

Supporting Statement

Application to Demolish the Existing Buildings

At

Waterlooville – Former BAE Site, Elettra Avenue

Plot E (E Block)

June 2016

1.0 INTRODUCTION

This application relates to the building known as “Block E” at the Former BAE Systems Technology Park, Elettra Avenue, Waterloooville.

The rationale for the proposed demolition will be discussed later in this Statement. Essentially, we wish to demolish the existing vacant building in its entirety to prepare the site for redevelopment to provide the early provision of new employment opportunities and economic regeneration.

APPLICATION SUBMISSION

The following information is provided as part of this submission:

- Covering letter
- Completed Application Forms
- Site Location Plan, and
- This Supporting Statement

2.0 SITE AND SURROUNDINGS

The site is located on Elettra Avenue and is bounded by Silverthorne Way and Hambledon Road.

The whole site extends to approximately 4.5 hectares (11.12 acres) in area. Part of the site is to be redeveloped with a new McDonalds and Lidl superstore consented under applications ref. APP/15/00773 and APP/15/00772 respectively.

The application plot is part of, and constitutes the southern central part, of the site. It is the only remaining structure on the park and is a largely single storey, double height building extending to approximately 4,725sqm at ground level, with an additional mezzanine level of approximately 2,000sqm.

Immediately to the south of E Block is Beam Plot, a single storey building that is not in the ownership of the applicant Hargreaves, and does not form part of its future aspirations for the site.

More widely, the site and park are surrounded by a mix of uses. To the immediate north and east, there are commercial premises (including the WKB car showroom and garage), office and warehousing. Further to the north, there are substantial areas of residential development and open land. To the south and west respectively, is open land beyond the commercial development immediately neighbouring the Site.

3.0 PLANNING HISTORY & PROPOSED DEMOLITION

On 31 July 2013, outlined planning permission (Ref. APP/12/00652) was granted for “the demolition of the main office building and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom drive thru restaurant, hotel and restaurant”.

Since the approval of the above application, an outline application (Ref. APP/13/00893) for an alternative scheme was submitted by the previous owner of the park in September 2013. The application sought outlined permission for the following development.

“Mixed-use employment, leisure and retail development to comprise demolition of Main Building and erection of Class C1 hotel, Class D2 cinema, 3No. Class A3 restaurants, Class A4 public house, Class A3/A5 drive-thru restaurant, Class A1 foodstore and retention of E Block for use as Class B1 offices or conversion to Sui Generis bowling complex, Class D2 health and fitness centre, and Class A3 restaurant”.

This application was withdrawn, as it was considered to proceed with development by way of a single consent was impractical because of the commercial and financial implications this would create. As a result of this, the Developer has proposed an amended application approach for bespoke submissions for individual plots, enabled by a planning application for a vehicular route through the park.

Additional to the vehicular route application, an application was submitted and approved for a McDonalds drive-thru restaurant (APP.15.00773) and a Lidl Superstore (APP.15.00772) with construction due to commence shortly.

E Block was the subject of a change of use application (APP.15.00770) for leisure uses (class D2) and/or non-food retail (class A1) purposes with associated car parking and other works. This application was approved on the 21 April 2016.

The developer has now considered it necessary, for the benefit of the estate, to demolish “E Block” in its entirety to provide a scheme more suitable for the market and new employment opportunities. In due course, an application will be submitted in this regard.

4.0 DEMOLITION METHODS STATEMENT

The proposed approach to the demolition of the existing buildings and structures on the application site are set out below. All the demolition works are to be undertaken by a demolition contractor in compliance with the relevant Code of Practice for demolition.

Initially, a series of preparatory tasks will be undertaken to ensure that the buildings are safe to be demolished. These include:

- The disconnection of all services to the property; and
- The stripping out of all fixtures, fittings, partitions, suspended ceilings, computer flooring etc. which will be recycled or sold on if surplus to requirement.

Once the site has been made safe, demolition will commence, based on the following actions:

- Demolish buildings using traditional non-explosive methods;
- Process demolition arising's which will then be disposed of accordingly, that is, scrap metal to scrap yard, timber to recycling yard, and rubbish to licensed tip, hard-core and concrete stockpiled on site ready for crushing.
- Grub up hard standings, footings and foundations where applicable without undermining neighbouring roads, buildings and paths. Stockpile arising's ready for crushing; and
- Bring crushing plant to site and stockpile on site.

During the demolition, the site demolition contractor will carry out the following measures to mitigate any impact on the immediate locality:

- A water hosing system will be put in place on site to dampen down potential dusty areas;
- The on-site plant will be calibrated to meet the regulations for working on sites within the urban area. The site contractor will also be instructed to work in a considerate manner and to ensure any impacts are minimised;
- The site contractor will keep the site free of all litter whilst work is being undertaken, and
- A full Health and Safety Plan will be prepared and put in place during the demolition stage works of the project.

Following demolition the site will be cleared and left clean and tidy in anticipation for the redevelopment of the site.

Therefore, in terms of the condition and state of the application site post demolition, it will be cleared but there will be stockpiled hard-core present for re-use in a sustainable manner.

The site will be appropriately secured (by means of fencing / timber hoarding) to ensure safety and control of access.

Characteristics of the Development

The proposed demolition methods for the existing buildings are outlined in the demolition method statement. The demolition of the buildings will be contained within the application site and the contractor will adopt working practice outlined in section 4 to ensure that impact on the immediate environment is minimised.

This application will be publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications. The buildings on-site are not of a high quality design and as such could not be listed.

There are no important trees within or close to the application site that would be affected by the demolition of these buildings.

5.0 SUMMARY & CONCLUSIONS

The proposed demolition is in order to facilitate the future redevelopment of the site. The demolition works will be undertaken by an experienced demolition contractor in accordance with the relevant regulations / code of practice.

The Developer is committed to bringing forward beneficial economic re-use of the site. The demolition of these buildings should be considered acceptable given there is no intrinsic value to them remaining.