

Design & Access Statement Planning Application

Liphook A3 Services North,
Liphook,
GU30 7TT

JULY 2021

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Design & Access Statement
Planning Application

Liphook A3 Services North,
Liphook,
GU30 7TT

This Design & Access Statement has been prepared
by Mohsin Cooper Limited on behalf of
Liphook A3 Services Limited.

JULY 2021

Introduction / Design Access Statement

Introduction

This Design Access Statement supports a full planning application for a proposed masterplan to convert the existing Starbucks on the site into a drive through and convert the existing former Travelodge into six, two storey office spaces. The two sides of the site are proposed to have their own entrance and parking allocation, along with proposed soft landscaped areas as a buffer between the two areas.

A portion of the site shown hatched in green on the proposed coloured site plan shows an illustrative area for tree planting.

The consultant team for this project is as follows and the planning drawings and design access statement should be read in conjunction with their various reports:

Planning Consultant: Jeremy Higgins, Southern Planning Practice
 Architect: Abe Mohsin, Mohsin Cooper Architects
 Highways & Transport: Matt Twinberrow, Bellamy Roberts Highways & Transportation Consultants
 Landscape Architect: Matthew Fortey, FabrikUK
 Arboriculturist: Sarah Johnston, Johnston Tree Consultancy
 Lighting Consultant / Designer - DFL
 Energy & Sustainability Consultant - SRE
Design

The design is an efficient use of the site and makes good use of the existing redundant Travelodge building, which has been vacant for some time. The location is ideal for small lettable office units. The external elevations to the existing Travelodge building are proposed to have very minimal alterations to accommodate the change of use into office space. New openings are proposed in the west elevation to create entrance doors to each office unit.

The existing Starbucks is proposed to have minimal external changes and will switch from being a solely 'sit-in' coffee outlet to being a combination of sit-in and drive through.

20 short stay car parking spaces are allocated for the Starbucks with 54 spaces allocated for the lettable office spaces. A buffer landscape between the two parking zones will soften the areas of hardstanding and introduce new planting within the centre of the site.

Use

The existing planning use classes are class E for the Starbucks and class C1 for the former Travelodge.

The use class for the Starbucks will remain class E and the use class for the former Travelodge being converted to office space will become class E.

Amount

The existing and proposed site area is 7,404 sqm

The existing and proposed area to the Starbucks is: 262 sqm

The existing former Travelodge is: 1,143 sqm; proposed area is 1,119 sqm (the difference accounts for a small amount of demolition at the front of the building).

Layout

The layout of the site remains largely as existing, with both existing buildings being repurposed, with negligible changes to built footprint. Parking areas are kept close to the host buildings with generous areas of buffer landscaping to the centre and perimeter of the site.

The existing site entrance is utilised for the Starbucks drive through and a new access point is proposed to the former Travelodge building area, which is repurposed into office space.

Scale

The scale of the buildings on the site will remain as existing.

Landscaping

A new area of landscaping is proposed for the central area of the site to act as a buffer between the parking areas for the Starbucks drive through and the converted Travelodge into office space.

The perimeter of the site will be landscaped as follows - to the north, the area shown hatched in green is an illustrative area for proposed trees. The area to the west of the Starbucks will be kept as existing with grass banks and mature trees, with a small incursion into an RPA of an existing tree by the new drive through road, which is less than 20% of the RPA.

The perimeter of the site between the east elevation of the converted Travelodge and the site boundary will also be kept as an existing grassed area, which might also be utilised as an outside seating area for the office workers.

This DAS should be read in conjunction with the Landscape design as provided by FabrikUK.

Transport

The site is already in use as a sit-in Starbucks and was also in use as a Travelodge with a large parking area. There are currently 68 parking spaces on the site. 20 short stay car parking spaces are allocated for the Starbucks with 54 spaces allocated for the lettable office spaces. This is a net increase of 6 spaces.

This DAS should be read in conjunction with the Transport Statement and tracking plans as prepared by Bellamy Roberts Highways & Transportation Consultants.

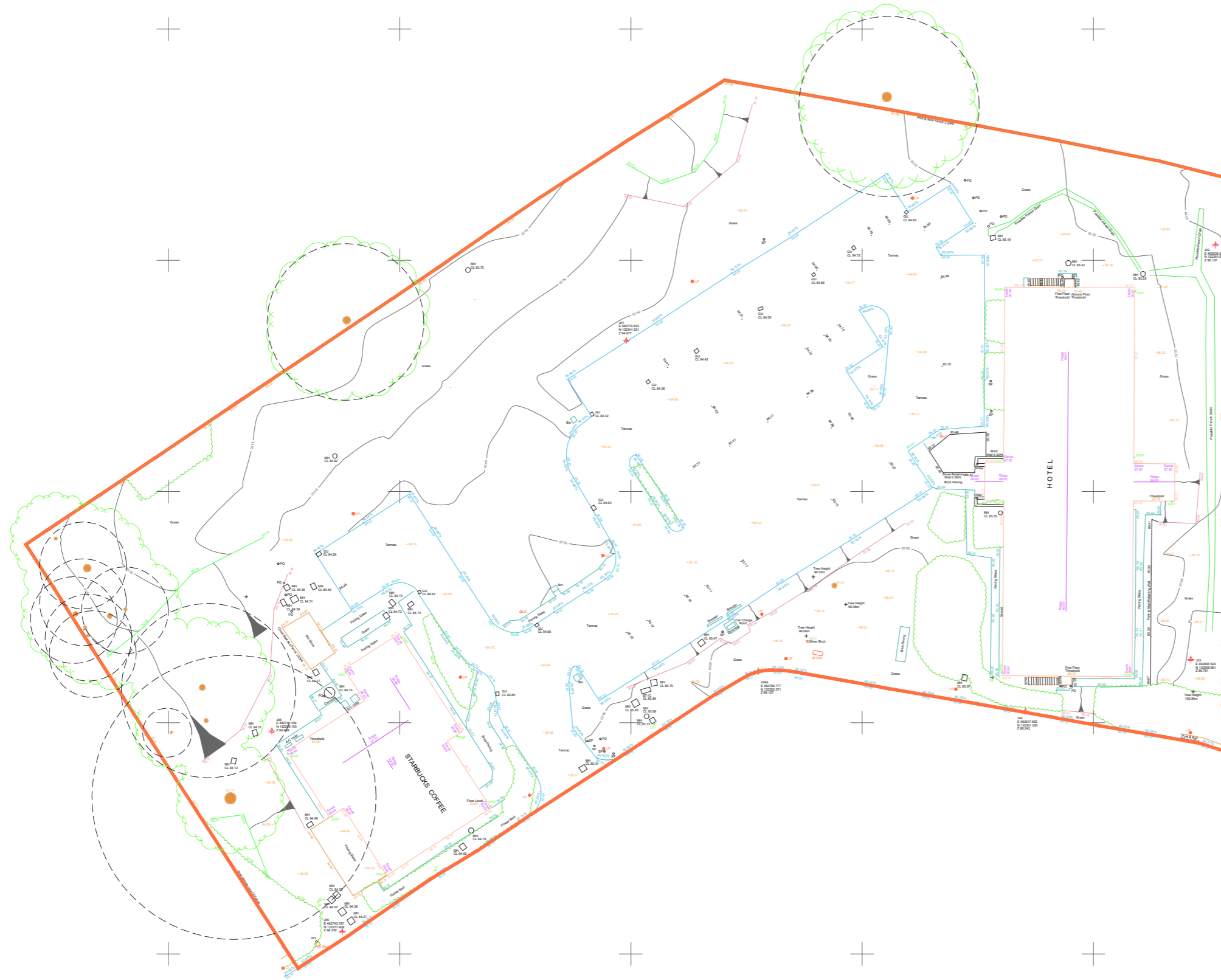
Conclusion

The proposals are an efficient use of an existing commercial site with existing uses being renewed and improved commercially. The existing landscape is being significantly enhanced and improved with the restocking of trees, along with the buffer landscaping. On this basis we recommend the Local Planning Authority grants consent for this application.



Satellite image of site

Measured Topographical Survey



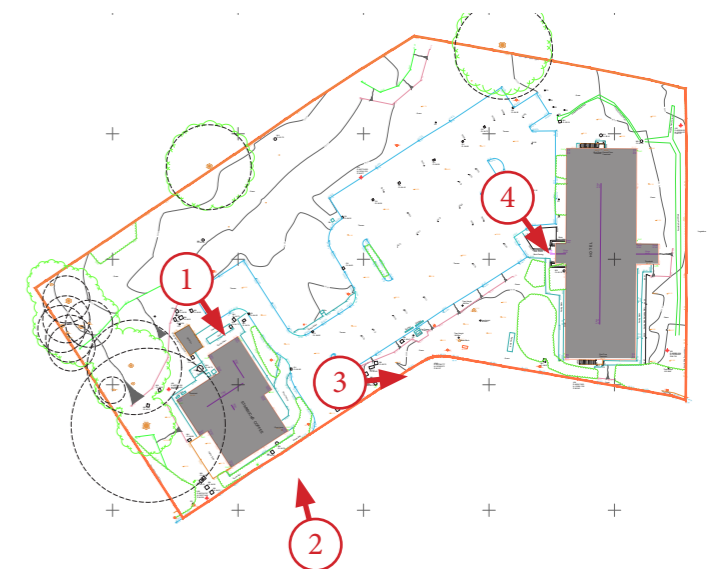
NB: All survey information provided by Sumo Services Ltd

Site Area - 7404 sqm

1:500



Site Photos - Existing Buildings



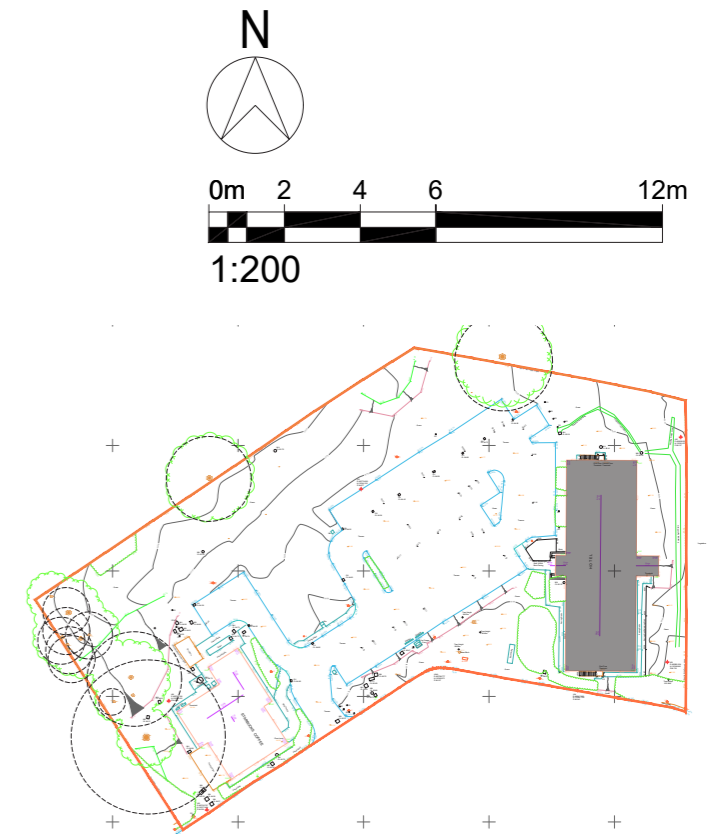
Existing Travelodge



Ground Floor Plan



First Floor Plan

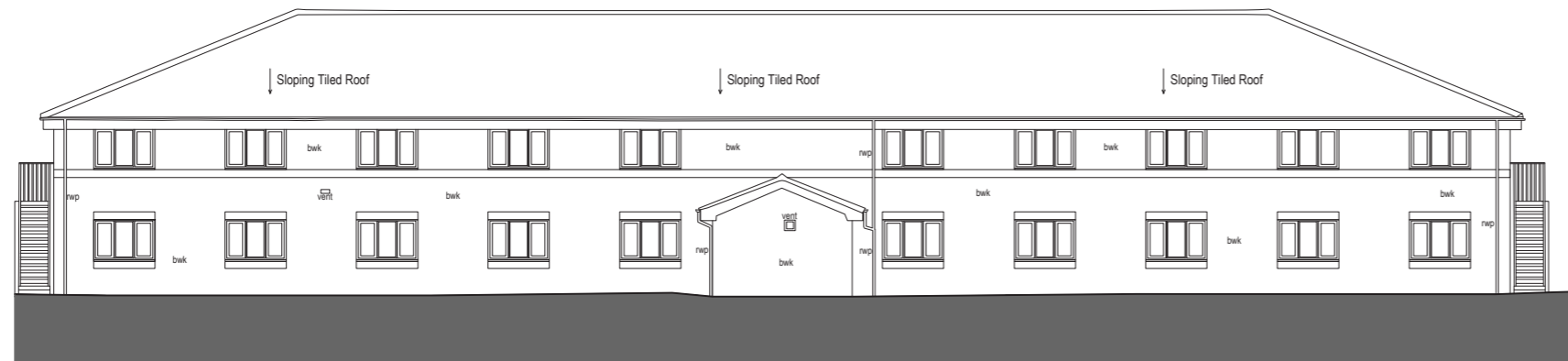


Location Plan

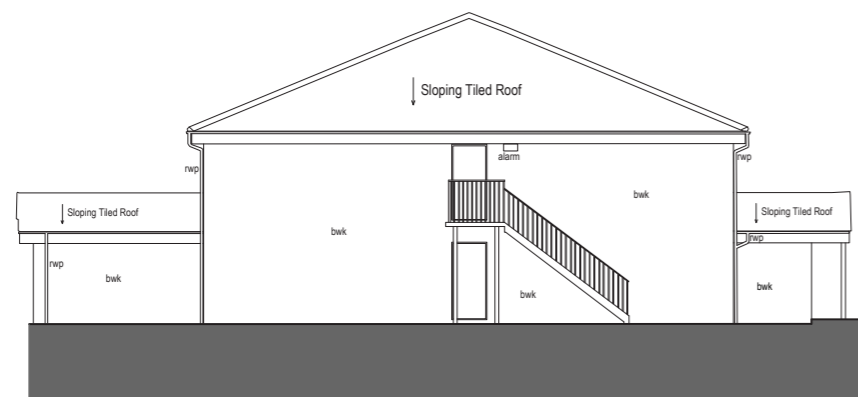
Existing Drawings



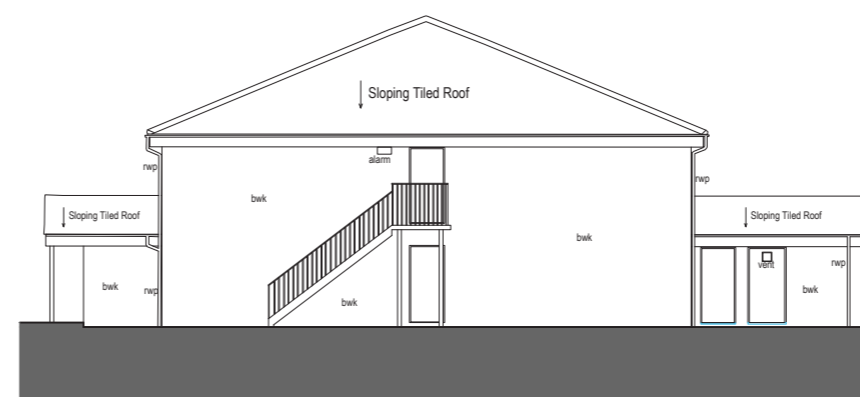
West Elevation



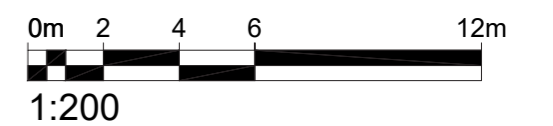
East Elevation



North Elevation



South Elevation



Site Analysis & Constraints



Proposed Coloured Site Plan

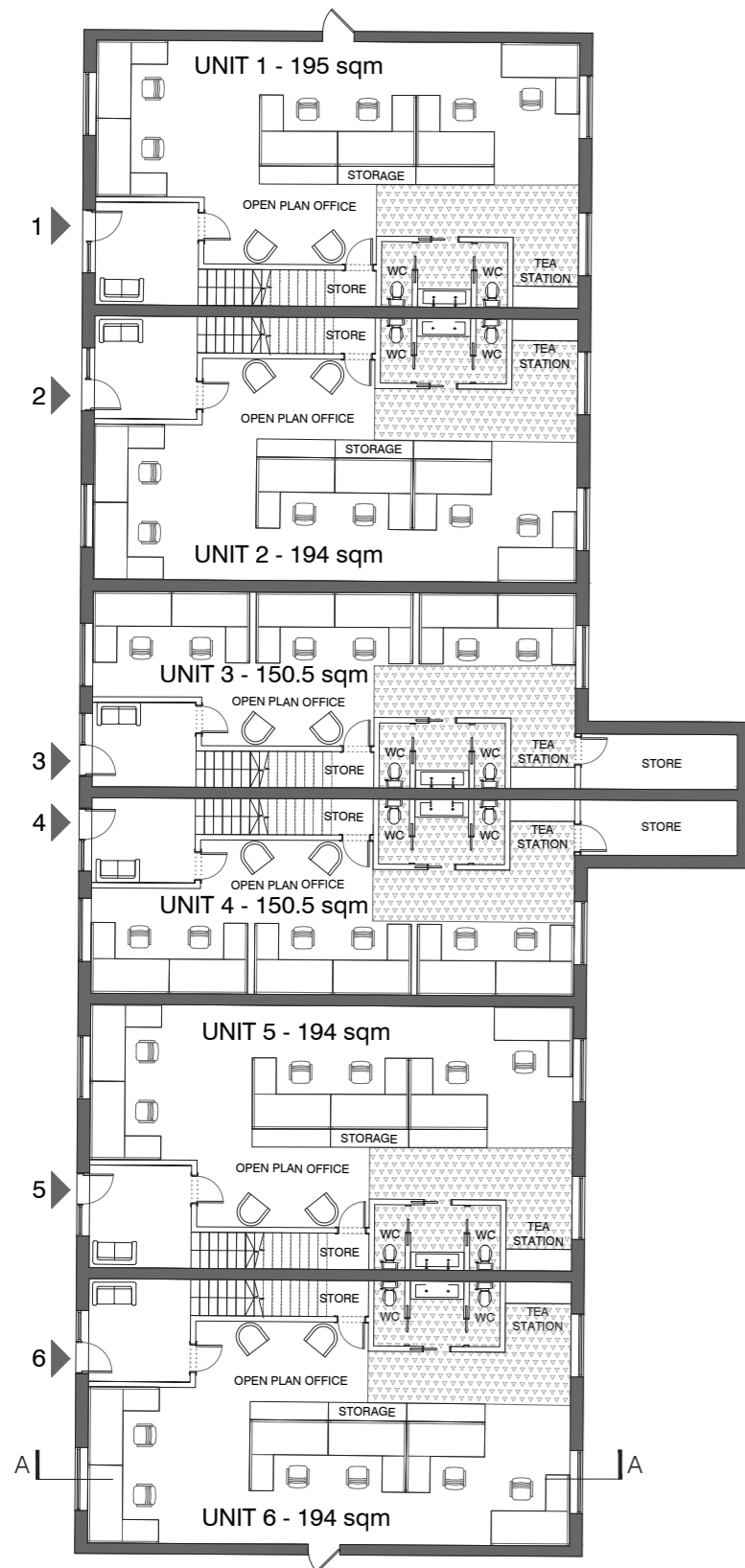


Proposed colour site
plan by Fabrik



Not to scale

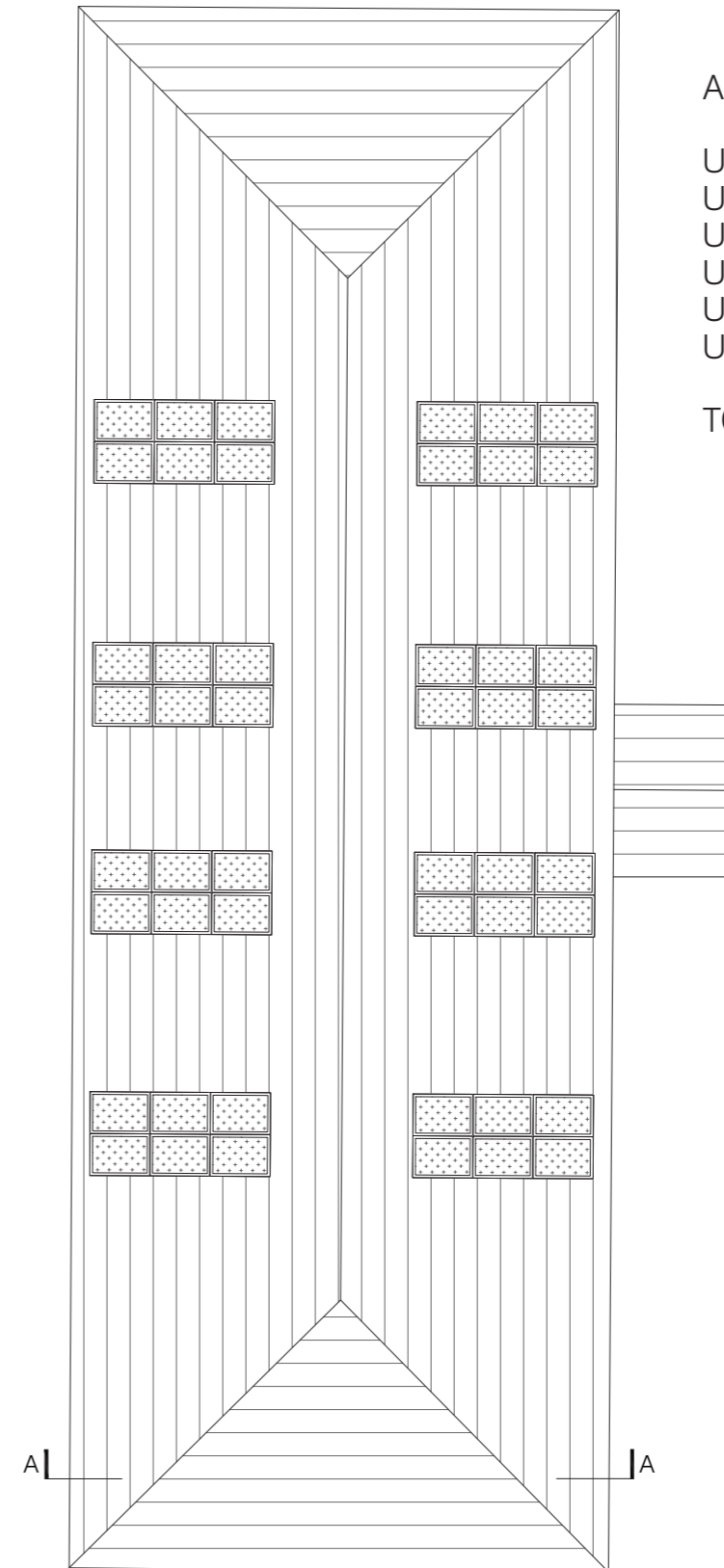
Retrofit Travelodge Plans



Ground Floor Plan



First Floor Plan

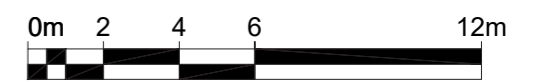


Roof Plan

Area schedule

- Unit 1 - 195 SQM
- Unit 2 - 194 SQM
- Unit 3 - 150.5 SQM
- Unit 4 - 150.5 SQM
- Unit 5 - 194 SQM
- Unit 6 - 194 SQM

TOTAL DEVELOPMENT - 1078 SQM



1:200

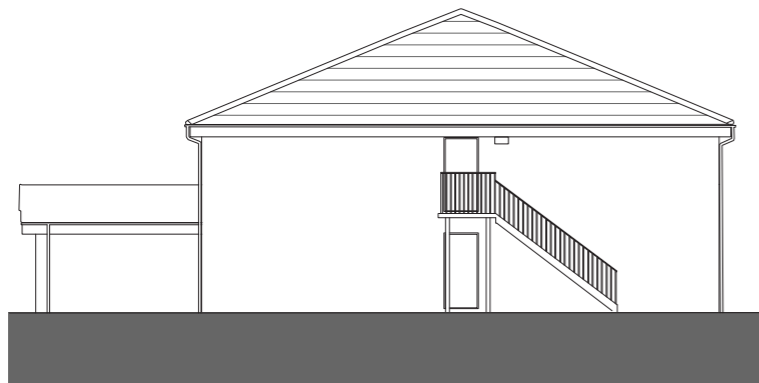
Retrofit Travelodge Elevations



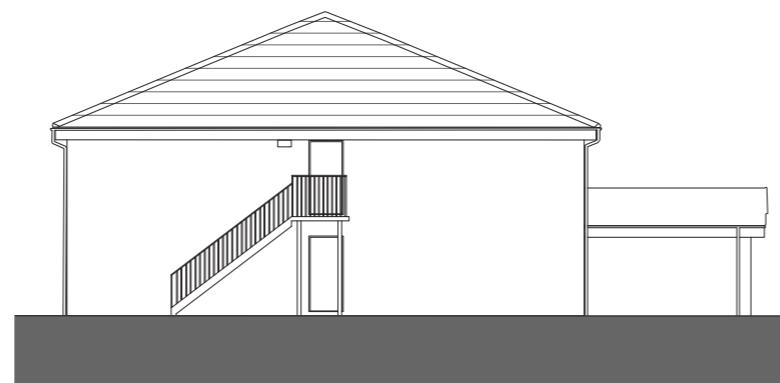
West Elevation



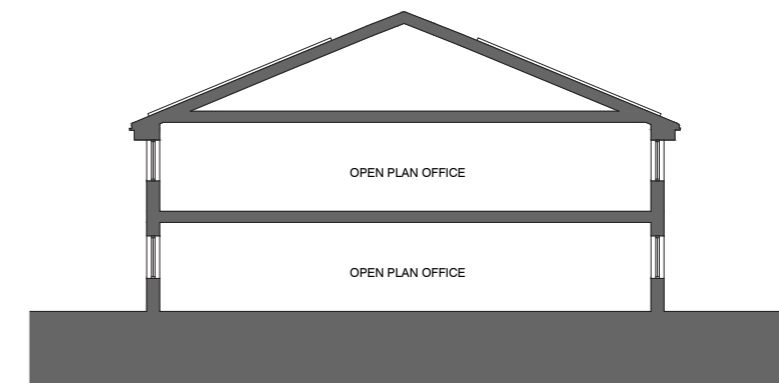
East Elevation



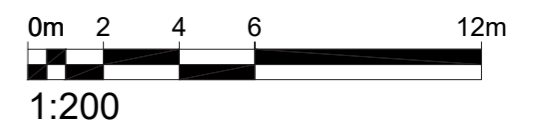
North Elevation



South Elevation



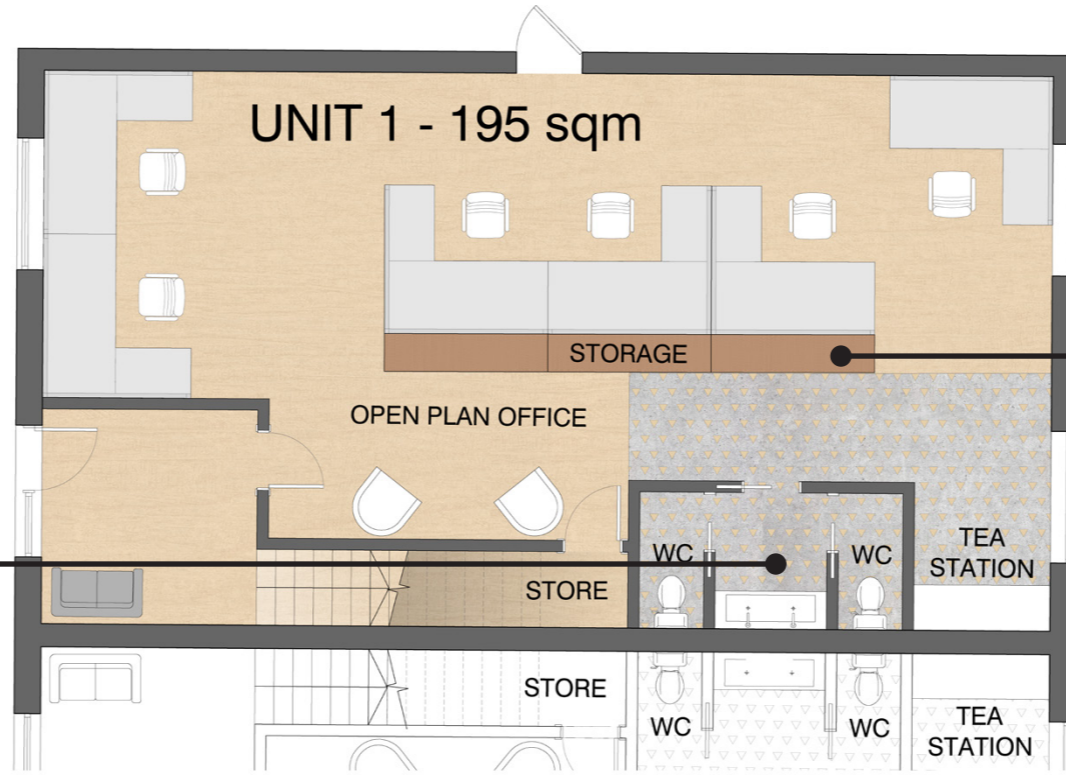
Section AA



Retrofit Travelodge
Color unit plan



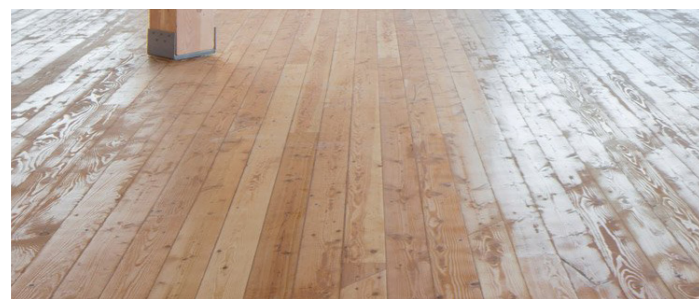
Unisex WC



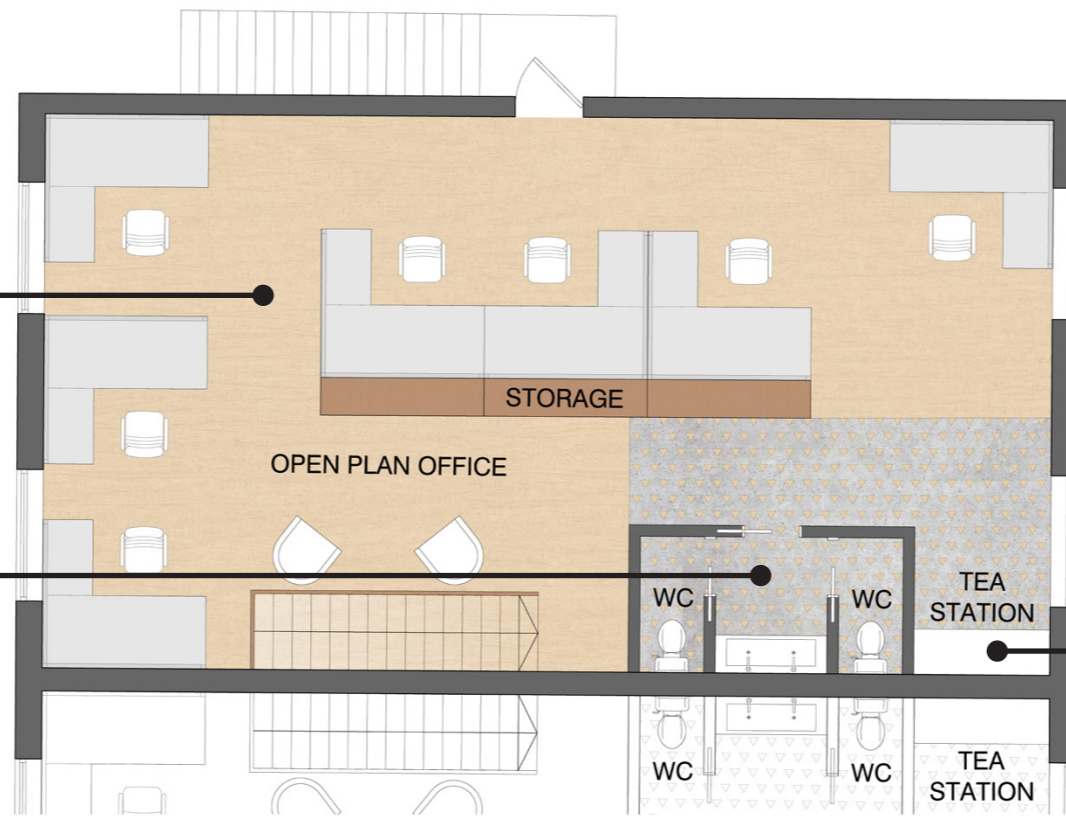
Ground Floor Plan



Timber Screen



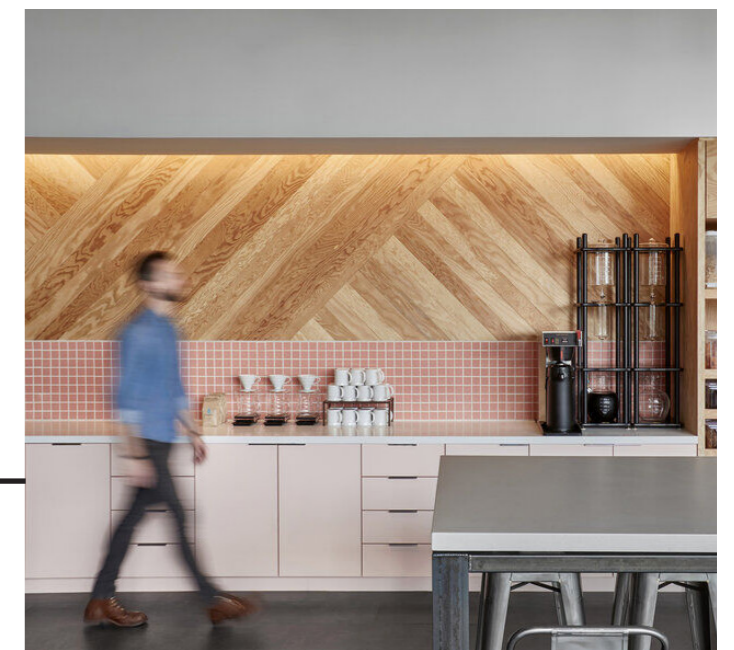
Timber Flooring



First Floor Plan



Tiled Flooring



Office Tea Point

Report Notes

1. THE BOUNDARIES SHOWN ARE BASED ON INFORMATION BY OTHERS. ALL BOUNDARIES TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
2. TOPOGRAPHICAL LEVELS TO BE CONFIRMED.
3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & STATUTORY CONSENTS.
4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.

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