

Havant and South Downs College

Design & Access Statement - ADDENDUM
February 2025

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LOCATION
Havant

HGP REFERENCE
20.001

APPLICANT
Places for People

REVISION
P1

DATE
February 2024

STATUS
Planning Application

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REVIEWED BY
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01

Introduction

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Preface

This document has been prepared as an addendum to the original Design & Access Statement to development of land at College Road, Waterlooville

Following comments received and further consultation with Havant Borough Council, consideration has been given to the proposal to respond to concerns over scale, parking, pedestrian connectivity, urban design and ecological matters.

Reviewing the scheme as submitted, the following amendments are proposed:

1. Reduction in density from 102 dwellings to 85

2. Increased ecological buffers

3. Reduction in height of apartment blocks

4. Reorientation of apartment blocks

5. Responding to Roman Road

6. Uplift in architectural detailing

The following pages will highlight the areas of concern on the previously submitted scheme and then dissect the latest proposal and how this responds to the Local Authority comments.



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Previously Submitted Layout - 102 Dwellings - March 2022



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Resubmitted Layout, further comments - 91 dwellings - March 2024



1. Apartment block amended to 3 storey

2. Reduced parking, increased planting. Variation to house depth, form and position.

3. Alignment to Roman Road

4. Reorientated apartment blocks with reconfigured central space

5. Shared surface and southern pedestrian route

6. Dwellings removed and increased buffers

7. Approximately 1150sq.m of ecological replacement habit required

8 **8.** Uplift in architectural detailing required.

02

Proposal

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Updated Site Layout

The resubmitted site layout further reduces the density from 91 to 85 dwellings with a new ecological replacement habitat in the south east corner which maintains a greater number of the existing trees, further limits pruning and adds a green outlook to the dwellings west of this whilst adding further amenity to the development.

The following pages will look at the uplift in architectural detail to the proposal.

The ethos of a central space, defined through material, with the outer parts of the development in a complementing palette, remains a sound strategy.

The resubmitted scheme improves the detail and proportions of the dwellings through introduction of soldier course headers and brick cills to the windows. A pulled brick ladder detail has been added to create points of interest on the facade to important areas.

The apartments also benefit from the above as well as a brick banding added to define the break between brick and cladding. Window positions have been reorganised to create a better rhythm to the facade as well as a reconfiguration to the entrances of blocks B and C to more fully express the gables.



Elevational uplift

Concerns had been raised over the lack of detail to the elevations, potentially harming potential for a diverse and interesting character.

The design team maintains that the overall concept of a centre, identified separately from the perimeter, helps to drive sense of place and character, but has revised the elevations to add more detail and enhance the façades.

The following pages will demonstrate the changes:

- Brick soldier courses to windows
- Brick cill detail
- Consistent window module
- Brick ladder detail to areas of interest
- High level band between cladding and brick
- Apartment block entrances redefined to express gables

To the immediate right are diagrams summarising the above changes. Beyond this are a series of images of key spaces, showing how the dwellings sit within the masteprlan, and create a coherent and interesting street scene.



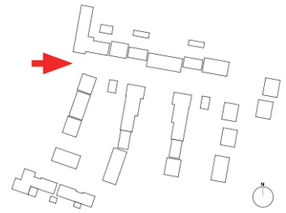
Houses



Apartments

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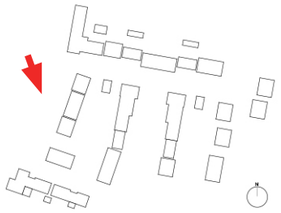
Indicative View 1





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Indicative View 2

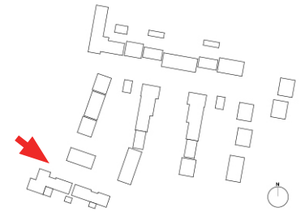




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Indicative View 3





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Indicative View 4

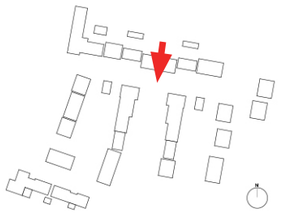


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Indicative View 5



Indicative View 6

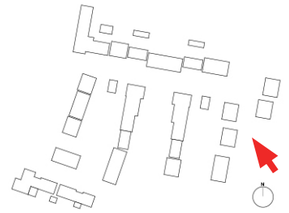




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Indicative View 7





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Street Scenes





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Conclusion

A Well Designed Place

The design team have endeavoured to take on board the comments of the council and integrate, where practical, into the presented design.

We are positive that the new imagery, combined with the changes to elevational detail, showcase that the scheme presents a strong sense of place and can be seen as high quality residential area.

The changes too the masterplan, over time, have helped the scheme respond to the heritage and green perimeter context, as well as reduce density and create purposeful green spaces for the new community to enjoy.

Thank you

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