



pdp architecture llp

DESIGN AND ACCESS STATEMENT

**Proposed Development:
Kiosk Conversion
Jubilee Park
Waterlooville
PO7 6AW
18230-PD600- A**

Rev A_ 10.03.26

Introduction

PDP Architecture LLP have been instructed on behalf of the applicant, Havant Borough Council, to submit this planning application for the conversion of an existing store building to a coffee vending kiosk with associated external seating in Jubilee Park, Waterlooville. This Design and Access Statement should be read in conjunction with all submitted documents.

Location and Context

The existing store building is located on the eastern boundary of Jubilee Park, between the existing bowling pavilion and tennis courts. The existing building has been used as a groundskeeper's store and rest facility but is now surplus to requirements. The building already has drainage and electricity connections. To the south of the building is an additional storage container.

The site immediately surrounding the building to the north, south and west is hardstanding with a tarmac finish. There is an additional grassed area to the southwest which is currently unused. To the east is the boundary fence which is densely planted with trees and shrubs, providing screening from the large garden of the neighbouring property on Wallis Road.

Jubilee Park is widely used by many different groups due to the range of facilities on site. It is home to the Waterlooville Bowling Club and Waterlooville Cricket Club, offers tennis and basketball courts and a large play area. The park also hosts regular weekend Park Run events and has a dedicated car park in the southeast corner of the site.



Location of site with the existing small building and container along the eastern park boundary.

Proposed Use

The applicant is seeking to increase the community provisions in the park by converting the existing building into a kiosk selling drinks and snacks, installing a purpose-made kitchen, and forming a new opening on the south elevation to function as a serving hatch with security roller shutter. In addition, the applicant is seeking to install external seating on the existing hardstanding and adjacent grassed area. The existing storage container to the south of the building (the green building in the below photographs) will be removed to allow access to the south elevation.

The applicant is conscious that there are no existing public toilets facilities within the park and so plans to install shipping container style public conveniences adjacent to the existing kiosk. This proposal has been checked with the Planning Department who confirmed that the installation would fall within Permitted Development criteria and would not require a planning application.



Existing building with the storage container (to be removed)



Existing hardstanding adjacent to building



Interior view with existing sinks.

Biodiversity Net Gain

It is considered that the application will fall under the *de minimis* exemption from Biodiversity Net Gain (BNG) requirements following consultation with the exemption checker on the Joe Blooms website.

The proposal involves the conversion of an existing building with no extension and the removal of an existing storage container. The only works to the surrounding habitats will be clearing fallen leaves from existing hard surfaces and pruning of existing undergrowth and shrubs immediately adjacent as maintenance to allow for access and outdoor seating. The development does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

Design

The appearance of the building will be minimally altered with the addition of the new serving hatch on the south elevation, a signage board and a replacement composite stable door in the existing door opening. The new serving hatch will be fitted with a PPC aluminium sliding window with a PPC metal security roller shutter installed above. Internally, new kitchen units suitable for the kiosk to function as a coffee and snack vending facility will be fitted, although no on-site cooking is proposed.

Access

The existing access arrangements and number of car parking spaces on the site will remain as existing. The tarmac hard standing patio to the north, west and south of the building will be retained. The existing door into the kiosk has a step at the threshold and this will remain unchanged with the potential to add a removable access ramp in future should the need arise. There is no proposed access for the public into the building so access requirements for staff will be assessed and suitable provision made.

Summary

The proposal seeks to provide an additional facility to benefit the numerous existing users of the park and other onsite facilities. The proposal is considered sustainable insofar as it extends the usable life of the existing building which has become surplus to requirements. The facility will be repurposed with no new build requirements and will not require additional drainage connections for foul or surface water discharge.

This proposal makes good use of a previously neglected area of the park, visually improving the site and providing a welcome addition for visitors.