



MH Architects Ltd
for Outcomes First Group



Design and Access Statement

88 Jubilee Road
Waterlooville
PO7 7RE

June 2023

Version P02

MH Architects
Ground Floor
Bicentennial Building
Southern Gate
Chichester
West Sussex
PO19 8EZ

1.0 Introduction

1.1 This design and access statement has been prepared by MH Architects on behalf of Outcomes First Group in support of a full planning application for the change of use of the property at 88 Jubilee Road, Waterloooville, PO7 7RE.

1.2 The change of use will allow the incorporation of the property and site curtilage into use by the neighbouring Jubilee School, which shares boundaries to the north and east.

2.0 Site and Surrounding Area

2.1 The application site comprises a rectangular shaped parcel of land, which is currently used as a residential dwelling. There are rear and front gardens and a driveway to a garage.



2.2 The site is level, with existing pedestrian and vehicular access present from Jubilee Road.

2.3 Adjacent to the site on the north and east boundaries is the Jubilee School. Jubilee School supports children who have a range of social, emotional and mental health needs, between ages 5 and 16.

3.0 Use

3.1 This application seeks planning permission for the change of use from the current C1 class, of a residential property occupied by one household, to the proposed school class F1.

3.2 Once incorporated into the Jubilee School, 88 Jubilee Road will be contain Therapy Rooms to be used by the students.

3.3 Offices associated with the therapy provision, and ancillary spaces, will also be provided.

3.4 The therapy provision will extend to outside of school hours to allow non-students to use the facilities and service.

4.0 Layout

4.1 The layout will remain the same on the first floor, with minor modifications to the ground floor.

4.2 The entrance hall will be reconfigured to allow a private meeting room to be added. The stairs will be incorporated into the extended hall to allow for appropriate fire escape provision.

4.3 An accessible WC will be added in place of the dining room.

4.4 A smaller kitchenette will be provided, with storage for use by the staff.

4.5 A door has been provided from the existing rear office to the garage, which will now function as storage for the school.

5.0 Landscaping

5.1 Landscaping to the rear and front access doors will be modified to allow appropriate access.

6.0 Appearance

6.1 There are only minor changes proposed to the external fabric on the northern/rear elevation. The other three elevations will remain unaltered.

6.2 The existing dining room window is currently too large and inappropriate for the new use as an accessible WC. A shorter, narrower replacement will be installed with an appropriate matching brick filling the rest of the opening.

6.3 The rear access to the 'lean to' will be enlarged in line with the ambitions detailed in section 7.0.

7.0 Access

- 7.1 The existing building is unlikely to be fully compliant with Approved Document M.
- 7.2 The ambition for the internal alterations is to increase the accessibility of the ground floor.
- 7.3 Enlarged door openings, internally and externally, will be provided from the rear of the house, which is the route that the school pupils will take.
- 7.4 A new accessible WC will be provided on the ground floor.

8.0 Parking

- 8.1 Currently there are two spaces associated with 88 Jubilee Road, a garage space and an off-road drive in front for one vehicle.
- 8.2 An additional off-road space will be added within the front curtilage of the property, replacing the garage space which will be used as storage.
- 8.3 In addition to these two spaces, the main school car park will be utilised for any parking requirements, including staff and users of the out of hours service.

9.0 Conclusion

- 9.1 We believe that the proposed change of use is suitable for its location and proximity to existing school. The minor alterations to the building will respect surrounding premises.
- 9.2 The works proposed are wholly appropriate to the building and context, and we therefore humbly ask that the Borough Council approve the application.