

DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE TO FIRST FLOOR RETAIL AREA
TO RESIDENTIAL USE TO FORM 9 SELF-CONTAINED ONE BEDROOM FLATS

at

Raebarn House
Hulbert Road
Waterlooville
PO7 7DU

for

OAKDENE CONSTRUCTION LTD

February 2017

1.0 THE EXISTING SITE

- 1.1 Raebarn House is a large four storey building on the corner of Hulbert Road and London Road. The building dates back to the 1960's and is a mixture of commercial use and now mainly residential use. The commercial space is on the west elevation of the building facing London Road on the ground and first floor. It has been left vacant since Fabric Warehouse left the premises on 10th February 2015. Access is gained via an entrance on London Road and also from the car park to the rear.
- 1.2 The building is L-shaped and on the south-east side of the building is a car park with access from Curzon Road. There are currently 18 allocated car parking spaces of which 7 are allocated for the retail premises. This area also includes bin storage for residents and the former retail occupants.
- 1.3 Raebarn House forms part of the main shopping area in Waterloooville and is also close to many amenities and good public transport links. Overall the site measures 1405 sq.m in total.



Fig.1 – Photograph taken showing the west elevation of Raebarn House from London Road

2.0 PROPOSAL

- 2.1 The proposal is for a change of use to the first floor retail space to residential use to form 9 self-contained one bedroom flats.
- 2.2 Each new flat will contain a hall, bathroom, living/kitchen area and a bedroom with also areas for storage. The flats will vary in gross internal floor area from 33sq.m to 55sq.m. The layouts have been designed to allow both the living area and the bedroom to have views out onto London Road, Hulbert Road or the car parking area. No external alterations will be required to the building as part of the proposed scheme as the layouts make use of the existing window arrangement.
- 2.3 As part of the change of use 3 car parking spaces (5, 6 and 7) will be allocated to the 9 new flats. These spaces were 3 of those already allocated to the retail premises (7 in total). Car parking space 7 will be replaced with a secure bike store which will serve the 9 new units.
- 2.4 Provision will be made within the existing bin storage area to accommodate the requirements for the new flats if necessary. Currently the storage is not up to capacity and the existing bins are considered large enough to accommodate the 9 new units.

3.0 ACCESS

- 3.1 Disabled Access – The proposed new dwellings will comply with Part M.
- 3.2 Car Parking – The new flats will have 2 allocated car parking spaces within the existing car park area.

4.0 CONCLUSION

- 4.1 The proposed development is a very 'green' method of supplying the appropriate accommodation in an area with high demand. It re-uses an existing part of a building that has been vacant for nearly 2 years and the site itself is in a very sustainable location due to its close proximity to shops, amenities and public transport links. Overall, the proposed development meets current policy and my clients would now ask that the Council support this application.