

PLANNING STATEMENT including DESIGN & ACCESS STATEMENT

Proposed construction of a building comprising 13 new apartments
following the demolition of No's
9 and 11 St Georges Walk, Waterlooville, PO7 7TU



**18 Limberline Spur
hilsea, portsmouth,
hampshire, po3 5hj**

tel : 023 9269 1843

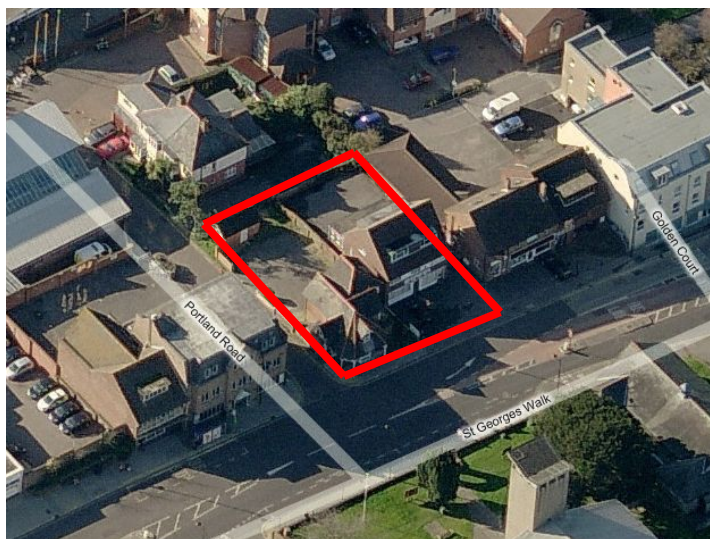
fax : 023 9263 9722

e : info@hrp-architects.com

w : hrp-architects.com

Prepared in consultation with Les Weymes Planning Consultancy Ltd

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AERIAL VIEW FROM WINDOWS LIVE SHOWING EXISTING BUILDINGS

1. Introduction

1.1 The owners of 9 St Georges Walk have endeavoured to secure a redevelopment of their own building which was taken to appeal following refusal by Havant Borough Council.

1.2 The owners of 11 St Georges Walk have been actively marketing these former Class B1 offices but no offers have been made to re-occupy the building or to undertake a redevelopment.

1.3 Both owners have decided that redevelopment of each site in isolation will not secure a suitable urban solution and have therefore appointed HRP Architects and Les Weymes Planning Consultancy Ltd to present a comprehensive development which responds to the Local Plan policies and characteristics of the combined site and its prominent town centre position.

1.4 This Planning Statement including Design & Access Statement sets out the design and townscape considerations for the proposed redevelopment of 9-11 St. Georges Walk, Waterlooville (the 'site')

1.5 The proposal comprises the demolition of No's 9 & 11 St. Georges Walk with a development of 13 new apartments (6 x 2 bed & 7 x 1 bed) with associated parking, access & refuse/cycle storage.

1.6 This Statement provides a description of the sites location and existing buildings with a design analysis which have guided the proposals – content, scale, layout, appearance, access, parking & sustainability.

2. THE SITE BACKGROUND & CURRENT USE.

The site is located at a mid-position on the west side of St. Georges Walk in Waterlooville, Hampshire, and is sited between Portland Road and existing buildings on the corner with Golden Court. As can be seen from the photographs above, the site is very prominent so a 'landmark' building

solution is, we believe, essential. The site offers an opportunity for a distinctive building to occupy this prominent and busy town centre position.

The main frontage of the development site fronts onto St. Georges Walk, and looks across Hambledon Road towards an existing church, bus stops and commercial buildings. The site is in a highly accessible position with many town centre shops and amenities within a short walk. The development site benefits from its proximity to major bus routes both in and out of the town.

South of the site the character is predominantly a mixture retail/service uses with residential above although just a few metres away there is a block of existing apartments at Clockhouse on the corner of St Georges Walk. To the west in Portland Road there are some existing dwellings and a main supermarket beyond. On the east side, there is a church, and to the north a mix of retail with residential above, and a main by-pass road linking the town to the A3.

Currently No. 9 St Georges Walk is occupied by the Citizens Advice Bureau on a short term lease which will terminate in March 2013. The occupants are aware of the proposed redevelopment and expect to find relocation offices in the town centre area. The existing building occupies a prominent corner site and in both scale and design appears out of keeping with the characteristics of surrounding environment.

Below are photographs of the existing Buildings.



Site looking South towards no. 11 & 9 St. Georges Walk



Site looking North towards no. 9 & 11 St. Georges Walk, with the turning for Portland Road just visible.



View from the West looking to the rear of site from Portland Road

This statement should be read in conjunction with HRP Architects drawing numbers 8290-01, 02, 03 & 04.

3. THE NATIONAL PLANNING POLICY FRAMEWORK – NPPF

The NPPF was introduced in March 2012 and sets out the Governments planning policies and requirements for the planning system and generally provides guidance for Local Councils and local people. The NPPF is particularly strong on ensuring that the planning system achieves sustainable development. Taking account of the Core Planning Principles the status of the Development Plan is a priority with the need to support sustainable economic development in order to enhance and improve living environments, town centres through brown field development with the introduction of residential development and to secure high quality design.

The submitted planning application is respectful of the NPPF and is considered to be a sustainable redevelopment which will enhance the town centre of Waterlooville.

4. HAVANT BOROUGH COUNCIL CORE STRATEGY AND SUPPLEMENTARY PLANNING DOCUMENTS

An examination of the Core Strategy Interactive Proposals Map identifies the application sites as being within a town centre development site as part of the strategy for development of Waterlooville Town Centre. The application site falls outside of the Core Strategy proposals for the control of changes of use directed to the primary and secondary retail frontages.

The Waterlooville Urban Design Framework prepared by David Lock Associates on behalf of the Councils of Hampshire, Havant and Winchester set out design principles for the preferred approach to the development of the town centre. Although first approved in October 2004 since the adoption of the Core Strategy in March 2011 the SPG supplements Policy CS6.2 on Regeneration of the Borough focusing on Waterlooville Town Centre and Policy CS18.4 on the MDA and Waterlooville Town Centre Integration. The framework proposals for comprehensive development which mainly concentrated on the Asda site did not include development of the application site.

The Report “Waterlooville – Integration of The MDA and the Town Centre” in Para 1.1.9 and 1.1.15 acknowledges that Hambledon Road is an important location for people arriving at the main bus stops but because of the domination of vehicular traffic the environment is particularly difficult for pedestrians. In commenting on the new Police Station in para 1.1.17 the report states:-

“The recently built police station makes a strong statement about future design standards in the town centre than much of the low rise development around it, presents a contemporary design character and contributes to improved public space around the entrance to Asda. It should be a positive anchor to new higher quality development in the south-west quarter of the

town centre". The Report suggests that the suggested redevelopment framework could well accommodate the principle of 3 – 4 storey development.

The Borough Design Guide SPD which supplements Policy CS16 of the Core Strategy adopted by the Council in December 2011 aims to raise the standard of design across the LPA area. The urban context study for Waterlooville includes Cowplain, Purbrook, Waterlooville, Wecock and Widley. The application site is clearly within the inner area of Waterlooville Town Centre the character of which is respected in the scheme forming the submitted planning application for mixed residential use which will introduce activity and illumination at all times of the day.

The applicants and their advisers are alert to the need to provide a sustainable provision of car parking and cycle storage provisions to support the development and have taken note of the LPA – Residential Parking and Cycle Provision SPD which was adopted by the LPA in March 2010. The SPD acknowledges that Havant Borough is largely suburban in character with the town centres of Havant and Waterlooville providing a more developed urban structure where combinations of uses co-exist. The application site (see para 5.6 and 5.7 of the SPD) is very much part of the built up town centre where it is impractical to expect full on-site car parking provision if an appropriate townscape is a pre-requisite of any redevelopment. In a sustainable context many town centre residents have no desire to need or own a car and being adjacent to the major bus route of Hambledon Road there is justification to accept a lower on-site provision. The submitted planning application provides 9 parking spaces (1 being of a disabled width) to support the proposed 13 flats. Cycle storage is also provided.

In connection with the applicants acknowledging that the proposed development may introduce the payment of financial contributions an examination has been undertaken of the Core Strategy – Local Development Framework adopted by the LPA on 1 March 2011 where Policy CS21 provides a list of land use considerations where the LPA will seek on-site provision or financial contributions to ensure timely off-site delivery. Where contributions are required it is understood that an appropriate Section 106 Agreement will need to be negotiated between the LPA and the applicants. The applicants are aware that the Government has on 17 March 2010 introduced the Community Infrastructure Levy Regulations 2010 which will soon be introduced by the LPA.

Core Strategy Policy CS9 provides guidance on the provision of an expected 30–40% of affordable housing on developments of 15 dwellings or 30-40% on-site or by suitable contribution in developments of 5 to 14 dwellings. The submitted application seeks outline planning permission for 13 dwellings. The applicants anticipate that the development once granted may well appeal to a RSL – Registered Social Landlord but this remains uncertain at the time of making the submission.

5. SITE PLANNING HISTORY

In 2008, a full application was submitted on the site for the demolition of the existing building at **number 9 only**, which proposed the construction of 11 new flats and ground floor retail space. (Ref: 08/56791/000). The application

was refused by the LPA and an appeal was dismissed with the main reason being over development and poor design. Appeal Reference – APP/X1735/A/09/2096566/NWF dated 22 June 2009.

Following this refusal a subsequent scheme for the re-development of both numbers 9 & 11 was submitted to the LPA for a pre-application assessment which was commented on in a letter dated 1 December 2010 under Ref: GEN/10/00852. The proposed scheme comprised a total of 20 units with retail space on the corner ground floor. Again the main points raised by the LPA were the relationship within the street scene and the unduly bulky nature of the proposal. In addition, there were concerns with regard the number of units and massing.

6. ASSESSMENT

The combined sites of both 9 and 11 St Georges Walk is regular in shape and bounded to the North-West & South-West. To the North-East is the sites principal frontage.

The existing buildings on the site sit parallel to the main highway with existing hard landscaping and parking to the frontage. To the rear there is more hard landscaping and parking with the boundary to the rear formed of fencing and existing vegetation. The built form is generally 2-3 storeys as existing with a site area of approx 765 sq. m (0.07 hectares).

7. THE LAYOUT, CONCEPT & AMOUNT

The concept of the development is to provide a scheme comprising high quality residential accommodation within the heart of Waterloooville, to make the most efficient and effective use of the land whilst preserving the character of the area and respecting the amenities of existing property occupiers. Any redevelopment proposal would in terms of the external appearance also benefit from the creation of a 'landmark' building by introducing a more interestingly aesthetic proposal than that previously presented to the Local Planning Authority.

The scheme presented for approval has been reached after Design Team discussion and consultation with the client and previous feedback from the Local Planning Authority.

The design focuses on maintaining the building line of number 11, with a T shaped proposal best suited to enable maximum amenity space and to enable the proposed façade to offer the best elevation to suit the street scene and to respect the existing topography of the sites contours. A very important factor in respect of the layout has been to ensure no overlooking and to contribute positively to the existing street scene pattern. All the flats have been positioned so that they are situated away from the boundaries of the site to avoid any overlooking or loss of light.

In respect of the design solution, because of the locality it is considered important to provide a focal point and landmark building while introducing an improved design solution to this prominent part of the town centre. The site

offers an excellent opportunity for a unique building providing high quality residential living accommodation close to existing town centre facilities including the easy access to public transport.

It has been established in correspondence with the LPA and from the previous planning history that the current building No. 9 St Georges Walk is in need of replacement and that by introducing the site of No. 11 St Georges Walk a more successful and high quality design solution is possible through comprehensive proposals.

The plan begins to follow a golden rule in the architectural language, form to follow function, so the simplicity of the internal layout does not complicate the intended usage of the new building.

8. SCALE

The proposal is to provide a new building of mainly 2.5 storeys (3.5 storey landmark element on the corner), with the topography of the site being a major influence on the external appearance.

Careful consideration has been given to the scale of the proposed development in terms of height, massing and distances to neighbouring properties. The proposed building is set back to avoid overlooking and to integrate with adjacent buildings and their street character. The main part of the building on the corner of St. Georges Walk takes account of the foot print of the existing building whereas in Portland Road the building is set into the site to accommodate a less constrained environment through the introduction of soft landscaping. This was a criticism of previous proposals both by the Planning Inspector and the LPA. Streetscape analysis has determined that the corner building can be successfully introduced at a height of 3.5 storeys with the remaining two parts of the proposed scheme being 2.5 storeys high to take into account the scale of the surrounding buildings and topography of the site as the levels fall away in both directions.

9. THE SOLUTION & APPEARANCE

The development has sought to provide a high quality, simple design which whilst economic to build, would provide a Code Level 3 minimum construction. The orientation of the proposed development allows much more efficient and effective use of the site than that which has previously been proposed whilst respecting the building line of neighbouring buildings and having regard for the issues raised by the LPA on the schemes previously considered.

In response to LPA observations on the previous proposals the aesthetics of the submitted redevelopment scheme have strongly influenced the introduction of a more simplified solution with an interesting mix of render, brickwork and feature banding render to the ground floor elevation. This additional thought to the detail and introduction of a corbel provide an interesting solution to this development which will significantly enhance the status of St Georges Walk.

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Boundary treatment to the site will take the form of existing and proposed walls, to include existing vegetation to ensure a private and secure environment for the occupants, but equally an attractive proposal.

The next page highlights some of the aesthetic solutions proposed.



Above images highlight the similar aesthetics the proposal is looking to achieve. With a high quality solution with strong residential materials.

10. MATERIALS

The proposal will be undertaken with the use of high quality materials befitting of this landmark scheme using modern methods of construction.

The design aims to be a bold expression of modern materials to give a clean elegant style to the building's facade.

With respect to the materials, it is proposed that the walls consist of high quality brickwork and render. The roofs will be a high quality plain tile with stone cills and pvc-u white windows and doors.

The corner 'block' at Portland Road – St.Georges Walk junction will be rendered throughout to lighten the appearance with regard the shared vehicle & pedestrian route between the new development and the adjacent building, Hermitage House.

It is expected that the final choice of external materials will be agreed in consultation with the LPA.

Below shows the main front elevation at St. Georges Walk.



11. ACCESS & UTILITIES

Being close to the town centre, the site is well served by public transport, with buses frequently passing the site. The application site can be described as being integral to Waterloooville town centre which offers all services and needs of the local community.

Pedestrian access is directed to the main front entrance with a secondary entrance to the rear with paths and landscaping to the rear, front and side. Cycle storage is provided for each flat and the vehicle access to the rear parking is an existing entrance to a single garage which will be demolished.

Sufficient turning space is provided for vehicles to leave in a forward gear with the parking to the front being retained with the use of the existing pavement crossover. A disabled parking space has been allocated to the front entrance ramped to Flat No. 4 being large enough to conform to DDA requirements should there be a requirement for this flat to be so occupied. A level threshold will be provided to both front and rear entrances to enable wheelchair access throughout the ground floor.

Utilities and foul sewage for the proposed development will be connected to the main drainage system with soakaways being provided if required to provide surface water discharge.

The proposal benefits from good natural surveillance within the site and surrounding retail and residential. The single point of vehicle access all as existing means the site is well enclosed to its boundaries and provides a safe and secure environment.

12. SUSTAINABILITY

The development will seek to promote sustainability and high quality design by complying with the minimum government guidance on design principles. There is also a balanced environment between open space and buildings with a re-use of previously developed land. Where possible the use of local materials will be provided and there is excellent access to local amenities and public transport.

13. CONCLUSIONS

This planning statement, together with accompanying drawings explains the proposed development and provides details of the design process and how a high quality development will be achieved.

The scheme responds to two previous proposals within the site and will result in the re-use of previously developed land in a more efficient and effective way. The development respects the adjacent buildings and the materials have been chosen to compliment the design solution whilst paying attention to the surrounding character. The flats provide an excellent level of space for future occupants within an extremely accessible location with an established vehicular access. The proposed scheme we believe will make a positive contribution to the area.

As a direct result of the previous planning application history the joint applicants have decided to seek outline planning permission with all but hard and soft landscaping (reserved matter) being submitted for approval..