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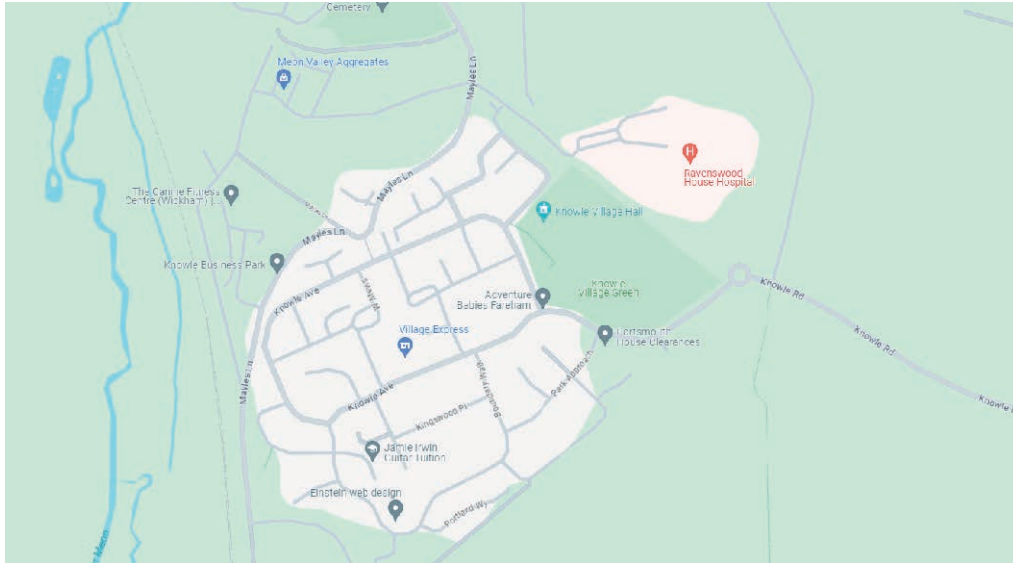


Planning Statement for:
Extension and remodelling
at Knowle Village Hall, Knowle Avenue, Fareham PO17 5GR

Date : 27/06/2024
Revision: #

Planning Statement for:

Knowle Village Hall, Knowle Avenue, Fareham PO17 5GR



MAP WITH SITE LOCATION (Google.com)



BIRD VIEW (Google.com)

THE APPLICANT

Name: Wickham and Knowle Parish Council

Address: Wickham and Knowle Parish Council, Parish Office, Knowle Village Hall, Knowle Avenue, Knowle, Fareham, PO17 5GR

SITE CONTEXT

Site Address:

Knowle Village Hall, Knowle Avenue, Fareham PO17 5GR

Introduction:

This Design & Access statement has been prepared to support the following proposal:

- **Extension & alteration works**
- **New parking area**

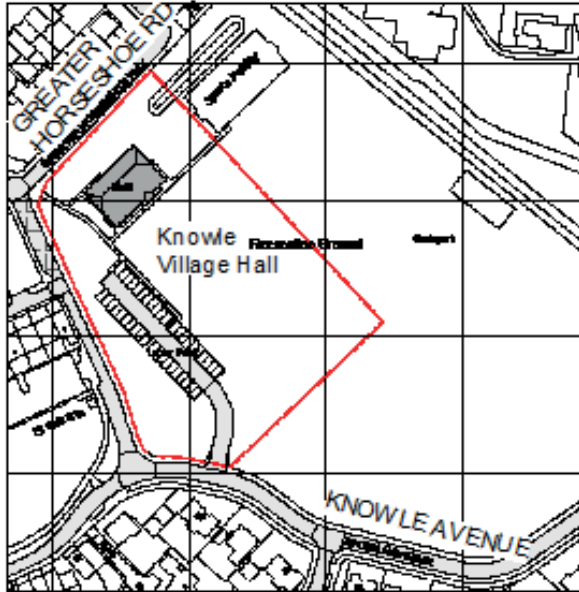
Axis Architecture is instructed by the Client to submit this Planning Statement to support a householder application for the works at the above address.

The statement is to be read in conjunction with the following documents:

- Site & Site Location Plan
- Existing and Proposed Drawings prepared by Axis architecture

Planning Statement for:

Knowle Village Hall, Knowle Avenue, Fareham PO17 5GR



LOCATION PLAN AS EXISTING

Site Analysis:

Knowle Village Hall is located in a picturesque village between Wickham and Fareham. It is owned and managed by Wickham and Knowle Parish Council. Location: Latitude: 50.8828 / 50°52'58"N; Longitude: -1.2021 / 1°12'7"W

The application site covers a total area of approximately 0.99 ha (9,900 square metres) and can be accessed by Knowle Avenue, Fareham which is shared by multiple other properties. The existing building is a single storey hall with a half hip roof sized 406 sq m.

The site falls within the Winchester Borough, and as such, any potential development must be considered under the Winchester Local Plan.

Knowle Village Hall sits off of the northern site boundary and the site is surrounded by the recreating grounds of Knowle Village to the south and east of the site, and by residential development associated with Knowle Village to the north, north-west and south-west. The main access road into Knowle Village runs immediately adjacent to the southern boundary.

Development Proposal:

The proposed development is Class E (Gyms and indoor sports and recreation) with associated parking and landscaping.



STREETVIEW FROM KNOWLE AVE (Google.com)

Planning Statement for:

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NEW DEVELOPMENT IN KNOWLE NEAR THE SITE

Planning History of the Site:

The site is located within the administrative boundary of Winchester City Council (WCC), who are the Local Planning Authority (LPA) for the area. Fareham Borough Council's (FBC) administrative area is located directly to the south and east of the site.

The WCC Local Development Framework (LDF) for the area consists of the adopted WCC Local Plan Part 1:

Core Strategy (adopted March 2013) and the adopted WCC Local Plan Part 2: Development Management and Site Allocations Plan (adopted April 2017), as well as any relevant adopted Supplementary Planning Documents and Guidance. The adopted Core Strategy sets out the strategic vision for the district up to 2031. An important aspect of the vision is that the Council seeks to improve individual and community wellbeing, health, safety and inclusivity, enhance the districts environment, heritage and landscape assets and achieve high standards of design.

Policy MTRA3 names the village of Knowle as being a settlement with a defined settlement boundary where "development and redevelopment opportunities will be supported" within the settlement boundary, but fails to allocate any new housing numbers to meet Knowle's housing need. However, policy MTRA3 does go on to state that:

"Other development proposals may be supported to reinforce a settlement's role and function, to meet a community need or to realise local community aspirations. These should be identified through a Neighbourhood Plan or process which demonstrates clear community support."

Planning Statement for:

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USE

Existing Parking Facilities:

The site benefits 41 parking spaces. Two of these spaces are allocated to disabled use. The parking area is accessible via Knowle Avenue and sits at the South-West of the building.

Existing use of the site:

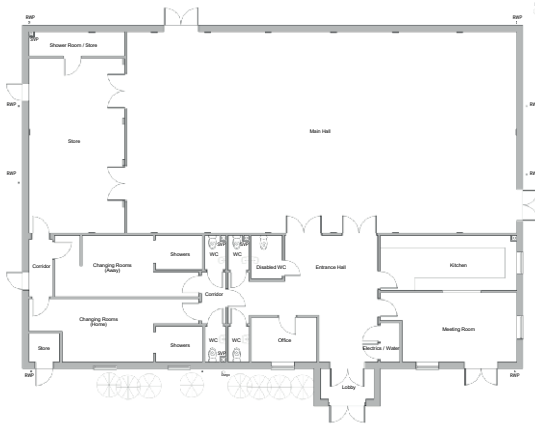
The existing hall includes:

- Sports hall (one badminton court) 19.5 x 10.0m
- Meeting room 5.7 x 3.4m
- Kitchen
- Male/female or home/away changing rooms
- Male, female and disabled toilets

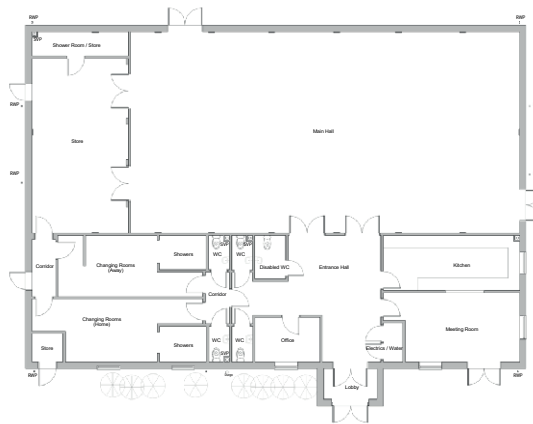
The hall was designed for sport but with the intention of renting the space for alternative events, such as wedding receptions, children's parties, fitness classes, craft fairs etc. However, the hall is predominantly used as badminton court, offering only a little revenue to Wickham and Knowle Parish Council.

The existing meeting room is for smaller groups, consultations, private tutoring, committee meetings etc. Again, the room is creating no revenue as the sizes are deemed too small to be hired for classes and activities. The kitchen is disproportioned with the size of the meeting room and very rarely used. The changing rooms and showers are unnecessary as the hall users do not currently require them.

In summary, the community is not benefitting from the facilities in full.



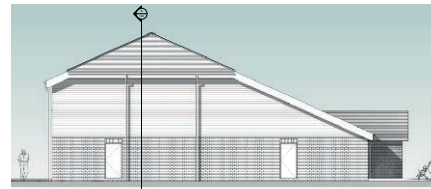
EXISTING GROUND FLOOR PLAN



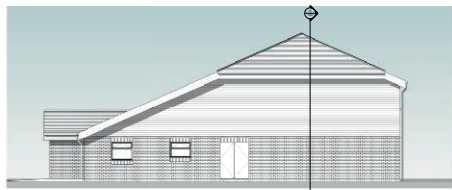
EXISTING FIRST FLOOR PLAN



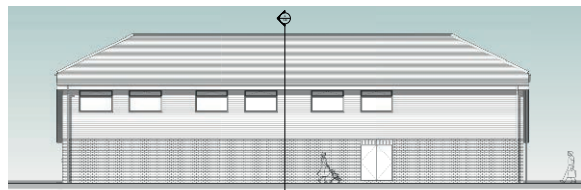
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

Planning Statement for:

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FRONT OF THE BUILDING



AERIAL VIEW SHOWING THE PARKING LAYOUT (Google.com)

USE

Proposed use of the site:

The client intends to retain the current use of the building and develop it further to meet the needs of the community. The site will therefore retain its Class E use.

Proposed Parking Facilities:

It is proposed to increase the parking capacity as the design intention is to increase the occupancy of the building. Wickham and Knowle council intend to attract more users by remodelling and extending the building and improve the facilities to reflect the needs of the community. therefore, the proposal includes the additional parking to address a higher affluency of the site. The existing allocated parking extends further North to add 19 new spaces, one of which will be a disabled parking.

Furthermore, the proposal allows for an overflow parking area: a new allocated area by the side boundary on the West of the plot will hold 22 additional parking spaces.

In total, the proposal includes 41 new parking spaces, including 3 spaces allocated to disabled users.

Design Development:

The Statement demonstrates how the proposals have been designed to comply with the local plan policy: design in a way that respects the architecture of the existing building and reflect the local patterns of development and neighbouring buildings in terms of layout, height and scale, bulk, materials and landscaping.

Planning Statement for:

Knowle Village Hall, Knowle Avenue, Fareham PO17 5GR



3D VIEW - FRONT



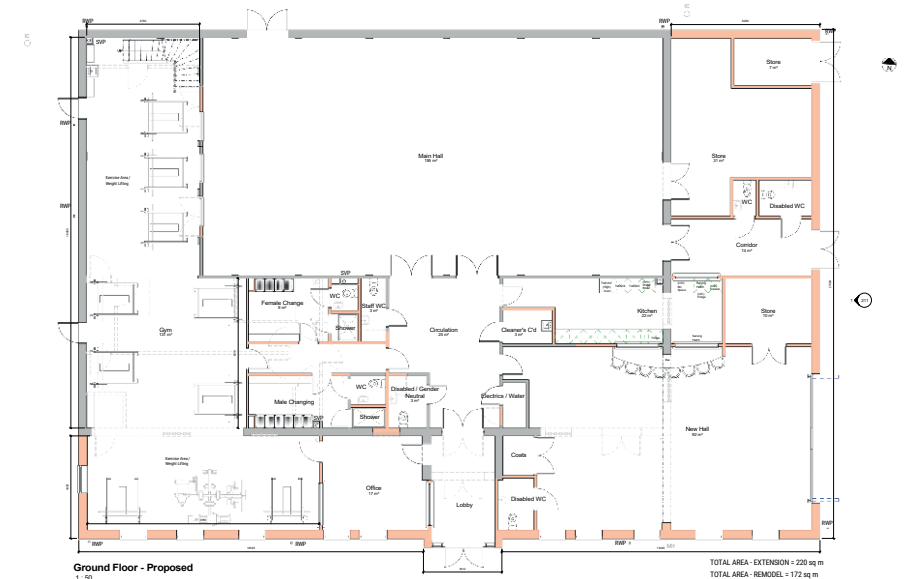
3D VIEW - REAR

USE

The Proposed Development:

Wickham & Knowle Borough Council has recently approached Axis Architecture to re-develop the existing site to meet the needs of the community. The brief included a front and side extension to hold:

- Spacious and much required additional hall that can be hired for various events
- Remodelled interior to create a new two-storey gym
- Female / Male changing facilities
- Showers and WC to all changing rooms



PROPOSED GROUND FLOOR

Planning Statement for:

Knowle Village Hall, Knowle Avenue, Fareham PO17 5GR



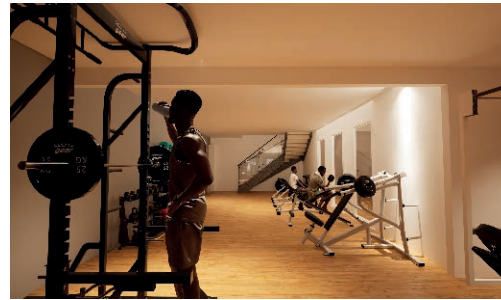
3D VIEW - NEW HALL



3D VIEW - NEW BAR



3D VIEW - NEW CHANGING ROOMS



3D VIEW - NEW GYM



3D VIEW - NEW GYM

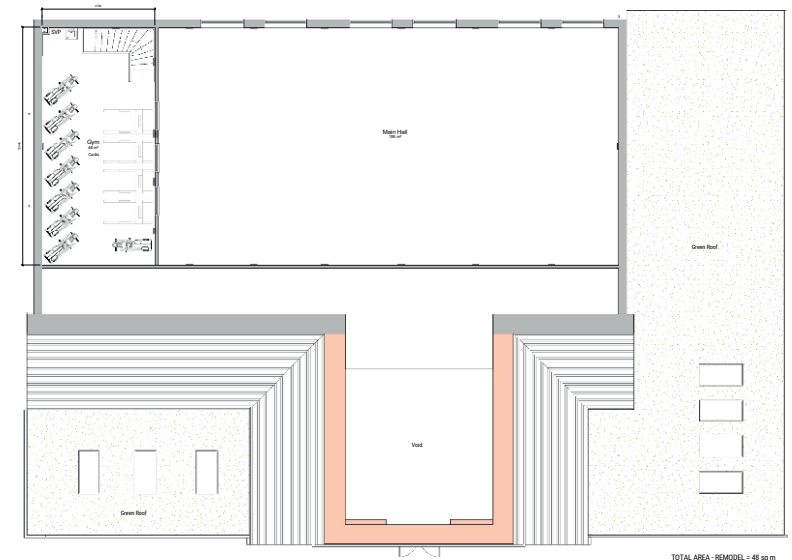


3D VIEW - NEW OFFICE

USE

- Two stores accessible from the main hall and the new hall
- One store accessible from the fields
- Cleaner's cupboard
- Spacious office
- Large bar area accessible from the new hall
- New toilets, disabled toilets, staff toilets and gender-neutral toilets
- Direct access from the fields to the main hall, toilets and kitchen

The new Village Hall will provide better facilities that will serve the users of the building but also anyone within the recreational ground and MUGA space / games court.



PROPOSED FIRST FLOOR

Planning Statement for:

Knowle Village Hall, Knowle Avenue, Fareham PO17 5GR



3D VIEW - BIRD VIEW



3D VIEW - BIRD VIEW

DESIGN SOLUTION

Amount & scale:

The existing building consists of 406 sqm (GIA) distributed on its ground floor plan.

The proposed development will measure 646 sqm (GIA) on the ground floor plus 48sqm (GIA) for the first floor gym. The existing roof is to be retained as the first floor gym will be allocated within the existing roof void, high enough to host the additional accommodation. The additional 220sqm of extension are necessary to create the facilities required by the community.

The style of the extension matches the existing building, improving the look of the existing roof, which is dominating the front elevation. The new extension will break down the roof with a new central half-hip mass with a ridge height significantly lower than the existing ridge height.

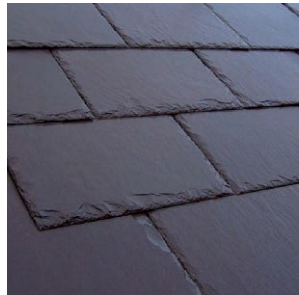
Also, the extension includes two flat roof areas, designed to be further developed when the council has sufficient funds to add a green roof above it. This feature will create a sustainable development that neutralises the footprint of the extended area. Furthermore, the green roof is to be planted with wild flowers, with the aim of attracting wildlife and setting an example of eco-friendly design within the community.

Vehicle Access:

This application does not change the access to the site and does not affect traffic or highway. Access to the Village Hall will be retained through the existing entrance to the site.

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SLATE TILES



EDPM FLAT ROOF



BRICKS



TIMBER CLADDING



WHITE uPVC



WHITE ALUMINIUM



PROPOSED EXTENSION (WITH FUTURE GREEN ROOF)

MATERIALS

Proposed Roof:

The proposal includes a new slate tiles roof (to match existing) and two EPDM flat roofs either sides.

Proposed Walls:

The existing brick walls will be retained. The proposed walls will match the bricks in style, colour and texture. The front elevation includes a new timber cladding feature above the curtain wall.

Proposed Windows and Doors:

All windows to be white uPVC double glazing. All doors to be white aluminium double glazing. Curtain wall to be white aluminium.

CONCLUSION

The proposed development is in line with the design and scale of the of the existing building, complementing and improving its look. The new internal layout creates a better space for the users of the property, while improving the experience for all the users of Knowle Village Green.

The new Village Hall will create a destination within the Wickham and Knowle community, providing the required gym and halls to meet the demands.

In summary, the changes blend in well with the existing architecture and its setting.