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pure
town planning

Design & Access Statement

Incorporating Planning Statement

The Wellington Public House
73 London Road
Waterlooville
PO7 7EX

Residential Scheme – Demolition of all buildings and erect a 3 storey building comprising new retail outlet on the ground floor with associated rear service and parking, and 4no. 2 bedrooms and 4 no. 1 bedroom self-contained flats above.

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1 Introduction

Document type:

Planning Statement (required by Town and Country Planning (Development Management Procedure) (England) Order 2015)

Site Address:

The Wellington Public House, 73 London Road, Waterlooville, Havant, PO7 7EX

Proposal:

Demolition of the existing building and the erection of a 3 storey building comprising a retail outlet on the ground floor with associated rear service and parking, with 4 no. 1 bedroom and 4 no. 2 bedroom flats above.

Application type:

Full application

Client:

M Forfar Limited

Author:

Mr D. Howells BA (Hons). BTP. MRTPI

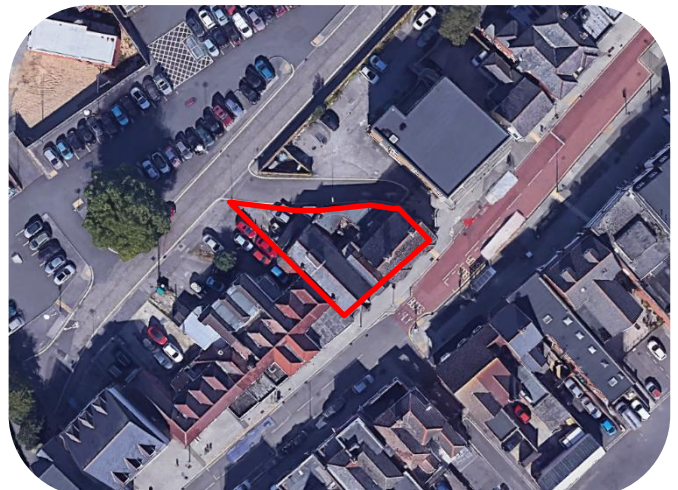
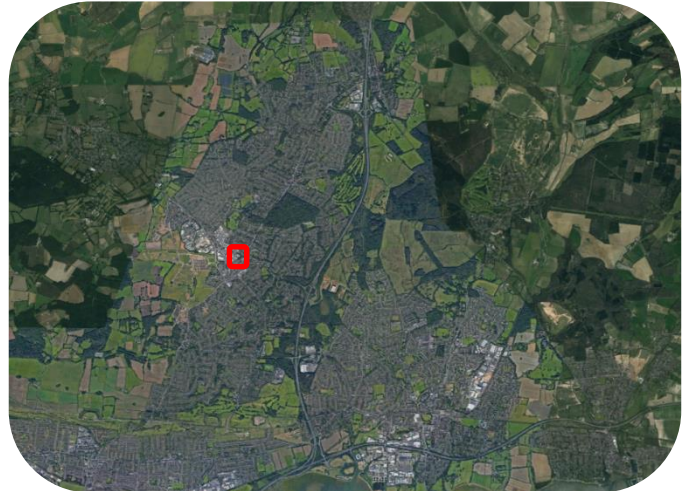
Checked:

Mr M. Annen BSc MSc MRPTI (Director)

Date:

April 2017

Location:



2 Background

The Site

Use

The site is currently occupied by a former public house (Use Class A4) known as The Wellington.

Built form

The building occupies a corner location, within the town centre. The main building is a 2 storey building beneath a pitched roof. To the side there single storey pitched roof extensions.

The built form is constructed us brick with timber windows. To the rear there is a service yard and open parking area.

Prior Approval APP/17/00282 has been authorised by Havant Borough Council for the building's demolition.

Landscape

Hard landscaping to the rear of the site, used for servicing and parking provision.

Access

Vehicular access from Chapel Lane and Swiss Road.



Former Wellington Public House



Former Wellington Public House



Rear of Former Wellington Public House

The Surroundings

Character Overview

Town centre location so mixed character of commercial activities on the ground floor, with residential accommodation positioned on the upper floors.

Use

Commercial uses (A1-5) and Residential (Use Class C3) above.

Amount

High density area.

Layout

Buildings tend to abut the back edge of the adjoining footpaths with areas to the rear used for parking provision.

Scale

Buildings tend to be 2-3 storey housing, some having pitched roofs, other flat roof character.

Landscape

Hard landscaping to the side and rear of buildings, often used for car parking and service provision.

Access

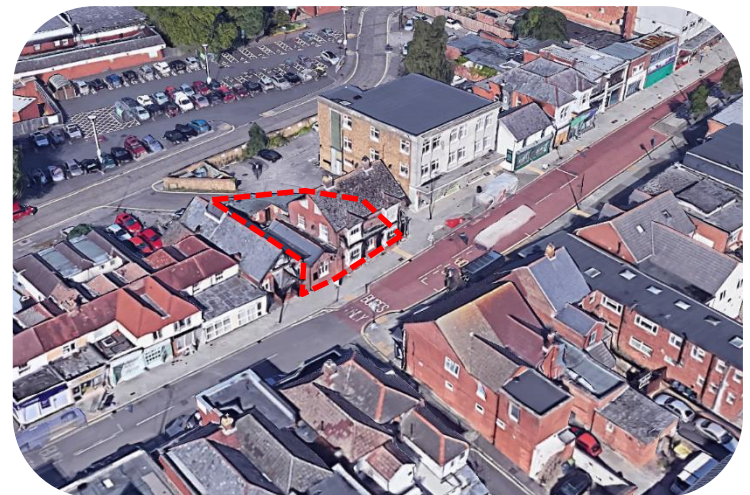
Foot & Cycle: access to the town centre.

Public Transport: easy walk to town centre and links to elsewhere in Waterlooville.

Car: Good existing access to highway network via the surrounding transport network.



Neighbouring building



3D Modelling (Source: Google Earth)



3D Modelling (Source: Google Earth)

Site Photos



Location Plan



Former Wellington Public House is positioned midway along London Road, at the south-west corner with Chapel Lane.



Existing 3 storey flat roof building on the neighbour site opposite the application site. The address of this building is nos. 75-75b London Road.



Existing street scene of this stretch of London Road.



Existing commercial units on the ground floor with 2 storeys of self contained flatted accommodation above, at no. 254 London Road.



Existing first and second floor windows at the side of nos. 75-75b London Road. The use of the rooms that the windows serve appears to be bedrooms (left and central windows) and a secondary window to the lounge on the right hand side.



Application site and side of the building at nos. 75-75b London Road, visible from Swiss Road. The area to the rear of the public house is used for servicing and ancillary car parking.



Recent development of commercial on the ground floor with flatted development above, at no.47 London Road.



Areas to the rear of shops is used for car parking off Swiss Road.

Planning Policy

National Planning Policy Framework (NPPF)

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development** (para 14). The NPPF actively encourages new residential development in sustainable locations (para 49) and has a particular emphasis on the effective use of land by **reusing land that has been previously developed** (paras 17 & 111).

Section 6 of the NPPF sets out how LPA's should significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 50 of the NPPF details how LPA's should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable communities.

Section 7 of the Framework encourages good design through the planning system. This ought to be achieved by incorporating the following factors which are addressed in respect of the proposal:

- *Optimising the potential of the site;*
- *Responding to local character without stifling innovation, originality or initiative; and*
- *Being visually attractive as a result of good architecture and appropriate landscaping taking opportunities available for improving the character and quality of an area and the way it functions (para 64).*

The Development Plan

Havant Borough Core Strategy (March 2011)

Policy CS4 supports town, district and local centres. The centre of Waterlooville is identified as joint highest of importance to encourage commercial outlets that promote the local economy. Mixed use schemes that retain active ground floor frontages are particularly sought after and supported.

Policy CS9 supports housing development, requiring schemes to offer a good and balanced mix of tenure and size to meet the differing needs of the community. Delivery of housing in highly sustainable locations is encouraged.

Policy CS14 supports efficient use of renewable resources.

Policy CS16 requires high quality design to be incorporated into all development schemes. Proposed development must positively respond to and respect the local distinctiveness of the area, preserve the amenities of neighbouring occupiers, and make efficient use of mixed use schemes and town centre locations.

Policy CS17 supports high concentration of development within established urban areas, such as Waterlooville town centre.

Policy CS20 supports proposed development that encourages use of localised shops and services, and does not create safety concerns to the existing road network.

Planning History

Pre-Application

The applicant has not undertaken any formal pre-application advice with the Local Planning Authority, but has sought the professional advice from a chartered town planner and qualified architect to advise on the scheme's delivery in terms of adopted planning policies.

The scheme has evolved from those discussions, and now both professionals strongly agree that the proposed development will positively contribute to the area, will not harm the amenities of neighbouring occupiers, will support the retail strategy within Waterloooville and makes the most efficient use of the site.

Planning History

A review of the Council's website has identified the following planning history which are material to the consideration of this application: -

Prior Approval Application (APP/17/00282) for the demolition of the former Wellington Public House under Part 11 of the General Permitted Development Order was issued on 12th April 2017.

This Decision Notice authorises the demolition of the existing building (subject to the conditions) so no argument for its retention can be successfully argued.



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For: Mr M Forfar Limited

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015

Approval of Details

Application Number: APP/17/00282

Site Address: The Wellington Public House, 73 London Road, Waterloooville, PO7 7EX

Proposal: Application to determine whether prior approval is required for the demolition of The Wellington Public House and any proposed restoration of the site.

Further to your application received on 16 March 2017, which was valid from 17 March 2017, Havant Borough Council, as Local Planning Authority, having determined that prior approval is required for the method of demolition and any proposed restoration of the site, Grants Approval for the method of demolition and any proposed restoration in accordance with the details submitted.

This approval is subject to:

- (1) Compliance with the plans and other documents submitted with regards to your application, and
- (2) The demolition commencing before the expiration of 5 years from the date on which this approval was given.
- (3) The development hereby permitted shall be carried out in accordance with the following approved plans:
Planning Statement – dated March 2017
Email received on 11/4/17 – further information regarding the site restoration.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (General Permitted Development) (England) Order 2015. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

Our Ref: APP/17/00282

- (2) Any failure to adhere to the details of the submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details in any way you should contact the Planning and Development service at the Civic Offices or by telephoning (023)9244 6015.

Andrew Bittcliffe

Andrew Bittcliffe
Head of Planning

12 April 2017

3 Design Response

Use

The proposal will result in the existing building being demolished (authorised by Prior Approval decision APP/17/00282) and the erection of a 3 storey block comprising a large ground floor retail unit with storage area and rear servicing access from Swiss Road; and the formation of 4 no. 1 bedroom and 4 no. 2 bedroom self contained flats. Each flat will have a large open plan lounge/ kitchen and either external terraces or Juliette balconies.

Amount

The proposal will create a ground floor retail unit offering 146m² of commercial floor space, with a storage area and service bay positioned to the rear. Above the commercial unit, accessed from a central stairwell, there shall be 8no. self contained flats. To the rear of the building there shall be vehicle parking for 2 cars, secured and covered storage for 10 bicycles and covered storage for commercial bins.

The scheme has been evolved, having regard to the following considerations: -

- The need to respect the character and appearance of the local distinctiveness.
- The need to promote the commercial offer to the existing shopping centre.
- The need to protect neighbouring amenities.
- The need to create a viable scheme.
- The need to make best use of brownfield land.

Of the proposed 8 flats, 6 will have Juliette balconies providing good quality aspect views of the high street and shopping areas below. The remaining 2 flats will benefit from an external terrace, providing outlook and surveillance over Swiss Road, and the Chapel Lane.

The footprint of the proposed building accords with the prevailing pattern of development and will create a prominent and attractive building on the corner of the junction of London Road with Chapel Lane.



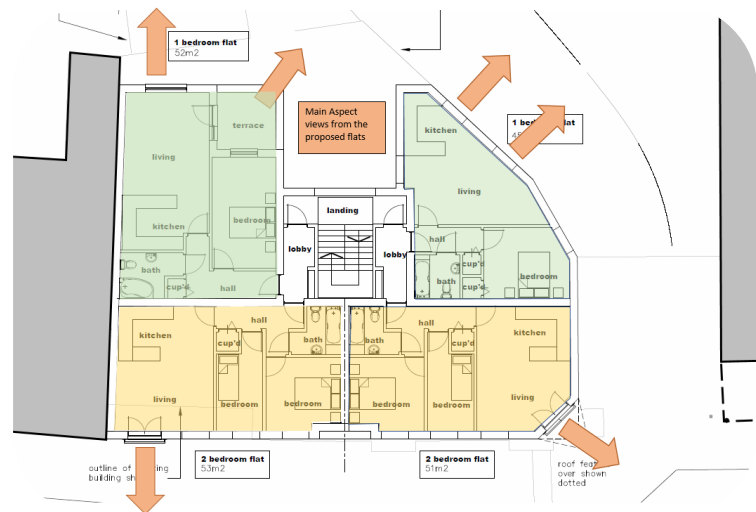
Proposed London Road (Front) Elevation and existing building superimposed

Layout

The layout of the proposed scheme has principally been driven by the need to make an efficient use of the site for flatted development whilst supporting the retail strategy of Waterlooville centre ensuring that servicing arrangements for the retail unit are secured to offer maximum flexibility to potential occupiers. Other factors that have influenced the layout include neighbouring amenity, topography and highway safety.

The ground floor layout will offer a large commercial unit with rear storage area and service bay, thereby offering flexibility in terms of meet the potential needs of an occupier. To the rear of the building, access to the cycle, bin and main entrance to the stairwell core will be accessed off Chapel Lane.

At first and second floor levels, the centre stairwell core shall give direct access into the self contained flats. Each flat will benefit from either a Juliette balcony or external terrace area allowing views of the high street or public areas towards the rear. Each flat will have an open plan lounge-kitchen and separate bathroom.

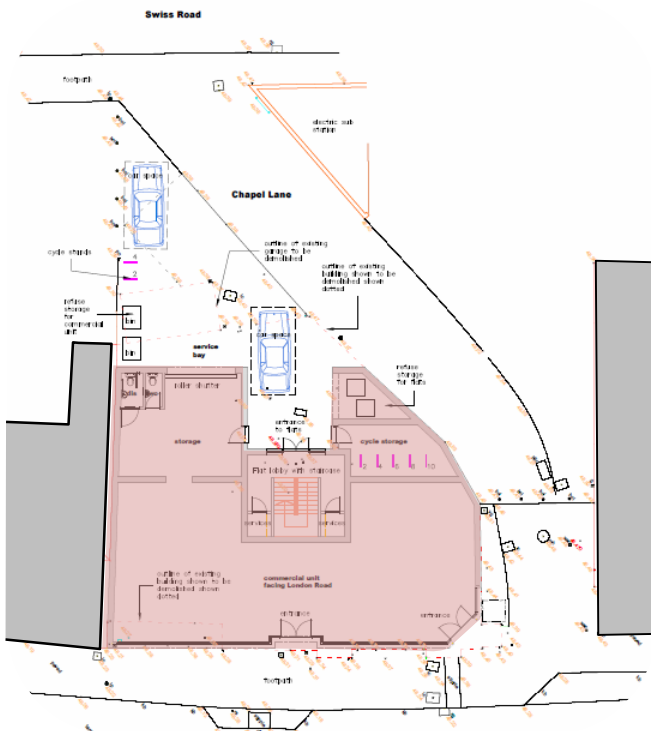


Proposed 1st & 2nd Floor Plans

The layout of the development accords with the character of the area without material harm to neighbouring properties.

The proposed development shall not affect the layout of the existing buildings to the sides of neighbouring buildings.

Overall, it is considered that the proposed layout of the development respects the character of the area and the amenity of neighbouring properties. The proposal would not appear out of context with the existing locality nor would it be considered an over intensification of the site, as this higher density development is located in a wholly sustainable area.

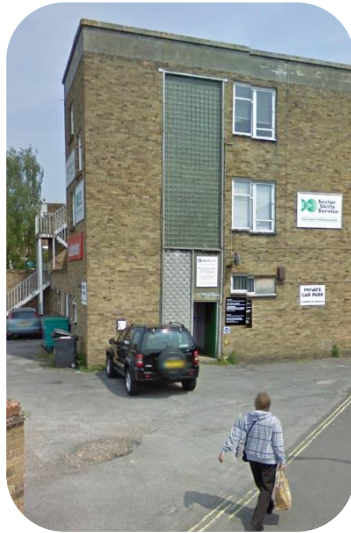


Proposed Ground Floor Plan

Scale

The proposed building will have a strong 3 storey and horizontal character, consistent with the prevailing pattern and appearance of nearby development.

To the rear of the proposed building, the central stairwell core has a vertical feature of glazing consistent with no.75 opposite.



The proposed building will relate well to human scale and reflect that of nearby 3 storey buildings within the locality.

The overall height of the proposed building accords with the ridge of the existing building. In any case, the overall height of the building shall be 9.45 metres, which is lower than the neighbouring 3 storey block at no.75 London Road.

The ground floor unit will have a floor to ceiling height of approximately 2.7 metres which is usual for an outlet in the high street, thereby will reinforce the local distinctiveness of the area.



Proposed Rear Elevation

The proposed external materials shall be K render, timber cladding, aluminium windows and glazing to the new shopfronts. The modern materials shall offer a building a fresh, attractive appearance that will positively contribute to the area.

The proposed scale of development accords with the prevailing pattern of development and will safeguard the relationship between the site and neighbouring buildings.

Overall it is concluded that the proposal respects and reinforces the local distinctiveness of the area without harming the amenity of neighbouring properties, highway or the street scene.



Proposed North East Return Elevation (and cross section)

Appearance

The proposed development has been designed to create a high quality development that respects the street scene and provides a larger commercial unit on the ground floor, with 8 no. self contained flats above, in this highly sustainable location.

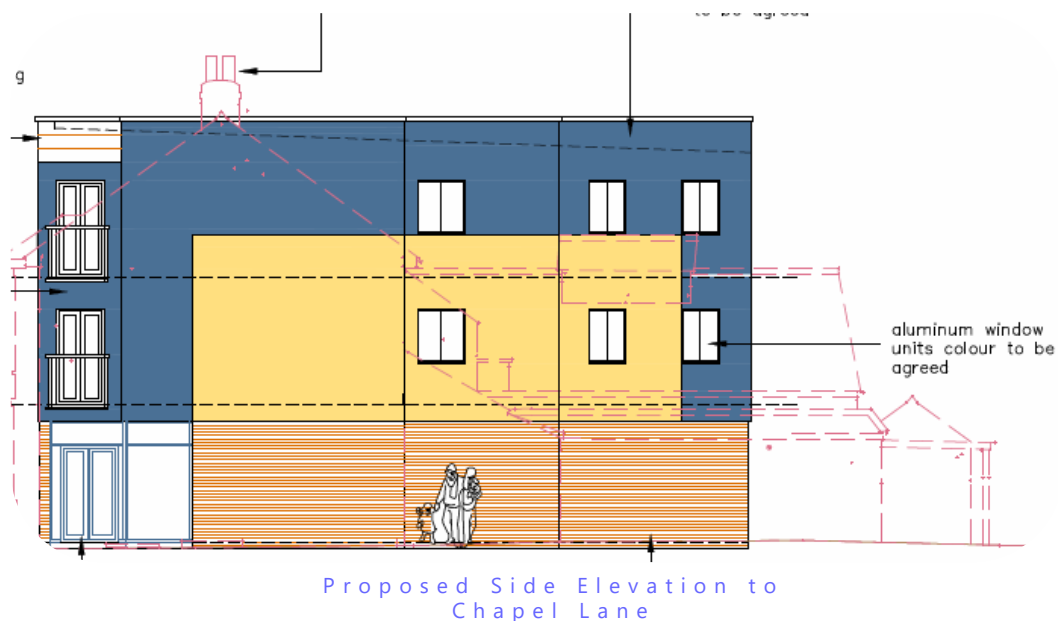
The choice of materials reflect those on nearby properties, and the timber cladding will introduce a modern material into the locality, without harm but assists to break the horizontal form on the frontage to add visual interest.

The positioning of the proposed windows will positively protect the amenities of neighbouring occupiers by reason of preventing harmful overlooking. Notwithstanding this within any higher density urban area such as a town centre, an element of window to window relationship is usually expected. In respect of these proposals the outlook from these windows will not adversely affect neighbouring residents.

The positioning of the windows will actually improve the situation by reason of providing surveillance over public spaces especially during later evenings, to discourage unsociable behaviour.

The 3 storey flat roof design is in keeping with nearby buildings and maximises the efficient use of the site, without resulting in a building that is overbearing or dominant to the street scene.

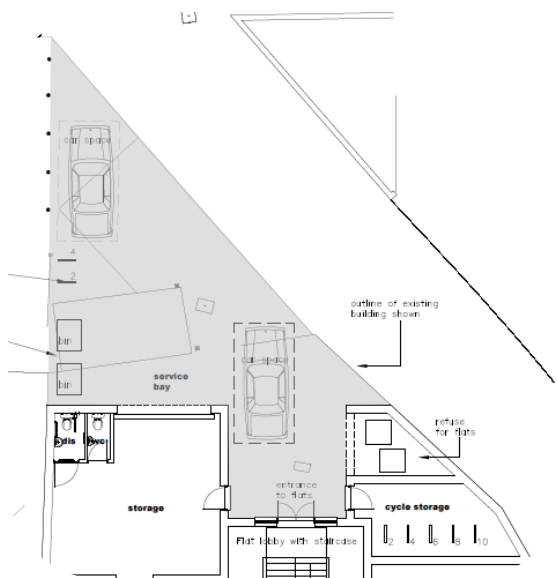
As such, the character and appearance of the area is maintained and a well designed proposal is incorporated into street scene and preserving the local distinctiveness of the area.



Landscaping

The rear forecourt of the building shall be hard landscaped and used for parking, servicing and access to the central stairwell core and cycle store.

These types of uses area consistent with the pattern of development accessed off Swiss Road, but will be organised to allow accessibility by all users of the site.



Proposed Forecourt at
Rear of Building

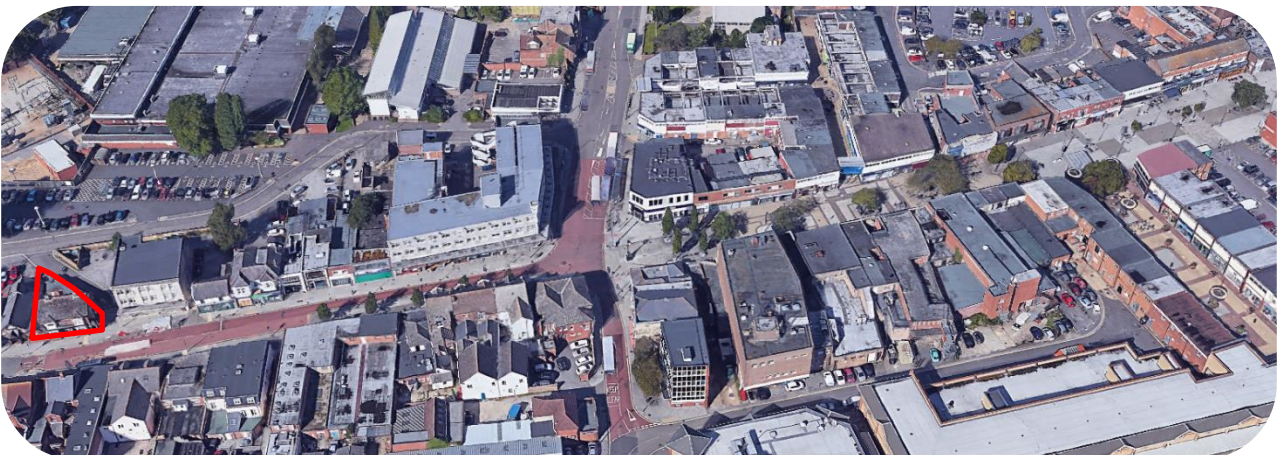
Access

The proposed commercial unit will benefit from 2 car parking spaces, and servicing rear access to ensure that the viability of the commercial unit has the maximum flexibility to offer to potential occupiers.

The proposed self contained flats have nil car parking provision, but are served by 10 bicycle storage spaces, positioned in a secure and optimum location adjacent to the entrance to the flatted development.

The location of the scheme is in the most sustainable location, namely in the town centre of Waterloooville. As such, occupiers of the flatted development will unlikely need a vehicle to meet their day to day needs, but the location of the site will encourage their use of existing shops, services and local public transport network to serve their needs.

Overall, it is considered that these arrangements are in accordance with local and national planning policies and will maintain highway safety.



Application Location Site Relative to Town Centre

4 Planning case

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.

Section 38(6) Planning and Compulsory Purchase Act 2004

Development Plan

Havant Borough Core Strategy (March 2011)

The proposed development will provide 8no. self contained flats in a highly sustainable location within Waterlooville, and the provision of the large ground floor commercial unit will offer flexibility to potential occupiers to positively contribute to the local economy in accordance with **Policy CS4**.

The proposed development offers 4no. 1 bedroom flats and 2 no. bedroom flats in a highly sustainable location so accords with **Policy CS9** and will assist to meet your Council's housing needs for the area.

The proposed orientation and position of the windows will maximise solar gain to encourage the efficient use of renewable energy resources in accordance with **Policy CS14**.

The proposed development wholly accords with the local distinctiveness of the rear, namely commercial outlets on the ground floor with residential uses above. The size of the building is smaller than that of no. 75 London Road, but the exterior of the proposed building will reflect existing materials of nearby buildings so accords with **Policy CS16**.

In accordance with **Policy CS17** the proposed development will position high concentration of residential development within established urban areas, such as Waterlooville town centre.

The location of the site will encourage residents to make use of the excellent public transport and localised shops and services and will not prejudice the existing highway network, so the proposal accords with **Policy CS20**.

There would appear to be no other Development Plan policies directly applicable to this proposal. It is therefore considered that the proposal complies with the Development Plan.

Material Considerations

There are no material considerations which would count against the proposal.

Conclusion

As the proposal complies with the Development Plan and there are no material considerations which indicate that it should be determined otherwise, the proposal ought to be approved.