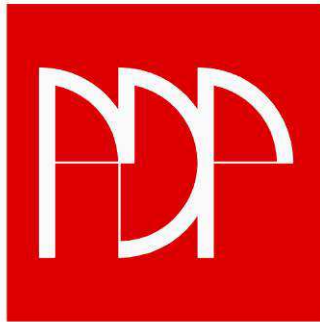


DESIGN & ACCESS STATEMENT

Proposed Development Land at 17 Lockerley Road Leigh Park Havant



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DESIGN & ACCESS STATEMENT

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1.0 SITE CONTEXT

- 1.1 The proposed site [Figs 01 02 & 03] is on the corner of Lockerley Road and St Albans Road in the West Leigh area of Havant. The site occupies a former 4-bed dwelling house which has been converted to a 6-bed house of multiple occupation, for Havant Housing Association.

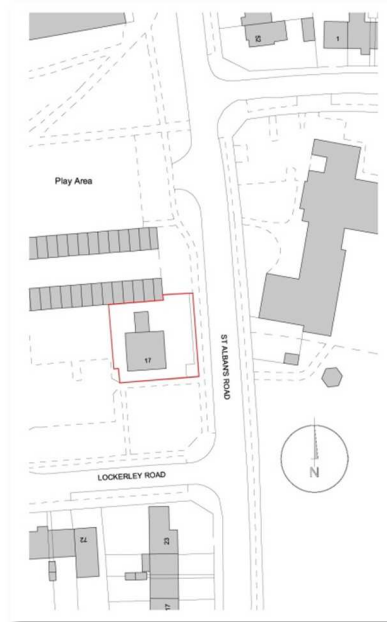


Fig 01: Site Location Plan



Fig 02: Aerial view of site [source: google maps]



Fig 03: Birds eye view of site [source: bing maps]

- 1.2 The existing building [Figs 04 & 05]. Dates from the 1980s and is two-storey with a tiled pitched roof and finished in red facing brick. It is set back from the highway and is behind a screen of trees.



Fig 04: Existing building on site [source: google maps]

- 1.3 To the southern boundary is a grass area in front of Lockerley Road which has two-storey housing opposite. To the east is St Alban's Road with a school on the opposite side of the road. To the north is a raised level car parking/ garages area with a play park beyond. To the west area series of 10-storey apartment blocks set within grassed landscaped grounds [Fig 03].



Fig 05: Existing building on site [source: google maps]

2.0 THE PROPOSAL

- 2.1 The proposal is to demolish the single storey rear extension (currently housing an office for care workers) of the existing two-storey building on its north elevation and to build a two-storey building housing 4-nr studio apartments for Havant Housing Association.
- 2.2 The proposal is designed to match the architecture and materials of the existing building and to address the street scene of St Alban's Road which the existing layout does not address.
- 2.3 There are to be two studio apartments on each floor, each of the ground floor apartments having its own front door, with the first floor studios accessed via a shared communal stairs.
- 2.4 Amenity space would be provided to the east side of the property with additional space to the rear. There are to be two studio apartments on each floor, each having its own front door, with the first floor studios accessed via their own curtilage stairs.
- 2.5 A single storey office is proposed on the west elevation of the existing building housing the relocated office lost in the demolition of the existing rear extension.

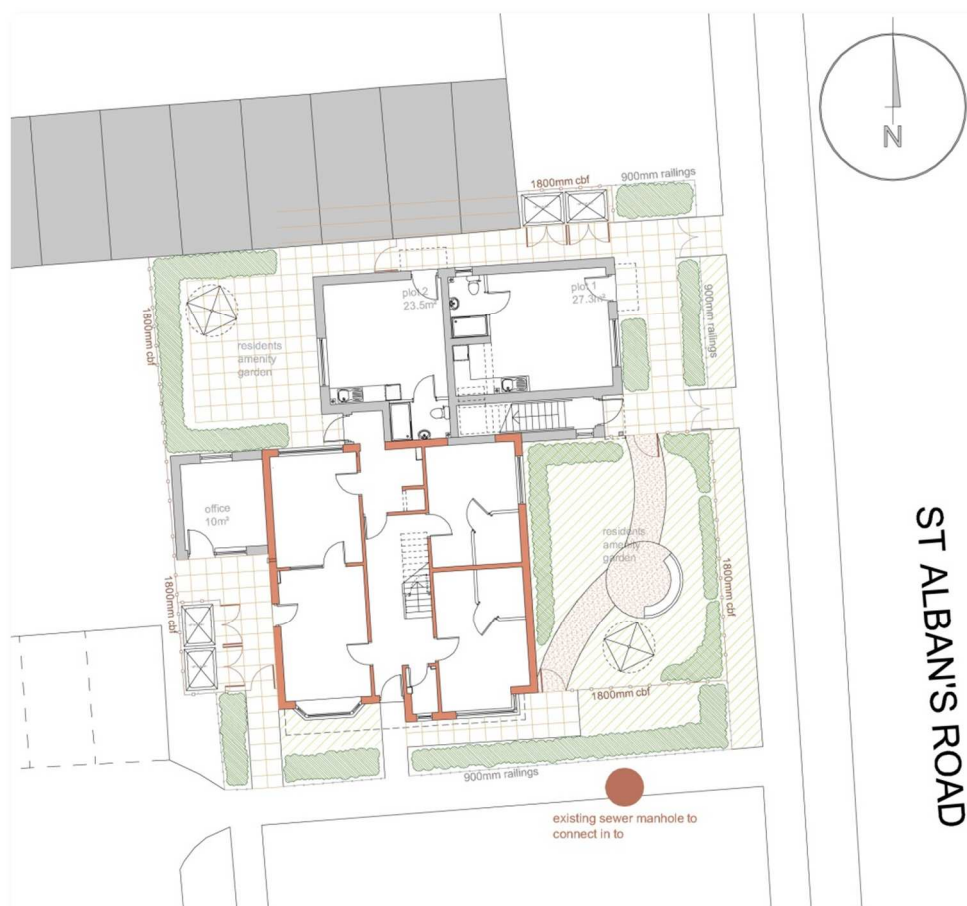


Fig 06: Proposed site layout plan

3.0 SCALE, MASSING, APPEARANCE & MATERIALS

- 3.1 The proposed development is to be subservient to the existing structure, being located predominantly on the north elevation of the existing building. A 'cat slide' roof links the existing to the proposed structure providing a defined break and breaking the massing. The smaller footprint means the roof ridge is lower than the existing building.
- 3.2 The ground floor studio apartments are independently accessed through their own entrance located on the east and west elevations. The 1st floor apartments are accessed via the east, St Alban's Road elevation. The entrances have their own pitched 'lean-to' canopy in keeping with the covered entrance and bays on the existing building.
- 3.3 There is also a single storey extension proposed to the west elevation, re-providing the care support staff office, lost in the demolition of the existing single storey extension.



Fig 07: Proposed floor plans and elevations

- 3.4 The proposed materials are red facing brick with blue engineering brick detailing as per the existing building with red concrete roof tiles to match the existing. The proposed fenestration matches the size and uPVC material of the existing building.
- 3.5 Amenity space is provided to the rear and side of the property. To the rear is a courtyard for use by the residents of the existing building with an access to this area provided in the proposals. An amenity garden for the proposed studio apartments is located on the eastern side of the site in the area currently enclosed by a 1.8m close boarded timber fence. 900-1200mm high railings define the front aspect of the proposed development facing St Alban's Road, to match the existing condition facing Lockerley Road.
- 3.7 Enclosed refuse storage areas are shown in the area outside the office, for use by the existing building and to the north of the site for use by the proposed units.
- 3.6 The site area is 442sqm with a GIA of 128sqm including the 10sqm office space.

4.0 ACCESS & TRANSPORT

- 4.1 The proposed site is located approximately a mile north of Havant town centre. It is a 15-20 minute walk to Havant Railway Station. St Alban's Road is on bus routes 20 and 21 which connect to the wider bus network serving the greater Portsmouth area [Fig 08].



Fig 08: Bus map of Havant/ Portsmouth area

- 4.2 Havant town centre has a wide range of shops as well as a bus station and railway station which connects to the Portsmouth to London main lines (Waterloo and Victoria) as well as Brighton, Southampton and Cardiff.
- 4.3 There is off street car parking adjacent to the site as well as on-street car parking, although the residents for this proposal are unlikely to have cars given the user group intended to be residing at this scheme as set out in Havant Housing Associations 'Justification for Development Statement' which can be found in section 6.0 of this Design and Access Statement.

5.0 FLOOD RISK

- 5.1 The Environment Agency Flood Risk Map below [Fig 23] shows that the site is close to but not in an area considered to be at risk of flooding.

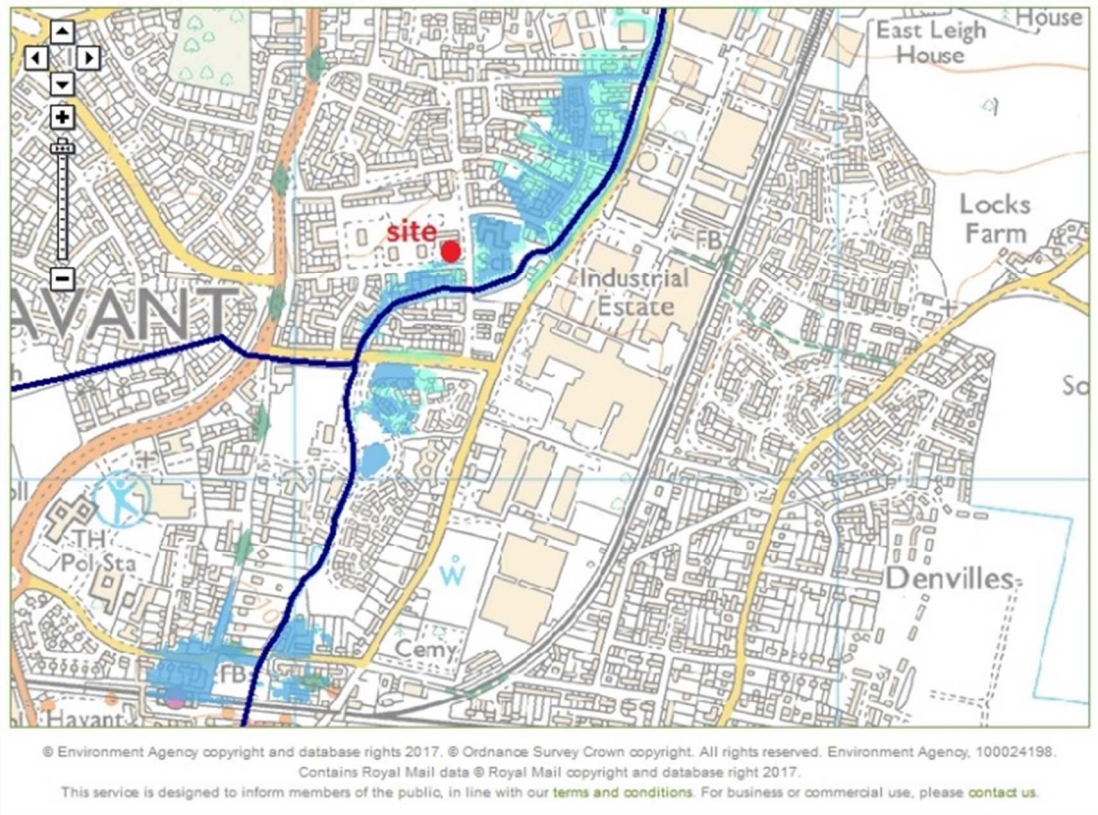


Fig 09: Environment Agency Flood Risk Map

6.0 USE

6.1 Havant Housing Association justification for development statement:



Lockerley Road Development

Havant Housing Association (based at 25 East Street, Havant) has been providing supported accommodation to tenants with special needs across the Borough of Havant for nearly 30 years. Our aim is to provide discreet, high quality accommodation in the community.

We currently house 146 tenants with a variety of support needs and our client groups include people who have a learning disability, mental health problems or physical disability. We are currently the largest provider of supported housing in Havant and only house single adults.

The development at Lockerley Road is planned to be a replacement for 2 existing shared properties in Havant. We also wish to enhance the surrounding area and street scene.

The existing shared properties house tenants who receive a low level of support, which enables them to live full lives and are currently members of the Havant community.

This means that a member of staff would visit the scheme to see a number of tenants in turn. Generally this would be between 9am – 5pm Monday to Friday, although this may vary as some tenants work or go to college and receive support outside of these hours.

We wish to replace these properties as they are shared houses (including kitchens, bathrooms and toilets) and we want to be able to provide our tenants with better quality independent accommodation where each tenant has their own front door. None of the current tenants identified to move to Lockerley Road drive or own a car. Our tenants typically have support needs that prevent them from driving and less than 1% of our total tenants drive.

This is an exciting opportunity for Havant Housing Association and our tenants as we have been seeking to replace our poorer quality stock for over 10 years now and this development would enable us to achieve this.

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Registered with the Tenant Services Authority, Homes & Communities Agency No LH 3889, Register of Friendly Societies No 25918R and a member of the National Housing Federation.

Fig 10: Havant Housing Association Development Justification Statement

7.0 SUMMARY

- 7.1 This development aims to provide much needed accommodation for residents with special needs for Havant Housing Association and to complement the existing use of the site's current 4-nr bedsits with a development of 4-nr 1-bed studio apartments.
- 7.2 The proposal is designed to complement the existing building in terms of style, massing and materials and to give the development an aspect overlooking St Alban's Road which the existing condition does not achieve.
- 7.3 The applicant has recently completed a successful refurbishment of the existing property following it remaining vacant for a couple of years, and providing six people with special needs to have quality independent living conditions. This application proposes to extend the building by providing 4-nr 1-bed studio apartments in a complimentary building to the existing, to continue to provide Havant Housing Association with quality accommodation to continue the great work they do in providing Havant people with special needs, homes which allow them to have independent living.

pdp architecture llp October 2018