

Land at Victoria Road, Waterlooville, Hampshire

Design and Access Statement



Outline Application

Prepared on behalf of Mr M Todd

Document Control

Document	OUTLINE DESIGN AND ACCESS STATEMENT
Project	LAND AT VICTORIA ROAD
Client	MARTYN TODD
Document Reference	DAS_PS01

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1. INTRODUCTION

1.1 Chris Flint Associates has been instructed by the applicant, to prepare a Design and Access Statement in support of the submission of an Outline Planning application made to Havant Borough Council (hereafter referred to as HBC). The development proposes the redevelopment of land at Victoria Road.

1.2 The description of development is as follows:

Following demolition of the existing 3 bedroom bungalow and commercial property construction of 29 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.

1.3 The application area occupies 0.15 Hectares to the South East of the Town Centre and accessed from Victoria Road which in turn is accessed from Rockville Drive. The site lies just eight miles north of Portsmouth, and serviced by the A3(M) for connections to Petersfield, Guildford and London. Home to more than 64,000 residents, Waterlooville is a thriving town undergoing rapid change.



View looking north on Rockville Drive



View looking south west



View of the bungalow



View looking north

- 1.4 Recent large-scale investment includes Wellington Retail Park a 17 unit, 164,000 square foot park and Berewood - the West of Waterlooville development with 3,000 new homes, associated amenities and critical infrastructure. Waterlooville is at the cutting edge of social and economic adaptation.
- 1.5 The Local Plan for the Borough expects the Town Centre to deliver 600 new homes, with supporting food and drink outlets, improvements to the public realm and a new public transport interchange.
- Key sites in the town centre include:
 - Wellington Way and North-East London Road
 - St Georges Walk
 - Dukes Walk
 - Wellington Retail Park
- 1.6 London Road Precinct London Road is a pedestrianised traditional high street with independent shops and cafés, and a popular weekly market. Café, bar and restaurant uses.
- 1.7 The application site is currently split in to various uses, car sales, car wash and car repairs all with access from Victoria Road and within a single storey structure, whilst this covers the main bulk of the site. Part of the site area to the east is currently residential, a small 3 bedroom bungalow to the rear of the shops fronting the Town Centre.
- 1.8 Whilst the commercial building have been used with adhoc arrangements and uses the building themselves are in a very poor condition and now not economically viable, a full rebuilding scheme has been considered and dismissed due to the available rent that can achieved within this area.
- 1.9 Commercial tenants see the availability of commercial units within designated commercial areas (Aston Road) as more attractive. The only reason the current situation works is due to the chargeable rent being low.
- 1.10 The existing bungalow again follows the same position as the commercial units, with substantial improvement required, with the property now not economically viable.

2 PLANNING HISTORY

- 2.1 Following a detailed Pre-application submission comments where received under application GEN/21/01069 with the following conclusion having been reached on the submitted details.
- 2.2 Various applications relating to the existing uses, with no major applications representing a match to the current proposals.

- 2.3 In conclusion, subject to the loss of existing employment uses being fully assessed, the residential development of the is considered acceptable in principle.
- 2.4 There are significant concerns in relation to Block B and its relationship with existing development and impact on the character and appearance of the area. As a result design changes were made to reduce the height of block B.

3 FIRE STATEMENT

- 3.1 The buildings will be subject to the statutory requirements of the Building Regulations. It is, therefore, necessary for the building to meet the functional requirements of Part B of Schedule 1 of these Regulations. These requirements relate to: B1 B2, B3, B4, B5.
- 3.2 New requirements for external balconies and walls have been established for new blocks of flats between 11 and 18 metres. The goal of this new guidance is to raise the standards for the combustibility of materials used for exterior walls.
- 3.3 As a result, the proposed building sits over 11 metres and will need to meet the essential measures with non combustible materials to all elevations.
- 3.4 The internal design to all apartments has been designed with a protected entrance hall to allow for a means of escape to a fully protected stairwell to the ground floor to a place of safety.
- 3.5 One hour fire protection for the structure and half hour fire protection within each apartment. With full smoke detection and emergency lighting throughout the building.
- 3.6 Building A will be supported by a Residential Sprinkler System • BS9251:2021 CAT 2 system; Residential – 25m² maximum spacing, 2 heads operating @ 2.8mm/min for minimum 30 minutes.
- 3.7 Building B again will be protected with a single stair means of escape, although a sprinkler system is not required but it is recommended.
- 3.8 The position of the proposed developments allows for good access to be available to the fire service should the need arise. With the fire appliance having the ability to stop adjacent to the entrance, to connect to a dry riser.

4 AMOUNT

- 4.1 The existing units occupy a floor area of 427 square metres (sqm) of which 330 sqm is commercial and 97 sqm is residential.

4.2 The proposed apartments and communal areas totalling 2278 sqm with 12 sqm to support 4no 1200lts Euro bins for refuse storage and 48 sqm for cycle storage for 25no Josta 2 tier racks and 8no car parking spaces with electrical charging points.



4.3 The PUSH Strategic Housing Market Assessment (SHMA) indicates that there is a projected need for approximately 35% of new properties to have 2 bedrooms in both the market & affordable sectors and this is echoed at Policy H4/Housing Mix of the submitted Havant Borough Local Plan. The proposed apartments meeting and exceeding the Nationally Described Space Standards with a high amount at 492 sqm of communal amenity space.

4.4 Notwithstanding the local need for housing the application site provides the ideal opportunity to refresh this area, with the topography providing for height and depth of the design, taking in to account the surrounding built environment.

4.5 The quantum of development can be supported by the application site with the amenity space available and the internal arrangement of each apartment ensuring that a high degree of living standards can be supported.

5 LAYOUT

5.1 The rationale for the proposed layout stems from various points both positive and negative that have been addressed within the layout.

5.2 Points to consider have been the existing sewers running across the site and the adjacent road, amenity space, parking, access and adjacent commercial buildings.

5.3 These points have resulted in building A occupying the western side of the site making the best of the access road whilst maintaining a good level of separation to the commercial units within the high street approximately 19m.

5.4 This further allows for the sewers to be diverted to the east of the application area, which in turn provides a high degree of amenity space.

5.5 The proposed frontage to block A maintains the road frontage and draws you to the centre of the building and the main entrance area.

5.6 Block B is less affected by these constraints and more reflects the existing arrangement, with the proposed layout being very similar to the existing

illustrative site layout



5.7 The proposed car parking, cycle storage and refuse area has been positioned to minimise the potential impact on the privacy of the proposed ground floor apartments.

5.8 The balcony areas have been sited on the eastern side of the building to make the most of the out look over the garden areas, whilst not adversely affecting any loss of amenity.

6 SCALE

- 6.1 Whilst there is a small amount of the proposed building that extends to a fourth floor the majority of the building is second and third floor with a maximum height of 15.8m including the extended lift shaft forming the roof feature. The adjacent commercial buildings ridge height being lower than the proposed maximum flat roof height.
- 6.2 The potential visual impact of its height will be significantly mitigated by the large setback from Rockville Drive to the east. The counter claim for the scale when sited to the commercial property to the west is the staggered roof levels and the lower ground floor level promoting the appearance that the proposed building is set lower.



Proposed east elevation

- 6.3 The use of flat roofs, rather than pitched roofs, will create a lower overall building height than a pitched roof building would of the same number of storeys, as illustrated in the Street Elevation drawing submitted with the application and shown above.
- 6.4 Block B is much lower and reflects the existing property with the flat roof height slightly above the adjacent flat roof height as shown below.



High view looking west

6.5 The proposals consequently represent an appropriate and legible layout and scale that makes efficient use of the site whilst creating an attractive development that effectively relates to its surroundings.

7 APPERANCE

- 7.1 The building has been articulated to break up the elevations and perceived mass. This echoes the rhythm of the adjacent buildings albeit the rear elevations from the Highstreet.
- 7.2 The materials that can be found locally are generally of a traditional pallet and have influenced the materials chosen for the elevations albeit in a more contemporary form.
- 7.3 The use of different materials is intentional to promote and enforce the height stagger and therefore the appearance. Sheet metal cladding is proposed on the west elevation block A and south and north elevations of block B to promote a connection between the two buildings.
- 7.4 The cladding features provide a visual interest to the elevations, adjusting the mass appearance through the elevations and creating a contemporary modern appearance.
- 7.5 The materials will also promote the sustainability of the building weathering attractively and will resist degradation from UV light. Promoting an ease of cleaning and maintenance going forward.



Proposed West elevation

7.6 The following materials are indicative for the application.



Brick 1 Wienerberger Warseley Sunset Red Multi



Brick 2 Terca Brick Sandown Nevada Buff



Metal cladding



Coloured glass

8 SUMMARY AND CONCLUSION

We believe that the proposal represents a high quality development, which would sit comfortably in its surrounding environment. In light of this, it is considered that the proposal is compliant with both local and national policy.