

Design and Access Statement

Dimension 3 submits this Statement pursuant to the introduction of Design and Access Statements as required by Section 42 of the Planning and Compulsory Purchase Act 2004

Site Address:

Aplan 58-60 commercial Road,
Lower Parkstone,
Poole
Dorset
BH14 8UF

General Details

- Introduction
- Site
- Quantifying the Development
- Appearance
- Layout
- Policies
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- Energy - Environmental
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- Flood Risk -Sustainable Drainage
- Listed Buildings and Historical Buildings
- Access - Part M
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- Conclusion

1. Introduction

- 1.0 This Statement relates to the proposed application, which is made on behalf of APLan who are the current long term leaseholders of the building.
- 1.1 The address of the proposed site is 58-60 Commercial Road, Lower Parkstone. Poole. The building is the long offices of Aplan.
- 1.2 The proposed application will be for a Change of Use Application to convert the one bedroomed self-contained apartments on the second and third floor to offices and rest rooms.

2. The Site

- 2.1 Currently on the site there is a three storey Office Building built probably in the early 1960's. With the proposed change of use there will be no external alterations.
- 2.2 The property is within the Ashley Cross Conservation Area

3. Quantifying the Development

- 3.1 There are no external alterations.

4. Appearance

- 4.1 There are no external alterations.

5. Layout

- 5.1 The proposed internal room layouts will be similar to those shown on the proposed drawings enclosed with this application.

6. Planning Policies

6.1 Strategic Context.

- National Planning Policy Framework (NPPF)

6.2 Poole Core Strategy (Adopted February 2009)

The following policies are listed as applying to this application.

- PCS05 Broad Locations for Residential Development
- PCS15 Access and Movement
- PCS23 Local Distinctiveness
- PCS24 Design and Access Statements
- PCS25 Self Reliant Communities
- PCS26 Delivering Locally Distinctive, Self-Reliant Places
- PCS28 Dorset Heath International Designation.
- PCS37 The Role of Developer Contributions in Shaping Places

6.3 Poole Site Specific Allocations & Development Management Policies

DPD (Adopted April 2012)

- DM1 Design
- DM7 Accessibility and Safety
- DM8 Demand Management
- DM9 Green Infrastructure and Biodiversity

6.4 Supplementary Planning Guidance/Documents

- Parking & Highway Layout in Development 2011

- A Design Code SPG.

6.5 The Dorset Heathlands Planning Framework

7. Landscaping

7.1 None

8. Flood Risk and Sustainable Drainage.

8.1 A flood risk assessment has not been carried out.

8.2 The disposal of surface water will be as existing.

9. Trees

9.1 No Trees

10. Listed Building and Historic Buildings

10.1 The site is within a Conservation Area.

10.2 There are Historic Buildings nearby.

11. Access.

11.1 All existing

12. Transport

12.1 The area is served by a local bus services which provides an ample bus service between Poole and Bournemouth and beyond.

12.2 The local train station is within walking distance providing a train service for the south coast and beyond.

13 Services.

13.1 The site is already provided with existing services.

14. Biodiversity.

14.1 None

Conclusion

- The proposed change of use will provide our client with much needed office space. Utilising two apartment which are seldom used and not available on the open market