

B+R ARCHITECTS

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DESIGN AND ACCESS STATEMENT

WAITROSE HAVANT

B+R ARCHITECTS

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1. INTRODUCTION

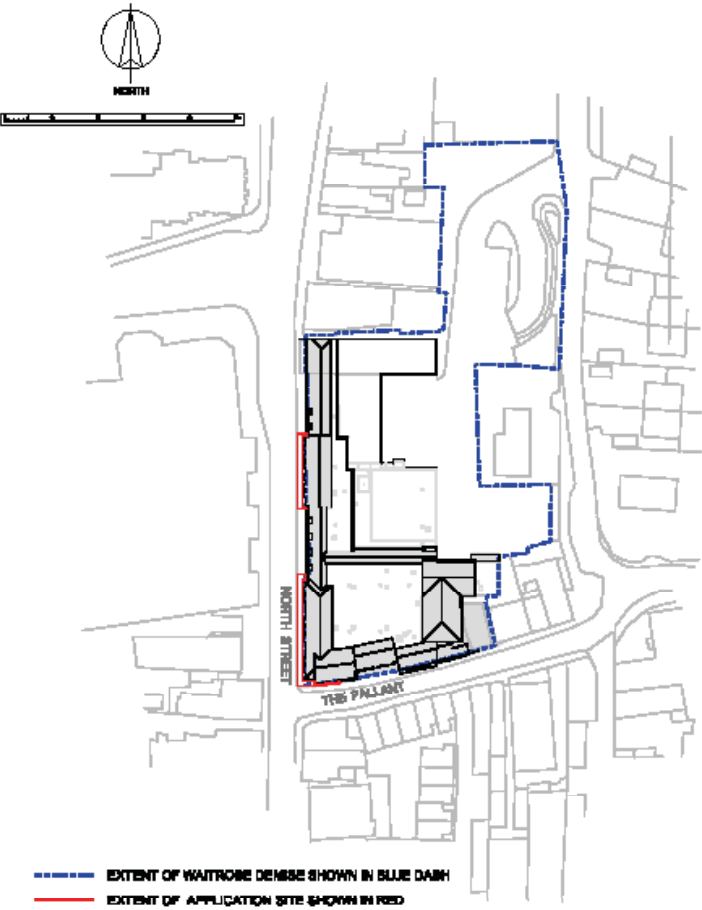
1.1 Background

1.1.1 This Design Statement has been prepared as part of the application for Full Planning Permission for the proposed works on the site of the existing Waitrose, Havant, 12 North Street Havant, PO9 1PR

1.1.2 The document covers both the design principles and concepts that have been applied to the proposed development.

1.1.3 The format of this document will explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount, layout, scale, landscaping and appearance of the development.

1.1.4 The application drawings submitted alongside this document include site layout, plans & elevations.



Site Location Plan

1.2 Summary of Proposed Application

1.2.1 The application proposal consists of the removal of the existing canopies and applying self coloured render to the existing structure. The render will frame the shopfronts and cover the area of scarred wall due to the removal of the canopies.



View from North Street



View from North Street



View from North Street



View from The Pallant

3. ASSESSMENT

3.0 Physical

3.1 Application Site

3.1.1 The application site is the existing Waitrose store off North Street and The Pallant.

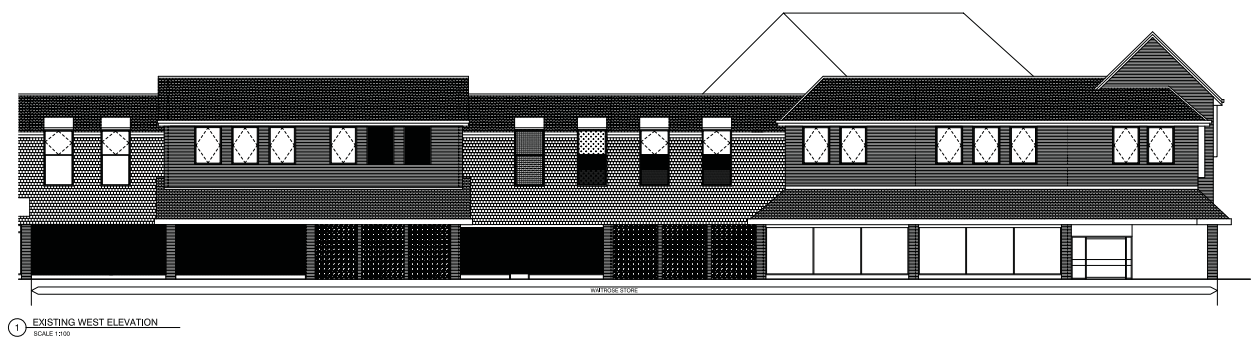
3.1.2 The site is located on North Street and is a primary retail street.

3.1.3 The existing building footprint is located towards North Street, with the site access, the service yard and the basement car park the east of the site.

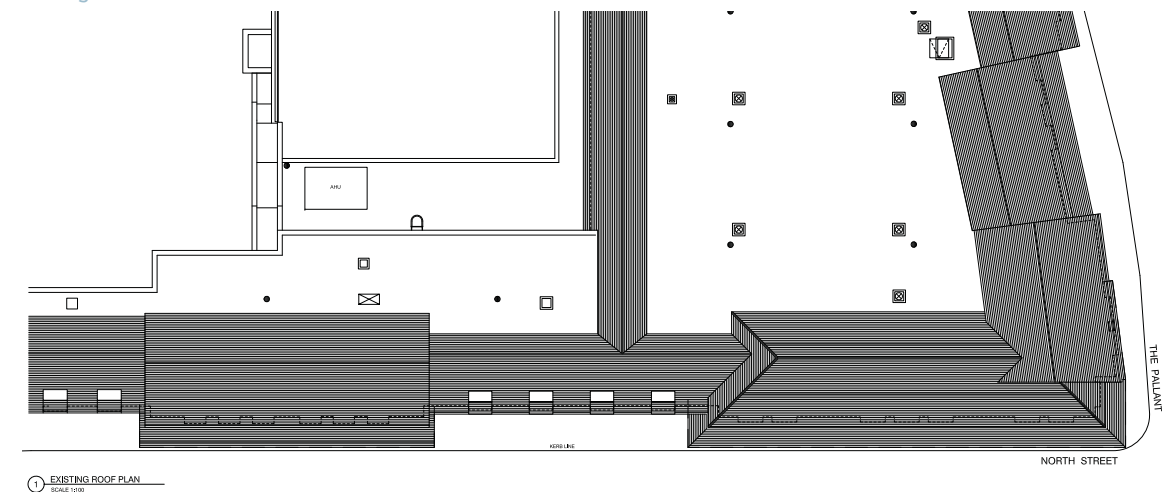
3.2 Appearance

3.2.1 The existing store is 2 stories with peripheral tiled mansard roofs and canopies.

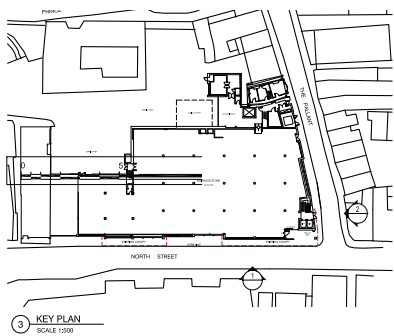
3.2.2 The walls are predominately brick with the west facing street façade consisting of brick, glazing and applied stone facades.



Existing Elevations



Existing Roof Plan



3.3 Layout

3.3.1 The existing building is arranged over ground & first floor levels with a basement car park.

3.3.2 The existing basement car park has a capacity of 100 spaces.

3.3.3 The existing service yard is located to the north east of the site.

3.4 Landscaping

3.4.1 The site is all hard standing, with minimal soft landscaping.



Pedestrian Entrance/ Exit



Customer vehicle Entrance / Exit

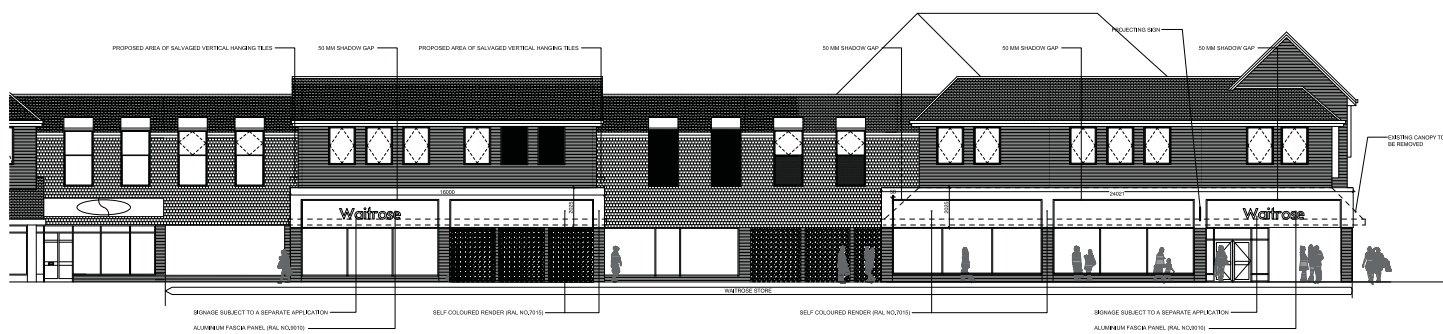
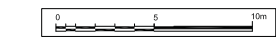
3.5 Access

3.5.1 The existing pedestrian access is off North Street to the west of the site.

3.5.2 The existing customer vehicle entrance/exit access point is off Prince George Street to the East of the site.

3.5.3 The existing service vehicle access is to the east of the site.

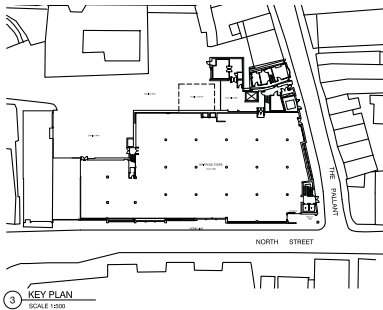
3.5.4 Currently the canopies pose a health and safety risk with numerous vehicular collisions due to their proximity to the road.



1 PROPOSED NORTH STREET ELEVATION
SCALE 1:100



2 PROPOSED ELEVATION TO THE PALLANT
SCALE 1:100



3 KEY PLAN
SCALE 1:500

4. DESIGN

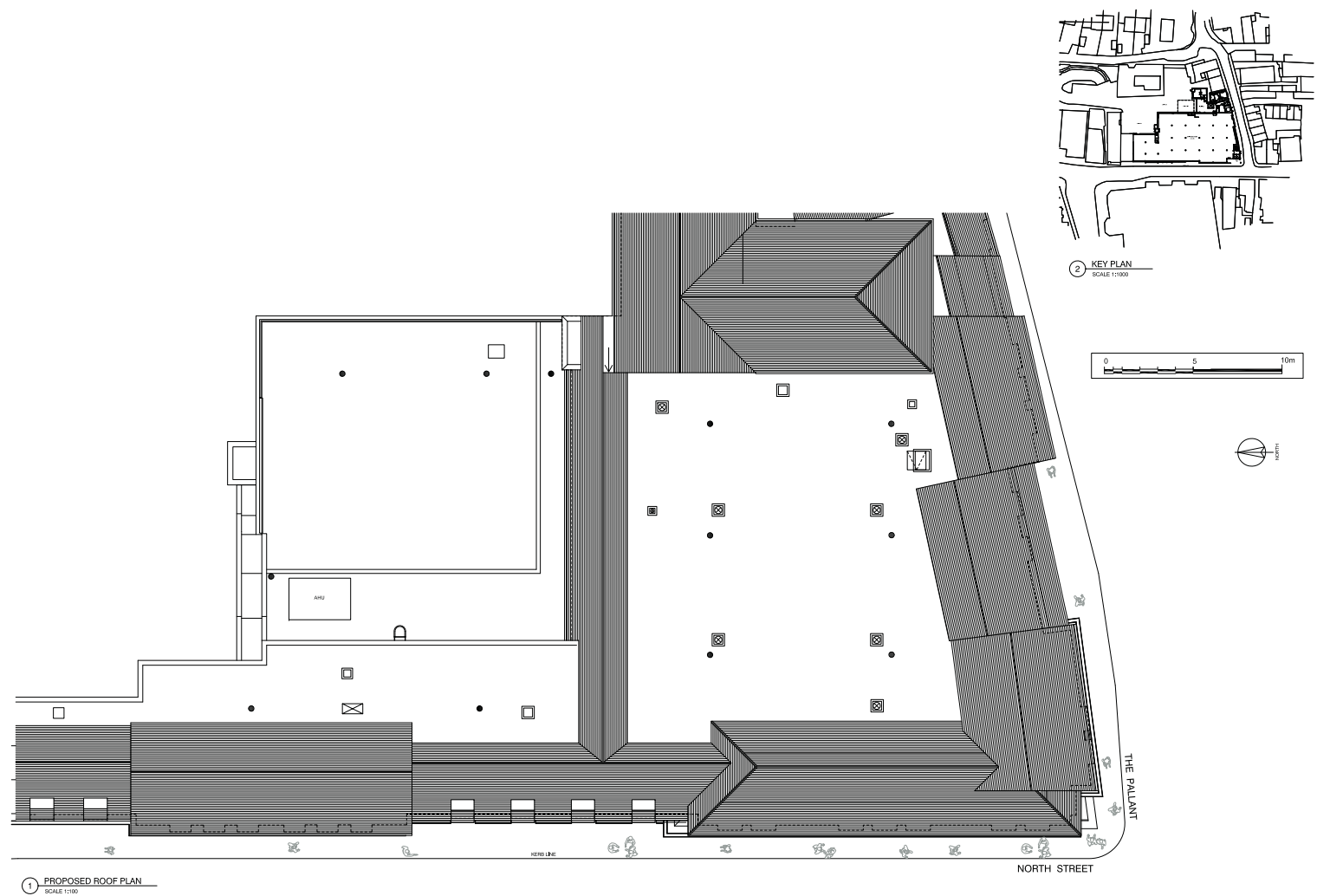
4.1 Amount

4.1.1 The proposed works consist of removal of 2 no. canopies and applying self coloured render to the existing structure in place of the canopies. The proposal will frame the shopfronts and cover the area of scarred wall due to the removal of the canopies.

4.1.2 The proposal offers a contemporary finish which is akin to the buildings age and type.

4.1.3 “contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site.” - Ref Conservation Appraisal Document, from Havant Borough Council Website

Proposed Elevations



Proposed Roof Plan

4.2 Layout

4.2.1 The existing site entrance/exit points for pedestrians & vehicles will be retained.

4.2.2 The alteration to the shopfronts will make the entrance to the store more visible, and allow for considered signage zones.

4.3 Scale

4.3.1 The alterations will not alter the buildings footprint. The scale of the works is restricted to the area of the canopies removal.



Proposed view along North Street towards the Customer Entrance



Photograph of Existing Canopies

4.4 Appearance

4.4.1 It is proposed that the rendered areas above the shopfronts will be self coloured render of RAL 7015 (Slate Grey), complete with window treatments in line with the Waitrose corporate branding.

4.4.2 It is proposed that the columns below the proposed rendered area above the shopfronts will be retained as a brick finish to ensure robustness.

4.4.3 The render colour has been selected as it is sympathetic and complementary to the surrounding buildings on the street, matching colouration of the slate roofs present in the area "Wall materials/ colours. Brickwork of a sympathetic colour and texture to that found in the street will be appropriate, although perhaps one bay may be rendered. Off white, pastels or warm colours complementary to those seen in the street would be appropriate." - Ref The Conservation Area Appraisal

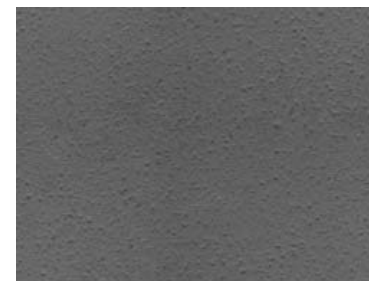


Image of the Slate Grey



Proposed view up North Street towards The Pallant



Photograph of Existing Canopies

4.4.4 The depth of the applied render is narrow enough to avoid roosting potential.

4.4.5 Signage is subject to a separate application.

4.5 Access

4.5.1 No alterations to the site access are proposed as part of the works.



Photograph of Window Treatment

5. CONCLUSION

5.1 Summary

5.1.1 A series of pre-application drawings have been issued and discussions have been held with the Conservation officer on site. His comments have been incorporated into the design.

5.1.2 The existing canopies pose a health and safety risk with numerous vehicular collisions due to their proximity to the road. The proposed design eliminates this health and safety risk.

5.1.3 It is proposed that the scarred areas above the shopfront post canopy removal are redecorated to a high quality finish.

5.1.4 It is also proposed that the existing unsafe canopy is removed and updated to a contemporary design inline with suggestions made within the conservation area appraisal document. Teamed with the white signage zones the customer approach is simplified and the store entrance will be more prominent.

5.1.5 It is proposed that the new grey coloured rendered finish to the entrance area will lift the façade.

5.1.6 We believe that the proposed modifications will enhance the appearance of the building and sit comfortably with the context of North Street enhancing the design and efficiency of the building whilst maintaining the amenity of neighboring properties, and improving the customer's experience.