

18/211

DESIGN AND ACCESS STATEMENT

In respect of

**PROPOSED REFURBISHMENT, UPGRADES,
WINDOW & DOOR REPLACEMENTS
and LANDSCAPING**

at

**BRENT HOUSE, 12 MIDDLE PARK WAY, HAVANT
PO9 4BP**

2nd October 2020

Client:

Two Saints Housing Association
35 Waterside Gardens
Fareham
Hampshire
PO16 8SD

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1.0 USE

The existing building provides sheltered housing with individual flats and bedsits for couples and single homeless people. Transfer of the building's ownership and management is imminent and the new owners intend to continue with the provision of the same or similar services to local homeless people.

The use of the building will therefore not be altered by the proposals.

2.0 AMOUNT

The proposed refurbishment works will have a minimal impact on the front (West) Elevation with no additional space being created nor change of Use Classes. The Main Entrance will be transferred to the rear of the building for better, safer management.



West Elevation - EXISTING



West Elevation - PROPOSED

3.0 LAYOUT

Alterations to be made to the internal layout of the building are designed to provide better management of the building by staff resources and appropriate conditions for the varying types of tenants. Currently the building comprises 26 units accommodating 41 persons. The refurbishment will include some minor reconfigurations resulting in 29 x units, but a total of just 40 persons, as described in the table below:

Existing	1B1P Studio	1B1P Flat	1B2P Flat	2B3P Flat	Totals	Other accom
Ground	3 (3P)	1 (1P)	4 (8P)	-	8 (12P)	Staff Office, Staff sleep over, Common Room, Bathroom
First	6 (6P)	2 (2P)	3 (6P)	-	11 (14P)	2No Bathrooms
Second	-	-	6 (12P)	1 (3P)	7 (15P)	Laundry, Plant Room
Totals	9 (9P)	3 (3P)	13 (26P)	1 (3P)	26 (41P)	

Evolving the Two Saints proposal has led to the following range of accommodation

Proposed	1B1P Studio	1B1P Flat	1B2P Flat	2B3P Flat	Totals	Other accom
Ground	-	-	6 (12P)	1 (3P)	7 (15P)	Staff Office, Staff WC & Store
First	4 (4P)	2 (2P)	3 (6P)	-	9 (12P)	Staff Offices, Staff bathroom, 1No. Comm Kitchen
Second	13 (13P)	-	-	-	13 (13P)	Store/Staff/Laundry, Plant Room, 2No Comm.Kitchen
Totals	17 (17P)	2 (2P)	9 (18P)	1 (3P)	29 (40P)	

Tenants with children and/or couples will generally be housed in the northern section of the building and will be offered some privacy internally from the singletons in studio flats through the segregation created by emergency-activated Fire Doors within the corridors.

4.0 LANDSCAPING

The car park will continue to provide ample parking for vehicles with the provision of 1 x disabled bay and others marked off to allow clear access and turning of service vehicles and refuse collection.

Much of the existing grass will make way for a new paved area for access to the new cycle store, smoking areas, childrens' play area and parking areas. Some hit & miss timber fencing will be erected to identify the boundary with the adjoining property on the south side.

5.0 APPEARANCE

The replacement of all existing windows and doors do not materially alter the external appearance layout of the building, other than to provide a modern, subtle harmonious colour mix.

The existing dilapidated dwarf wall facing the main carriageway of Middle Park Way is to be removed and replaced by a simple round-top steel fence with integral gate, finished in powder-coat painted to match the new grey framed windows.

To the rear, a new slightly wider entrance door to the existing south east entrance is proposed as the new Main Entrance allowing controlled access of residents; A shallow projecting canopy is proposed, affording some rain protection to the Main, Secondary and disabled entrance doorways and will match the roof finish.

6.0 ACCESS

The existing front, or Main Entrance (on the west elevation) will be altered to a fire escape as the new main entrance will be moved to the East Elevation.

A secondary access (for tenants with children) will continue be via the North East entrance.

Access control through both Eastern entrances will be via fobs issued to all tenants, as with their individual rooms; for those visiting the building, access into the entrance lobby, or 'bubble' is controlled electronically by staff from the Staff Room adjacent to the south-eastern most Main Entrance.