



DESIGN AND ACCESS STATEMENT

PDP Architecture llp

MULTI STOREY CAR PARK AND ADDITIONAL
PARKING

WATERLOOVILLE LEISURE CENTRE

WATERBERRY DRIVE

WATERLOOVILLE

PO7 7UW

03/2020

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INTRODUCTION

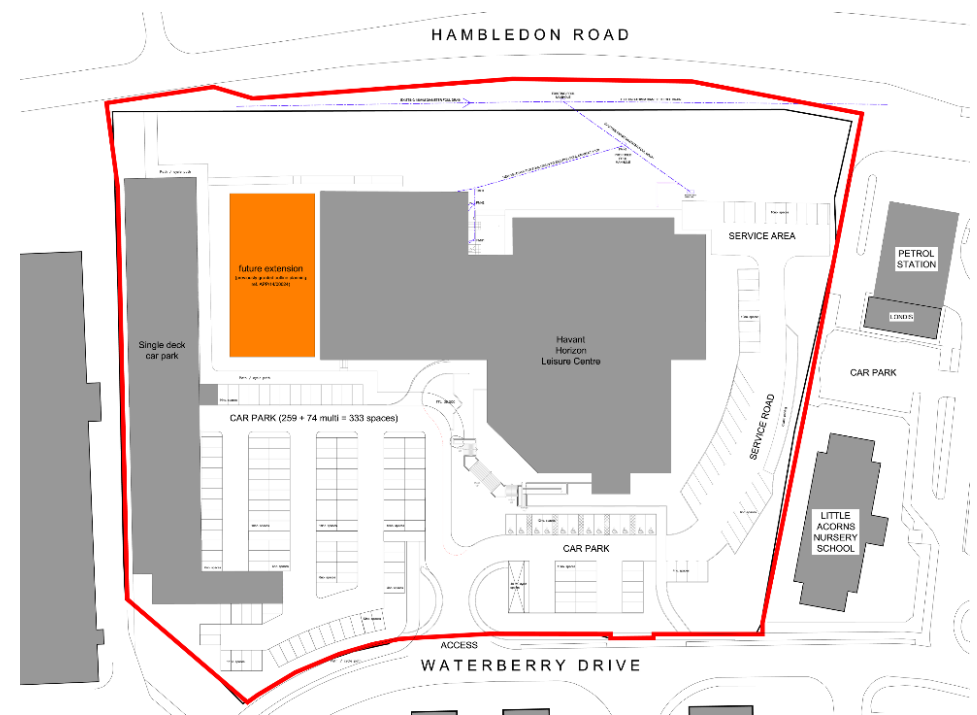
PDP Architecture llp is submitting this hybrid planning application on behalf of our client, Horizon Leisure Centres. This hybrid planning application proposes 1.) a full planning application for reconfiguring the car park and also constructing a single deck car park at Waterlooville Leisure Centre and 2.) outline planning for a future extension to the centre for which outline planning was previously granted (ref. APP/14/00024). Please note that this application should be read in conjunction with all drawings.

LOCATION AND CONTEXT

The site for the works is within the existing Waterlooville Leisure Centre, Waterberry drive, Waterlooville, Hampshire PO7 7UW. It is located within an industrial estate and business park. The site comprises the leisure centre and a gym & Play Centre extension already built by PDP Architecture llp, with parking to the south, east and west sides. Outline planning for a future extension was granted north of the existing extension though this approval lapsed on the 7th March 2017. This application includes an outline application for the same development. The site for the future extension is currently used as a temporary overflow car park with 40 spaces, though these will be lost once work starts on the new extension. The new extension will create a greater demand for parking which is already pressed at present. With regards to the need for parking on site this full planning application will address the current parking arrangement to provide a more effective car park layout and further increase parking availability by creating a single storey deck car park by the north-western site boundary. The outline application and full application are linked because creating the extension without approval for increased parking will only lead to further problems with parking. Landscaping for the site has recently been completed as part of a long-term landscaping management plan in close consultancy with Havant Borough Council.

Due to the popularity of the leisure centre it is proposed to extend the parking from 220 to 333 spaces. 74 spaces will be achieved with a single floor, multi storey car park to the north-western boundary of the site and the rest is allocated by re-designing the existing car park by cutting back dangerous vegetation currently occupying the site. This layout has been derived to create better pedestrian and cycle connections throughout the site whilst also futureproofing the site.

Access to the site is provided from Waterberry Drive with additional cycle/foot path connection introduced to/from Hambledon Road which will accommodate future Havant Borough Council plans.



SITE PHOTOGRAPHS



From top left:

View to proposed multi-storey
car park

Overflow Car Park

Existing extension

Waterberry Drive



MASSING AND LAYOUT

The current configuration of the existing car park under utilises the space available, with reconfiguration this has allowed for a more rationalised layout to create additional spaces at ground floor level. With additional car parking in mind, this allowed for the reconfiguration along the western boundary to be designed to allow for a single storey deck above. A transport statement has been prepared by Paul Basham Associates for this proposal. Please refer to "020.0255 TS 1" section 4 Proposed Car Parking Provision" and 5 "Disabled Parking Provision" for further information on massing and layout.

The multi storey car park will be a single storey structure accommodating 74 parking spaces above 72 on the ground. Please refer to "020.0255 TS 1" section 6 "Car Park and Ramp Design" for further information on massing and layout of the single storey deck. The future extension will encompass the footprint of the current overflow car park and be of a scale and height that is complimentary to the massing and layout of the current Waterloo Leisure Centre.

A tree report was commissioned by the client and carried out by Bernie Harverson which identified a multitude of issues with the vegetation on site. Due to the trees being allowed to self-populate with little maintenance, the rate of growth has caused the area to become dangerous to the public. Works have been carried out to the trees and shrubs to negate the danger and promote a healthier and less intrusive on-site flora that also frees up space to create the necessary ground parking. Please see the submitted tree report for more information.



APPEARANCE AND MATERIALS

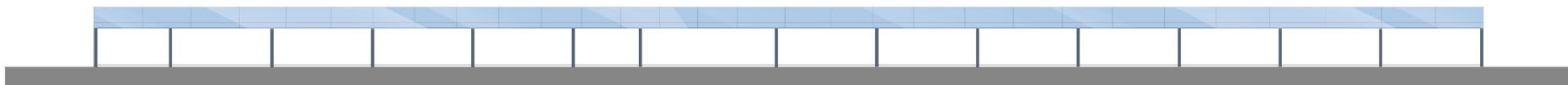
The single storey deck car park will be constructed as a steel frame structure with a perforated, blue-tinted steel façade to accommodate branding for the centre including images and the Horizon logo perforated into the steel. This creates a dynamic and engaging façade that clearly states the services to which it provides for in the centre. Please note that the images used for the façade in these visualizations and elevations are indicative only and to be chosen at the discretion of the client and his advisors. The three main facades will be wholly clad in this perforated steel whilst the façade facing the opposite industrial unit will be mainly uncovered. Appropriate soft landscaping will be incorporated into the design.

The future extension will be in keeping with the materials to that of the existing centre.

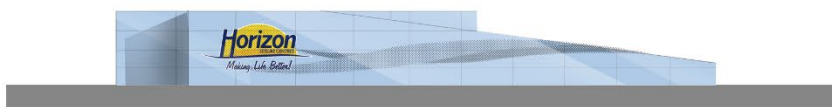
South West Elevation



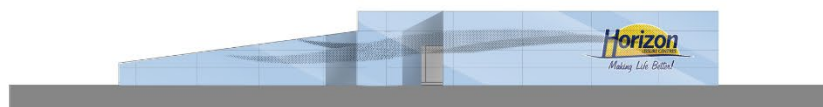
North East Elevation



South East Elevation



North West Elevation



ACCESS

The proposal suggests keeping the existing vehicular access from Waterberry Drive and to introduce a cycle/foot path from Hambledon Road through the site.

The single deck car park will be accessed by vehicles from a ramp or through stairs leading from a foot path.

The existing car park has had work done to cut back dangerous vegetation by the site boundaries which has freed up space for additional car parking. In total the ground area parking will increase from 220 to 259 with an additional 74 on the single deck car park. This is a total increase of 113 spaces from 220 to 333 spaces. This is an increase of 51%, which will futureproof the leisure centre.

12 spaces near the front are designated disabled spaces and cycle storage will be provided.

All new access will be DDA and Part M compliant.

PRE-PLANNING ADVICE

A pre-application meeting held on the 4th of January 2017 established the precedent for this planning application. Pre-application advice received on the 8th March 2017 advise for a hybrid planning application such as this, and the discussed design of the single storey deck car park deemed acceptable as long as the colour palette relates to the materials of the existing building. The location of the deck and reconfiguration of the car park as reviewed by the planner are both seen as acceptable. The planner confirms that changes in local planning policy since the original outline planning for a future extension was granted have been considered and the new outline application for the same development should not raise any issues.

As this site is part of a masterplan of the area which will introduce a new housing estate to the south west of the site the reconfiguration is future-proofed to consider this in its layout. The future cycle path/foot path will lead vulnerable traffic away from the busy roads, especially Hambledon Road, and create better connections for the wider area.



FLOOD RISK

This map is retrieved from the Environment Agency on 09/03/2017 and is in compliance with EU Floods Directive 2007/60/EC. WaterlooVille Leisure Centre lies outside any flood zones and has no risk of flooding.

CONCLUSION

In summary this hybrid planning application will supply WaterlooVille Leisure Centre with much needed parking, and the outline planning of an extension will secure the possibility of diverse, high quality services being offered to the community in the future.