



**BNP PARIBAS
REAL ESTATE**

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DESIGN & ACCESS STATEMENT

**WATERLOOVILLE COMMUNITY CENTRE CAR
PARK**

MAUREPAS WAY

WATERLOOVILLE

PO7 7AY

PREPARED FOR:

Post Office Limited

February 2013



Introduction

This statement is submitted in support of a planning application for the siting of a temporary post office building at the Waterloo Community Centre car park for a period of 2 months.

The current post office premise at 25-27 Wellington Way is to undergo essential maintenance to remove asbestos. It is estimated that the works could take between 5 and 8 weeks to complete. The post office will be closed during this time.

The post office performs an important community function. It is therefore essential that alternative arrangements are made to ensure the services it provides to the local community continue while essential maintenance work is undertaken.

Following an assessment of all available premises and sites in the locality, it is considered that the proposed location to be the most suitable.

Use

The site is currently used for the parking of cars. A post office falls within Class A1 (Shops) of the Town and Country Planning (Use Classes) 1987 (as amended).

Amount

The temporary post office is a single storey pre-fabricated building. It comprises 69m² (Gross Internal) of floor space, with a Net Tradable area of 19m².

It is proposed that 6 car parking spaces would be unavailable for a maximum of 2 month while the temporary post office is in-situ.

Layout

The proposal would be situated in the car park which serves the Waterloo Community Centre. Its position is shown on the drawings submitted in support of the application.

Landscaping

No additional landscaping works are being proposed or considered necessary.

Appearance & Scale

The temporary post office is a single storey pre-fabricated building.

Photographs contained at **Appendix A** show how the temporary post office will appear in situ.

It is constructed from white glass reinforced plastic (GRP) with steel door and window frames. The dimensions, elevations and design are shown on the accompanying drawings.



Access

The temporary post office building would be accessible for customers and employees alike.

The entrances are clearly identified and a ramp is provided to facilitate access to the building in accordance with Building Regulations Approved Document M.

The building complies with legislation and advice regarding access and inclusive design issues (i.e. Disability Discriminations Act, Building Regulations Approved document M, RNIB).

Conclusion

The proposed location of the building has been carefully considered to limit its impact upon amenity and highway safety. It is considered that the temporary loss of 6 car parking spaces is outweighed by the benefits of maintaining post offices services to the local community while the post office at Wellington Way is closed for maintenance.

Appendix A – Photographs





