



Critchley Architecture And Design Ltd.

Design and Access Statement

Conversion from Storage Unit to 3 No. Residential Units.
(Storage Unit to be retained at ground floor level).

Land Rear of 7-9 South Street, Havant, PO9 1BU

on Behalf of Mr G. Hattersley

April 2023

V2 December 2023

V3 – August 2024

Critchley Architecture And Design (CAAD) Ltd,
The Old Bakery,
34 North Street,
Havant, PO9 1PT

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1.0 Generally

- 1.1 This Design Report forms part of a request for Full Planning Application made to Havant Borough Council regarding the “Conversion from Storage Unit to 3 No. Residential Units. (Storage Unit to be retained at ground floor level)” at the rear of 7-9 South Street, Havant, PO9 1BU.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design (CAAD) Ltd.
- 1.3 Reference should be made to the drawings, re:

23017 -	101	Location and Block Plan
	201	Existing Site and Ground Floor Plan
	301	Existing Internal Elevation
	302	Existing Street Elevation (West)
	303	Existing Street Elevation (East)
	402A	Proposed Site and Ground Floor Plan
	403A	Proposed First, Second and Third Floor Plan
	404A	Proposed Upper Storeys
	504A	Proposed Design
	501A	Proposed Street Elevation (West)
	502A	Proposed Street Elevation (East)

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of December 2023. Of the policies, we were mindful of the following:

Paragraph 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 5: Delivering a sufficient supply of homes.

60. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Section 11: Making effective use of land.

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that as much use as possible of previously-developed or 'brownfield' land.

- 1.5 Havant Borough Council have agreed to withdraw the emerging Local Plan, examined by the Planning Inspectorate in 2021, and develop a revised plan. Whilst the new Local Plan is developed, the council will hold to six decision making principles stated within the **Housing Delivery Position Statement** (March 2022) to inform and define development in the borough. A tilted balance is currently in effect for planning applications relating to housing.

Decision Making Principle 1 - Application of the Tilted Balance and the Habitat Regulations

The enquiry relates to redevelopment of a brownfield site within the Town Centre.

Decision Making Principle 2 - Sites not in accordance with the Development Plan where the Council accepts the principle of development

N/A

Decision Making Principle 3 - Assessment of summertime transport implications of development on Hayling Island and in Langstone

N/A

Decision Making Principle 4 - Sites not in accordance with the Development Plan where the principle of development has not been previously identified

Development proposals not in accordance with the Development Plan and not previously identified as a site allocation in the Havant Borough Local Plan will need to clearly show they are deliverable in accordance with the definition at Annex 2 of the NPPF: "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."

The Applicant is in a position to deliver the development proposal immediately, should permission be granted.

Decision Making Principle 5 - Development quality

Residential development will be expected to:

- a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and Developer Contributions Guide; and*
- b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account; and*
- c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1; and*
- d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users; and*
- e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to: i. The retention and integration of any protected trees and hedgerows. ii. The retention and enhancement of any local nature conservation designations on or affected by the development; iii. Mitigation for any protected species, including appropriate buffers; iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features; and*
- f) Provide electric vehicle charging infrastructure for each new residential unit with private offstreet parking; and*
- g) Meet the nationally described space standards for new homes provided; and*
- h) Provide outdoor private and/or communal amenity space for all residential units; and*
- i) Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and*
- j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and*
- k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.*

Decision Making Principle 6 - Southleigh Strategic site

N/A

2.0 Physical Context

- 2.1 South Street is within the town centre of Havant. It is one of the principal streets within the town, running north-south. The site is on the east side of the street, situated to the rear of Nos. 7-9 and accessed by a short driveway.



Google Streetview Image showing the short driveway and unit situated to the rear of No.7-9 South Street

- 2.2 South Street is a heavily developed area, with mainly commercial at ground floor level and residential at upper floor levels.
- 2.3 The site is flat throughout. There are no trees on the development site.

3.0 Social and Economic Context

- 3.1 Havant is a busy little town, of the type often referred to as a 'Market Town', although it never had a cattle market. The basic street pattern of the town centre was laid down by the Romans – north, south, east and west streets - and there has been a retail element on the street ever since. Current economic forces are driven by the railway station with good connections to London Waterloo, the location of the Borough administration, and by social and tourist activities related to the adjacent coast and harbours. Outside the town are industrial estates with high technology manufacturing in computing, aerospace and pharmaceutical industries.
- 3.2 The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth.
- 3.3 The site is within the St. Faith's Conservation Area.

- 3.4 The subject site/building is not Listed, nor are there any Listed buildings within the curtilage of the site.
- 3.5 The subject site is within Flood Zone 1 (very low risk).
- 3.6 South Street has an interesting mix of two and three storey buildings and changes greatly in character as it moves from north to south. St Faith's Church is situated in the north-west part of the street, opposite the subject site. The Old House at Home Public House, the oldest surviving building in central Havant, lies immediately to the south of this.
- 3.7 Nos 7-9 contain a pair of ground floor shops with a flat above; these units will remain as existing.
- 3.8 There is a proven and actual demand for rented, residential accommodation in Havant, based on the variety of local facilities and on good local employment opportunities. All of the local Estate agents (5 within 100 metres of the site) have strong and active letting departments. At the time of writing, there is a recognised national shortage of rental properties on the open market. The shortfall of properties has led a rent rise of 7.4% within Havant Borough Council in the last year alone (Renting: Shortfall of properties creates frenzied market, surveyors say, BBC 2023)
- 3.9 Within 1000 metres of the site there are:
- * Public Houses
 - * Health Centre
 - * Library
 - * Town Park - Recreation Ground
 - * Havant Railway Station
 - * Bus Station
 - * Primary and Secondary Schools
 - * Churches
 - * Super Stores.

Noting all of the above the site is considered to be highly sustainable in that all of the facilities listed (and more not listed) are available within easy walking distance.

- 3.10 No parking is proposed for the residential units, however a bicycle store is proposed and provides storage for 5 No. bicycles. The site is highly accessible, being located within the Town Centre, and therefore sustainable modes of transport are both suitable and preferential.
- 3.11 Public Car Parking is available in the Meridian Centre Multi Storey car park 100 M to the west and in the Bulbeck Road Multi Storey car park 300 metres to the south

west. Running parallel to East Street is Grove Road, which has free on street parking 24 hours a day.

- 3.12 Balconies are proposed for two of the flats, however the scope for amenity space within the site is extremely limited, given that the site is currently 100% built form. However, the site's central location, with access to multiple indoor and outdoor public facilities including Havant Park and Hayling Billy Trail, is felt to mitigate this.

4.0 Involvement of Local Interests

- 4.1 Pre-Application Response GEN/23/00443 was received on 14th September 2023 which concluded that “The principle of the proposed development is considered to be acceptable. The key issues that require a close attention are the sequential test as well as the marketing exercise described above. The applicant is advised to address these matters as a starting point. Other matters, such as detailed design, layout, ecology and parking, etc. could be satisfactorily addressed through the submission of appropriate information and minor amendments to the scheme.”
- 4.2 To overcome the concerns regarding marketing and the sequential test, the ground floor is proposed to retain its existing use which is a Storage Unit for Mobile Weld. Mobile Weld operate their business from their vans and work is undertaken on site, the unit at South Street is kept as a base for additional storage. There are two people who work for the company, and the unit is accessed infrequently (once or twice daily for a short period of time).
- 4.3 Other matters have also been addressed. A Bat Survey has been undertaken to cover ecological matters, the design has been detailed to show the flat layouts and parking has been defined to be allocated to the ground floor storage unit.

5.0 Amount

- 5.1 The site within the ownership of the applicant is 115m². A further 113m² is also under the control of the applicant.
- 5.2 The current gross internal floor area is 76m².
- 5.3 The proposed flat accommodation is as follows:
- | | | |
|--------|------------------|----------------|
| Flat 1 | 62m ² | 2 bed 4 person |
| Flat 2 | 62m ² | 2 bed 4 person |

Flat 3 43m2 1 bed 1 person

5.4 All flats are provided with secure bike storage.

6.0 Design

6.1 NPPF Section 12: Achieving well-designed places

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.2 Character and Appearance

- The character of the locality is a mix of two and three storey, predominantly in red brick.

6.3 Scale

- The consultation response from the Heritage Team concludes the following regarding scale:

“The new building would be significantly higher than the existing however, due to the setback position and narrowness of the access to the site, the building would not be highly visible from the context of the streetscene. It would also still be

subservient to No. 11 South Street which is a very prominent building within the streetscene.”

6.4 **Layout**

- The general layout of the site remains as existing, with both pedestrian and vehicular access off South Street.

6.5 **Planting**

- There are no planting opportunities within the site.

6.6 **Access**

- Pedestrian access to the site is available from South Street.
- A bin area is proposed within 25 metres of South Street.
- Secure cycle storage is proposed within the building.
- Emergency access is fully available from South Street.

7.0 **Sustainability**

7.1 Based on BRE Home Quality Mark Guidelines.

7.2 **Site Context**

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established in the area so all infrastructure is readily available in the area.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land. The site is within the town centre so there is limited opportunity for external space. Two balconies have been provided and the site is within a short walking distance of Havant Park and the Billy Line which provides ample local outdoor space.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

Given the site is within the town centre, these service provisions are readily available.

7.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

As above, the site is in a town centre location, with excellent access to public transport.

Local Amenities

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

A variety of local amenities are available.

7.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

7.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*