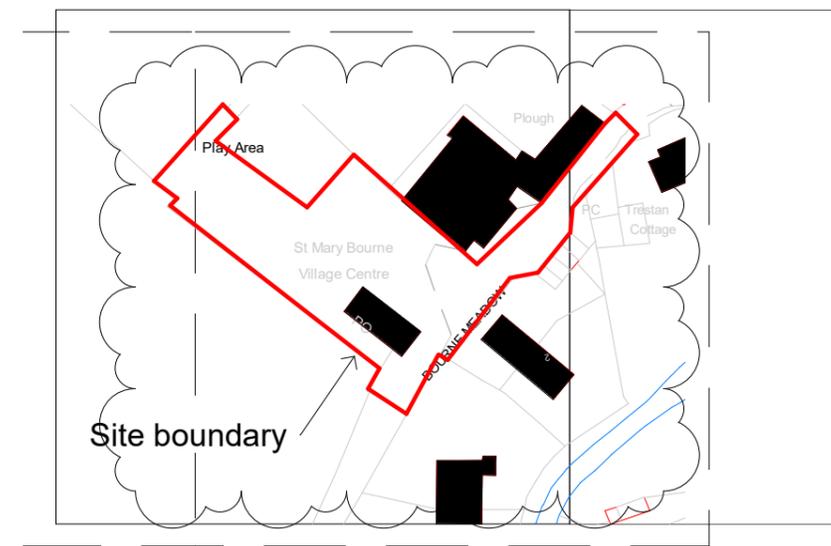
The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

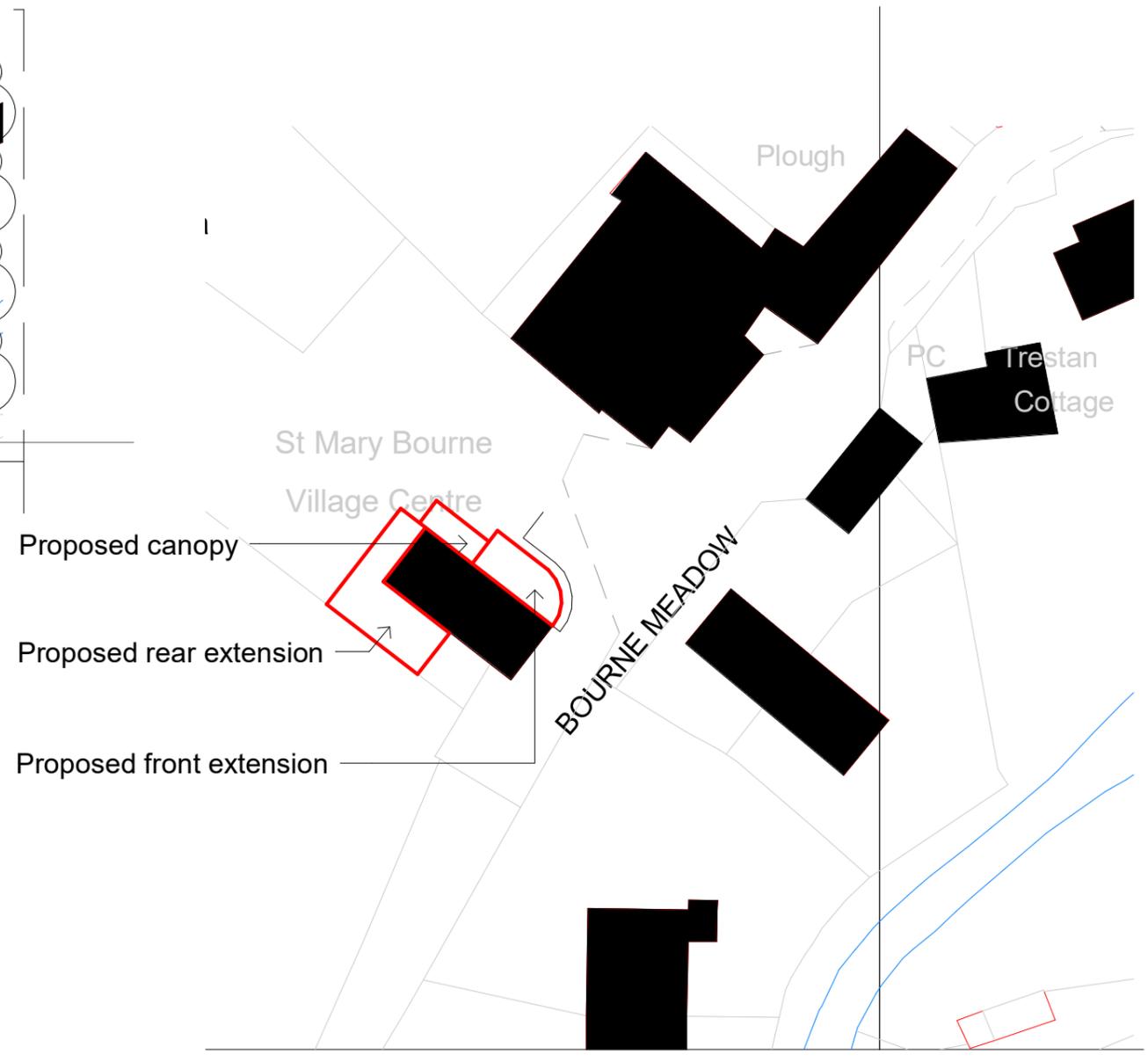
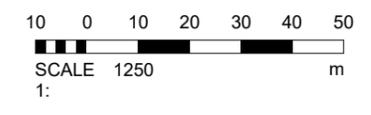
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Total Costings

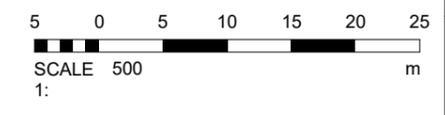
	Costs £
Build Cost	166,289.00
Contingency	3,711.00
Total Build Cost	170,000.00
Fitting out and Equipment	
Fire extinguishers	590.50
Sound system	998.00
Mirrors & Ornaments	750.00
Bathroom	703.99
Shop Shelving	12,093.38
Cafe Furniture	5,409.13
Outdoor Seating	3,532.41
Counter Building	4,644.39
Coffee Equipment	5,000.00
Coffee Counter Equipment	696.91
Kitchen Equipment	11,768.13
Walls	7,047.55
Lighting	1,468.67
Flooring	12,285.20
Counter Tops	3,999.60
Moving of Chillers and installation of heater/airconditioner in Cafe Area	5,400.00
Total Fit Out	76,387.86
Contingency	3,612.14
Total Fit out and Equipment - incl installation, deliveries & Accessories prices excl VAT	80,000.00
TOTAL BUILD, FIT OUT AND EQUIPMENT	250,000.00



1 Site Location Plan
1 : 1250



2 Site Location Plan 1.500
1 : 500



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DRAWING NOTES:

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REV	DESCRIPTION	DATE	BY	CHKD
C	07/02/2021	Revision to site boundary	KS	AS
B	29/01/2021	Revision to site boundary (2)	AS	LM
A	21/12/2020	Planning Issue	AS	LM

ORIGINATOR:



CLIENT:
Lara Madge

IN ASSOCIATION WITH:

PROJECT:
St May Bourne Village Shop, Bourne Meadow, Andover SP11 6BE

TITLE:
Site Location Plan

DRAWN BY: AS SCALE: As @ A3
CHECKED BY: LM DATE: 07/02/21

STATUS: **PLANNING**

DRAWING No:

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
1010	OXA	XX	ST	PL	A	0001	C

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DRAWING NOTES:

A	Planning Issue	21/12/2020	AS	LM
REV/	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



CLIENT:
Lara Madge

PROJECT:
St May Bourne Village Shop, Bourne Meadow, Andover SP11 6BE

TITLE:
Proposed Elevations

DRAWN BY:	AS	SCALE:	1 : 100 @ A1
CHECKED BY:	LM	DATE:	11/09/20

STATUS:
PLANNING

DRAWING No:	PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
	1010	OXA	XX	XX	EL	A	0102	A



1 Proposed NE Elevation
1 : 100



3 Proposed SE Elevation
1 : 100

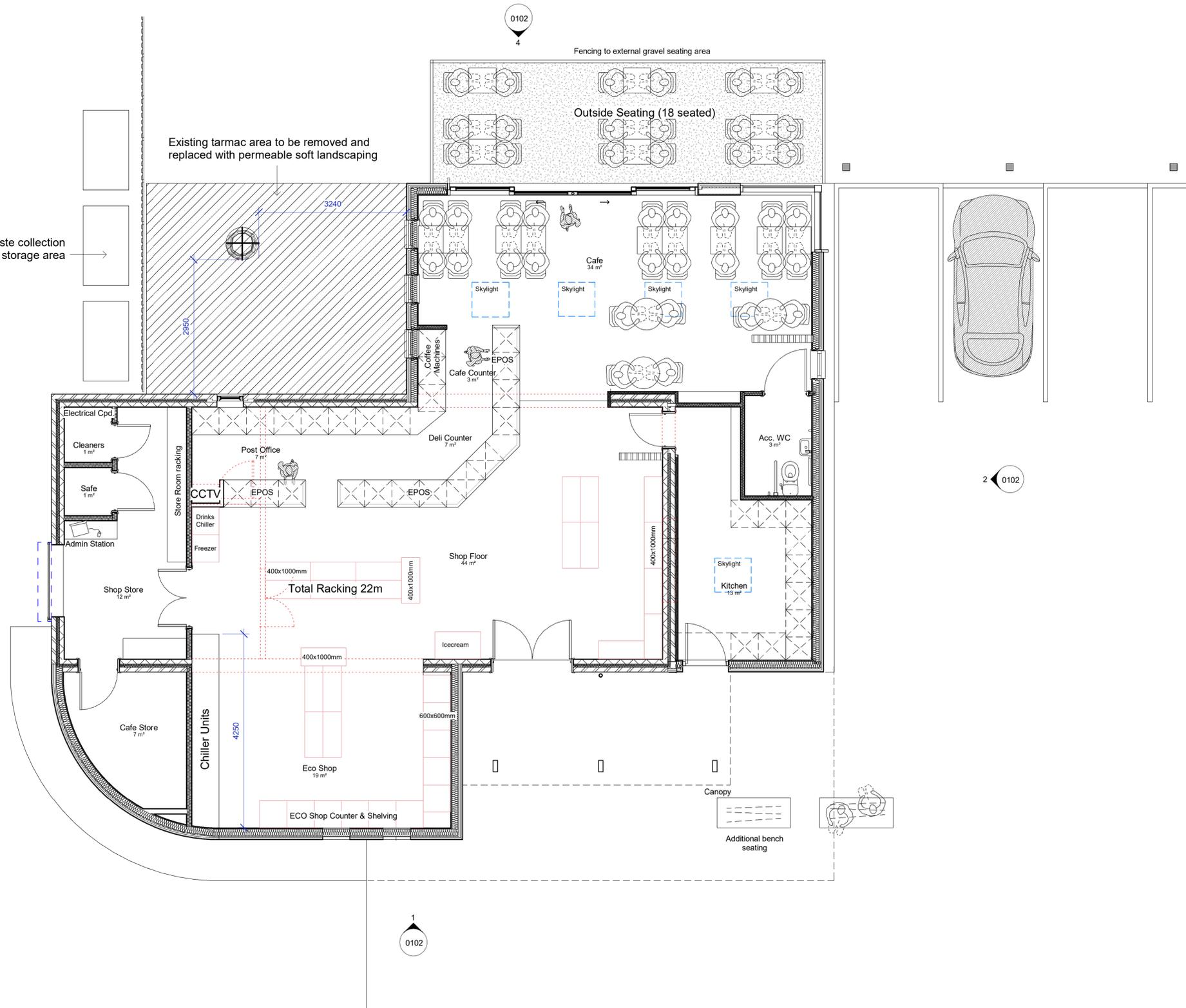


4 Proposed SW Elevation
1 : 100



2 Proposed NW Elevation
1 : 100





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DRAWING NOTES:

B	Planning Issue	21/12/2020	AS	LM
A	Final Issue	30/11/2020	AS	LM
REV	DESCRIPTION	DATE	BY	CHKD



CLIENT:
Lara Madge

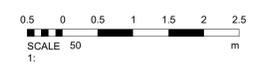
PROJECT:
St May Bourne Village Shop, Bourne Meadow, Andover SP11 6BE

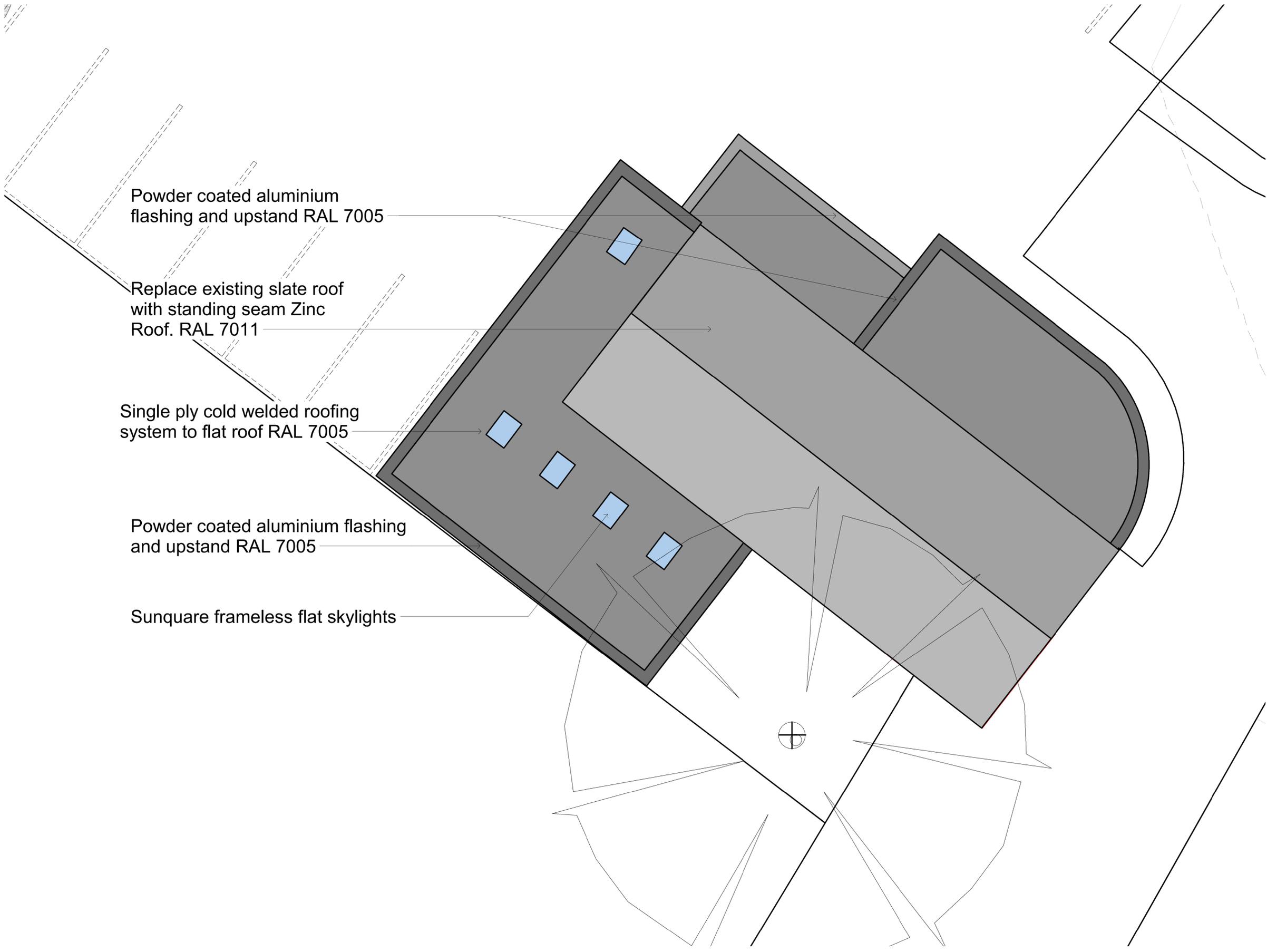
TITLE:
Proposed Plans

DRAWN BY:	AS	SCALE:	1 : 50 @ A1
CHECKED BY:	LM	DATE:	30/11/2020
STATUS: PLANNING			

DRAWING No:							
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
1010	OXA	XX	00	PL	A	0103	B

1 Proposed Ground Floor Plan
1 : 50





Powder coated aluminium flashing and upstand RAL 7005

Replace existing slate roof with standing seam Zinc Roof. RAL 7011

Single ply cold welded roofing system to flat roof RAL 7005

Powder coated aluminium flashing and upstand RAL 7005

Sunquare frameless flat skylights

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DRAWING NOTES:

A	Planning Issue	21/12/2020	AS	LM
REV/	DESCRIPTION	DATE	BY	CHKD.
ORIGINATOR:				



CLIENT:
Lara Madge

PROJECT:
St May Bourne Village Shop, Bourne Meadow, Andover SP11 6BE

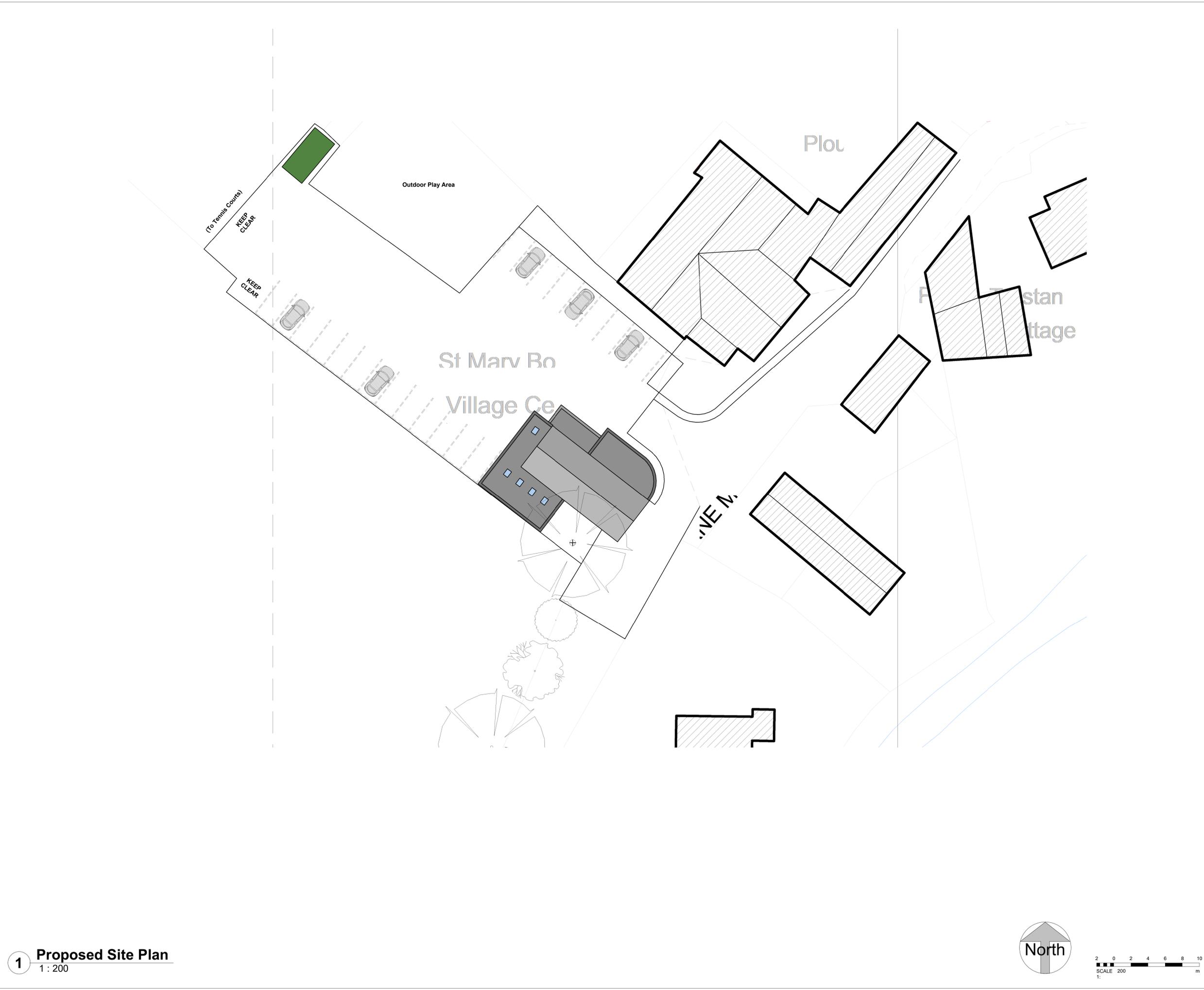
TITLE:
Proposed Roof Plan

DRAWN BY:	AS	SCALE:	1 : 50	@ A1
CHECKED BY:	LM	DATE:	01/13/21	
STATUS: PLANNING				

DRAWING No:							
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
1010	OXA	XX	RF	PL	A	0104	A

1 Proposed Roof Plan
1 : 50





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DRAWING NOTES:

A Planning Issue 21/12/2020 AS LM

REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



CLIENT:
Lara Madge

PROJECT:
St May Bourne Village Shop. Bourne Meadow, Andover SP11 6BE

TITLE:
Proposed Site Plan

DRAWN BY: AS	SCALE: 1 : 200 @ A1
CHECKED BY: LM	DATE: 01/13/21
STATUS: PLANNING	

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
1010	OXA	XX	ST	PL	A	0105	A

