

Design & Access Statement

Proposed Development

At

Victoria Road

Waterlooville

Hampshire



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Description

The application area occupies 0.16 Hectares to the South East of the Town Centre and accessed from Victoria Road which in turn is accessed from Rockville Drive. The site lies just eight miles north of Portsmouth, and serviced by the A3(M) for connections to Petersfield, Guildford and London.

Home to more than 64,000 residents, Waterlooville is a thriving town undergoing rapid change. Recent large-scale investment includes Wellington Retail Park (a 17 unit, 164,000 square foot park) and Berewood - the West of Waterlooville development with 3,000 new homes, associated amenities and critical infrastructure. Waterlooville is at the cutting edge of social and economic adaptation.

The Local Plan for the Borough expects the Town Centre to deliver 600 new homes, with supporting food and drink outlets, improvements to the public realm and a new public transport interchange.

Key sites in the town centre include:

- Wellington Way and North-East London Road
- St Georges Walk
- Dukes Walk
- Wellington Retail Park

London Road Precinct

London Road is a pedestrianised traditional high street with independent shops and cafés, and a popular weekly market. Café, bar and restaurant uses.

The application site is currently split in to various uses, car sales, car wash and car repairs all with access from Victoria Road and within a single storey structure, whilst this covers the main bulk of the site. Part of the site area to the east is currently residential, a small 3 bedroom bungalow to the rear of the shops fronting the Town Centre.

Site Planning History

Various applications relating to the existing uses, no major applications.

Planning Policy Context

Both local and national policies have been considered in preparation of the proposed schemes.

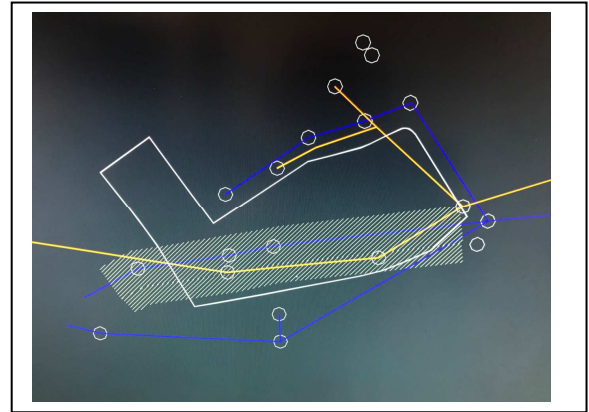
Design Proposal

The proposal is for the complete redevelopment of the site removing all existing structures, with the construction of a four storey block to accommodate 22 units. Four storeys with a combination of 8 x 1 bedroom apartments and 14 x 2 bedroom apartments, serviced by a cycle store providing 25 cycle spaces and car parking for 7 spaces.

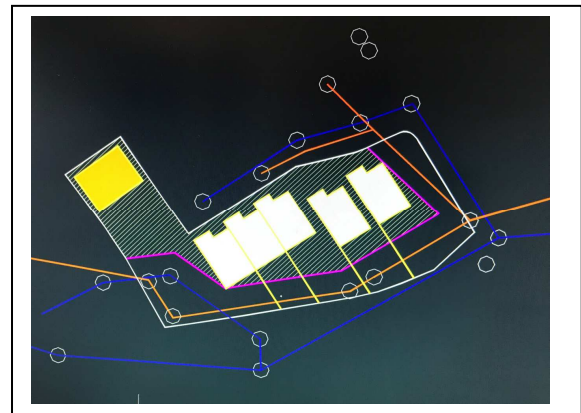
A good quality pallet of materials is proposed to ensure the quality of the development reflects and enhances the character of the area.

Alternative design proposals have been considered to coincide with the site constraints and advantages. The major site constraint is the location of the Southern Water foul and surface water sewers which in turn help to formulate the design proposal whilst trying to maximise the benefits that the site has to offer.

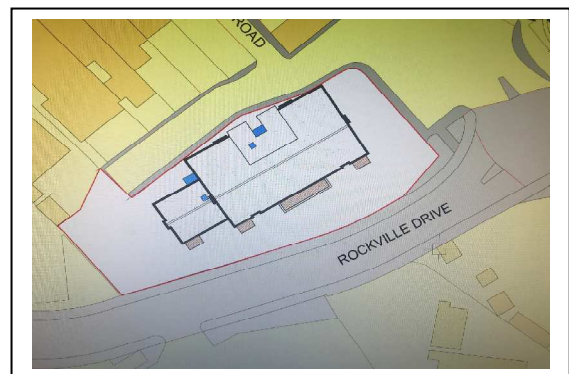
Existing sewers and sewer protection zone within the hatch area.



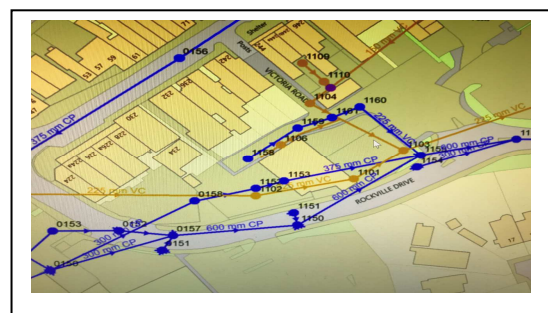
Alternative design proposals 5 dwellings with 3 apartments.



Proposed design with diverted sewers and sewer protection zone.



Existing Southern Water Plan



Access

Emergency services will be able to gain access to all areas should the need arise. Access to all areas is available within the four storey element of the block. The location of the site provides good access to local facilities and local transport routes.

Conclusions

This is a revised scheme following further discussion with the Planning Department.

The proposed development will enhance the character of the area whilst being sympathetic to the local amenities and visual impact, providing much needed accommodation.

Site Photographs.





