



Old Park Farm Waterlooville

Design & Access
Statement

11/2012



TaylorWimpey

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Figure 1: Mews Street (Phase 2)

Introduction

This document is submitted in support of a full planning application for land at Old Park Farm (OPF), Waterlooville, which forms part of the northern section of the Waterlooville Major Development Area (WMDA).

The WMDA is currently subject to development proposals by two separate parties working together with Havant Borough Council (HBC) and Winchester City Council (WCC), to achieve a comprehensive urban extension to the west of Waterlooville.

Taylor Wimpey control the OPF site and are currently mid-way through a programme of construction comprising four phases of residential development alongside areas of public open space and employment uses.

The site was granted outline planning consent for 450 residential dwellings, 24 live/work units and 7.10 hectares of employment land.

Having been granted reserved matters consent for all four phases of residential development, a further planning application is now being submitted in order to omit the Live / Work units and replace these with conventional residential dwellings.

As advised by both councils, Taylor Wimpey have actively marketed the sale of Live/Work units at OPF over the twelve months, but have not been able to secure any reservations for such units. It is therefore considered that Live/Work uses in this location are not viable, and it is for this reason that a full application for a change of use has now been submitted.



Figure 2: Typical FOG dwelling. (Phase 2)

Background

The outline planning consent for OPF was resolved to be granted permission in 2006, and provided a mixture of land uses including a specific requirement to deliver 24 Live/Work units in addition to the 450 residential units.

The principle of a Live/Work unit is to provide both residential accommodation alongside a quantum of floorspace to be used specifically for the purpose of running a small business.

The Section 106 agreement for OPF stipulated a requirement to designate and maintain a minimum 33% of the unit floorspace for work use, with the remaining area given over to residential use.

The existing planning consents approve the location and design of the Live/Work units which have subsequently been marketed for sale by Taylor Wimpey. These include 7 units located within a mixed use block adjacent to Hambledon Road, and the remaining 17 units at various locations within phases 3 & 4.

In the event that forward sales were forthcoming, these units would have been built in accordance with the existing consent. However, in light of a lack of demand for the Live/Work units at this location, it is not feasible to implement the existing consent.

It is for this reason, and in order to maintain their existing programme of construction on site, that Taylor Wimpey are now seeking to vary the existing consented proposals to replace the Live/Work use with a conventional residential use.

In the process of drawing up alternative proposals for these units, Taylor Wimpey have sought to minimise changes to their size and appearance, and in the case of the 17 units located within phases 3&4, to retain the potential for a more conventional home working scenario via the creation of a ground floor family room / dedicated study in place of the previous work use designation.

By submitting an application to amend the internal design and mix of accommodation across the site, it will be possible to bring forward the construction and completion of the final buildings and public realm alongside Hambledon Road. This will include the provision of the retail units and associated carpark previously approved as part of the phase 1 proposals.

Having discussed their proposals with both councils, the following sections set out in more detail the basis for the proposed amendments to the existing plans, beginning with the mixed use block located adjacent to Hambledon Road.

Old Park Farm, Waterloooville

Schedule of Accommodation – Mixed Use Block

Residential

Unit	Plot No	Bedspaces	Size (sqm)	Size (sft)	Tenure
1	261	4	73.25	788	Rented
2	262	4	73.25	788	Rented
3	263	4	73.25	788	Rented
4	264	4	83.12	895	Rented
5	265	4	83.12	895	Rented
6	266	4	83.12	898	Rented
7	267	4	77.45	834	Shared Ownership
8	268	4	77.45	834	Shared Ownership
9	269	4	77.45	834	Shared Ownership
10	270	4	77.45	834	Shared Ownership
11	271	4	83.12	895	Shared Ownership
12	272	4	83.12	895	Shared Ownership
13	273	4	83.12	895	Shared Ownership
14	274	4	73.88	795	Shared Ownership
15	275	4	73.88	795	Shared Ownership
16	276	4	73.88	795	Shared Ownership
17	277	2	52.73	568	Rented
18	278	2	52.73	568	Rented
19	279	4	74.21	799	Rented
20	280	4	74.21	799	Rented
21	281	4	74.21	799	Rented

Retail

R1		84.00	904
R2		35.00	377
R3		53.00	570
R4		53.00	570
R5		35.00	377
R6		84.00	904

St 1&2	Communal Storage Areas	31.80	342
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Figure 3: Schedule of Accommodation (Phase 2).

Phase 2 Proposals

The phase 2 reserved matters application included details of the mixed-use block to be constructed on the northern boundary of the site adjacent to Hambledon Road.

Use

Permission was granted for a block with 6 retail units on the ground floor, above which 7 residential (comprising a mix of 4 private and 3 affordable units) and 7 Live / Work units were located. The Live / Work units were to be provided as a duplex, with an internal connecting staircase between the work and residential element above.

The current application includes amended floorplans showing the removal of the Live/Work units and their replacement with 14 residential units (whereby the previous duplex arrangement effectively provides two new residential units in place of each Live / Work unit), along with the 7 conventional residential units previously approved. The new application will therefore provide a total of 21 residential units which shall all be provided as affordable housing.

Amount

The footprint and height of the amended proposals remain unaltered from the phase 2 reserved matters consent. Consequently, the amount of development in this location is unaltered, apart from some minor changes to the internal floorplans to make more efficient use of space and simplify the overall design of the block.

Figure 3 provides a summary of the revised units sizes and bedspace numbers.

The new proposals will provide 21 affordable units, 52% of which shall be for affordable rent and 48% for shared ownership. This allocation and mix of housing tenure has been agreed with the councils.

Phase 2 Proposals

Layout

The layout of the site is shown in figure 3, and is unaltered from that previously approved as part of the phase 2 reserved matters consent.

The principle remains the creation of a mixed-use perimeter block that wraps around and contains the attendant parking and service areas within a private courtyard.

This arrangement ensures active street frontages overlooking the pedestrian link to the northwest, and the public car park to the southeast, with the retail uses in a highly visible location along Hambledon Road.

The internal courtyard will be block paved and landscaped to be materially consistent with the adjacent development which has already been implemented.

A dedicated delivery bay is provided via dropped bollards to allow access to the rear of the retail units.

Upon discussion with the councils, it was agreed that future residents would be best served by a communal parking courtyard where spaces would be unallocated and maintained by a single management company.

Accordingly, the proposal will provide 28 'casual' parking spaces, which can be freely used by all residents of the apartments and their visitors. In addition, the public car park immediately to the southeast, will provide additional 'offpeak' parking spaces. In this way, spaces can be utilised on an ad hoc basis to help reduce the absolute level of

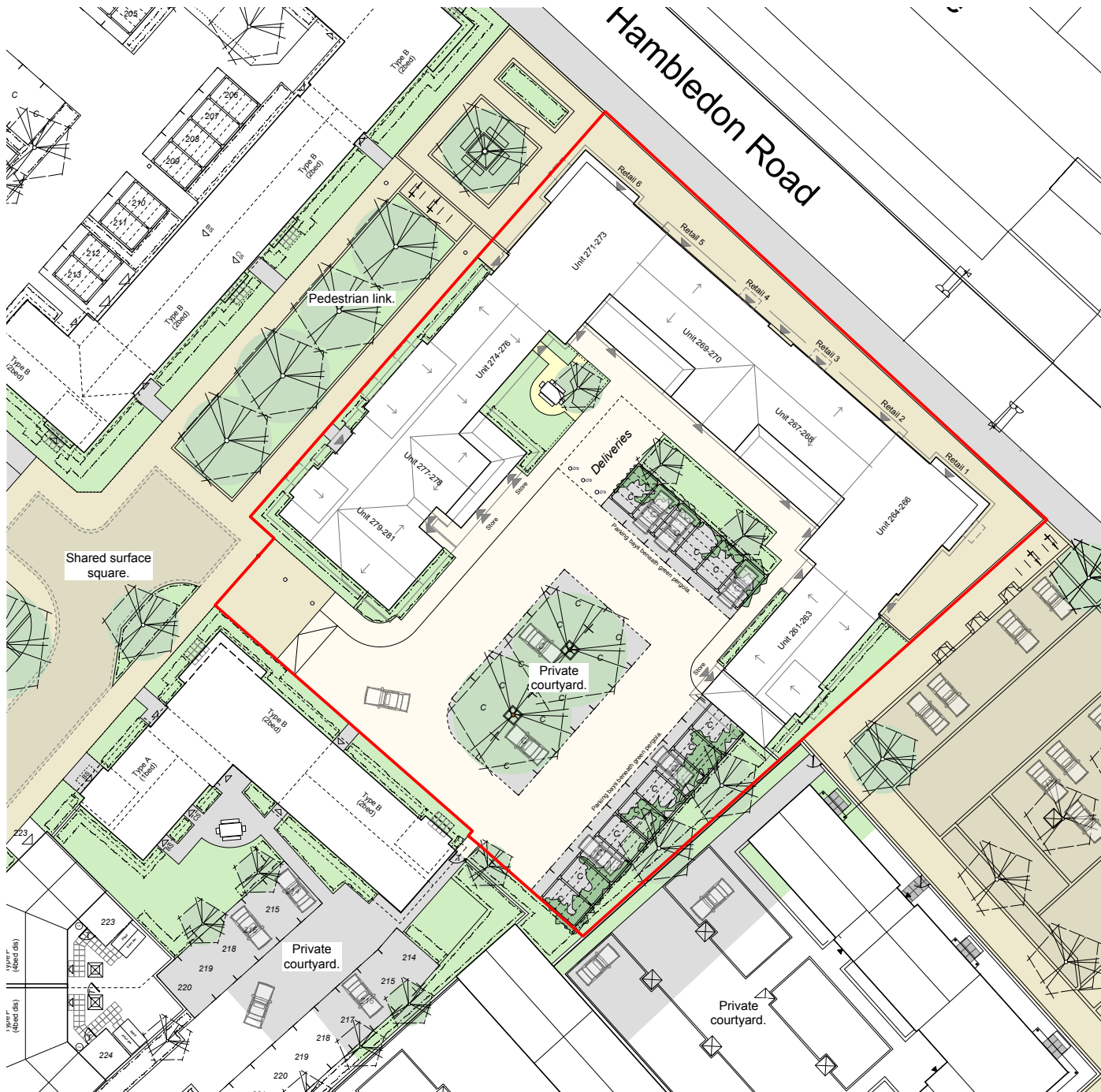


Figure 4: Site Layout (Phase 2).



Phase 2 Proposals

Scale

The overall height and size of the buildings remains unchanged. The proposal involves the construction of a three storey block, rising to four storeys on each corner of the Hambledon Road frontage where it will create a landmark feature emphasising the pedestrian entrance to the development.

Appearance

The mixed use block forms part of a larger ensemble of buildings designed to create a consistent architectural approach and modern character alongside Hambledon Road.

The approved elevations consist of a stock brick ground floor and stair cores with render and rainscreen cladding above - figure 5 illustrates how these principles and materials are reflected in the updated key elevations.

The proposals therefore remain unchanged in terms of the choice of the previously approved materials and architectural style, with some modest changes to the ground floor fenestration and upper windows. The decked access to the rear of the block is to be removed and replaced with a monopitch roof, and the four storey bays will now extend to ground level.

The result is a simplified set of elevations that will compliment their surroundings and ensure a modern and locally distinctive development and active retail frontage to Hambledon Road.



Figure 5: Key Elevations - Mixed Use Block (Phase 2).



Figure 6: Illustrative Sketch View - Mixed Use Block

Phase 2 Proposals

Landscaping

The detailed landscape proposals in this area remain unchanged as per the approved reserved matters consent for phase 2.

Figure 6 illustrates a sketch taken from the previous Design & Access statement showing how the new mixed use block will address the pedestrian link into the site from Hambledon Road.

The only additional item is the introduction of a further steel and timber pergola system above the parking spaces in the rear courtyard. This will introduce high level greening to reduce the visual impact of parked cars within the courtyard, while reducing the potential for unauthorised parking of high-sided vehicles in areas specifically intended for residents.

Access

The access strategy to this building remains largely unchanged with separate public access to individual shop fronts along Hambledon Road, and communal service doors located to the rear.

Dual access staircores provide residents with direct access to the street or into the rear parking courtyard. All apartments will have individual access from the staircores, with the exception of ground floor units 1, 14 and 19 which have been provided with a separate direct access, such that they could be adapted for disabled use at a later date.

The private courtyard has been designed as a shared surface space to minimise physical barriers to movement while encouraging slow vehicle speeds and a pedestrian friendly environment.

Secure bicycle and bin storage is provided directly from within the private parking courtyard.

Phase 3 & 4 Proposals

Use & Amount

The final reserved matters application for phases 3 & 4 was approved in March 2012, and included the balance of the Live / Work units provided as 17 individual dwellings. These were to be located within the mews streets in the form of traditional coach houses, with the ground floor given over to the work use, with residential accommodation above. This application seeks permission for the change of use of these 17 Live / Work units to conventional residential dwellings for private sale.

Layout

There are no substantial changes to the approved location or layout of the buildings located in phases 3 & 4 - refer to figure 7 for site locations.

The current application seeks to amend the approved floorplans to replace the Live / Work use with conventional residential accommodation. This can be achieved by modifying the ground floor arrangement to reduce the size of the habitable space and, in the majority of instances, replacing it with additional parking.

The net effect of these changes will be an increase in the number of allocated residential parking spaces. Where possible, the new ground floor accommodation is provided with access to outdoor space to provide additional private amenity space, either in tandem with, or in place of private balconies.

In this way, the ground floors are reconfigured to provide additional parking alongside a more conventionally sized family room or study, which could equally serve as a dedicated home office should future residents wish to work from home on a regular basis. This also has the benefit of maintaining the original intention to achieve active ground floors at intervals along the mews streets.

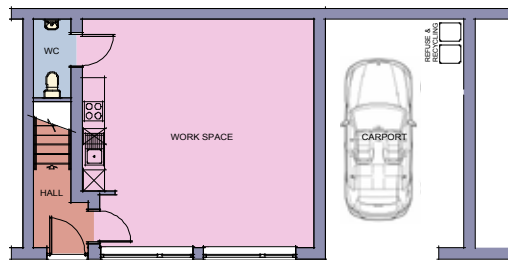


Figure 7: Site Layout (Phases 3 & 4).

Approved Floorplan



First Floor

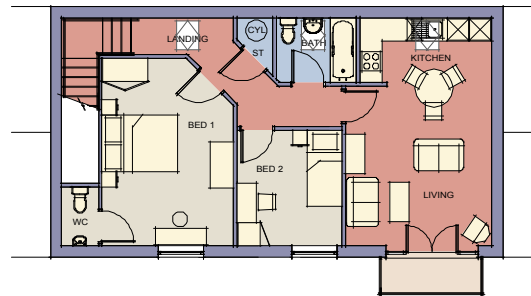


Ground Floor

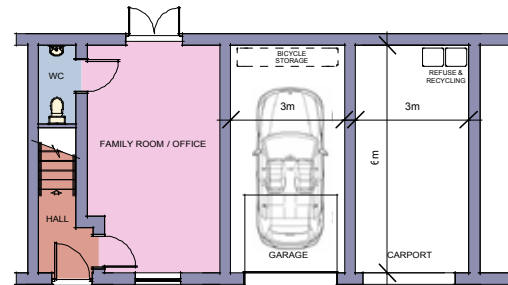


Front

Proposed Floorplan



First Floor



Ground Floor



Front

Phase 3 & 4 Proposals

Scale & Appearance

Figure 8 illustrates the typical changes associated with the Live / Work units located within phases 3 & 4. The floorplans on the left show the approved arrangement with a dedicated workspace on the ground floor and a two bedroom living space above.

The amended floorplans now include a reduced area of habitable space on the ground floor (approximately half the size of the previous work space), and its replacement with an additional parking space, giving all of the 17 plots at least two dedicated spaces.

The ground floor cloakroom is retained and where possible, access to a rear courtyard or garden is provided to ensure the space can be used flexibly.

The scale of the buildings, being two storeys in height, is unchanged from the previously approved application.

The external appearance of the buildings again remain largely unchanged with only modest changes to the fenestration which is reorganised to provide the second parking space and light into the ground floor living space. No changes to the materials or finishes of the buildings are proposed to that previously approved, thus ensuring the character and appearance of the streetscenes remain unaltered.

Landscaping & Access

There are no proposed changes to the approved landscape details or access arrangements.

Figure 8: Typical Floorplans & Elevations (Phases 3 & 4).

Plot	Amendment
232	Division of GF workspace to create family room / study and second parking space. Ground floor fenestration amended.
264	Division of GF workspace to create family room / study. Ground floor fenestration amended.
265	Division of GF workspace to create family room / study and second parking space. Parking for plot 269 reconfigured to allow rear garden for plot 265 accessed via french doors and personel door to garage. Full balcony replaced with juliet style glazed balcony at 1st floor. Ground floor fenestration amended.
286	Division of GF workspace to create family room / study and second parking space. Rear gardens enlarged and accessed via french doors and personel door to garage. Full balcony replaced with juliet style glazed balcony at 1st floor. Ground floor fenestration amended.
287	Division of GF workspace to create family room / study and second parking space. Rear gardens enlarged and accessed via french doors and personel door to garage. Full balcony replaced with juliet style glazed balcony at 1st floor. Ground floor fenestration amended.
333	Division of GF workspace to create family room / study. Ground floor fenestration amended. As unit previously had two parking spaces, the third space created is allocated to plot 334 - a large detached family house which now has three spaces.
337	Division of GF workspace to create family room / study. Ground floor fenestration amended. Full height window added to side elevation to light half landing.
339	Division of GF workspace to create family room / study. Ground floor fenestration amended. Window added to ground floor rear elevation.
340	Floorplans unchanged other than addition of window to ground floor rear elevation and windows to front elevation updated to be consistent with others.
354	Division of GF workspace to create family room / study and second parking space and allow the removal of the allocated space in the street. Ground floor fenestration amended.
374	Division of GF workspace to create family room / study and second parking space. Upper floor rear windows replaced with velux roof lights to create privacy for new garden allocated to plot 376. Ground floor fenestration amended.
376	Division of GF workspace to create family room. Second parking space already provided via carport adjoining plot 381. French doors added to ground floor rear elevation to allow access into new garden created via minor changes to the rear private parking court. Ground floor fenestration amended.
417	Division of GF workspace to create family room / study and second parking space. Ground floor fenestration amended. Upper floor window added to gable to light living room. Rear facing windows added to landing and family room to overlook private parking court. Ground floor fenestration amended.
418	Division of GF workspace to create family room / study and second parking space. Ground floor fenestration amended. Upper rear velux windows replaced with conventional fenestration to overlook parking court. Window added to ground floor family room. Ground floor fenestration amended.
419	Division of GF workspace to create family room / study with second parking space decated to private rear courtyard. Upper rear velux windows replaced with conventional fenestration to overlook parking court. Window added to ground floor family room. Ground floor fenestration amended.
448	Division of GF workspace to create family room / study and second parking space. Plot handed to allow access to a small private courtyard via french doors from the new family room. Removal of 1st floor study to create enlarged kitchen and living space with additional window to gable. Ground floor fenestration amended.
449	Division of GF workspace to create family room / study and second parking space. Ground floor fenestration amended.

Phase 3 & 4 Proposals

Summary of Proposed Changes

Figure 9 provides a schedule of proposed changes relating to the 17 plots located within phases 3 & 4.

Figure 9: Summary of Proposed Changes (Phases 3 & 4).

Conclusion

The requirement for this planning application relates to the lack of demand for the Live / Work units originally approved as part of the outline planning permission for the Old Park Farm section of the WMDA. The planning statement accompanying the application provides further details on the measures taken to market the site.

By previously submitting details of the Live / Work units and subsequently marketing them for sale over the past twelve months, Taylor Wimpey are now satisfied that the use is not viable in this location. Having discussed this issue with the councils, and in order to maintain a consistent build programme on site, Taylor Wimpey have taken the decision to effectively apply for a 'change of use' via a full planning application covering all of the Live / Work units previously approved as part of the phase 2, 3 & 4 reserved matters applications.

In the process of preparing the amended proposals, the applicant has sought to minimise changes to the layout, scale and appearance of the buildings, such that the new use will not prejudice the high standards of design quality and character envisaged for the site. Changes to the external appearance of individual buildings are limited to minor amendments to the fenestration, and where possible the simplification of key elevations to the mixed use building.

Where possible, the applicant has sought to increase the number of parking spaces and private amenity space provision to individual plots, which will be of net benefit to the existing and future residents of the Old Park Farm development.