

Design and Access Statement

Extension to The Acorn Community Centre

at

Wecock Farm, Eagle Avenue,
Waterlooville PO8 9UX

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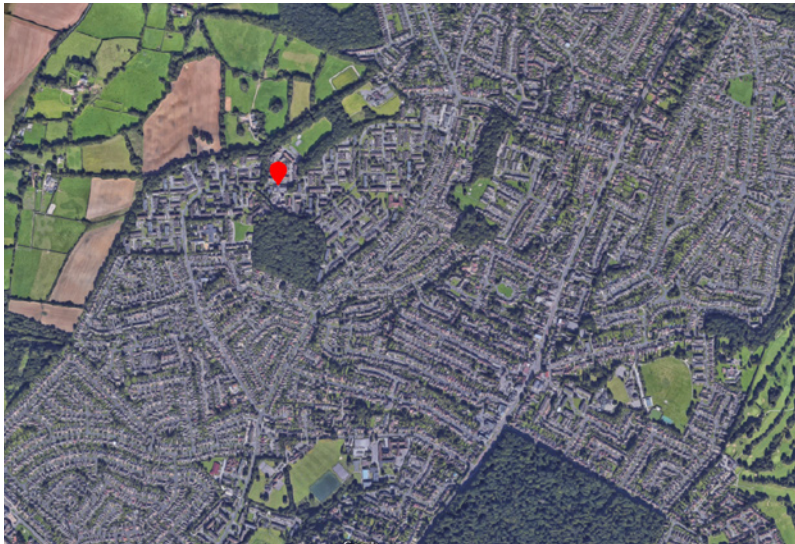


1.0 Introduction

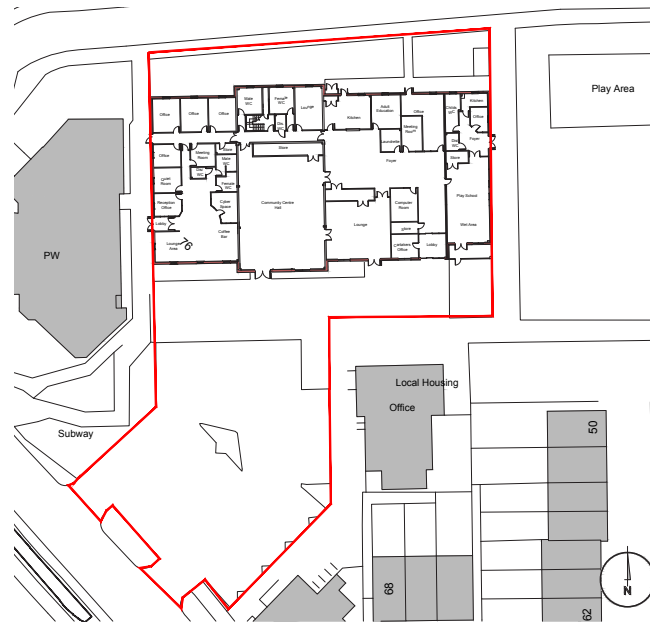
The Acorn Centre is an existing purpose built Community Centre serving the residents of Wecock Farm and the wider surrounding area. The existing building is currently used to its maximum with a wide variety of clubs and courses. This causes problems fitting everyone in and an extension is desperately needed.



Aerial 3D view, close up of the site



Aerial view locating the site



OS Map indicating site boundary

The total site area is 2873sqm, however, the extension proposed will only have a footprint of 55sqm.

2.0 Site Analysis & Context

2.1 Site Location,

The site is located within a 1970 - council housing estate on the north-west edge of Waterlooville. It lays within close proximity to the A3 (M) motorway and is 8 miles north of the city of Portsmouth. The site is located at the north boundary of a small public complex surrounded by residential dwellings.

2.2 Access & Circulation

Public Transport accessibility to the site is achieved via bus routes 7 and 39 and private means of commuting. The bus routes can be accessed via a bus stop located within 100m of the site. Currently the site features car parking to the south with some on-street parking available in the area. Pedestrian circulation within and around the site is provided with wide footpaths throughout the site.

2.3 Site Character/ Appearance

The surrounding residential and commercial zones are two storey with the materials and finishes relating between all the buildings. The surrounding structures including the existing building for this proposal comprise of buff or red facing brick walls and red interlocking concrete or slate roof tiles. Some older buildings additionally contain whiteboard cladding and hanging tiles. All of the plots have white uPVC windows and a mixture of black or white rainwater pipes.

Individual plot context can be seen in the adjacent images:



Red fine sanded stock
brick
Aldbury Multi Stock



Buff multi colored
textured stock.
Hathersage Blend or
similar



Grey roof tiles



Red roof tiles



Google aerial view, travel distance to nearest public transport



Google street view - Neighboring Dwelling



Google street view - Neighboring Dwelling



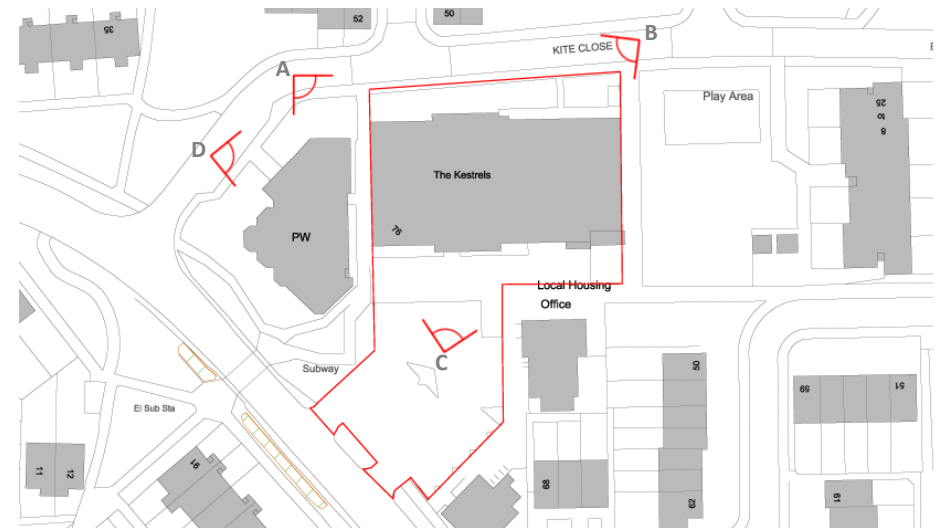
Google street view - Neighboring Dwelling



Google street view - Neighboring Dwelling

3.0 Existing Site - Community Centre

The site is composed of the 1164sqm Acorn Community Centre with accessible footpaths around the building. The Community Centre is a single storey pitched roof building composed of red and buff brick with a interlocking roof tile. The site is relatively flat with a slight incline towards the south.



A



B



C



D



North Elevation
Scale 1:100 @ A1



West Elevation
Scale 1:100 @ A1



East Elevation
Scale 1:100 @ A1

Existing street elevation - Not to scale

4.0 Proposed Scheme

Site Layout

The placement of the extension has been located to the north of the building following detailed consideration of the various options and does not interrupt the existing site circulation. Currently, the existing site is a grass area and no footpath, unlike in all other parts of the building. This made the spot ideal for an extension avoiding existing footpaths, trees and underground utilities.

Scale & Appearance

The Centre is located on a confined site and whilst adding a second floor was considered, this was not feasible as it would result in the centre being closed for several months. The proposal is therefore to construct a single storey 55sqm extension on the North West corner using matching materials to the existing building. The roof on the proposed extension will remain hipped at the same pitch and height to match the existing appearance.

The materials include:

- Red facing brick
- Red brick Soldier Course and sill
- Concrete roof tiles
- White uPVC windows,
- White uPVC fascias and soffits
- Black Rainwater pipes

Landscaping & Vegetation

The existing site is predominately flat with a slight incline located at the north of the boundary. The proposed extension is located at a sloping area of the site which it is proposed to level and add planting to a revised steeper bank.

There are no trees affected, the area being grass with some shrubs.



Proposed Site plan - NOT TO SCALE



Proposed West elevation
Scale 1:100 @ A1



Proposed North elevation
Scale 1:100 @ A1



Proposed East elevation
Scale 1:100 @ A1

Proposed elevations - NOT TO SCALE

5.0 Perspective Render

The render below shows how the proposed extension will look. As can be seen, the proposal has been designed to match the existing building in materials and form.



Google

6.0 Flood Zone

As can be seen from the Flood Risk Map below (provided by the environmental agency) the site is not within a flood zone and therefore is not at risk of flooding.

It is proposed that the rainwater from the development will be discharged into a sustainable drainage system attached to the original building.

7.0 External feedback

Public Consultation

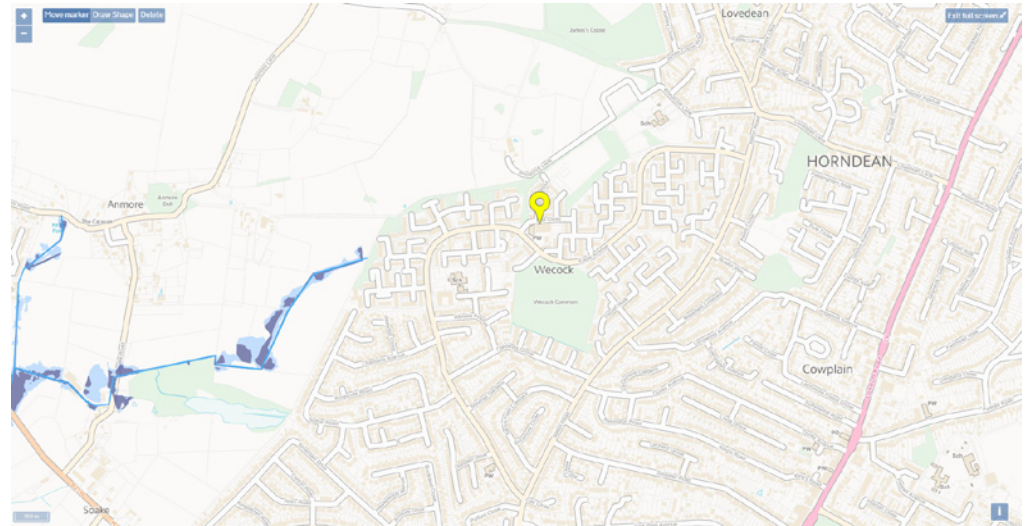
The local residents were invited to view the proposal and make comments at a public meeting held Thursday 20th June 2019 between 3 and 7 pm. The event was advertised locally and leaflets were delivered to dwellings in the area.

A number of residents came and viewed the proposal generally supporting the scheme and no adverse comments were received. The internal layout was subsequently redesigned to reflect one of the comments received.

Pre-Application

An informal “pre-application” has been held with Havant Borough Council with their comments confirmed in an e-mail dated 24th May 2019.

The comments were generally supportive of the proposal acknowledging the need and support these proposals are lightly to receive. It does, however, suggest that further consideration be given to the barn hip roof to the north elevation, replacing this with a full hip roof. This has been considered, see elevation to the right but we have concerns that due to site levels this will result in very low eaves on the north elevation creating a situation for both vandalism and illegal access. In view of this at this stage, we have retained the barn hip but would discuss further.



Maps for planning flood zones.



Elevations showing requested pre-application changes

7.0 Summary Statement

The Acorn Community centre is a highly utilized venue amongst the neighbouring residents of Wecock farm. At this stage, the hall is operating at its maximum capacity and is in severe need of expansion. This Design and access statement accompanies the planning application which if approved will go some way towards meeting current and future needs. The proposal will be constructed with materials matching the existing, blending in with the main building without looking like an extension.

