

3.0 Planning Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise.

The proposed scheme has had regard to the current adopted Development Plan for Havant Borough Council for the plan period up to 2036, which comprises:

- Havant Borough Core Strategy [adopted March 2011]; and
- Havant Borough Local Plan (Allocations) [adopted July 2014].

Policy and guidance which forms a material consideration, including the 2012 National Planning Policy Framework (NPPF) and several Supplementary Planning Documents, have also been considered.

Havant Borough Council is in the process of reviewing its Local Plan. The Draft Plan was considered at Cabinet on the 18th December 2017 (with the Cabinet papers becoming public on 11th December 2017). The public consultation began on the 8th January 2018 and will be running until 16th February 2018. Consideration has also been given to the Draft Local Plan.

The site is situated within the following policy areas in the Havant Borough Council Adopted Policies Map:

- Local District Town Centre
- Primary Shopping Frontage
- Mixed Use Allocation

In addition, the site is adjacent to the Indicative Cross Borough Bus Rapid Transport Route.

Waterlooville Town Centre is highlighted as a Key Site (KS2) within Havant Borough Council's Local Plan 2036 with Wellington Way highlighted as an area for 'high quality, high density residential development'.

Please see the Planning Supporting Statement which accompanies this planning application for a comprehensive review of how the proposed development meets national and local planning policy.

4.0 Design Development : Inception - September 2017

Throughout the design development process and we have undertaken comprehensive engagement with relevant parties. These include the Havant Borough Council Planning and Development team, public consultations/exhibitors and a design development forum.

This process has been vital in finalising a scheme that is appropriate to the site and the town.

Feedback has been obtained at each engagement and incorporated into the next iteration of the scheme.

The key outcomes of this engagement process are outlined on the following pages, illustrating how the designs have developed.



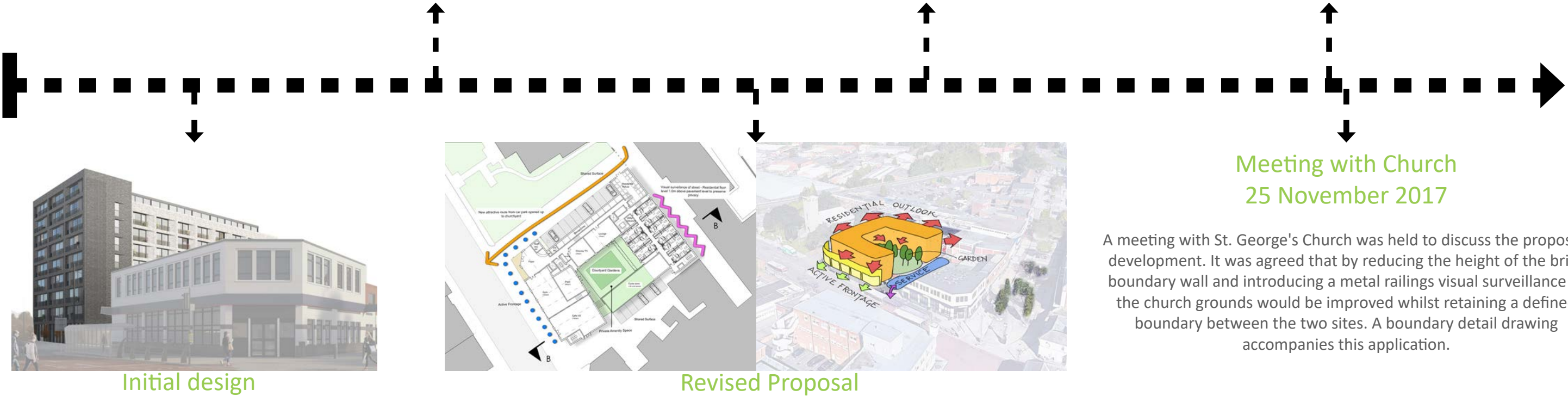
24 May 2017 Development Consultation Forum

Presentation to the Council 30 August 17

Public Consultation Boards 21 September 2017

Meeting with Church 25 November 2017

A meeting with St. George's Church was held to discuss the proposed development. It was agreed that by reducing the height of the brick boundary wall and introducing a metal railings visual surveillance of the church grounds would be improved whilst retaining a defined boundary between the two sites. A boundary detail drawing accompanies this application.



Development of the form to allow splitting of the building into 3 smaller elements, so enabling the stepping of the height and mass to more appropriately relate to the adjoining buildings.

4.0 Design Development : Pre Application Submission 16 November 2017

After the initial dialogue through the Design Development Forum, early public consultations and meetings with the Planning Officers, a pre-application was submitted on the 16 November 2017. Below are extracts from the application submission.



Below is a summary of the feedback received from the planning Officers on the proposal:

- The development also holds some opportunities to contribute to improvements in local air quality. For example, the inclusion of a sedum roof (proposed on grounds of ecology and SuDS) would also serve to contribute the interception of particulates, and perhaps more importantly, the absorption of Nitrogen Oxides. (Environmental Health). *A sedum roof is located above the 4th floor of the northern section of the proposed development.*
- I would strongly support a high-level PV provision at this development on air quality grounds, as it is arguably the most efficient location to make a provision within the indicative masterplan area. (Environmental Health). *An area for PVs has been allocated to the roof of the 8th floor.*
- The scale and massing of the proposed building is considerable against the existing street context, a potential scheme disadvantage that we acknowledge needs to be balanced against the increasing demand for small unit affordable housing. Successful integration of such a large prominent building will rely entirely on maintaining a refined and quality approach to design detailing, combined with careful selection of durable, robust materials. (Landscape). *The form and scale of the proposal has been derived from key views staggering the height away from Hambledon Road. The choice of materials also helps to fragment the facade - darker materials at low level and lighter palette at the upper stories. Please refer to sections 5.6 and 5.7 for the rationale behind the design and choice of materials.*
- Despite the sustainable town centre location, the proposed parking bay numbers are very low. Has sufficient consideration been made for larger delivery and maintenance type vehicles to access and safely stop in close proximity to the development? Could the development incorporate proposals for a car share scheme using electric vehicles? *Access for larger vehicles is via the existing service yard to the Southeast of the site. A car share scheme will be provided along with 50 spaces within nearby car parks. Here is also on site provision for 18 car parking spaces. Please refer to the Transport Assessment and Travel Plan accompanying this application.*
- How will the building façade and windows be cleaned, maintained and repaired? Will the adjacent hard surfacing be sufficient in area and sub-base design to accommodate these proposed methods? (Landscape) – *An access, cleaning and maintenance plan is included within this document in section 7.1.*



4.0 Design Development : Public Consultation, 29 November - 3 December 2017



A public consultation was held within Waterloooville Library from 28 November 17 to 3 December 17 with a member of the design team was present for three of the days during this period to respond to comments and queries. The exhibition also provided the public with the opportunity to leave written feedback.

The consultation proved successful with a total of 21 responses via the feedback sheets and emails.

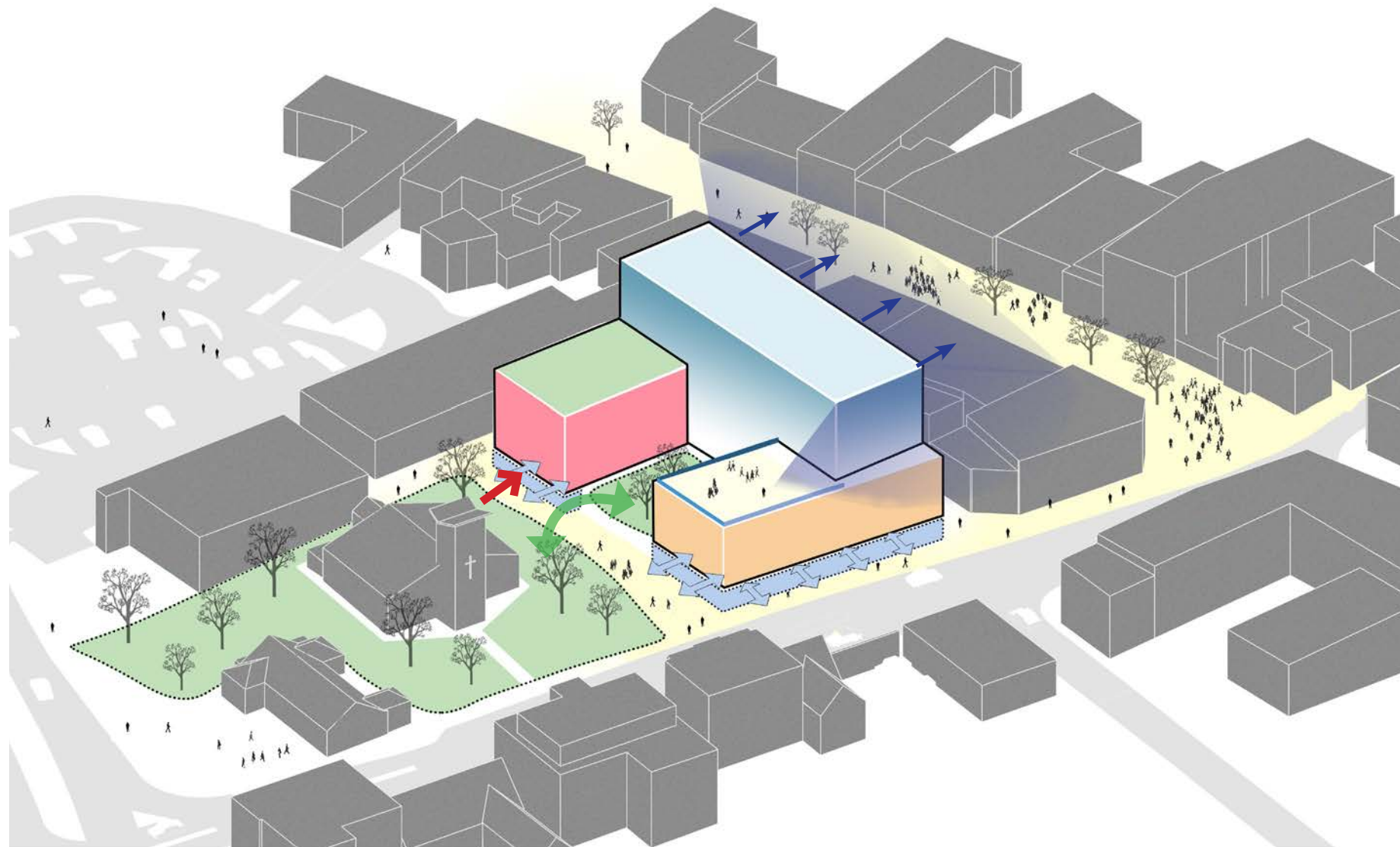
The common themes of the responses were:

- Enthusiasm for the redevelopment.
- Satisfaction that the design development had responded to comments from previous consultations in relation to appearance
- Concern around town centre parking provision.



Public consultation boards

4.1 Design strategy



The form of the building has been broken down into three elements, stepping the building height away from St. George's Church and softening the building's appearance when viewed on the approach along Hambledon Road. To create three different elements we are proposing contrasting facade treatments. The three elements partially enclose a private garden for residents which is raised from the street level. This provides linking views to the church grounds. Active frontage has been located along Hambledon road. This will include a café/ A3 use and a gym that is available for both residents and general public.

The residential entrance is located on the north east side of the site. At ground level the residential floors and frontages have been raised to help provide privacy.

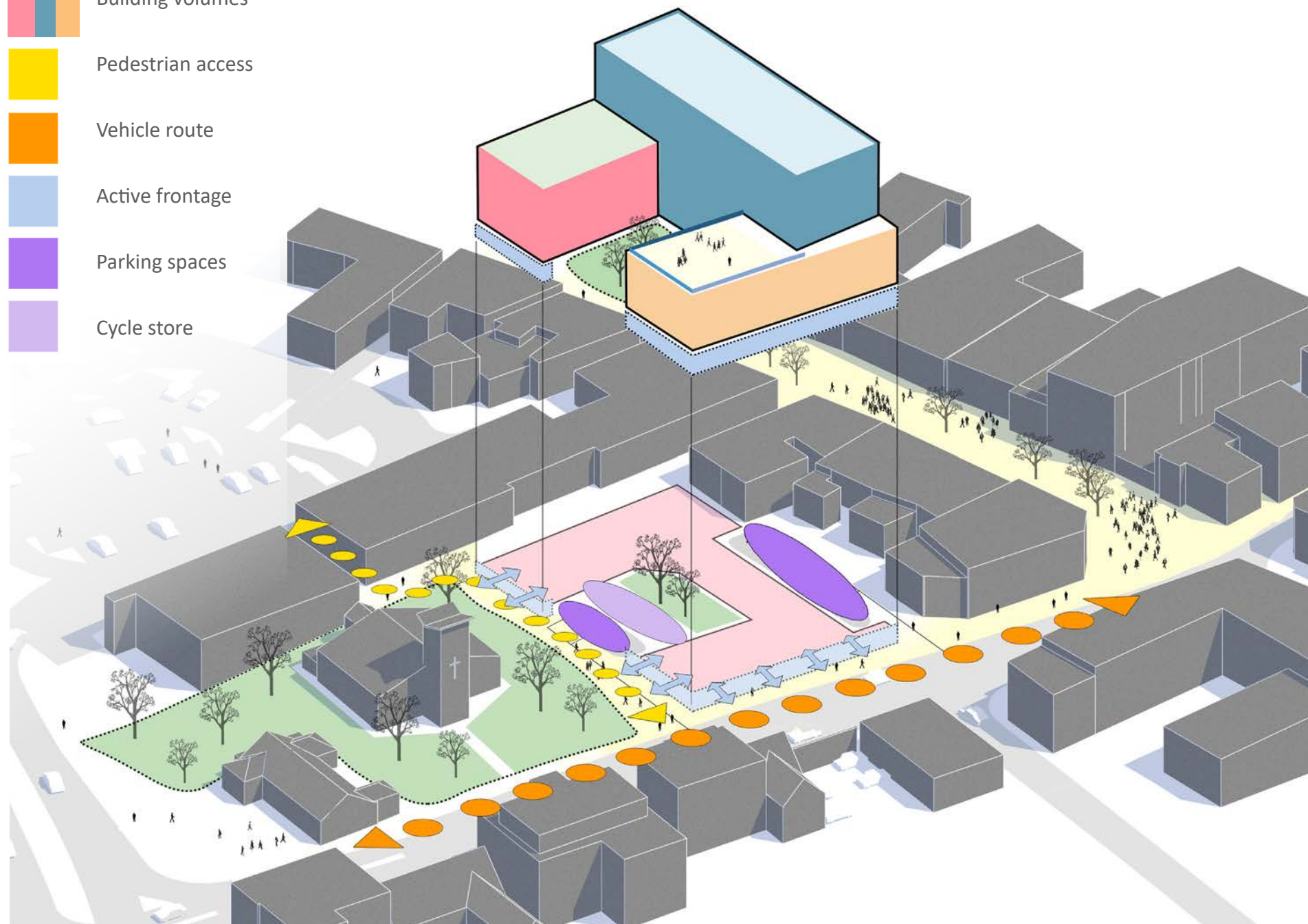
Legend

-  Stepping up building volumes
-  Active frontage
-  Views out
-  Pedestrian footpath
-  Green space
-  Main residents access to the building
-  Connection between the green spaces

4.2 Access, parking and movement

Legend

- Building footprint
- Building volumes
- Pedestrian access
- Vehicle route
- Active frontage
- Parking spaces
- Cycle store



Connecting

A shared surface has been created adjacent to the church ground this provides a more direct and attractive route from Wellington Way Car Park to Hambledon Road.

Parking

The 2016 Parking SPD specifies maximum standards of 0.6 car parking spaces per dwelling in Waterloooville Town Centre for unallocated spaces and 1 cycle space per dwelling. The SPD recognises that tenure has an effect on car ownership, and where property is rented and owned, further flexibility can be applied.

Build-to-rent take-up of parking spaces is much lower than that of traditional 'for sale' schemes. The location of this development within the town centre and proximity to public transport and cycle routes will assist in supporting a lower parking ratio in combination with providing car club spaces and 1:1 cycle space provision. This development proposes 18 car parking spaces on site, including accessible car spaces, car club provision and 50 additional car parking spaces accommodated on the adjoining public car parks via parking permits - a total of 68 spaces. In addition secure cycle parking provision is accommodated within the building on a 1:1 basis.

The site is very well served by public transport with bus stops servicing the town centre immediately adjacent, on the frontage of Hambledon Road, serving Petersfield, Portsmouth, Southsea and Havant.

The bin store for both residential and commercial units are proposed to be positioned on the eastern corner facing onto the services yard, screened from view.

RESOLVE

Create

solutions in concept and detail

Present

evaluate and discuss

Agree

the way forward

5.0 The Proposal

5.1 Use

The development proposes a mix of studio and one bed apartments with extensive communal facilities. On the ground floor there will be an A3 unit and gym that can be used by both the residents and general public.

5.2 Layout

The layout of the building has been designed around a central courtyard garden providing amenity space for residents. A gym and A3 unit/ Café front Hambledon Road providing active frontage. The main entrance to the residential units is situated to the north of the site and will include a concierge providing visual surveillance along the new shared surface and existing pedestrian route to the town centre. The entrance leads on to a communal lounge and dining area that opens onto the courtyard garden, these facilities will be available to residents encouraging social interaction and to engender sense of community. A cinema room will also be available to residents.

Plant room and bin stores are clustered at the south-western corner of the site with external access onto the service yard.

The upper floors consist of residential units split into three volumes that semi-enclose the courtyard. The south-western volume is four storeys, the north-eastern volume is five storeys and the south-eastern volume consists of nine storeys. The layout has been designed to position the height away from the neighbouring church and step the height back from the street. On the roof of the south-western volume there is a lounge and roof top terrace for the residents.



5.0 The Proposal



Precedent images of typical unit type

5.3 Typical unit layout

Adjacent is the layout of a typical unit in the proposed development. These units are predominantly 23sqm/248 sq.ft. These units have been sized to be economical whilst creating a highly specified, efficient, high quality and practical living environment. The layout has been designed incorporating bespoke joinery, creating a 'service wall' that runs the length of the apartment, maximising storage. Each flat has generous 2.4m x 2.4m window openings allowing a large amount of natural daylight throughout the plan along with purge ventilation. In addition, juliet balconies have been provided to many of the apartments.

The apartment has been divided into distinct zones to allow for stacked services throughout the building and an open plan living/sleeping area.

The layout has been developed in consultation with an Approved Inspector and as such the flats will be sprinklered and the hobs in the kitchen are positioned over 1.4m away from the escape route out of the apartment.

5.0 The Proposal

5.4 Unit Numbers

Adjacent is a summary of the proposed accommodation schedule. The building consists of 264 units over nine storeys in a mixture of studio. In addition, there are 18 parking spaces on site and 50 parking spaces allocated within neighbouring car parks.

The total site area is approximately 2,129 sq. m. / 22,916.37 ft.

17057 PRS Waterlooville Accommodation Schedule

12/18/2017						Enlarged studio/ Disabled Units		Facilities (m2)						Ancillary Space (m2)		
Floor	Use	Units	G.I.A (m2)	N.I.A (m2)	Net:Gross (%)	studio		Gym	Cinema	Café	Dining	Foyer & Rec	Lounge	Bins	Cycle	Plant
Ground Floor	Residential	9	1410	984		9	0	100	46	62	74	73	60	92	175	91
First Floor	Residential	43	1393	1070		39	4									
Second Floor	Residential	43	1393	1055		40	3									
Third Floor	Residential	43	1393	1055		40	3									
Fourth Floor	Residential	34	1149	858		34	0						65			
Fifth	Residential	23	733	537		23	0									
Sixth	Residential	23	733	535		23	0									
Seventh	Residential	23	733	535		23	0									
Eighth Floor	Residential	23	733	535		23	0									
Totals		264	9670	7164	74.1	254	10	264	Unit Totals							

Parking: 18 spaces

Stores	
Bins	33 (Euro Bins)
Cycles	279

Definitions
GIA: Measured from internal face of external wall of each floorplate
NIA: Measured from internal face of party/external wall of each flat

* GIA includes allowances for entrance foyer, cores and circulation

5.0 The Proposal

5.6 Appearance

Simple, contemporary architecture is considered appropriate to the location and articulation of the façades is created by the use of smooth grey/ blue brickwork in combination with a lighter contrasting grey stone effect cladding.

The south-western and north-western elements are clad in grey/ blue brickwork with a grey mortar. The large regimented windows are grouped together with aluminium profiled surrounds and bronze coloured fins that complement the dark brick. The grouping of the windows provides a contemporary well-ordered façade treatment.

The south-eastern larger element will be clad in a light grey stone effect cladding. Like the other blocks the windows are grouped together with dark surrounds. The window layout creates a contemporary version of a traditional hierarchy to the elevations with grouped bands that diminish at the higher levels.

5.7 Materials

The following materials will be used within the design:

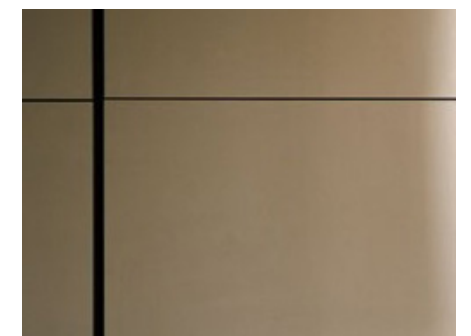
- Grey/ blue brick
- Light stone effect cladding
- Bronze coloured cladding panels
- White/ black/ bronze coloured window surrounds



Cladding Elevation



Precedents



5.0 The Proposal

5.8 Design Features



Roof Terrace

A roof terrace and lounge on the fourth floor of the southern block is available for all residents with a covered seating area.



Active Frontage

A gym and A3 unit/ Café are facing on to Hambledon Road, providing active frontage along the main street. The glazed curtain walling has bronze coloured canopy matching the fins and cladding.



Hierarchy

There is a traditional window hierarchy to the elevations with grouped bands that diminish at the higher levels.



Window Frame and Fin

To create the glazing hierarchy, the large glazed openings are linked together with aluminium and bronze coloured fins.



Sedum Roof and PVs

To the north-eastern block there will be a sedum roof. The south-western block will have a single ply finish to allow for PV cells to be installed. This is provided as part of sustainability and ecology contribution and will also benefit drainage by acting as source control.



Tiered garden

A tiered garden is central to the building design providing recreational space for residents and pleasant outlook for the apartments.

5.0 The Proposal

5.9 Courtyard design

A new shared surface has been created to the north-western edge of the site creating an attractive link between the car park, shops and Hambledon Road.

A tiered private residents garden is situated on the lower levels and is integral to the design. It provides both amenity space and an attractive outlook for the residents. This will also have ecological benefits.

The garden is split over two levels with a mixture of grass lawns and flag paving. Large raised square planting beds clad in timber will incorporate seating for the residents. Due to the surrounding buildings, dry shade tolerant species will be selected to provide colour and movement throughout the year, advice from a landscaping specialist will be sought prior to specifying the exact planting species. A watering system will be installed to ensure the long-term health and vitality of the planting.

Material palette

A



Grass

B



Timber plants

C



Timber decking

D



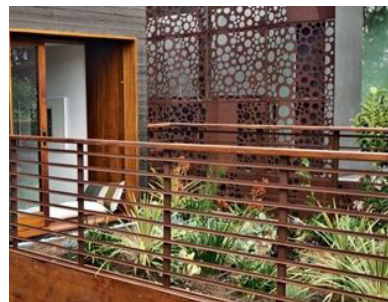
Flag stone paving

E



Timber seating

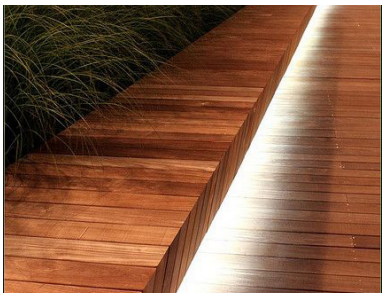
F



Dark bronze handrail



Timber seating



Under-seat lighting

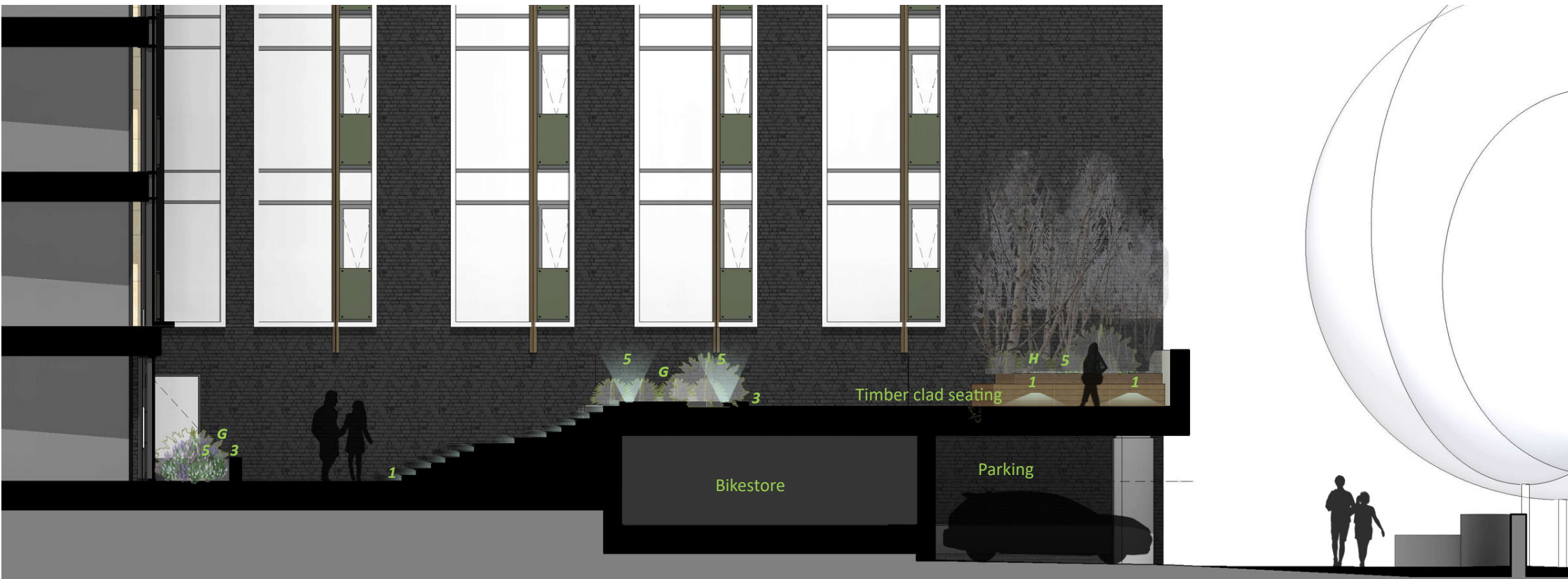


5.0 The Proposal

Images refer to a selection of planting that could be utilised within the landscape design. The plants chosen will be suited to their location.



- 1 Low level lights
- 2 Seat lights
- 3 Path lights
- 4 Wall lights
- 5 Flower bed ights



Section through courtyard