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Design and Access Statement

81C LONDON ROAD, WATERLOOVILLE, PO7 7EL
OCTOBER 2022

This statement is in support of the Full Planning Application at 81c London Road, Waterlooville. This application seeks approval for 15 C3 units, a mixture of 1B and 2Bs.

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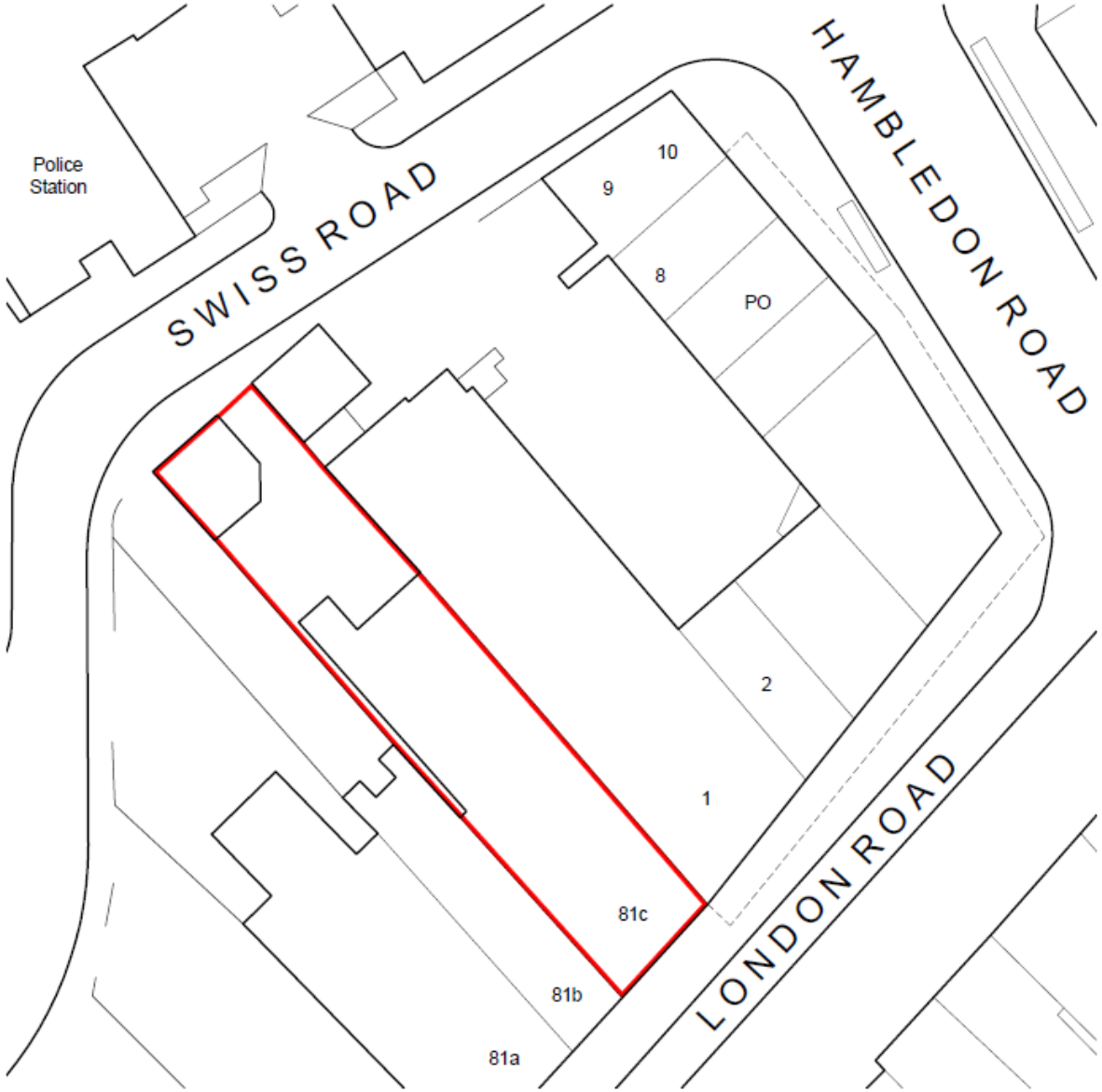


Location Plan - 1:500

1. Location

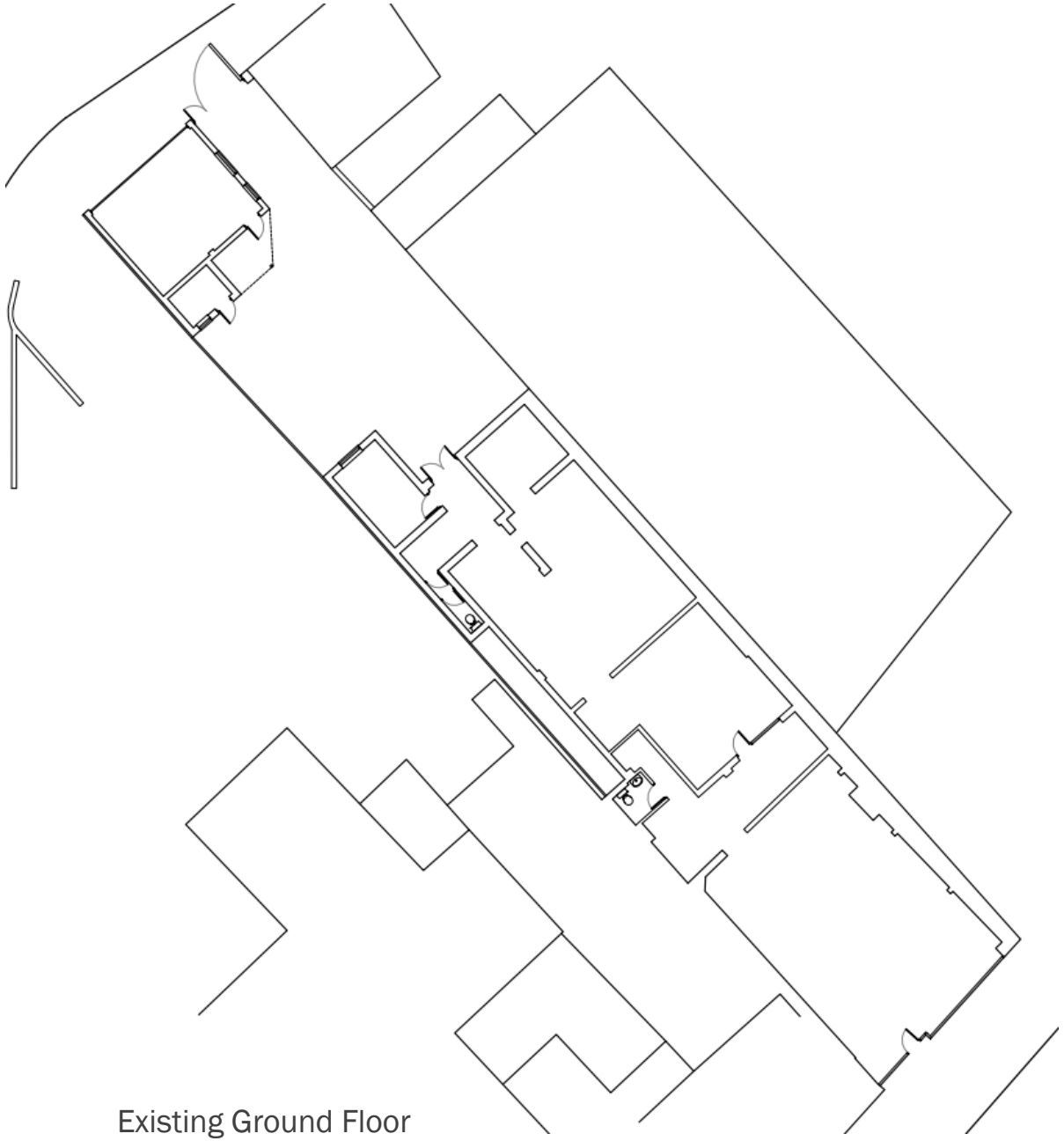
2. Existing Site

81c London Road is located within the town centre of Waterlooville. It is currently a two-storey Class E building. The building can be accessed via the main entrance off of London Road as well as a rear entrance from Swiss Road into the rear courtyard.

The gross site area is 0.054 hectares (0.135 acres) and the existing building is approximately 388m2 across the two floors.

At the rear of the site, there is a single storey garage which is accessed both within the site and from the public pathway.

It is understood that Havant Council are within ‘Presumption’ category of the Housing Delivery Test and had only met 74% of their target in 2021 as per the Government records.

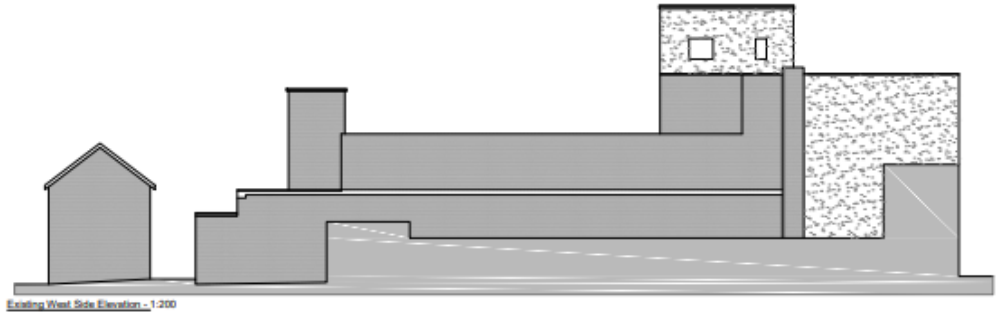


Existing Ground Floor

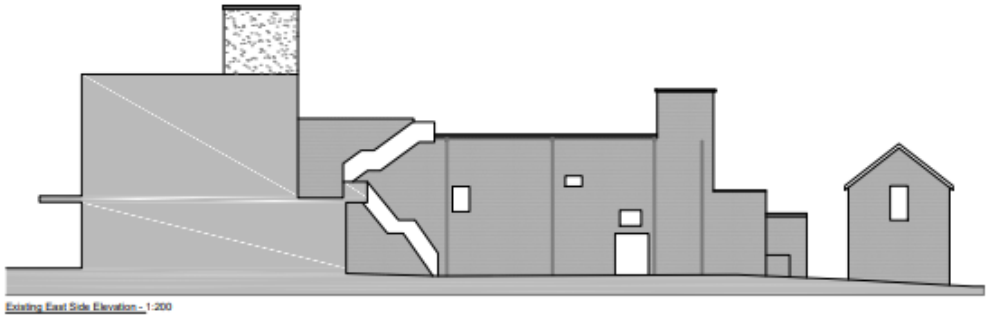
Existing Front Elevation

Existing Rear Elevation

Existing West Side Elevation



Existing East Side Elevation



3. Planning History

In the past there have been two applications submitted for the redevelopment of the site, one being withdrawn and another approved in 2016.

08/55342/002 – Application Withdrawn

Construction of 1st, 2nd and 3rd floors to existing retail unit to provide 6No. 1 bed flats. Demolition to part of ground floor store to create additional parking and cycle store. Demolition of existing garage building adjacent redundant building and removal of electricity sub station. Erection of a two storey building comprising of new electric sub station; cycle stores. 1No 1 bed flat at first floor level with associated car parking, cycle and refuse stores.

Reason for Withdrawal: Unknown.

3. Planning History

APP/16/00963 – Application Granted

Redevelopment to provide 30No.new flats (19No. 1 bed and 11No. 2 bed flats) comprising demolition of 81C London Road and construction of 1No. three storey block to the front with commercial unit on the ground floor and 1No. three storey residential block to the rear together with the addition of a third floor roof extension to the principal frontage building; conversion of commercial space at first floor to residential; with associated minor alterations, car and cycle parking, refuse storage facilities and landscaping. (Approved 31.03.17). Request to discharge condition No's 1,2 &3 (25.07.18).

4. Proposed

This planning application is seeking approval for demolition of the existing building and to construct 15 flats on the site through new build construction, split across two buildings. With a mixture of 1Bed and 2Bed flats each dwelling meets national standards for areas and daylight requirements.

The elevations submitted alongside the design and access statement detail that the new buildings will be a mixture of white textured polymer render, dark grey horizontal cladding, Anthracite Grey UPVC Windows and Doors and black rainwater goods.

It is proposed in the front building, that the retail usage is retained on the ground floor with two Class E units proposed. One measuring at approximately 52m2 and another at 25m2. The larger retail unit is proposed to have rear access into the courtyard with a combined bin and bike storage separate to the residential.

It is proposed that access to the residential portion of the new build would be from London Road between the retail, as shown on the plans. This would also lead to the rear courtyard.

4. Proposed

The bin and bike storage for the residential element will be housed within the front building but made accessible to all residents across the two buildings. Collection day space near the highway will be provided at the rear of the site.

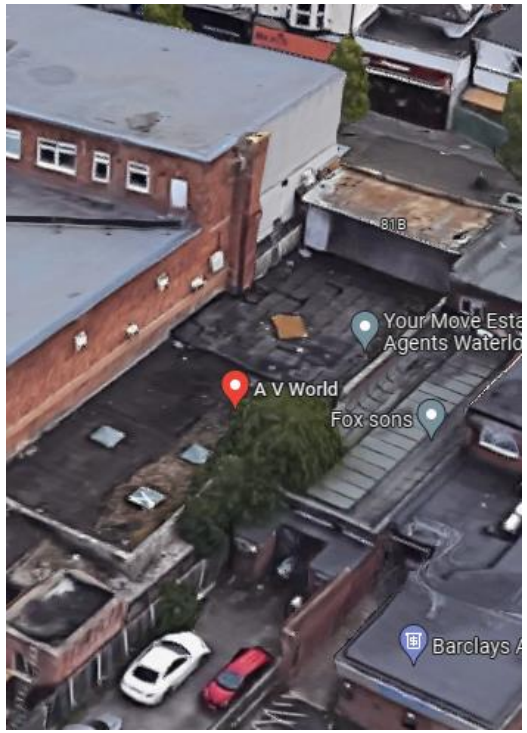
The building to the rear of the site is proposed to finish lower than the front, with four storeys proposed compared to the five proposed at the front of the site. Access into the rear flat block is from the side within the vehicle access way. To ensure that the route is safe for occupants, the sheltered access will be adequately lit. The design has been altered before planning submission for the access to be set back to ensure that access and egress from the block is not directly into the path of vehicles.

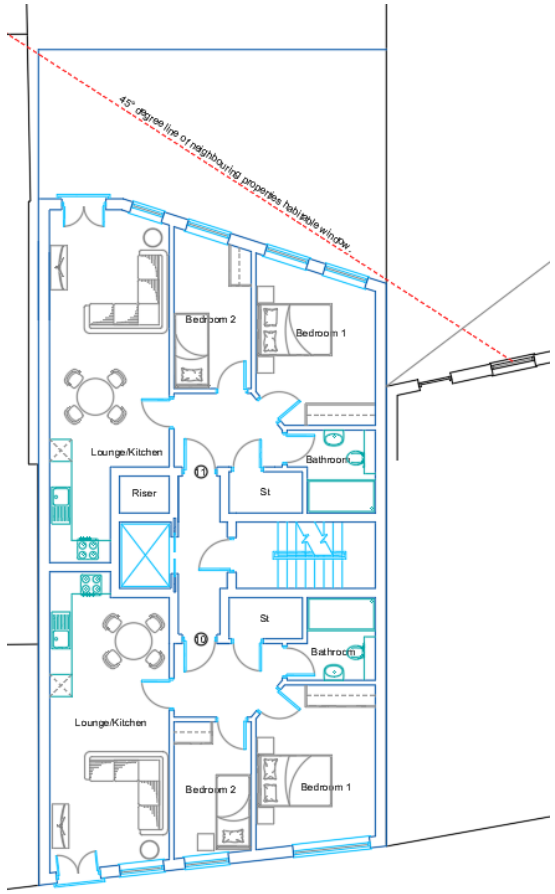
As shown on the plans, we are proposing for the rear building to be an independent structure and it will stand alone from the existing substation to the side. It includes a vehicular passage beneath its first floor with a clearance of 2.5m (and 3.5m in width).

4. Proposed – Design Considerations

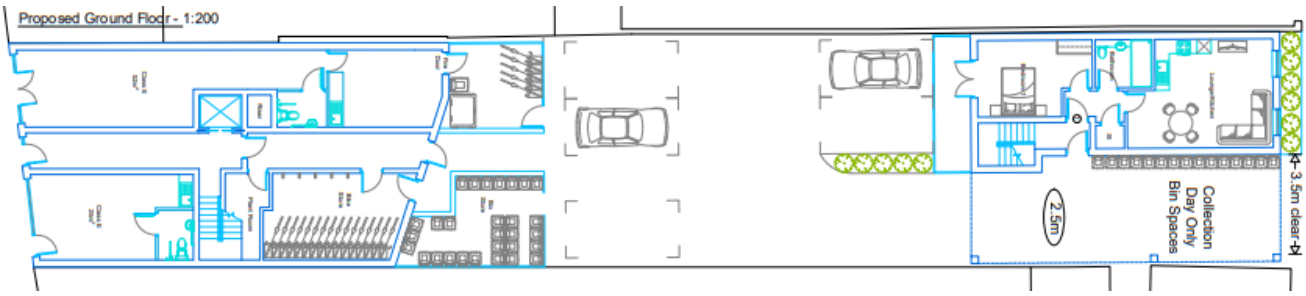
Given that the site is between two existing buildings, both with residential potential, the design ensures that they will not be negatively impacted.

As per Havant Borough Council's design guide, maintaining existing buildings access to daylight and avoiding overshadowing is important. Therefore at the rear of the site, the proposed building does not encroach past the 45degree line from the centre of the second floor window within Clock Tower to the east.

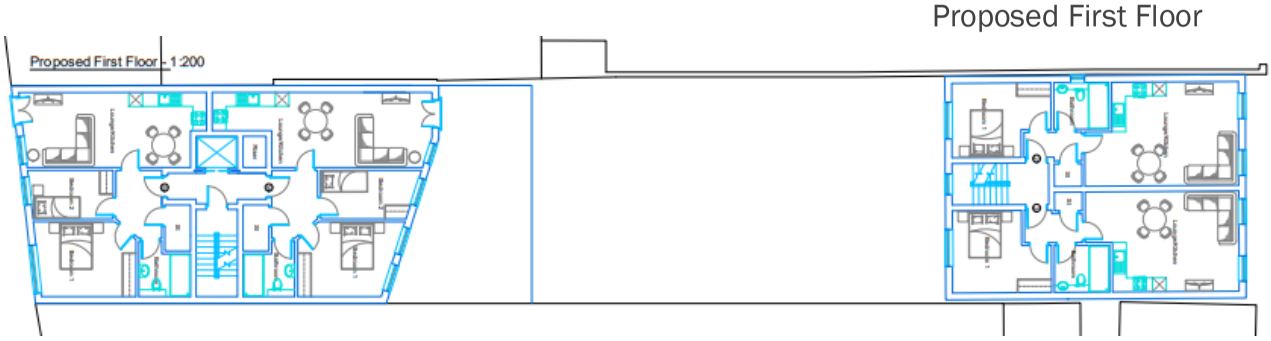




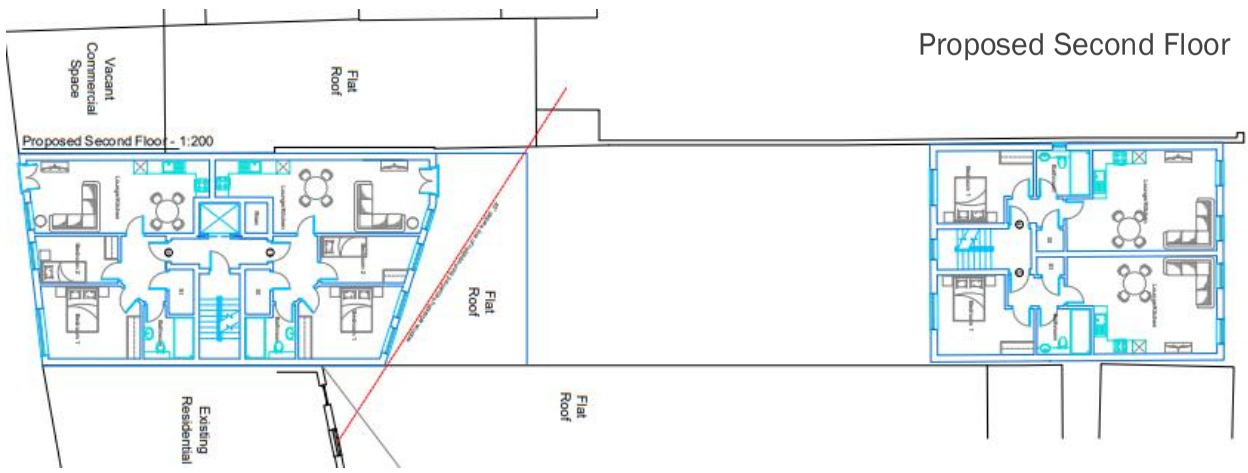
Proposed Ground Floor



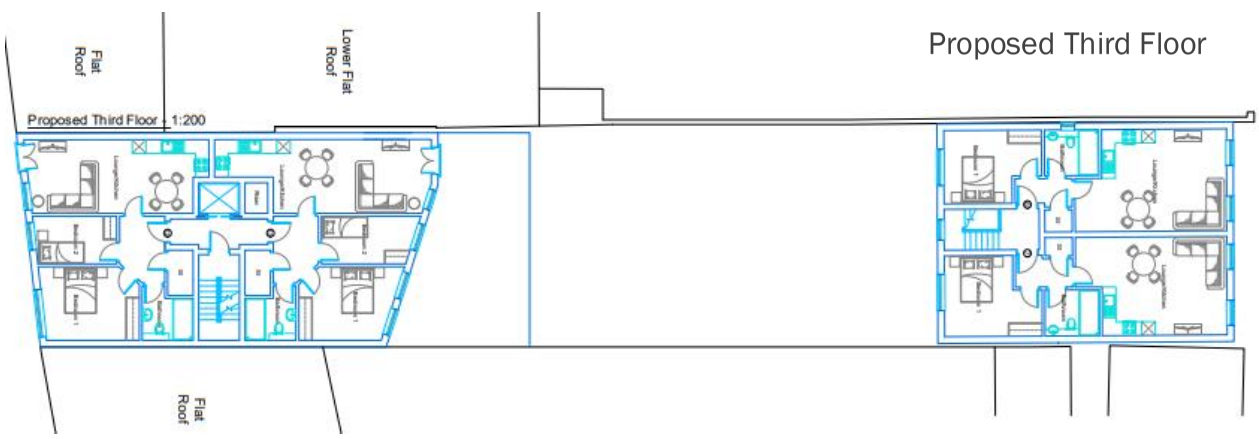
Proposed First Floor



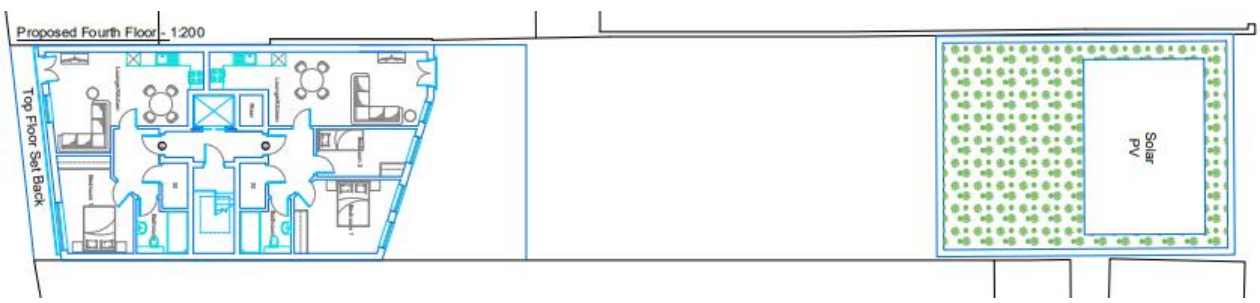
Proposed Second Floor



Proposed Third Floor

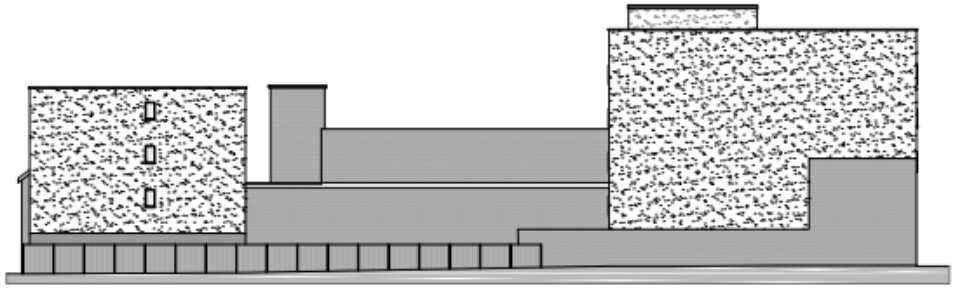


Proposed Fourth Floor

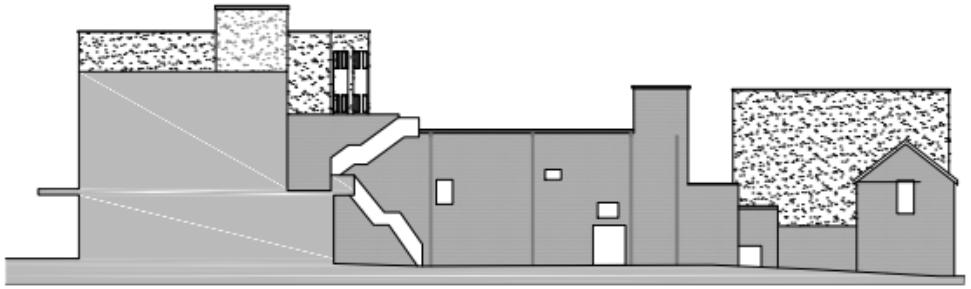


Proposed Front Elevation - 1:200

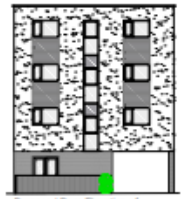
Proposed Rear Elevation - 1:200



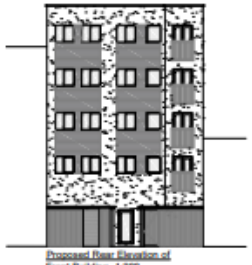
Proposed West Side Elevation - 1:200



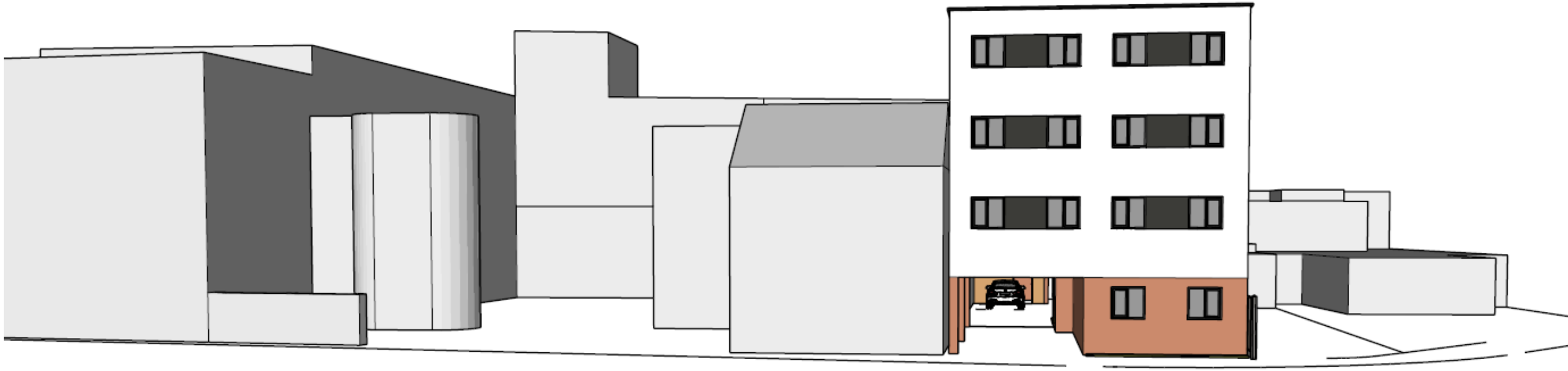
Proposed East Side Elevation - 1:200



Proposed Rear Elevation of Rear Building - 1:200



Proposed Rear Elevation of Front Building - 1:200



5. Material Palette

Within the local area, the majority of the buildings have a mixture of render and bricks to their façade. 81c London Road was included in a large application (Reference: APP/16/00963) which featured a large amount of render, cladding and brickwork.

Therefore to replicate these design choices, we are proposing to incorporate those material styles but also add in alternatives such as anthracite grey UPVC fittings, similar to those used in the street scene of London Road.

Visual from APP/16/00963

5. Material Palette

For the development, we are proposing the following material palette:

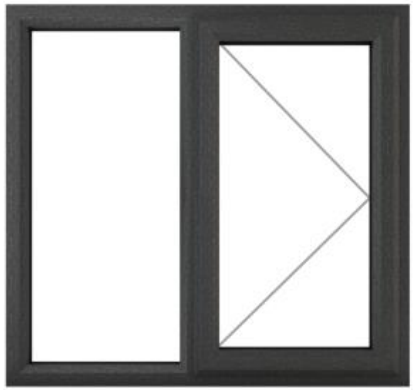
Horizontal Grey Cladding

White Render

Sedum Green Roof

Galvanised Railing

Anthracite Fascias and Soffits



Anthracite UPVC Windows and Doors

6. Sustainability

The site is located within the immediate location of the local shops. There are also hourly bus services to surrounding centres of Havant and Portsmouth. The site is therefore considered to be in a very accessible location for both employment and public transport.

Renewable energy is proposed for the scheme, with photovoltaic solar panels proposed on the roof. The proposed dwellings will be built from sustainable sources where possible and all appliances within will be energy efficient. Materials and labour sourced locally are intended to be used. Natural ventilation is provided to all dwellings with daylight also considered in detail for all habitable rooms. The target is an ‘A’ rated EPC.

Another sustainable design we are proposing is a full sedum green roof on both flat blocks, totalling to approximately 260m2. By introducing green roofs into the scheme we are reducing and slowing down the surface water runoff and improving the thermal performance of the roofs as well as the biodiversity net gain.

6. Sustainability

The proposal aims to mitigate any negative environmental impacts through the incorporation of sustainable design and construction methods, resource efficiencies and provision for waste recycling. The proposed dwellings will be designed to meet the Building Regulation standards of the day and have a water usage at less than 110l per person per day. It is proposed that the new development will generate at least 10% of energy requirement from on-site renewable energy equipment as previous discussed as well as the following methods:

Water Efficiency:

1. Low flow toilet flush, flow regulated spray taps to sinks and shower heads
2. Water efficient appliances.

Energy Efficiency Measures:

1. U-Values to be met or exceeded.
2. Draught Proofed windows and doors for maximum air tightness with heat recovery extraction.
3. Double glazed windows with low - E Glass
4. Light Sensors/Movement Sensors for outdoor or communal area lighting.

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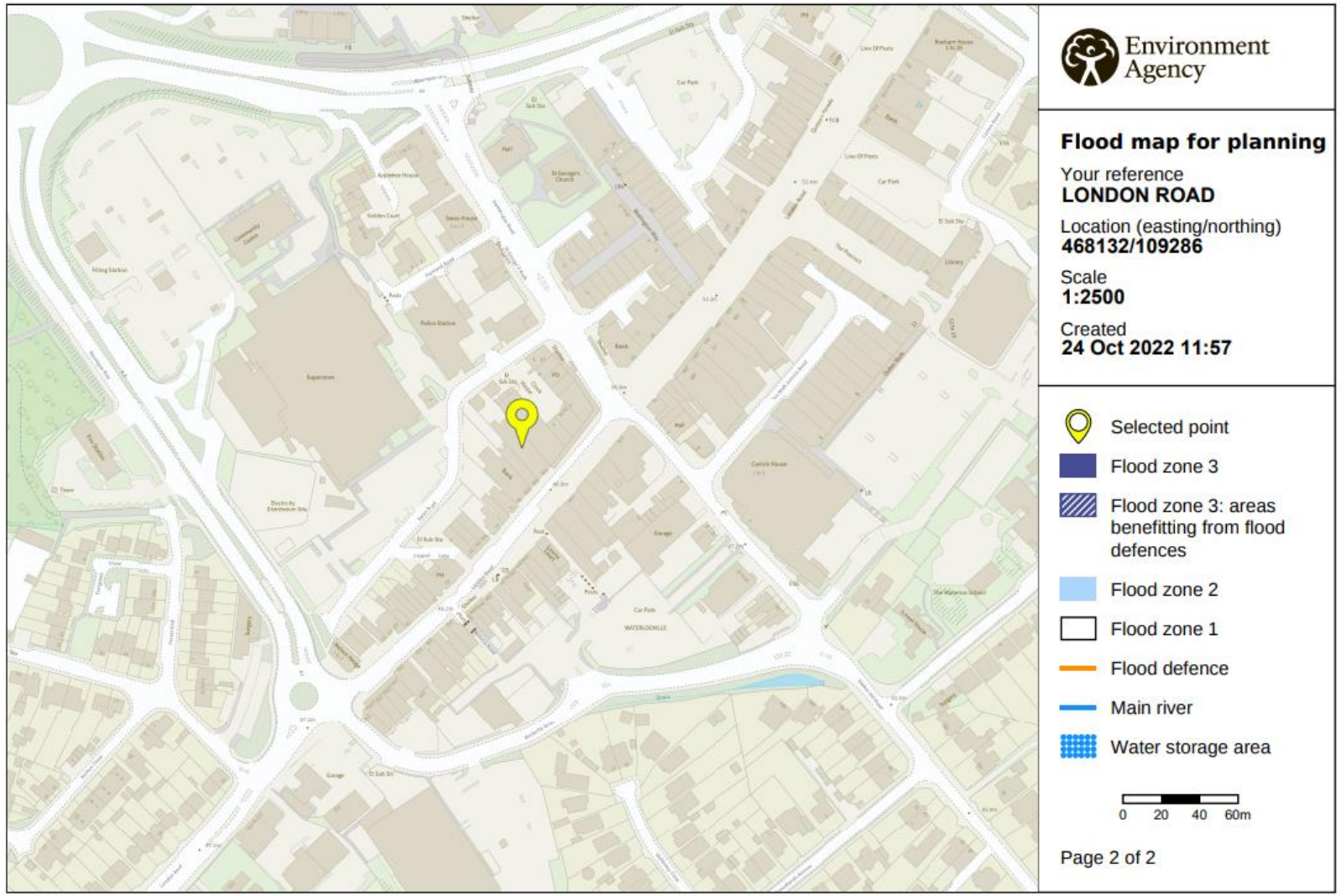
81c London Road, Waterlooville - Water Efficency Calculator

Installation Type	Unit of Measure	Capacity/Flow Rate	Use Factor	Fixed Use (litres/person/day)	Litres/Person/Day
WC (Single Flush)	Full Volume (L)	0.00	4.42	0.00	0.00
WC (Dual Flush)	Full Flush Volume (L)	6.00	1.46	0.00	8.76
	Part Flush Volume (L)	4.00	2.96	0.00	11.84
WC (Multiple fittings)	Average Effective Flushing Volume (L)	0.00	4.42	0.00	0.00
Taps (exc kitchen)	Flow Rate (Litres/Min)	6.00	1.58	1.58	11.06
Bath (Where shower also present)	Capacity to overflow (Litres)	175.00	0.11	0.00	0.00
Shower (where bath also present)	Flow Rate (Litres/Min)	7.50	4.37	0.00	0.00
Bath Only	Capacity to overflow (Litres)	0.00	0.50	0.00	0.00
Shower Only	Flow Rate (Litres/Min)	9.00	5.60	0.00	50.40
Kitchen/Utility Taps	Flow Rate (Litres/Min)	8.00	0.44	10.36	13.88
Washing Machine	Litres/kg dry load	8.17	2.10	0.00	17.16
Dishwasher	Litres/ Place Setting	1.27	3.60	0.00	0.00
Waste Disposal Unit	Litres/Use	0.00	3.08	0.00	0.00
Water Softener	Litres/person/day	0.00	1.00	0.00	0.00
			Total Calculated Use (Litres/Person/Day)		113.10
			Contribution from Greywater		0.00
			Contribution from Rainwater		0.00
			Normalisation Factor		0.91
			Total Water Consumption (CSH)		102.92
			External Water Use		5.00
			Total Water Consumption (Building Regulation Part G (17.k) (litres/person/day)		107.92
			Total Water Consumption <110litres/person/day?		**YES**

7. Environmental – Flood Risk

The site is within Flood Zone 1 so there is little to no risk of flooding.

As stated by the Environmental Agency, we are not required to submit a flood risk assessment as the development is smaller than 1 hectacre.



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8. Highways

The site seeks to exploit the very accessible and sustainable location where lifestyle is not dependent upon use of the car. In this respect only five parking spaces, suitable for people with disabilities, are to be provided. In addition there will be ample secure storage facilities bikes, for both the residential and retail. Access into the rear courtyard will be retained via the existing dropped kerb.

Further parking is sought to be provided through an S106 agreement with parking permits to the local public car park.

As shown on plan, we are proposing for the residential portion of the development to house their bins within the allocated bin store to the rear of the front building and the larger retail unit is allocated their own store. However on bin collection days, it is shown that bins are to be brought to the rear building in readiness for refuse vehicles to collect.

9. Affordable Housing

It is understood that the proposed development triggers the affordable housing threshold of 15+ units in accordance with the Local Plan. The expectation set by Havant Borough Council is residential development creating 15+ units must provide 30% affordable.

When conducting a viability study for the development, incorporating the additional fees required for payment contributions as well as the average sales cost within the local area, we are concerned that the scheme would be non financially viable, currently showing as 12.9% – which is below the Planning Practice Guidance's recommendation for between 15-20%. As mentioned, we have conducted a viability assessment for this development which can be found in Appendix A for further detail. Following this, we are proposing no on site affordable contribution for this scheme.

Also, the current levelling up bill passing through the commons, proposes lifting the trigger threshold to 40+ units.

	A	B	C	D	E	F	H	I	J				
1	Flat	B/P	Area	Application Type	Application Cost	Nitrates (APPROX)	CIL	SRMP	Development Cost	Land Cost Across Flats	Construction Cost	Professional Fees	Project Cost excl Interest
2	1	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
3	2	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
4	3	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
5	4	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
6	5	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
7	6	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
8	7	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
9	8	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
10	9	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
11	10	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
12	11	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
13	12	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
14	13	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
15	14	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
16	15	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
17													£1,979,755.26

			Notes
SRMP 1 BED	£390.00		
SRMP 2 BED	£563.00		
New Build per SQM	£1,581.00		BCIS Figures
Combined Prof. Fees	12.00%		
1 Bedroom	£125,000.00		Zoopla - New Flats
2 Bedroom	£175,000.00		Zoopla - New Flats
Land Value	£400,000.00		
CIL per SQM	£80.00		

15 Flats - Open Market Value

Flat	B/P	Area	Open Market Value
1	1B/2P	50	£125,000.00
2	1B/2P	50	£125,000.00
3	1B/2P	50	£125,000.00
4	1B/2P	50	£125,000.00
5	1B/2P	50	£125,000.00
6	1B/2P	50	£125,000.00
7	1B/2P	50	£125,000.00
8	2B/3P	61	£175,000.00
9	2B/3P	61	£175,000.00
10	2B/3P	61	£175,000.00
11	2B/3P	61	£175,000.00
12	2B/3P	61	£175,000.00
13	2B/3P	61	£175,000.00
14	2B/3P	61	£175,000.00
15	2B/3P	61	£175,000.00
			£2,275,000.00

£295,244.74
0.129777908
% profit

Calculation showing scheme to only provide 12.9% profit, less than the guidance.

10. Payment Contributions

It is understood that the following contributions are required for the scheme from our client:

Community Infrastructure Levy (CIL):

Residential CIL rate per m2: £80

Retail CIL rate per m2: £0

1054.5m2 of Residential Development + 77m2 of Retail = 1054.5m2 x £80/m2 = **£83,360**

Solent Disturbance and Mitigation Project (SDMP):

£390 (1B Rate) x 7 = £2,730

£563 (2B Rate) x 8 = £4,504

5% Rate = £361.70

Admin Fee = £23

SDMP Contribution Total = **£7,618.70**

11. Nitrate Mitigation

We accept that SRMP payments will be levied along with the need for nitrate credits which we accept Grampian conditions may be required.

When using the Havant Occupancy Rate Calculator, the schemes average occupancy is 1.68 persons.

After using the Solent Nutrient Budget Calculator and inputting the required information, it was calculated that the schemes total annual Nitrogen load to mitigate is 9.59kg TN/year.

Therefore, 9.59kg worth of credits is required and communications are to be had with Warblington Farm are to be had to purchase their credits costing £1,308 per kg at the time of the application is made.

Occupancy calculator

Date	09/01/2023
Site name	81c London Road, Waterlooville
Site address	81c London Road, Waterlooville

	Gross new homes proposed	Gross losses proposed	Net new homes proposed
1 bed	8		8
2 bed	7		7
3 bed			0
4 bed			0
5+ bed			0
Total	15	0	15

Average occupancy to include in Solent Nutrient Calculator:	**1.68**

Stage 1

User Inputs

Date of first occupancy:	10/11/2025
Average occupancy rate:	1.68
Water usage (litres/person/day):	120
Development Proposal (dwellings/units):	15
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Budds Farm WwTW
Wastewater treatment works N permit (mg TN/litre):	7.7

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	25.2	people
Wastewater by development	3024	litres/day
Annual wastewater TN load	**7.65**	**kg TN/yr**

Stage 2

User Inputs

Catchment:	Western Streams
Soil drainage type:	Slightly impeded drainage
Annual average rainfall (mm):	750.1 - 800
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	**Area** (ha)	**Annual nitrogen nutrient export** (kg TN)
Commercial/industrial urban land	0.05	0.39
Total:	**0.05**	**0.39**

Please enter area in hectares.

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Residential urban land	0.05	0.72
Total:	0.05	0.72

Please enter area in hectares.

Stage 4

Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load to mitigate is:	9.59 kg TN/year

12. Site Photos

13. Conclusion

The proposed development will not have a negative impact on the local area and we trust that the council will consider the application favourably.