

DESIGN & ACCESS STATEMENT

The Clockhouse & 81C London Road, Waterlooville

Proposed mixed use development including part conversion and extension to existing building to form 30 x residential units, following demolition of existing buildings at 81C London Road.



Figs 1 & 2 The Site

1.0 INTRODUCTION

- 1.01 This Design and Access Statement has been produced on behalf of the applicant W D King Group, in support of a Planning Application in relation to the proposed mixed use development at the above site.
- 1.02 The National Planning Policy Framework (27 March 2012), Planning Practice Guidance (6 March 2014) Havant Borough Core Strategy March 2011, Havant Borough Design Guide SPD (December 2011) and Havant Borough Local Plan (Allocations) Adopted version July 2014, (Appendix A) have informed the design of the site development and the production of this Design Statement.
- 1.03 This Statement should be read in conjunction with the following information:

PLC Architect's drawings 14.2043,100,101P5, 102,103E,104,105,106,107,108,109,110 & 111.
 Survey drawings by P Stubbington.
 Transport and Parking Assessment by pdt Hampshire.
 Planning Statement by Pickup Town Planning.

Viability Appraisal by S.106 Affordable Housing.
Drainage Strategy
Noise and External Plant Assessment
Foul and Utility Assessment

This application follows a Pre App enquiry submitted by Pickup Town Planning to Havant Borough Council Planning department on 4 May 2016. The proposals have subsequently been reviewed in accordance with LPA comments with the resultant scheme positively addressing earlier points raised.

2.0 THE SITE

- 2.01 The site is located within the pedestrianised WaterlooVille Town Centre on the corner junction of London Road and Hambledon Road. To the rear of the site is Swiss Road which includes vehicular and pedestrian access points.



Figs 3-4 WaterlooVille Town Centre context

- 2.02 The site is located within a highly accessible area being in close proximity to a range of shops, services and alternative transport modes, all within easy walking and cycling distance of the site.
- 2.03 The site comprises The Clockhouse; a modern, mixed use, part single/ part two and three storey building which includes commercial and residential uses. The building is 'U' shaped in plan form with central parking / delivery court. The building has a series of flat roofs. A large 1.5 storey high plant room sits atop the roof on the prominent north eastern corner and, although set back from the façade, nevertheless remains a dominant and ugly feature in the streetscape. No. 81C London Road is a vacant retail and storage unit. Both buildings front London Road with servicing access and parking taken from the rear. There is an Electric Sub Station building and loading bay located to the rear of the site. The combined site has a total area of 0.24 hectares.

3.0 PLANNING POLICY

- 3.01 Policies contained within The National Planning Policy Framework (27 March 2012), Planning Practice Guidance (6 March 2014), Havant Borough Core Strategy March 2011 and Havant Borough Local Plan (Allocations) (Adopted version July 2014) will apply.
- 3.02 Please refer to Planning Statement by PTP Pickup Town Planning for further details.



Figs 5-8: The Clockhouse & 81C London Road site views.



Figs 9 & 10: Views down to rear parking court



Figs 11-14 Rear parking court



Figs 15-16 Rear parking court



Fig 17: 81C London Rd. Front elevation

4.0 SCALE

- 4.01 Waterlooville Town Centre characteristically includes two, three and four storey buildings of varying size and architectural styles. These include both commercial and residential uses. The Clockhouse includes part single, two and three storeys. No 81C has a two storey frontage whilst the rear parts step down to single storey. The application proposes the replacement of 81C with 2, three storey blocks whilst the Clockhouse building would include extensions and an additional residential storey at roof level.

5.0 AMOUNT AND USE

- 5.01 The existing accommodation on site includes the following accommodation:

Ground floor:

Retail # 81C:	289.4sqm (3,115 sqft) + Garage: 36sqm (387.5 sqft)
Retail #1:	254.8sqm (2,743 sqft)
Retail #1a:	211.7sqm (2,279 sqft)
Retail #2 & 3:	146.5sqm (1,577 sqft)+ first floor: 62.5sqm (673 sqft)
Retail #5:	180.2sqm (1,940 sqft)
Retail # 6 & 7:	138.0sqm (1,485 sqft) + first floor: 133.2sqm (1,434sqft)
Retail # 8:	65.2sqm (702 sqft) + first floor: 68.9sqm (742sqft)
Retail # 9 & 10:	80.4sqm (885 sqft) + first floor: 80.4sqm (885sqft)

First Floor:

Poker Club: 489.0sqm (5264 sqft)
 1 x one bed and 2 x two bed apartments (Housing Association)

Second floor:

6 x one bed and 5 x two bed apartments (Housing Association)

- 5.02 The application proposes the retention of the ground floor commercial units however it is proposed to convert the existing first floor poker club and retail storage area into residential use whilst also creating new residential accommodation to the rear and at roof level. It is proposed to demolish the building at 81C London Road and replace with new accommodation including commercial use at ground floor fronting London Road with residential use to the rear and upper levels. All existing Housing Association units are to remain at first and second floor level. In addition to these, 30 No. new one and two bed apartments are proposed having the following areas:

APARTMENT	BEDS	M ²	Ft ²	LEVEL
1	1	50.00	538	G
2	1	50.00	538	1
3	1	50.00	538	1
4	1	51.00	549	1
5	2	70.00	753	1
6	2	76.0	818	1
7	1	60.0	645	1
8	1	53.0	570	1
9	1	53.0	570	1
10	1	50.0	538	1
11	2	70.0	753	1
12	2	76.0	818	1
13	2	74.0	796	1
14	1	60.0	645	1
15	1	50.0	538	2
16	1	50.0	538	2
17	2	70.0	753	2.5
18	1	53.0	570	2
19	1	53.0	570	2

20	2	74.0	796	2
21	1	52.0	559	2
22	2	68.0	731	3
23	1	51.0	549	3
24	1	50.0	538	3
25	1	50.0	538	3
26	2	65.0	699	3
27	2	72.0	754	3
28	1	51.0	549	3
29	2	64.0	688	3
30	2	63.0	678	3

The resultant retail accommodation will include the following:

Retail # 81C:	93.3sqm (1,004sqft)
Retail #1:	239sqm (2,572 sqft)
Retail #1a:	211.7sqm (2,278 sqft)
Retail #2 & 3:	146.5sqm (1,577 sqft)+ first floor: 62.5sqm (673 sqft)
Retail #5:	180.2sqm (1,940 sqft)
Retail # 6 & 7:	126sqm (1,318 sqft)
Retail # 8:	65.2sqm (702 sqft) + first floor: 68.9sqm (742sqft)
Retail # 9 & 10:	80.4sqm (885 sqft)

6.0 DESIGN AND APPEARANCE

- 6.01 Despite the building's dilapidated appearance, the Clockhouse building occupies a strategically important location within the Town Centre precinct. No 81C alongside is of reduced scale in comparison with other properties along London Road. The Clockhouse reinforces the precinct but architecturally represents a disappointing marker building; having a somewhat stunted horizontal appearance. The tall plantroom structure on the north eastern corner is exposed and is detrimental to the skyline. The existing buildings to the rear of the site similarly make little positive contribution to the streetscape and are of poor architectural quality.
- 6.02 Situated in a highly sustainable location, the amalgamation of the adjacent property at No. 81C and the Clockhouse site will provide a good opportunity to unlock the development potential whilst improving the appearance of the buildings. The demolition of the existing property at No. 81C, would enable a replacement new build of more appropriate scale and style. The new frontage block would provide staircase and lift access to upper floor levels of both properties including a new set back residential storey to the Clockhouse; the latter providing termination and improved skyline interest to the outer elevations.
- 6.03 The application proposes the retention of the ground floor commercial units within the Clockhouse however it is proposed to convert the existing first floor poker club and retail storage area (Units 6 & 7) into residential use whilst also creating new residential accommodation to the rear and at roof level. It is proposed to demolish the building at 81C London Road and replace with new accommodation including commercial use at ground floor fronting London Road with residential use to the rear and upper levels. All existing Housing association units are to remain at first and second floor levels. The existing external concrete

staircase is to be extended and upgraded to provide fire escape access to the upper level apartments.

6.04 The Havant Borough Design Guide SPD (December 2011) outlines key principles of good design, including the following:

- a) Distinctive character
- b) Ease of movement
- c) Good legibility
- d) Good continuity and enclosure
- e) Good quality Public Realm
- f) Diversity and detailing
- g) Adaptability and sustainability.

The development proposals have been designed in accordance with the above where possible.

6.05 Proposed external materials will include a mixture of brickwork and painted render with the use of grey fibre cement cladding panels and glazed balustrading to the recessed top storey. Replacement windows are to be grey upvc.

6.06 The buildings are to be articulated in order to break up the mass and add interest. In this respect, the proposed additional storey will be set back behind a continuous glazed Juliette balcony. A large roof overhang will provide skyline termination. The external concrete staircase to the rear is to be extended and enclosed with rendered surround to provide a more practical and attractive feature.

6.07 All new apartments are designed to meet or exceed current space standards. The emphasis being put on quality of space, lifestyle and design.

6.08 Potential impact upon neighbouring residential amenity to the west has been considered and the design solution avoids conflict in this respect.

7.0 TRANSPORT & ACCESS

7.01 The site seeks to exploit the very accessible and sustainable location where lifestyle is not dependent upon use of the car. In this respect only three parking spaces, suitable for people with disabilities, are to be provided. In addition there will be ample secure storage facilities for electric mobility scooters, cycles and motorcycles. The existing vehicular access points and parking which is currently leased to tenants on site, is to be retained as will the arrangements for existing servicing and deliveries.

Refer to Transport and Parking Assessment prepared by pdt Hampshire for further information.

8.0 SUSTAINABILITY

8.01 The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The apartments will be designed to meet current Building Regulations standards.

It is proposed that the new development will generate at least 10% of energy requirement from on- site renewable energy equipment. The following measures are to be incorporated within the scheme:

1) Water efficiency:

- Low flush toilets, flow regulated spray taps and shower heads
- Water efficient appliances

2 i) Sustainable Construction measures proposed, include:

- Locally sourced materials where possible
- Use of recyclable and natural materials where possible
- Use of non-toxic materials and paints
- Use of low maintenance materials

2 ii) Energy efficiency measures include:

- High insulation values
- Draught proofed windows and doors/for maximum air tightness
- Double glazed windows with low –E glass
- Insulated hot water tanks and pipes
- Light sensors/movement sensors for outdoor or communal area
- Energy efficient white goods

2 iii) Sustainable heating systems/measures to include:

- Energy efficient condensing boilers
- Low energy light fittings

Each apartment has access to secure cycle storage, thus encouraging residents to choose this alternative means of transport.

3) Adaptation measures:

Surface water: measures to prevent increases in surface water runoff include:

- Minimising the amount of non-porous hard standing areas in favour of grass, planting beds or permeable paving

4) Layout and Design

- The design proposals are of low environmental impact
- All proposed construction materials are to be resilient
- All windows are to be openable to allow natural ventilation
- Low maintenance materials are proposed
- The simple, contemporary detailing of the building ensures ease of construction – buildability

5) Landscaping and planting

- Drought tolerant, low maintenance, native planting is proposed

9.0 NOISE AND EXTERNAL PLANT

- 9.01 There exists a number of externally mounted plant associated with HVAC/Heat pumps/ Chillers along with ground floor food retail units. In respect of this a Noise Impact Assessment has been commissioned in order to evaluate and mitigate against potential impact upon residential uses. Please refer to Noise Impact Assessment prepared by Airtight Noisecheck Ltd for further information.

10.0 FOUL SEWAGE AND UTILITY ASSESSMENT

- 10.01 Please refer to Foul and Utility Assessment prepared by Hamill Davies Ltd for further details..

11.0 DRAINAGE STRATEGY

- 11.01 Please refer to Drainage Strategy document prepared by Hamill Davies Ltd for further details..