

DESIGN & ACCESS STATEMENT

BY

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Proposed Development

At

5 St Georges Walk

Waterlooville

Hants

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Site Description

The site is within a commercial area fronting St Georges Walk to the west of Waterlooville town centre area. Adjacent buildings are occupied by various sectors.

The existing building has been vacant for a number of years and has fallen in to disrepair through the lack of ongoing maintenance. The building is 3 storeys with an open plan ground floor area with further open plan areas at first and second floor level.

The proposed scheme seeks to make the best use of the redundant first and second floor areas whilst the commercial element is retained at ground floor level.

Planning History

Current applications running for ground floor hair salon with a new shop front.

APP/12/00853 and **APP/12/00854**

Design Proposal

The rationale for the proposed scheme is intended with the applications for the ground floor to bring back in to life this building. Two apartments are proposed of 97 and 65 square metres with a dedicated entrance from St Georges Walk.

Each apartment will be accessed direct from the existing internal staircase and maintaining the separation from the ground floor commercial use.

At second floor level the proposal is to introduce two dormers on the side roof aspects to form additional internal space. The dormers will be formed with a pitched roof and finished with matching materials as near as possible.

At first floor level the introduction of a side window on the south elevation provides the natural light and ventilation for a third bedroom. This window on the side provides an outlook on too the adjacent Police station car park with further extended view to the south.

Combined with the replacement of the shop front the replacement of the existing windows and the introduction of a smooth render surface combined with new fascia and soffit are intended to regenerate this building and enhance the area.

Access

Access to local transport routes is close by for public and private transport. The two apartments will also have the benefit of dedicated refuse and cycle storage on site with the use of two car parking spaces to the rear of the building.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the proposed works.

The Local Community

We have not consulted the adjacent properties of the pending application and rely upon the notification to the adjacent properties and wider local community via the planning advertisements made by the Borough Council.

Conclusion

The proposed scheme will revitalize this un-attractive building and provide much needed accommodation whilst maintaining the commercial aspect at ground floor.

It is therefore considered that this type of development would be in character within the surrounding area and as such would be appropriate in relation to the urban grain and layout of development surrounding the application site.

It is respectfully requested that the Planning Authority grant planning Permission for the proposed development.