



**223 London Road,
Waterlooville, PO8 8DA**



Design and Access Statement

Design

The process

Assessment

223 London Road is a class D1 use building no longer operated by the current owner. To be able to operate again as a class D1 use building the site requires updating and renovating.

The proposed development is for external works to the existing building which includes replacing two doors with windows, replacing the rear doors, adding a parapet and screening to the single storey element to the rear of the building, adding a pagoda and canopy. New pedestrian access and a bicycle stand to be added, and a bin store is also proposed.

This proposed development will enable the site to be used effectively as a class D1 building as well as provide improved access to the site. As part of the development the exterior of the property will be renovated to make it “as new”, so that it can continue to be seen and used as a welcoming, well cared-for, central part of the community.

Involvement

At the current time a variety of professional assistance and guidance has been sought.

- We have engaged with an architect to develop plans for the site
- We have taken pre-application advice from Havant Borough Council’s planning department, reference GEN/20/00011
- We have engaged with an external planning consultant for further advice

Evaluation

Considering the assessment conducted above and the response from the involvement we have had with professionals, we can identify the following opportunities and constraints.

Opportunities	Constraints
Provide a renovated class D1 use building that continues to add community value	Any development must be sympathetic to the current building
Improve access to the site for all site users, to encourage more public transport use and to provide further support for those with accessibility requirements	Development must consider any tree protection orders in place
Put in place sympathetic renovations to the site and building to enable the full use of the site, using the existing finish where possible	

Design

In determining the design, it is deemed necessary that where possible any additional works should be finished to the same specification of the current building. It is also important to update the current finish of the building to make it “as new”, so that it remains a welcome, central part of the community, by cleaning the roof, tidying up the frontage, replacing render and repainting the building.

The proposed development is designed to be of small scale and sympathetic to the current building, with the biggest change being the new access for pedestrians. This is deemed especially important in the design to improve access to the site, to remove pedestrians from using the vehicular access.

Following pre-application advice, the original design was adjusted to include a screening wall on the first-floor to shield neighbours from potential loss of privacy and harm to neighbouring amenity due to the use of the first-floor terrace, with the original first-floor canopy to be instead replaced with a pagoda.

The site plan and proposed elevation plans are included within the supporting documents with the planning application.

Use

The building is currently class D1 use. This application does not propose any change in use.

Amount

The proposed development involves the removal and replacing of two side doors with windows and raising the windowsill of one of the front windows. The proposal also involves replacing the rear doors to the garden to include sidelights. The proposal also involves creating a canopy at the rear of the building and a pagoda on the first-floor roof terrace.

The other proposed parts of the development are to create a screen wall on the first floor on the old roof terrace, and a parapet to the perimeter of the flat roof.

Finally, the proposed development includes the creation of a new pedestrian access to the building with a bicycle stand to the front of the property and a bin store to the side of the property. Two additional parking spaces will be created to the side of the property to increase the amount of parking already present at the site.

All alterations will not affect the size of the building.

Layout

The new pedestrian access that will be created will provide a safer entrance to the property to expected pedestrian traffic. This will improve the safety of overall access to the site. The bin store to the side of the property and away from the main access to site users also provides more space for users to access the property.

The additional parking provides further spaces to provide parking for the site that will prevent congestion in the car park.

The canopy to the rear of the building will run along part of the rear elevation of the building only, and so will not extend beyond the width of the current building footprint.

Scale

The total development site is 970 square metres, however only a small portion of the site is being redeveloped in this planning application.

The new pedestrian access extends roughly 12 metres from the front of the site through to the front elevation of the property. The bicycle stand and bin store are small in scale so remain sympathetic to the current building.

The new canopy will extend roughly 2 metres from the rear elevation of the property and extend along most of the rear elevation of the building.

The new pagoda will extend roughly 2.5 metres onto the flat roof. The new screening wall for the existing first-floor roof terrace will extend roughly 2 metres onto the flat roof. The new parapet wall will cover the perimeter of the existing flat roof footprint.

Landscaping

Landscaping will be undertaken to the front of the site to accommodate the new pedestrian access and bicycle stand. Where the proposed pedestrian access will be there currently exists overgrown plants and bushes, which would be removed and replaced with the new path and well-kept, looked after planting.

Where the bicycle stand will be there is currently shingle on a raised bed. This raised bed will be scaled back to accommodate the new bicycle stand, with appropriate retaining installed. The remaining raised bed will see the shingle replaced with more plants to provide a better aesthetic look to the property.

There is a tree protection order in place for a tree at the front of the property – a survey will be carried out to ensure that any proposed works take this into account.

Appearance

The proposed development is designed to make the site and building look “as new” through the replacement of old doors and windows with new ones, and with the re-rendering and repainting of the building, and tidying of the frontage. The new access and improvements to the front of the property will also add to this “as new” look.

The addition of the canopy and pagoda will be installed to be sympathetic to the current look of the building. The first-floor screening wall and parapet will be installed, rendered and painted to match with the existing building.

Access

Vehicular and transport links

The current building has provision for eight car parking spaces through an entrance drive from the main road. There is currently no separate pedestrian access.

As already explained, the creation of the new pedestrian access will provide a separate access point for expected pedestrian traffic and take this away from the vehicular access that exists. The vehicular access is not being changed in this proposal.

The site is therefore already accessible to vehicular traffic and following the proposed development will also be accessible to pedestrians. There is a bicycle lane that runs right outside the property, and there is a bus lane on the road that runs outside the property, served by six buses every hour, allowing the site to be highly accessible.

Inclusive access

The proposed development provides inclusive access through repainting the existing car parking spaces to more clearly identify the disabled parking space. The existing ramped access to the property will be maintained in this proposal.