

Design & Access Statement

Waterlooville ATE

January 2022



Introduction

This Design and Access Statement relates to a planning application for the installation of various works in conjunction with the creation of cable storage at Waterlooville ATE, 210 London Road, Waterlooville, PO7 7AJ.

It seeks to demonstrate the reason for the proposed installation, how the installation will be used, how the building is currently used and the minimal impact that the proposal will have upon the existing building and surroundings.

Use

Waterlooville Telephone Exchange comprises a single and two storey building located on the edge of the commercial centre of Waterlooville. In addition to the main building are two, single story outbuildings.

The buildings date from the 1960's and the primary use and function of the site is as a telephone exchange.

Reason for the Proposal

The single storey outbuildings contain a large amount of asbestos. The buildings are degrading and are no longer in use as a result of their condition. The buildings are beginning to fall into disrepair and are proposed to be demolished.

Following demolition, it is proposed to create a hardstanding where the single story buildings have been located in order to store telephony cabling. Copper and fibre cabling are used in the repair, maintenance and extension of the above and below ground telephony network and currently, all cabling used in the locality is stored at Cosham TEC. It is proposed to form a secure cable store within the existing yard area at Waterlooville ATE. In conjunction with the cable store, a Portakabin will be located adjacent for the storage of smaller network components and equipment.

The single storey element of Waterlooville ATE is not currently in use. In addition to the formation of the cable compound it is proposed to demolish a small section of the building currently providing a meeting room and toilet accommodation to improve vehicle circulation on site. The remainder of the ground floor element of the building is to be converted from office use to further storage and refurbished office accommodation.

Amount of Development

The development proposes to demolish the existing outbuildings which are to be replaced with a tarmac surfaced hardstanding that will be secured via palisade fencing. The fencing will form a compound for cable storage and a Portakabin.

An element of the existing single storey section of the building will be demolished to improve vehicle circulation around the site and the building will be refurbished internally and externally.

Externally, the building will be overclad with profiled steel sheeting and the doors and windows will be replaced.

In conjunction with the works, the existing perimeter security fencing will be replaced with steel palisade fencing. The fencing will be coated green to reduce the visual impact upon the existing street scene and replicate the sections of chainlink fencing currently installed. To the South of the site the fencing will be supplemented with additional timber close boarded fencing external to the palisade in order to reduce the visual impact upon the neighbouring residential property.

Layout

The layout of the site is slightly amended insofar that vehicle circulation is currently via a tight radius to the rear of the site. Following the removal of the small section of the existing telephone exchange building, vehicle circulation will now in the main, be via the front section of the site. Parking on site is reduced from the level currently provided in order to ensure that a turning facility is available in front of the proposed cable store.

Scale

The scale of the existing site will be unaffected by this application.

Landscaping

All major trees on site will remain in conjunction with the proposal. A tree survey has been commissioned which relates to previous proposals. In response to the tree survey the proposal has been amended to its current form which will see the retention of all Category B trees and where possible, all Category C trees. In order to install the new boundary fencing it is acknowledged that certain of the trees and existing landscaping, (which is overgrown and unkempt) will require to be pollarded and trimmed.

Appearance

The existing outbuilding in poor condition will be demolished. The existing single storey element of the building will be overclad to improve and modernise the appearance of this element of the building.

Access

Pedestrian and vehicle access and egress to and from the site will remain as existing.

The site is not open to the general public.

Statement prepared by

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