

Design and Access Statement For Raebarn House Hulbert Road Waterlooville

1. Existing Building and Site.

The existing premises consist of an L-shaped four storey building dating back to the 1960's. This building has recently been converted to for apartments under various planning approvals with major changes to the external appearance (see appendix A for photographs)

The ground floor on the west elevation remains part of the retail frontage, access can also be gained from the rear car park area.

On the South-east side of the building, and occupying the rest of the rectangle formed by the L-shaped building is an open area currently used for car parking for 18 cars, accessed from Curzon Road, together with bin storage for the whole of the building. Of the 18 parking spaces, 7 are allocated for the use of the retail sales occupancy and the remainder for the apartments.

2. The Current Proposals.

The proposed scheme forming the application is for the extension of the building to form a fourth floor partly under a flat roof and partly within a mansard roof. The separation of the two roof areas is proposed around the existing stairwell and lift

shaft forming the fourth floor element of the existing building, this area will remain as part of the application.

The two wings are broken down to form 4 apartments per wing with an alternative means of escape connecting to the existing within the south wing.

The formation of the mansard roof reduces the bulk of the building whilst providing a terrace area around the roof to form amenities space and an alternative means of escape from the apartments.

The existing retail sales area of the building is to remain totally as existing and unaffected by the proposed scheme.

3. Planning Issues.

The Second and Third Floors of Raebarn House have been the subject of much negotiation with the L.P.A. over the last twenty months or so. These negotiations led to the Approval of Planning Applications for the conversion of the offices to form 42 apartments. Work on implementation of the Permission's is currently underway.

Provision for refuse and Cycles is to be extended on the existing arrangement to accommodate the additional 8 apartments.

In respect of car parking, current and approved parking will not be affected by the additional apartments. The applicant acknowledges that the required 8 spaces can not be achieved on site, therefore they have sought to obtain under a separate agreement 8 spaces within the newly formed car park within Curzon Road just a short walk along from Raebarn House.

The parking is proposed on an agreement for evenings and weekends we have enclosed a copy of the parking terms and conditions (see appendix B)

Reference has already been made to the provision of secure cycle storage within the Ground floor area. This is intended to provide for all the flats as previously proposed and will be accessed via the stair well at the eastern end of the building. Additionally, for the use of residents of the proposed flats and their visitors, it is proposed to erect 13 cycle hoops, capable of accommodating 26 cycles, within the external curtilage on the North side of the building.

Additional cycle storage is proposed to accommodate a further 8 cycles at fourth floor level. The secure cycle store is proposed within the common areas adjacent to the lift based on a double rack system.

4. Acoustic Considerations.

The Environmental Health Department of the LPA had, during the previous Planning process, informally advised of potential noise problems resulting from the adjoining roads network. As a result of that advice, the previous Applicants commissioned a 24 hour acoustic test From Airtight & Noisecheck Ltd.. This was carried out on the 29th-30th of July 2010, and the results and recommendations were incorporated within the development. The current applicants propose to further extend and enhance those recommendations.

Additionally to the above measures, it is proposed to install a ventilation system to all flats in accordance with that set out in the following section.

5. Air Quality.

The Environmental Health Department had previously similarly advised of potential problems in respect of air pollution, particularly that presented by nitrogen dioxide from nearby road traffic. From previous experience elsewhere, it has become evident that levels of nitrogen dioxide in the air in

such locations has dropped by some 16% over the period 2005 to 2010, and is likely to continue to decline as a result of national and international action to reduce road traffic emissions. Further evidence is available which shows a considerable decrease in pollutant concentration with horizontal distance. Notwithstanding the above evidence, it is proposed that, each apartment will have a full ventilation systems incorporating heat recovery. These systems will have their intakes and exhausts sited above roof level from which points they will have ducted routes to each flat.

6. Refuse Storage.

As has previously been identified, refuse storage in the form of Eurobins currently exists within the rear open area behind the building.

The Application proposals allow for 2 additional Eurobins, to be sited within an area already delineated by kerb setts within the rear area accessed by the residents from the existing internal staircase.

7. Access.

The building already incorporates access ramps and stair arrangements which fully comply with the current requirements of the Building Regulations in respect of the provision of means of access for the disabled.

8. Contributions.

The Applicants are agreeable to the payment of appropriate contributions under section 106 Agreement.

9. Conclusion.

The proposed schemes seeks to make the best use of the existing building whilst providing much needed housing. The rational for the design is based on maintaining the defined building character whilst reducing the impact of the bulk on the building.

The tear affect moves away from the roof line within the retail area to an acceptable higher level on the north elevation. It is considered that the proposed development would comply with the relevant policies within the Havant Borough Local Plan it is respectfully requested for the above reasons that the application be permitted.

Appendix A

Photographs.

Existing North Elevation



Existing South Elevation.



Appendix B

Parking



Tel: 01730 828 103
Email: services@napierparking.co.uk

WATERLOOVILLE CENTRAL CAR PARK OFF PEAK - Car Parking Permit Application Form

Please return to:

Napier Parking Ltd, Atterbury Lakes, Fairbourne Drive, Atterbury, Milton Keynes, MK10 9RG

If you require more than one permit please fill in one form per permit.

Permit Prices: £144.00 per permit inc vat (includes 2 plastic permit holders)
Additional plastic permit holder: £3.00 each plus VAT

All permits purchased are valid as shown on face of permit from the specified date and allow access to the [Waterlooville Central Car Park, Waterlooville](#).

1. I require the permit to start on (date)
2. I enclose £144.00 inc vat for a 1 year Off Peak Permit
(Payment by cheque or Postal Order payable to: Napier Parking Ltd)

Please add £3.00 plus vat if you require an additional permit holder.
3. OFF PEAK PERMITS HAVE TIME RESTRICTIONS AND MAY ONLY BE USED MONDAY TO SATURDAY AFTER 1800 HRS UP UNTIL 0800 HRS THE FOLLOWING DAY. THE PERMIT MAY ALSO BE USED AT ANY TIME ON A SUNDAY.
4. This permit is not valid Monday – Saturday 0800hrs to 1800hrs
5. Vehicles may park in the car park at other times however the advertised parking charge must be paid and a valid ticket displayed.
6. Contact Details (this must be filled out in full):

NameCompany:(if applicable)

Address.....

.....

.....Post Code

TelephoneEmail

7. This application is accompanied by our full Terms and Conditions of Parking. These are contained on a separate document. They are prominently displayed at the entrance to the car

park and also available (upon supply of a stamped addressed envelope) by post. You should not apply for a parking permit until you have read that document.

8. Off Peak Permits are not registration specific; any vehicle displaying a valid off peak permit may park within the car park within the designated times.
9. No Refunds will be given except at the discretion of Napier Parking Ltd
10. I have read and accepted the Terms and Conditions of Parking.

Signed:..... ("the customer") Dated:.....

The permit will be issued on receipt of your payment and completed application form. Please allow up to 7 days for the parking permit. Napier Parking will make every effort to ensure you receive your permit by return. Napier Parking does not guarantee that all applications will be successful; if your application is not successful the full amount will be refunded to you.

OFFICE USE ONLY

Permit Raised by:..... Payment Received:.....