



Design and Access Planning Statement

Full Planning submitted in conjunction with an MA Application for the external alterations required to support the Change of Use proposal.

Project
5 and 6 Highfield Parade, Highfield Avenue, Waterlooville, PO7 7QH

Date
14th April 2026

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Issue:

V1	14.04.2025	SR	Issued for to client to review

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1.0 Generally

- 1.1 This Design Report forms part of a Full Planning Application to support an MA Planning Application for Change of Use to 2No. 2 bedroom residential flats. This full application is not for the Change of Use, but for the external alterations only.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

26012 -	101	Location and Block Plan
	201	Existing Floor Plans
	301	Existing Elevations
	401	Proposed Floor Plans
	501	Proposed Elevations

2.0 Physical Context

2.1. Site Location and Context

Highfield Parade is situated within a predominantly residential enclave of Waterlooville, located to the east of the A3 London Road. It functions as a designated local neighbourhood centre, providing essential retail and professional services to the immediate catchment area of the Waterloo ward.

The parade is characterised by its linear arrangement, typical of mid-20th-century suburban planning, where commercial vitality is concentrated along a primary pedestrian and vehicular thoroughfare. The site sits within a transition zone between the denser commercial core of Waterlooville town centre and the lower-density residential estates that define the local character.

2.2. Architectural Character and Built Form

The architectural vernacular of Highfield Parade is defined by its post-war functionalist design. The buildings typically follow a consistent scale and massing:

- Scale: Predominantly two-to-three storeys in height.
- Form: Ground floor units are characterized by wide glazed shopfronts with recessed entrances, while the upper floors—often residential or ancillary storage—feature repetitive window rhythms.
- Materials: The primary material palette consists of red and buff multi-tonal brickwork. Rooflines are generally flat or low-pitched, maintaining a modest profile that respects the surrounding residential heights.

- **Public Realm:** The parade is fronted by wide, hard-landscaped pavements and dedicated lay-by parking.

2.3. Land Use and Vitality

The area exhibits a vibrant mixed-use character. The ground floor units host a diverse array of Use Class E and takeaway uses (Sui Generis), including convenience stores, independent retailers, and local services. The upper storeys contribute to the local housing stock, ensuring the parade remains active beyond standard business hours.

The neighbouring properties at Unit B and Unit C 4B Highfield Parade underwent Change of Use to C3 and are 2No. 2 bedroom flats.

2.4. Connectivity and Access

Highfield Parade is a highly accessible location:

- **Pedestrian Access:** The site is well-connected via a network of footpaths to the surrounding residential streets, promoting active travel and reducing car dependency for local trips.
- **Public Transport:** It is served by local bus routes with stops in close proximity, providing direct links to Waterlooville town centre, Havant, and Portsmouth.
- **Vehicular Access:** Access is via well-established. Parking and access will remain as existing within the rear parking court.

In terms of planning context, the site falls within the jurisdiction of Havant Borough and is subject to the policies outlined in the local development plan. The area is not designated as a conservation area, and the building is not listed, allowing for a degree of flexibility in terms of potential alterations or change of use, subject to planning approval.

3.0 Involvement of Local Interests

- 3.1 The site has no known Planning History.

4.0 Design Proposal

- 4.1 The proposal is to make alterations to the façade of No.5 and No.6 Highfield Parade, to remove the shopfront glazing and propose a more domestic aesthetic. The neighbouring properties are already domestic in appearance so this proposal will be in keeping with the local area. See existing photographs below:





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