

PLANNING APPLICATION FOR EXTENSION TO AURA HOUSE, NEW ROAD, BEDHAMPTON

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION Revision A – 5th July 2018

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the construction of a new 2-storey extension to the north of Aura House towards the boundary with 2 New Road.
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site is adjacent to the main Portsmouth to London Waterloo railway line bounded by 2 New Road to the north and New Road itself to the west. The site is triangular on plan and has been previously developed as small individual offices. This proposal is to provide further individual office space of 64.8 sqm over two floors.
- 2.2 The current development comprises a two-storey office block extension to the original building which was granted permission on 10/12/2014 and a small infill section between the existing building and the new two storey section which was granted on 19/10/2015.
- 2.3 A further extension to the development to the south was approved under application APP/17/00972 but has yet to be implemented on site. This has been indicated on the application drawings so that the Council can view the proposals in their entirety.
- 2.4 This application is to extend the building further to the north with a two-storey extension between the original building and the adjacent residential development of No.2 New Road.

- 2.5 The site is not within a Conservation Area
- 2.6 The site is not prone to flooding

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 A pre-application submission has not been undertaken for this application as the concerns raised on the previous application response are likely to still be valid and will be addressed in this application.

These concerns were

“The proposed Office Extension would by reason of its prominent siting, design, size, materials, height, mass and bulk have a harmful impact on the character and appearance of the area, detract from the appearance of the existing main building and represent an overdevelopment of this shallow and constricted site. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.”

- 3.2 The previous approved application APP/17/00972 addressed these concerns adequately enough for an approval to be granted and these principles have been mirrored in this application.
- 3.3 The new roof ridge is lower than the adjacent roof into which it connects creating further variation of the roof planes and mimics the existing features of local character within the proposed development and the varied characteristics of the locality by integrating stepped ridge heights, gable and hipped roof forms, etc. As with the previously approved application this should deem to satisfy the concerns under CS16.
- 3.4 These proposals will not impact on the amenity of neighbouring property. The first-floor side (north) elevation window will be fixed shut and frosted so any oblique views of the neighbours back garden will be negated.
- 3.5 As with the previous approved applications measures will be put in place to reduce the impact of external noise pollution (mainly from the proximity of the railway) on the occupants of these new offices. In line with those approvals openable windows will not be relied upon to provide ventilation but will be required for means of escape. The new office will benefit from a dedicated ventilation system that handles extraction plus fresh air supply through an energy efficient heat-exchange system. This will provide ample tempered and filtered fresh air. This also negates the requirement for trickle ventilation
- 3.6 There appears to be a requirement for small dedicated office units within the area and the existing development is full and in constant demand for additional space. The site has already proven that it is successful in recruiting local people and businesses and the potential to provide a further office unit can only increase these job opportunities. The business case for this development is sound and is supported by the council’s own corporate strategy.
- 3.7 The existing number of spaces on site total 10 although only 8 were sought by highways to be sufficient for Aura House including the extension yet to be implemented. Although this proposal takes up the space currently occupied by two car spaces this is compensated by the rejigging of the spaces and incorporating some tandem spaces. As such the minimum of eight spaces can be exceeded allowing the new proposals to be provided with an additional car parking space bringing the new proposals up to nine spaces. Current turning facilities are not affected, and vehicles can enter and exit the site in a forward gear.

- 3.8 There currently is space for 11 bicycles to be stored. This will be retained but relocated to allow for alterations to the car parking layout
- 3.9 New Road is a busy arterial route however there is numerous on-road parking available in close proximity to the site throughout the day.
- 3.10 New Road is also serviced by the number 23 Stagecoach bus with bus stops just 100m from the site. This service takes in Leigh Park, Havant, Farlington, Cosham, Portsmouth City Centre, Gunwharf and Southsea.
- 3.11 Bedhampton train station is also immediately adjacent to the site with trains running from early morning to late at night along the south coast and up to London Waterloo and Victoria stations.
- 3.12 Train and bus time tables will be provided for visitors and staff to encourage them to take alternative means of transport.
- 3.13 Attached to this document is a plan of the local area showing these transport routes and local parking

4.0 PRE-APPLICATION ADVICE

- 4.1 Pre-Application advice at commencement of this application was not sought from Havant Borough Council, however there has been subsequent discussions by both email and telephone to discuss the merits and problems with the initial submission and how to mitigate these to produce the current proposals

5.0 DESIGN STATEMENT

- 5.1 The proposal is for the erection of a two-storey extension to the existing office development.
- 5.2 The aesthetic mimics that of the existing development creating additional space that seamlessly extends the footprint. The introduction of a pitched half dormer window mirroring that within the existing breaks up the front elevation providing both light and interest to the façade
- 5.3 Finishes to be as existing building with interlocking concrete tiled roof to match, brickwork to match and grey vertical tile hanging to first floor accommodation. Windows will be white UPVC.
- 5.4 In order to further integrate this extension to the original building and the origin building itself to the remainder of the development the current first floor render will be over clad with grey vertical tiling.
- 5.4 Accommodation is over two floors and accessed by a single staircase. The ground floor includes will be an ambulant disabled unisex wc. Further toilet accommodation including a full disabled persons wc is available with free access within 25m in other parts of this office development

6.0 ACCESS STATEMENT

- 6.1 The new building is accessed off the main car park area which has disabled parking as part of the original development. Level access thresholds will be provided.
- 6.2 Entrance door and access to ground floor office will be suitable for wheelchair access
- 6.3 Ambulant disabled persons toilet is to be provided on ground floor
- 6.4 The stairs to first floor will be suitable for ambulant disabled access. The office space is too small to require a lift.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 These proposals do not affect any mature trees or those with preservation orders. There are no significant trees within the site or the surrounding rear gardens to the neighbours.
- 7.2 As the locality is a largely developed there is unlikely to be any impact on the ecology of the area caused by this development.

8.0 REFUSE COLLECTION

- 8.1 These proposals will utilise the existing waste removal arrangements