

DESIGN & ACCESS STATEMENT

For

BROOKTON 2000 LIMITED

At

Lavender Road, Waterloooville

Fire Damaged Retail Units

URB-LR(A3)0001-A00

URBANEDGE
architecture / masterplanning / design

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REVISIONS

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1.0 Introduction

This Design and Access Statement has been prepared by Urban Edge Architecture Ltd on behalf of Brookton 2000 Limited, and is submitted to Havant Borough Council in support of a Detailed Planning Application for the proposed works to bring the former local retail facilities back to beneficial use at Lavender Road, Waterlooville.

1.1 Scheme Objectives

- To re-build the existing fire damaged retail premises on Lavender Road.
- To recreate employment opportunities for the local community.
- To re-establish an important element of the existing local centre for the community.

2.0 Location, Site and Context

2.1 Location

Lavender Road is located to the South of Waterlooville Centre and only a short distance West of the A3(M), a major traffic route leading to Portsmouth.

The site is situated adjacent other community facilities such as the Stakes Lodge Surgery and Springwood Community Building. Still occupied by the remaining brick shells of buildings, these premises have successfully operated as retail and A3 businesses in the past until they were damaged by fire in 2011.

The site is generally bounded by residential estates to the North, East and South, with landscaped parkland to the North West. The Lodge sheltered housing development is situated to the South West of the site, while bus stops are directly adjacent the site on Frennstaple Road.

2.2 Site

Access to the site is from Lavender Road.

The buildings have been fire damaged with only the external walls and floor slabs remaining in the convenience store and pharmacy unit and the majority of the structure to the restaurant unit. The existing surface conditions of the car parking areas and adjacent pedestrian areas are generally in a good state

of repair with the exception of the paved area directly adjacent the convenience store.

2.3 Context

The North East edge of the application site is bounded by a public footway along Frenstaple Road, the North West edge by a footway along Lavender Road, the South West by the link road to the surgery and the South East by the surgery car park.

3.0 Proposals and Design

3.1 Use

The existing surrounding buildings are currently a mix of residential, care and health service uses. The site indicated by the red line boundary is currently occupied by 3 fire damaged commercial units. Unit 1 was formerly a convenience store, Unit 2 a pharmacy and Unit 3 a Chinese takeaway restaurant, the proposal is that the original tenants will re-occupy these units once re-built.

3.2 Area of Proposal

The application proposals are to rebuild the commercial units to exactly the same footprint as originally constructed with the existing external walls generally being retained in all areas..

3.3 Site Layout Principles

The site layout for the local centre will not be altered as part of the works other than a new secure bin store being provided which will occupy one of the existing parking bays.

3.4 Building Layout Principles

The re-built units will match the original construction with all access and egress points not being changed.

3.5 Landscaping

The hard landscaped areas will generally remain as existing with only the area directly adjacent the convenience store being replaced/repaired to match the original details.

All soft landscaping areas will be restored to match the original condition with planting being replaced locally where required..

3.6 Appearance

The 3No commercial units will be re-built to match the original design using the same materials pallet, architectural cues will be taken from the restaurant unit which is still largely intact.

Please see below images of original; development prior to the fire damage for reference (images courtesy of Google Streetview).



View of original development from the NE



View of original development from the SE



View of original development from the SW



View of original development from the NW

4.0 Access

4.1 Site Access & servicing

Pedestrian access to the development will be retained as existing which is from the footway along Lavender Road and the car park area from the adjacent surgery.

Level access will be provided at all public entrances to the commercial units from the car park area.

Vehicular access to the development is from the junction with Lavender Road and the link road to the adjacent surgery.

The servicing strategy to the development is via service vehicles accessing the car park area and the current arrangement will not be altered as part of the application.

4.2 Links to Public Transport

The site is well served by public transport with existing bus services that run along Frendstaple Road.

5.0 Sustainable Development

5.1 Sustainability

We aim to deliver a development that is in accordance, as far as is practicable, with best practice principles of sustainable development, and the scheme will aim to be designed to positively contribute to long term objectives of environmental protection and resource management.

5.2 Environmental Commitment

Land is a finite resource, so bringing this development back into effective and beneficial use is seen as a positive action in terms of environmental commitment.

5.3 Considerate Construction

Onsite, the scheme would follow the principles of environmental best practice, and during the construction stage, care would be taken to minimise construction traffic, noise & dust.