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Design and Access Statement

Unit 1a – 2b Clock House, London Road
Waterlooville, PO7 7HE

May 2025

KNIGHT
Consulting
ARCHITECTURE – SURVEYING - PLANNING

Section One: Introduction

1.1 STATEMENT

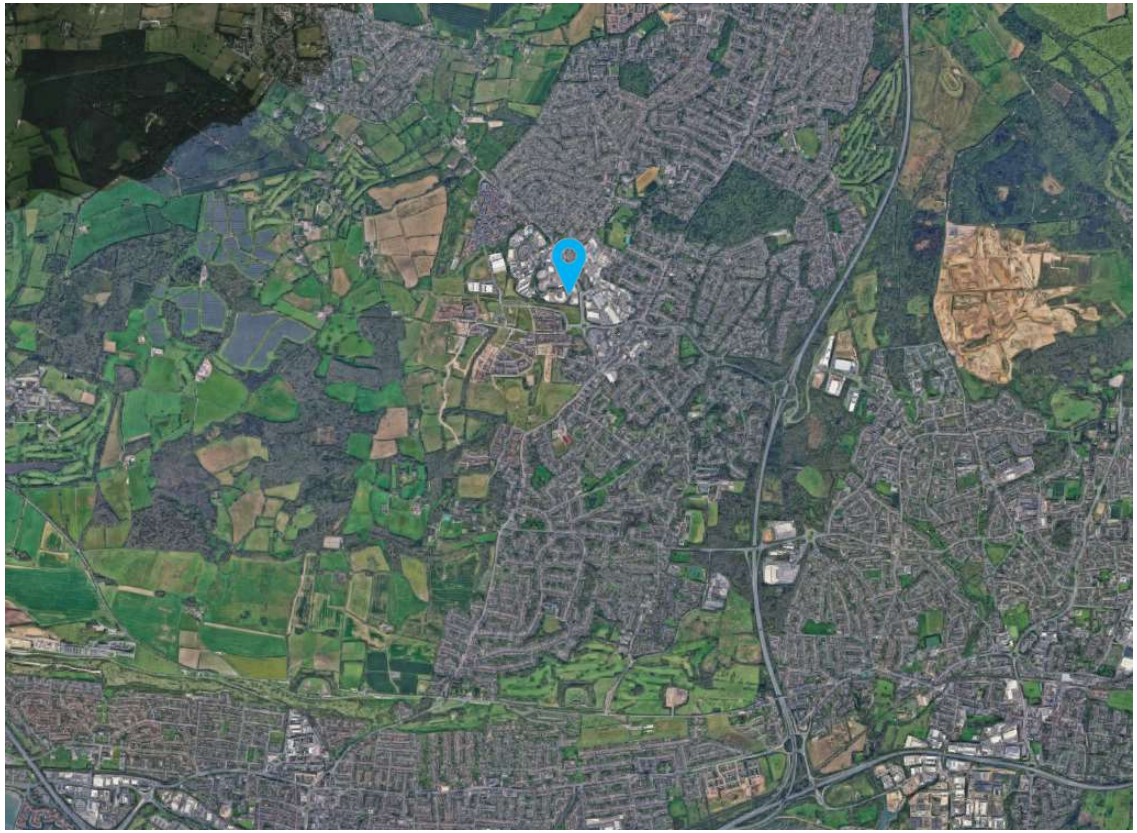
This statement is in support of the submission of the Full Planning Application, for Unit 1a-2b Clock House, London Road. The proposed scheme shows the conversion of the upper floors into 7 x C3 units, all exceeding the National Space Standards. The rear section of the existing ground floor casino will be within the Change of Use and become a shared Bin and Bike store.

This statement outlines the vision for the proposal and establishes the principles that have been considered within the design process. The relevant local policies have been identified and outlined in how we believe the proposal complies with these policies.

This document has been prepared to support the proposal in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order (SI 2010/567) and subsequent amendments and The National Design Guide (September 2019).

1.2 SITE LOCATION

The site is in London Road and backs onto Swiss Road. It is surrounded by a variety of different ground floor retail units as well as converted residential upper floors. The building's most recent use is an Old Class A4/D2 unit – now Sui Generis. The current darts/snooker club (The Pheonix Darts Club) is soon to be closing.



Section Two:
Site and Context

2.1 SITE DESCRIPTION

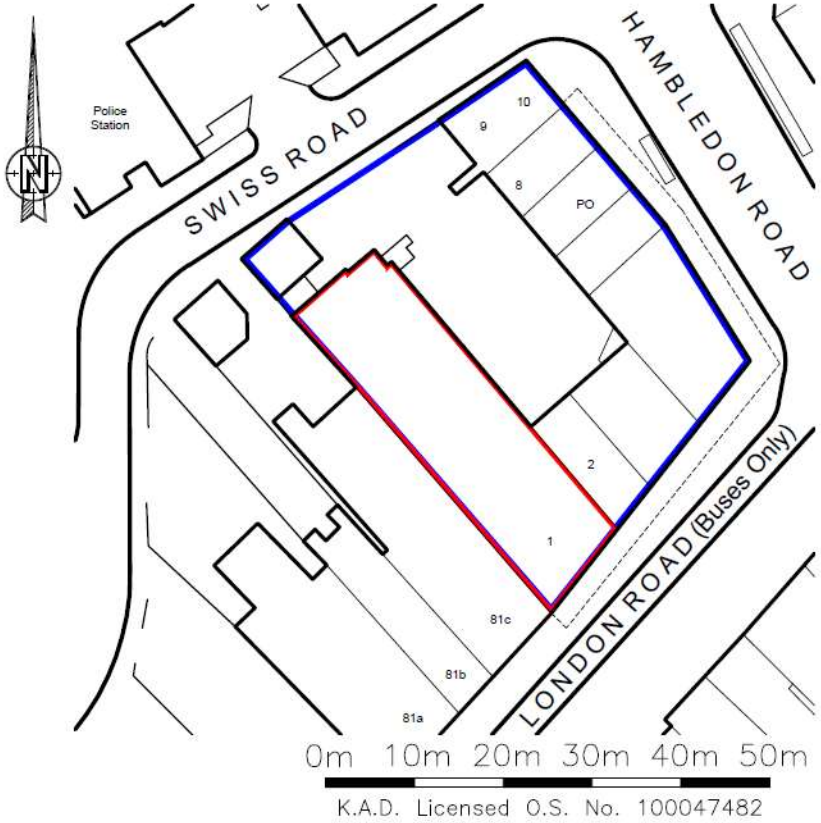
The site is located within the town centre of Waterlooville. It can be accessed from the front off of London Road and to the rear from Swiss Road into the courtyard.

2.2 UTILITES

All main services are available from the rear. There are existing connections on site currently servicing the building.

2.3 EXISTING TREES AND ECOLOGY

There are no trees or ecology on the site which would be affected by the proposed development. Therefore, with less than the triggering 25m2, this scheme is exempt from Biodiversity Net Gain.



Location Plan 1:1250

2.4 FLOOD RISK

This site is located within Flood Zone 1, with a very low risk of flooding by both rivers and sea as designated by the Environmental Agency's Flood Risk Map.

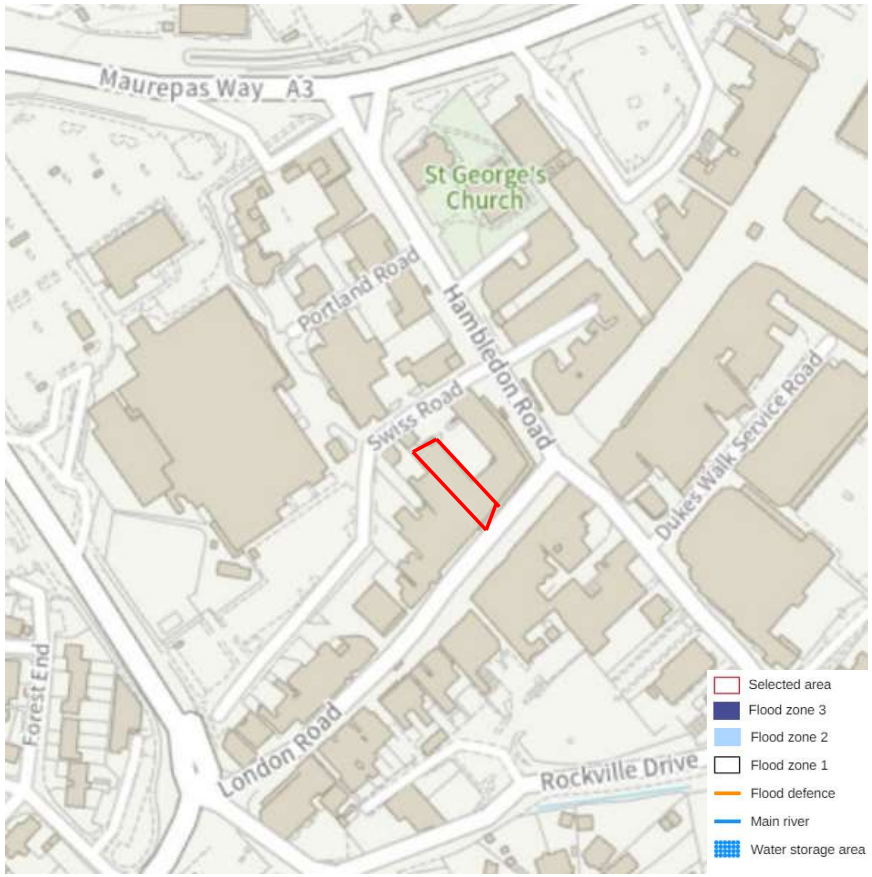
The site is exposed to Low Risk of Surface Water flooding, between 1% - 3.3% chance each year – however, it is believed this will have no impact on the scheme.

2.5 PLANNING HISTORY

In the past there have been two applications submitted for the site:

2015 – APP/15/00260 – Change of Use from A1 (Retail) to A2 (Estate Agents)

2000 - N/A – Change of Use to an Adult Amusement Centre (over 18)



Section Three: Planning

3.1 PLANNING INTRODUCTION

The design proposal has been worked to the following design guidance documents:

- National Planning Policy Framework (NPPF) 2021
- Technical Housing Standards: NDSS
- National Design Guide
- Havant Borough Council Local Plan

3.2 NATIONAL PLANNING POLICY FRAMEWORK

The Ministry of Housing, Communities and Local Government published the updated National Planning Policy Framework in September 2023. It implemented around 85 reforms announced previously through the Housing white paper, the planning for the right homes in the right places consultation, and the draft revised National Planning Policy Framework consultation.

Following a technical consultation on updates to the National Planning Policy, the Government made very minor changes to the test and published an updated framework in July 2021. A new version was released on 5th September 2023, which is used as a basis for this application. The National Planning Policy Framework is a vital tool in ensuring that we can secure planning for the right homes built in the right places of the right quality at the same time as protecting the environment.

3.3 TECHNICAL HOUSING STANDARDS: NDSS

Within the proposal, there are 7 residential units (4 x 1Bed/1Person, 2 x 1Bed/2Person, 1 x 2Bed/4Person). In accordance with the National Design Space Standards, all of the proposed dwellings are compliant in accordance with the following technical requirements:

1. The dwelling provides at least the gross internal floor area and built-in-storage area set out within Table 1.
2. A dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom.
3. To provide 1 bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide.
4. To provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2.
5. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
6. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m within the Gross Internal Area).
7. Any other area that is used solely for storage and has a headroom of 900 – 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
8. A built-in wardrobe counts towards the Gross Internal Area and Bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above.
9. All habitable rooms have adequate natural light provision.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)[2]			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

3.4 NATIONAL DESIGN GUIDE

Planning Law requires that applications for planning permission are to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning Policies and Decisions must also reflect relevant internal obligations and statutory requirements.

The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statement for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of National Planning Policy and may be a material consideration in preparing plans and making decisions on planning applications.

3.5 LOCAL POLICY DM13 – PARKING

The application has been submitted on the basis of no allocated on-site parking, although there was 1 space previously assigned to the former club in the inner courtyard (shared with other residential & commercial users). This shall be a visitor bay. However, the site is in a highly accessible location, close to shops, employment and amenities, as well as being close to multiple bus routes where both cycling and walking are viable transport options. At ground floor rear, there has been provision made for in excess of 20No. secure cycle spaces within the building. This we trust accords with local plan policy DM13

Section Four: Proposal

4.1 LAYOUT

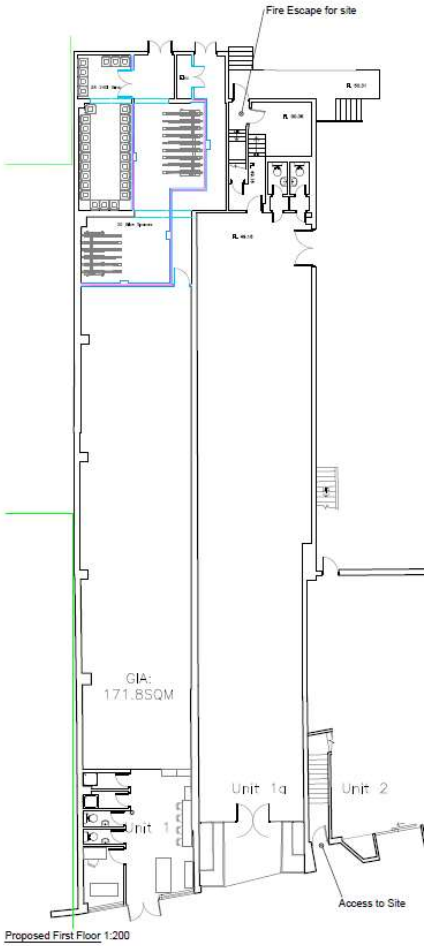
The key objective of the proposal is to optimise the existing configuration of the building in order to provide 7 residential dwellings in accordance with the current legislation while also allowing for the existing retail ground floor unit to remain functional.

The proposed entrance to the upper floors is at the rear from Swiss Road. Within this, there is access to both the residential bin and bike store along with an escape route from the ground floor retail unit.

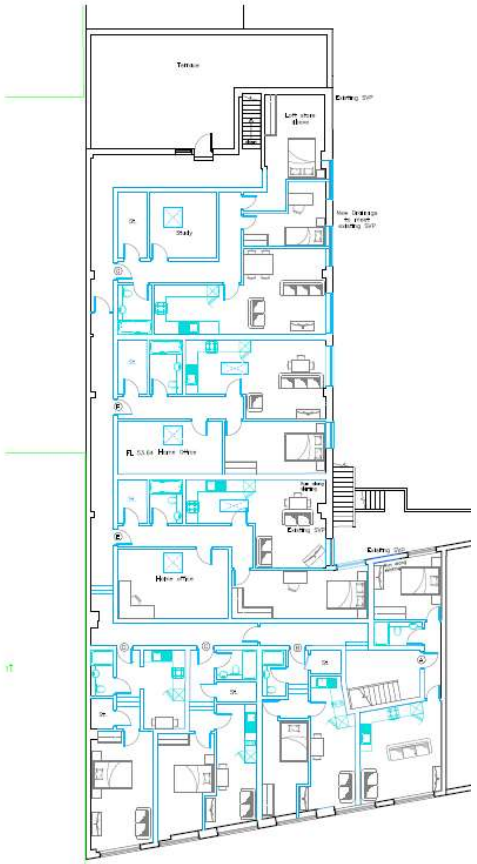
The first-floor residential development creates 7 x C3 units which are compliant with National Space Standards, with the areas are as follows:

Flats	Area (SQM)
Flat A	1B/1P – 37m2
Flat B	1B/1P – 37m2
Flat C	1B/1P – 38m2
Flat D	1B/1P – 37m2
Flat E	1B/2P – 79m2
Flat F	1B/2P – 71m2
Flat G	2B/4P – 90m2

To provide outlook to flats E,F and G – new windows are proposed within the application along the North-East elevation.



Proposed First Floor 1:200


Proposed First Floor 1:200

4.2 SUSTAINABILITY

DOMESTIC WASTE & RECYLING

A provision of 480litres (2 x 240l) per dwelling has been made, and ongoing conversation are taking place in regard to the protocol required for collection.

ADAPTABILITY

The proposed new homes have been designed to provide the opportunity for the occupier to work at home, having sufficient space and facilities. The dwellings exceed the national minimum standards and have sufficient circulation and movement routes.

CRIME

The design of the scheme has addressed the principles set out within Secured by Design. This will ensure residential environments that put the safety of occupants at the forefront and will in turn, create high-quality, safe and secure dwellings for the long term.

ACCESS TO AND USE OF BUILDINGS: DWELLINGS

Given the proposed access into the building, there is no scope to provide M4(2) compliant dwellings within the scheme.

HIGHWAYS

The site is near local amenities and leisure facilities such as shops, public houses and restaurants. Along London Road are various shops, both national and independent retailers, which reduce the need for residents to travel excessively for essentials – offering itself to be a sustainable development location.

With the variety of businesses around the area, there would be ample employment opportunities surrounding the site – making it a car free development.

ENERGY

The new dwellings will provide the following specification:

- Insulation upgrade to exceed Part L of the Regulations.
- All windows to be replaced with double-glazing where required.
- SAP targets should result in the end units of EPC – C or better.

NUTRIENT MITIGATION

The site is within the Nutrient Affected area. Therefore, will be required to provide mitigation through the purchase of credits. The nutrient calculation is attached.

4.3 LAYOUT

We accept that SRMP payments will levied along with the need for nitrate credits which we accept Grampian Conditions may be required. After using the Solent Nutrient Budget Calculator and inputting the required information, it is calculated that the schemes total annual Nitrogen load to mitigate is 5.98kg TN/year. Therefore, 11.23kg worth of credits are required.

Total nutrient budget calculations	
Description of values generated	**Values generated**
Wastewater TN load (kg TN/year):	**2.73**
Net land use TN change (kg TN/year):	**0.76**
TN budget:	**3.49**
TN budget + 20% buffer:	**4.19**
Annual Nutrient Budget	
The total annual nitrogen load to mitigate is (kg TN/yr):	**4.19**

Section Six: Conclusion

6.1 ADDITIONAL COMMENTS

It is believed that as the unit has been vacant for more than 6 months, the application is CIL liable but non-chargeable.

Given the Town Centre location it is understood that there will need to be minimal disturbance to the area in regard to deliveries and storage – therefore, there are two potential options in which we can discuss with the council at a later date. It would be also be highlighted that construction would only take place between 8:00am – 6:00pm Monday to Friday and 9:00am – 12:00pm on Weekends.

6.2 CONCLUSION

Based upon the information as set out in the above statement, it is considered that the proposed development would comply with planning legislation and the relevant policies and guidelines set out within the Havant Borough Council Local Plan along with the National Planning Policy Framework.

Therefore, we trust that the application is marked against its merit through compliance and Havant Borough Council can agree that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme.

We welcome discussing the proposal and its contents with Havant Borough Council