

04 PROPOSED DEVELOPMENT

USE AND AMOUNT

Use
The uses proposed comprise:
Class A4 -A5 and Class E Aldi Food Store, Costa Coffee Drive Thru and a KFC Drive Thru.

Amount
The GEA floor areas of the uses are as follows:

Unit A - Aldi Food Store	1,908 sq.m
Unit B - KFC Drive Thru	333 sq.m
Unit C - Costa Coffee Drive Thru	167s q.m

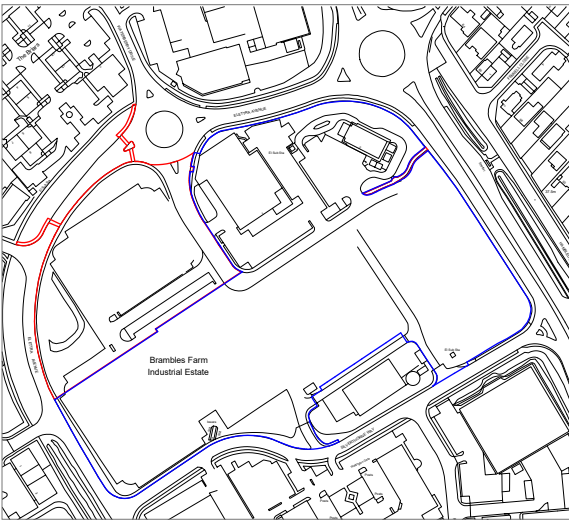


Fig. 13: Proposed Site Location Plan

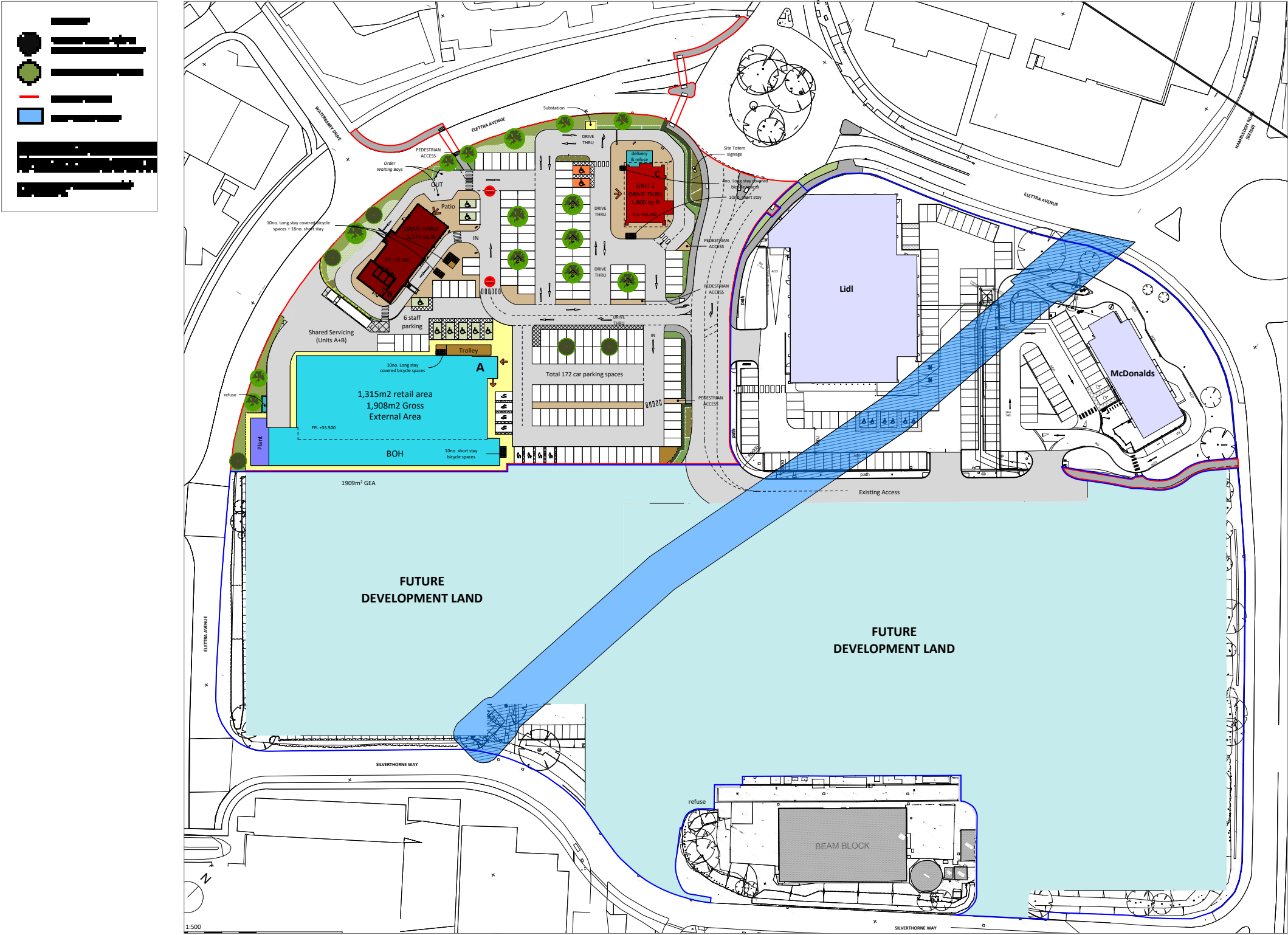
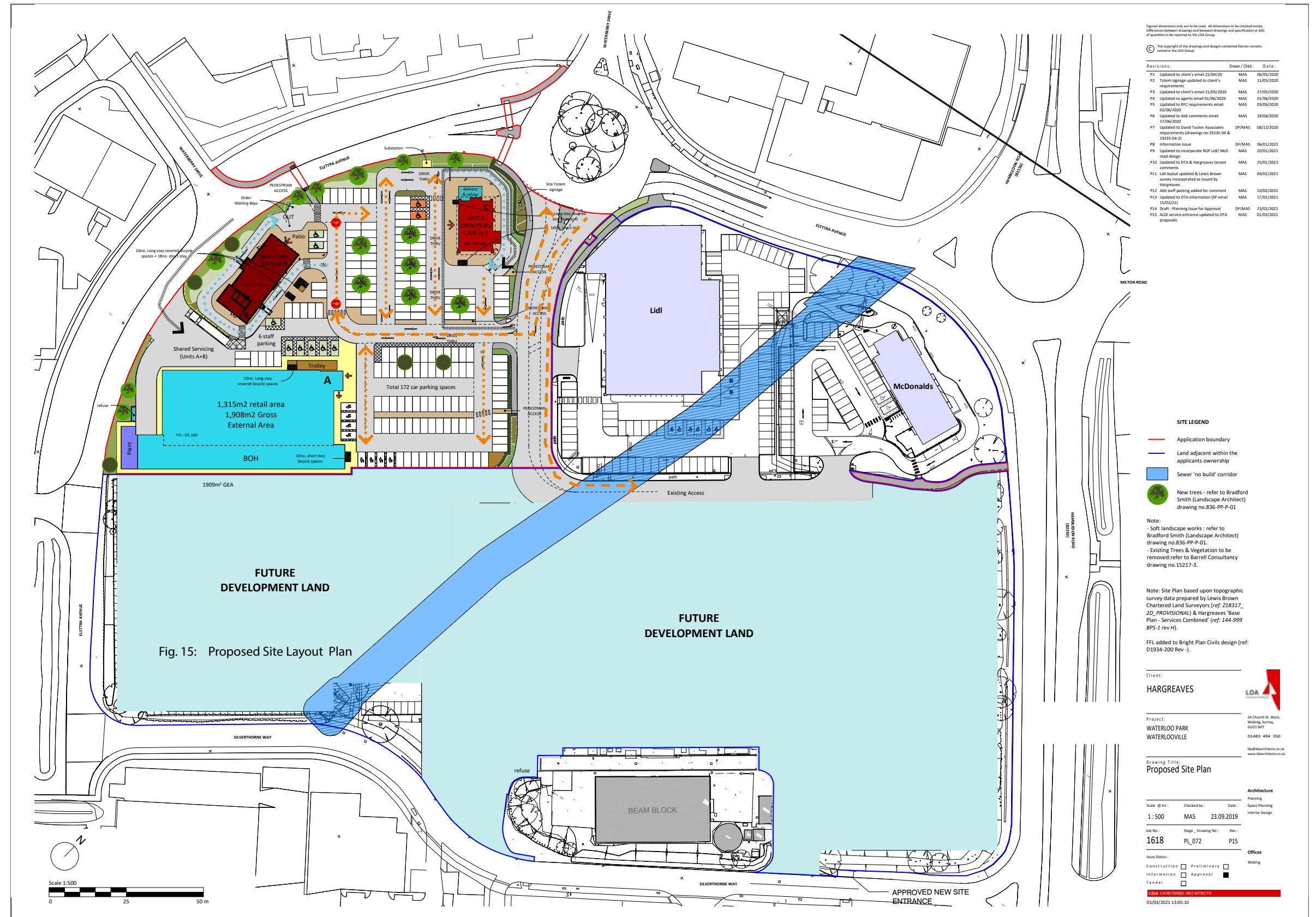


Fig. 14: Proposed Site Block Plan

04 PROPOSED DEVELOPMENT

LAYOUT - ACCESS

-  Primary Spine Route
-  Secondary Circulation
-  Driv-thru Routes
-  Service Access



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LAYOUT - ACCESS + SERVICING

- Driv-thru Routes
- Service Access
- Unloading Bay
- Non-public route
- Store Access
- Pedestrian Access
- Bin Storage
- Bicycle Storage
- Trolley Storage



Fig. 16: Proposed Aldi, KFC & Costa Coffee Layout Plan

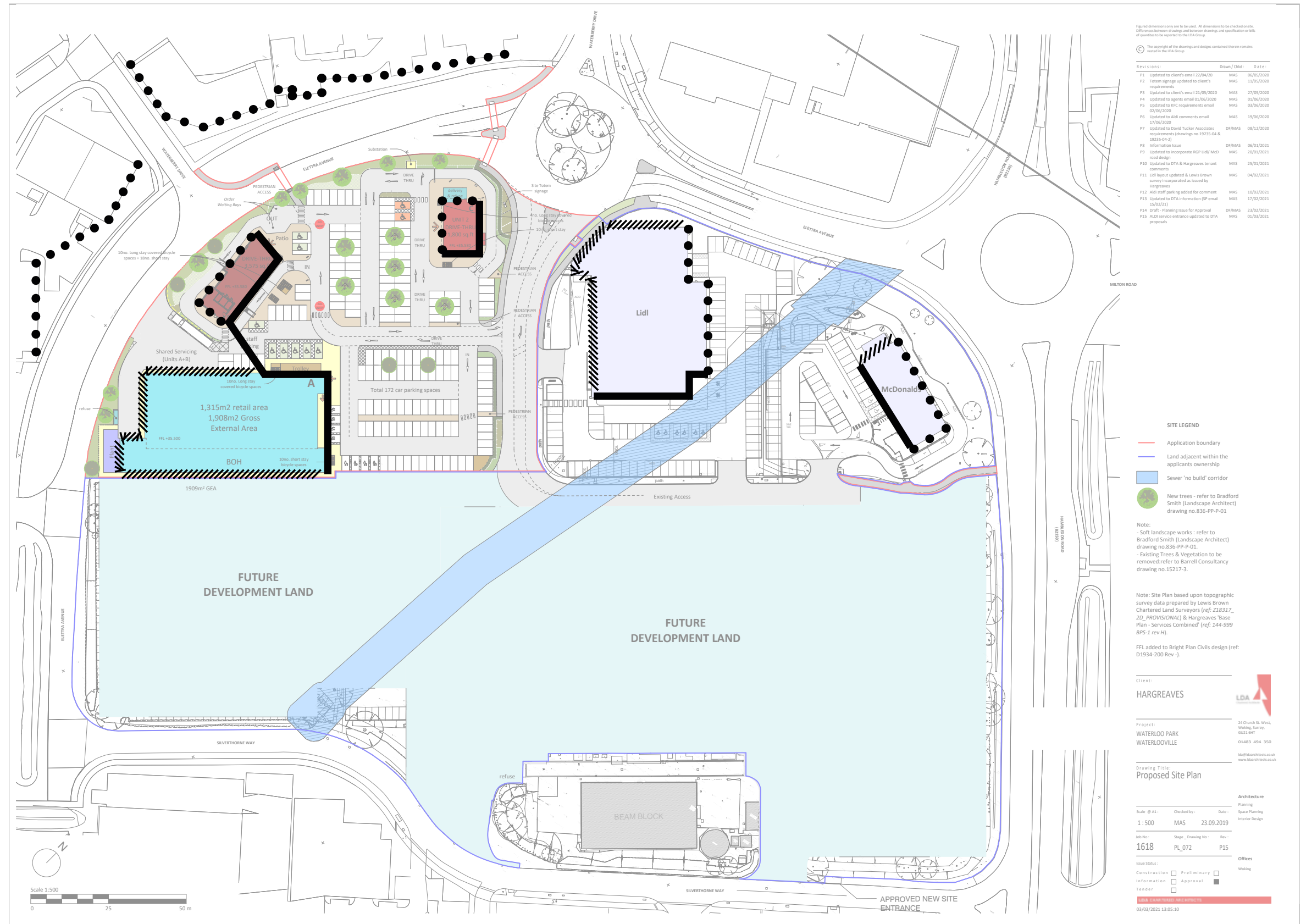
04 PROPOSED DEVELOPMENT

LAYOUT - FRONTAGES

-  Primary Retail Frontage
 Secondary Retail Frontage
 Back of House

The proposed site development forms an inward primary retail frontage around the parking & pedestrian access. A more active frontage is proposed which is not evident to the west of Aldi at present.

Ancillary & Secondary frontages respond appropriately to those to the north & west of the site.



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SCALE

The scale of Aldi store is comparable and wholly in keeping with the neighbouring buildings.

Height are based upon Google Earth levels & based upon site datum of +32m



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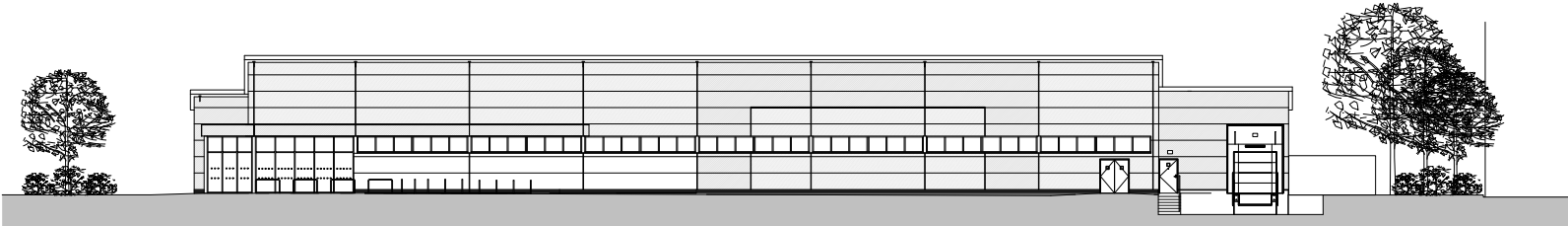
APPEARANCE - ALDI

The building mass, scale & designed appearance is expectant of a retail park setting.

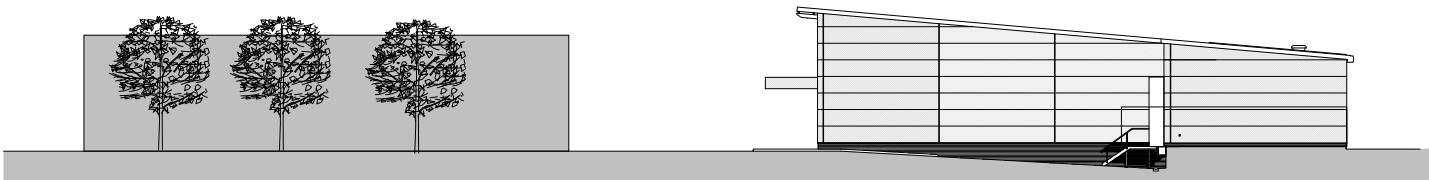
The horizontal massing is broken with strong glazed vertical bandings & canopy defining key facades to a more pedestrian scale.



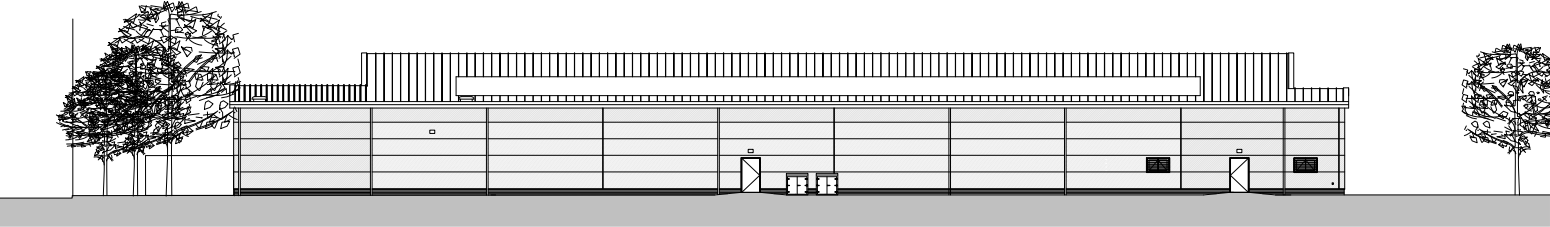
EAST - FRONT ELEVATION



NORTH ELEVATION - FRONT ELEVATION



WEST - FRONT ELEVATION



SOUTH ELEVATION - FRONT ELEVATION

Figured dimensions only are to be used. All dimensions to be checked on-site.
Differences between drawings and between drawings and specification or bills
of quantities to be reported to the LDA Group.

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Revisions:	Drawn / Chkd:	Date:
P1	Draft - Planning Issue for Approval	Df/MAS 23/02/2021

Note: Drawings reference from "The Harris Partnership Architects" information:

16590-004 - Proposed Aldi Floor Plan
16590-005 - Proposed Aldi Elevations

Frank Belshaw Building Surveyors Limited:

0000/2020/G100 2020/77 - KFC Floor Plan
0000/2020/G121A 2020/77 - KFC Site Plan
0000/2020/G211 2020/77 - KFC Elevations
0000/2020/G213 2020/77 - KFC Roof Plan
0000/2020/G900 2020/77 - KFC Drainage Plan

Costa Coffee:

Waterlooville - P1B (1) - Costa Floor Plan
1800(Side) - 02E - Costa Coffee Elevations

Client:

HARGREAVES

Project:

**WATERLOO PARK
WATERLOOVILLE**

24 Church St. West,
Woking, Surrey,
GU21 6HT
01483 494 350
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Drawing Title:

**Unit A_Proposed ALDI
Elevations**

Architecture
Planning
Space Planning
Interior Design

Scale: @ A1: Checked by: Date: 01/07/21

1: 200 MAS 01/07/21

Job No: Stage _ Drawing No: Rev: P1

1618 PL_200

Issue Status:

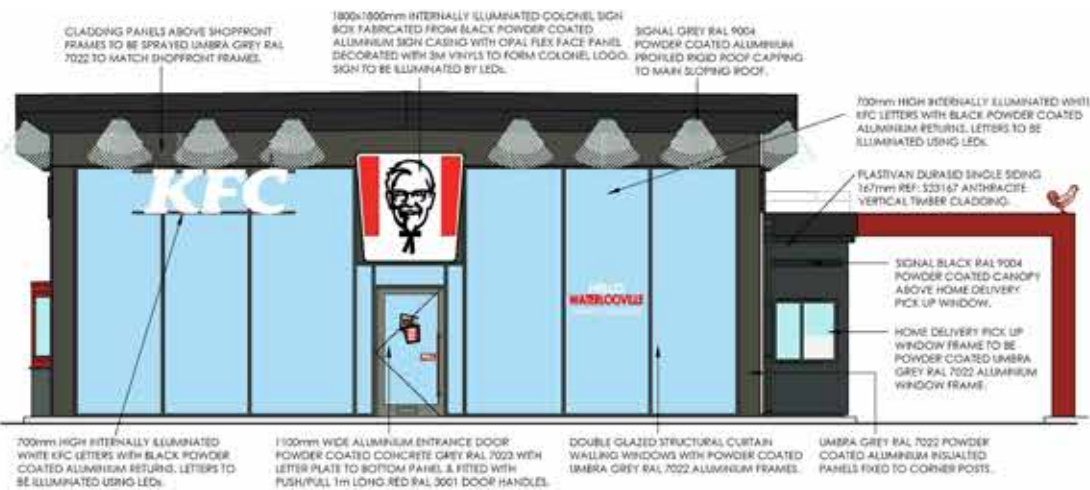
Construction ☐ Preliminary ☐
Information ☐ Approval ☒
Tender ☐

Offices
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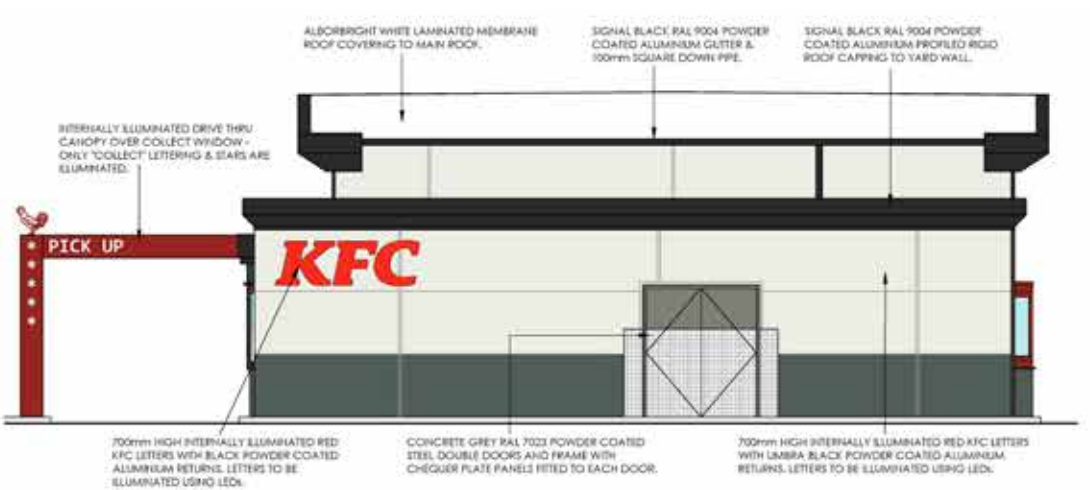
LDA CHARTERS ARCHITECTS
23/02/2021 21:03:10

04 PROPOSED DEVELOPMENT

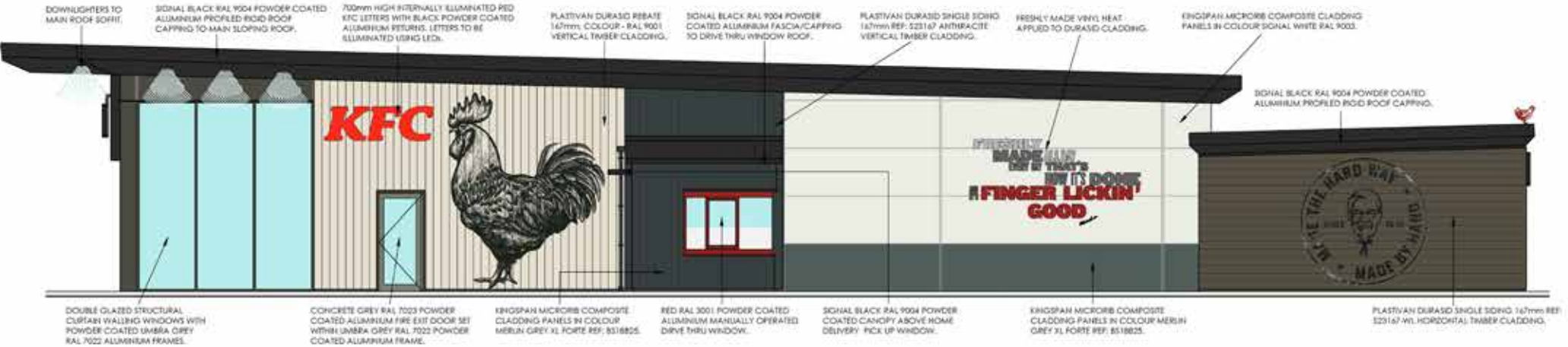
APPEARANCE - KFC



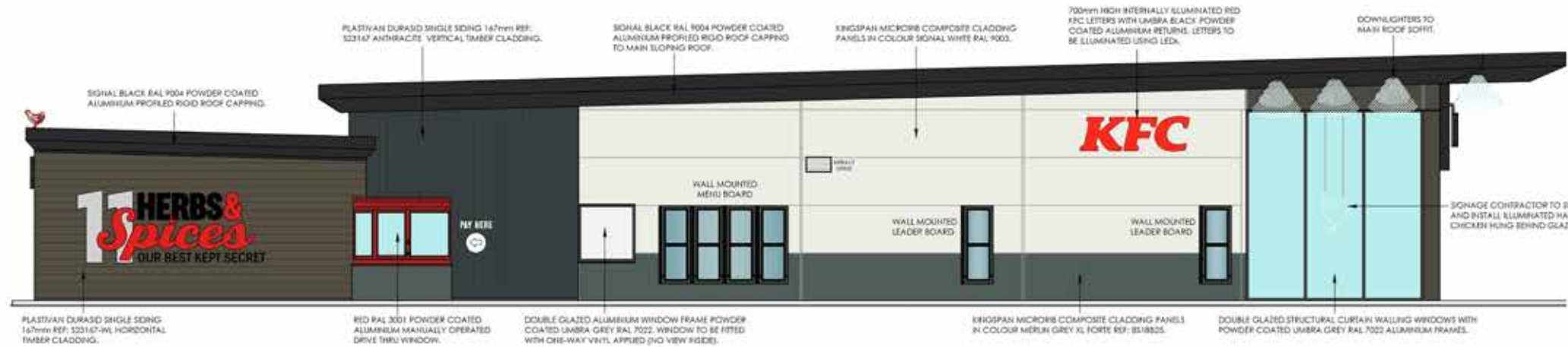
proposed front elevation - scale 1:50 @ A1 / 1:100 @ A3



proposed rear elevation - scale 1:50 @ A1 / 1:100 @ A3



proposed side elevation - scale 1:50 @ A1 / 1:100 @ A3



proposed side elevation - scale 1:50 @ A1 / 1:100 @ A3



Figured dimensions only are to be used. All dimensions to be checked on site. Differences between drawings and between drawings and specification or bills of quantities to be reported to the LDA Group.

Revisions: P1 Draft - Planning Issue for Approval Draw/Chd: 07/MAS Date: 23/02/2021

Note: Drawings reference from 'The Harris Partnership Architects' Information: 16590-004 - Proposed Aidi Floor Plan 16590-005 - Proposed Aidi Elevations Frank Belshaw Building Surveyors Limited: 0000/2020/G100 2020/77 - KFC Floor Plan 0000/2020/G11A 2020/77 - KFC Site Plan 0000/2020/G211 2020/77 - KFC Elevations 0000/2020/G213 2020/77 - KFC Roof Plan 0000/2020/G900 2020/77 - KFC Drainage Plan Costa Coffee: Waterloo - P18 (1) - Costa Floor Plan 1800(Side) - 02E - Costa Coffee Elevations

Client: HARGREAVES Project: WATERLOO PARK WATERLOOVILLE 24 Church St. West, Woking, Surrey, GU21 6HT 01483 494 350 lda@ldarchitects.co.uk www.ldarchitects.co.uk

Drawing Title: Unit B Proposed KFC Elevations

Architecture Planning Space Planning Interior Design

Scale @ A1: As indicated Checked by: MAS Date: 01/07/21

Job No: 1618 Stage - Drawing No: PL_201 Rev: P1

Issue Status: Construction Information Tender Preliminary Approval

LDA CHARTERED ARCHITECTS 23/02/2021 21:04:20

APPEARANCE - COSTA COFFEE

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Revisions: _____ Drawn / Chkd: _____ D: _____



Scale 1:200



0 10 20 m

Offices
Working

04 PROPOSED DEVELOPMENT

LANDSCAPE

The site is screened by low quality trees & hedge to the north and west fronting Elettra Avenue.

The proposal is to open the site up visually to all boundary reinstating new trees/ planting to enhance Waterloo Retail Park.

Layered shrubs & hedgerow provide a soft landscaped frontage. Trees integrated into the car parking also provide layers to enhance the retail environment.



SPECIFICATION NOTES
For Proposed Trees & Shrub Planting - These implementation and maintenance specification notes are for planning purposes only and do not constitute a detailed landscape specification.
SITE PREPARATION
Imported Topsoil
Imported topsoil shall be to BS 3882: 2015. Specification for topsoil and requirements for use. Multi-purpose grade - (Landscape 20) and be of medium texture with a high proportion of loamy material. It shall be free from subsoil, rubbish, roots of perennial weeds and other injurious to plant growth. Imported topsoil shall be from an approved source and a sample submitted and analyzed/tested at an independent approved laboratory.
Soil Handling: The soils shall be handled in accordance to the Good Practice Guide for Handling Soils. Soil handling shall only take place during the driest parts of the year to prevent compaction of the instu soils.
All topsoil used for planting shall be tested by an approved Topsoil Analysts and any required amelioration or soil improver required shall be carried out in accordance with the topsoil Analysts Report. The topsoil shall be free from harmful trace elements, including phytotoxic and zootoxic elements harmful both to plant growth and man. The topsoil should be tested by physical and chemical analysis and should state clearly the physical characteristics of the soil, levels of micro-nutrients and chemical content. All fertilizers and added nutrients shall be applied by a qualified staff or supervised to the correct application is undertaken.
Preparation for Topsoil Re-spread
Topsoil shall be spread following completion of all hard landscape building works, following a thorough

clearance and removal of building debris. Bottom of tree pit broken up to a depth of 150-200mm and scarify sides. Tree pits within soft landscape areas: min. 1000 x 1000mm x 300mm deep (min). Depth of tree pit dependent of depth of rootball; check dimensions of rootballs prior to planting. Tree pits backfilled with 300mm imported topsoil over subsoil. Tree pits within hard surface areas refer to construction detail on drawing.
Hedge and shrub planting areas: minimum 300mm deep. Wildflower Areas: Green-tech Low fertility soil is a specially blended growing medium created specifically for use with wild flower turf and seed.
Ameliorant's Fertilizers & composts: Landscape contractor responsible to submitting imported topsoil analysis to inform requirements. All topsoil ameliorant's (compost & fertilizers), approved peat-free to PAS100 & incorporated during backfilling & cultivation at required rate to full depth of growing medium.
Backfilling with Topsoil
Tree pits and shrub beds shall be backfilled, in layers, with previously prepared topsoil excavated from the tree pit and imported topsoil as required. Topsoil thoroughly mixed with planting organic compost and slow release fertilizer shall be used to plant all trees, shrubs and hedges. All finished levels shall be 25mm above adjacent paving. The shrubs shall be shaken during backfilling to avoid air pockets and the soil must be firmed as the hole is filled. All backfilled material shall include an organic compost and slow release fertilizer.
Cultivation: Topsoil shall be cultivated to a minimum of 400-450mm deep on planting areas to a medium tith, removing all rubbish, vegetation, perennial weeds, roots, stones over 50mm in any one dimension and raked to even levels.
PLANTING

Plant Stock and Timing
Plant material shall conform to BS 3936 Part 1: 1992, Part 2: 1990, Part 9: 1998, Part 10: 1990 and BS4043: 1989 and shall be protected at all times in transit to the site. The planting season shall be from 1st October to the 31st March. Planting shall not be carried out during periods of frost, drought, cold drying winds, or when the soil is waterlogged.
The planting shall be carried out in the first planting season following practical completion of the building and hard landscaping. Planting outside the planting season will require adequate watering to ensure establishment.
Planting
All trees, hedges & shrub planting shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. Allow at least 300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the root ball. Trees shall be planted upright and at the same depth as the grown nursery soil level with the root collar being at finished soil level, and evenly spaced, leaving room for growth. Allow at least 150-300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the rootball.
Individual trees:
All new tree planting in accordance with BS8545:2014 Trees: From Nursery to Independence in the Landscape - Recommendations. Trees shall be pit planted and supported by either double or single staking dependant on girth of tree. Bare root trees to have single upright stake. Double staking - stakes: two untreated softwood stakes double tree staked with cross bar. Stakes shall be softwood, peeled chestnut

or larch, free from projections and large knots, with one end pointed. Drive stakes vertically at least 300mm into bottom of the pit either side of rootball. Cross bar - 100 x 38mm secured to stakes using galvanised nails. Stakes above ground level - approximately one third of clear stem height - 750mm above ground level. Each stake secured to cross bar using galvanised nails. Tree secured to cross bar with rubber tree tie and tree cushion spacer/pad, fixed to support the tree. All fixing nails shall be galvanised annular.
Immediately following planting, all plants shall be watered-in to field capacity.
Tree & Shrub Shelters: To be confirmed on site if required. All native tree and shrub planting (hedgerows & native shrub / tree planting) shall be protected by an appropriate sized recyclable green shrub & tree shelters supplied by Tubex Ltd. Stake to be positioned on windward side of plant and driven vertically into the ground; stake attached to the shelter with a min. of two ties.
MULCH: Prior to the application of mulch, the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a layer of bark mulch. Native Shrub Planting Areas: ornamental bark mulch (8-35mm bark) to a depth of 50-75mm. All other planting beds a layer of fine composted bark mulch (0-8mm bark) to a depth of 50-75mm, ensuring that the low branches of shrubs plants are not smothered. Supplied by AHS Ltd or similar approved. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm.
WILDFLOWER GRASS AREAS: seeded with either Meadowscape Pro - Shade- 41 or Meadowscape Pro - Landscape 34 supplied by Wildflower Turf Ltd refer to drawing for locations. All seeded areas shall be seeded in accordance with the manufacturers instructions.
IMPLEMENTATION

All trees, hedges and shrub planting areas shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.
AFTER CARE PERIOD
Maintenance: The Aftercare Period shall extend for a five year period. During the Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas. Maintenance operations shall include: watering, firming-up all plants and adjust tree ties, stakes & guards, pest and disease control, grass cutting, general pruning, hedge trimming, weed control, removal of litter, fork over beds, top up mulch and autumn tidying. Removal of defective plants and plant replacements in the following planting season. Replacement plant stock if required or necessary shall be of similar species, size and form with the appropriate support as the original specification. Minor pruning all woody plants to remove deadwood and achieve an overall balanced canopy - where necessary. Need to consider and avoid breeding bird season (March- July/August). Hedge trimming - Trimmed annual late summer the bird nesting season which is (March- July/August). Hedges should not be pruned until late summer so that wildlife can take advantage of the insects and fruits provided during the winter months. Check for invasive species and remove from site. Health & Safety: Trees adjacent to public paths or adjacent to buildings to be inspected annually and remedial tree works carried out where necessary.
Replacement Planting
All plants, which have died, are missing or have failed to thrive, shall be noted and replaced with the same size and species as originally planted, in the following planting season.

NOTES
Copyright: This drawing is the property of Bradford-Smith Landscape Architect. It must not be copied or reproduced or passed to a third party without written consent of Bradford-Smith Ltd.
Dimensions: Only legible dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.
Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.
Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

LEGEND
SOFT LANDSCAPE WORKS
Proposed tree planting - Extra heavy standard; 14-16cm & 16-18cm girth
Tree Grilles & Guards: Avon 15B (1500x1500x600mm aperture); & Ullswater Tree Guard Colour: Matt Black RAL9005; including Root Rain hydrogills; supplied by Green Blue Urban; refer to detail
Proposed clipped evergreen hedgerow (min. 400mm topsoil)
Proposed clipped evergreen hedgerow (min. 400mm topsoil) maintained 1.2m high
Buffer strip: Proposed mixed native shrub planting (min. 300mm topsoil)
Proposed structure shrub planting (min. 400mm topsoil)
Proposed ornamental shrub & ground cover planting beds (min. 400mm topsoil)
Proposed wildflower grass areas - Meadowscape; supplied by Wildflower Turf Ltd & installed in accordance with manufacturers instructions
Soil Rooting Cells Structure Modules: supplied by GreenBlue Urban or similar approved, exact configuration TBC with Green Blue Urban & installed in accordance with the manufacturer's instructions
Proposed Timber Knee Rail - 0.9m high. (To match adjacent sites)

NOTES
Existing trees & vegetation to be removed- refer to Barrell Consultancy Report & Drawing.
Tree Survey & RPA's - Barrell Consultancy Report & Drawing.
Underground Services: All pipe work shall be protected with Terram Root Guard (or similar approved) in the vicinity of new tree planting. No new services shall be located within the RPA of existing trees. External drainage and levels - Refer to Drainage & Highway Proposals Plan.
Hard landscape details and drainage - refer to Architects and Engineers details. For details on retaining structures, please refer to engineers / architects details.

PLANNING
B 25-02-2021 Planning amended to incorporate revised layout
A 18-02-2021 Planning amended to revised layout
Date Name
Revisions

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Project
Waterloo Park, Elettra Avenue, Waterlooville, Hampshire, PO7
Client
HARGREAVES PROPERTIES LTD
Drawing Title
PROPOSED DETAILED PLANTING PLAN & SCHEDULE
Scale
1 : 250 @ A1
Date
January 2021
Drawn
MS
Revision
B
Drawing No.
836-PP-01
Legend
Preliminary
Issued for Planning Approval
Issued for Construction
Issued for Design/Information
Issued for Tender
As Built

05 CONCLUSIONS

This Design and Access Statement has demonstrated that this detailed application has been considered from a design point of view.

Use

The proposed land uses are appropriate for this location within Waterloooville and would be a wholly suitable addition to the existing surrounding character of the area.

The existing road / transport network lends itself to the proposed land-uses while providing employment and additional business / services to the area.

Access

The development site retains the existing vehicle access arrangement and has been carefully designed to mitigate any impact that increased traffic movement might have to the existing infrastructure.

The servicing arrangements have be mainly divorced from the customer experience with dedicated access from Elettra Avenue.

The existing road and public transport networks will facilitate this type of development.

Layout

The existing road network provides flexibility to the application site.

Access and layout have been carefully developed to provide retail layout with associated facilities.

Scale

The scale of development will be suitable and in keeping with the existing industrial / commercial context.

Appearance

The proposed buildings have been designed in context and are suitable to meet the commercial and operational needs .

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