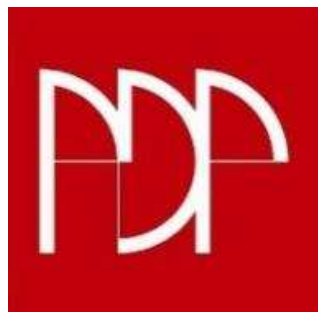




pdp architecture llp



Proposed Refuse Stores to Existing Chichester
House, Langstone House & Solent House

Lockerley Road, Havant PO9 2LD, PO9 2HF &
PO9 2HJ

Design & Access Statement

28108-PD220

Feb 2022

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1.0 INTRODUCTION:

1.1 Introduction:

This Design & Access Statement has been prepared by pdp architecture llp on behalf of the applicant The Guinness Partnership in support of a Planning submission for proposed refuse stores to the ten-storey residential towers (Chichester House, Langstone House and Solent House) at Lockerley Road, Havant, Hampshire (PO9 2LD, PO9 2HF & PO9 2HJ).

2.0 SITE CONTEXT:

2.1 Site Description:

The proposed site is to the north of Lockerley Road, in the West Leigh area of Havant comprising of three ten-storey residential towers (Chichester House, Langstone House and Solent House).

Each tower contains six flats on each upper level and two flats at ground level, giving a total of 58 flats per block. Planning approval has been granted in December 2021 (APP/21/01156) to upgrade the windows, balconies and entrances to all three tower blocks.

There is also a childrens' play park to the northeast of Chichester House and a basketball court to the northwest of Langstone House for public access.

The red line bordered site measures 11400sqm in area.



Site Location Aerial Photo [Google Earth Pro]

2.2 Site Context:

The site is surrounded by grass landscaped grounds, hedges and trees with residential two-storey semi-detached pitched roof houses to the north, west and south of the towers.

An existing two-storey garage court is situated on the north eastern side of Chichester House, which has planning approval to convert to additional car parking spaces at podium level (APP/21/00741). There is a two-storey facility owned by Havant Housing Association to the east of Chichester House. Associated car parking areas are found to the east of Solent House, to the west of Langstone House and to the east of Chichester House.

The main vehicle access to the site is through Lockerley Road and Swarraton Road. Lockerley Road junctions with Stroudwood Road, Hipley Road and St. Albans Road. Footpaths are available from the main roads and from the park, which also offer access to the site for pedestrians.

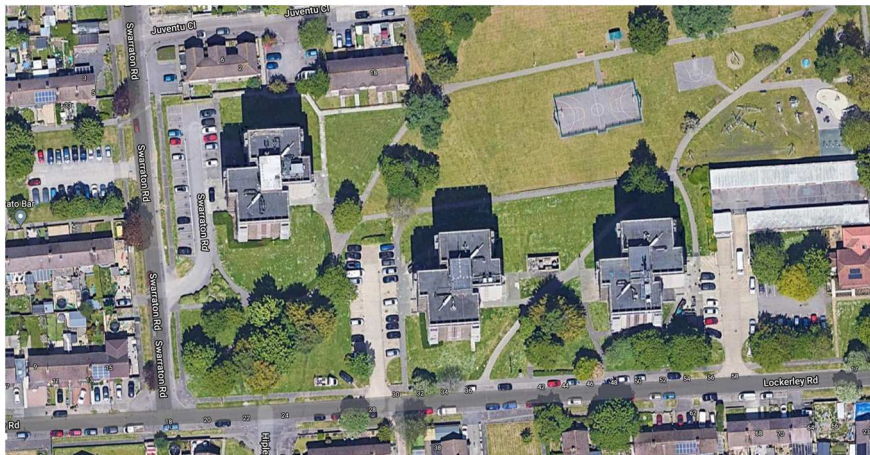


Site Location Plan

2.3 Site Context Photos



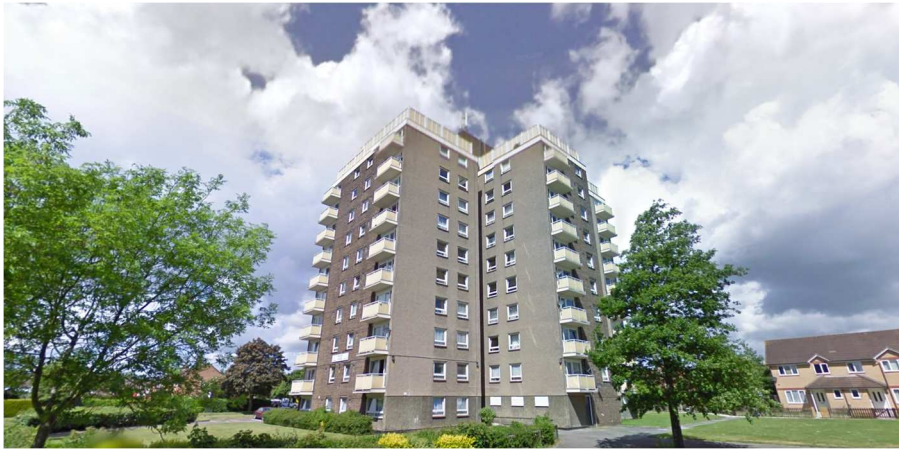
Entrance to Lockerley Road from St. Albans Road [Google Maps]



Aerial view of site [Google Maps]



Entrance to Swarraton Road from Lockerley Road [Google Maps]



Existing view of Solent House from the associated car parking area



Existing view of Langstone House from Lockerley Road [Google Maps]



Existing view of Chichester House and the existing two-storey garage from Lockerley Road [Google Maps]

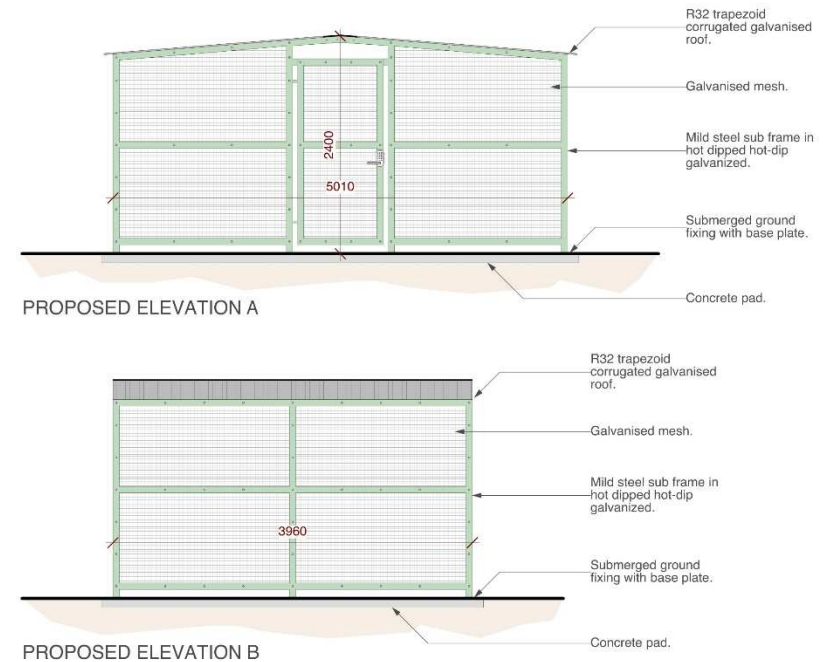
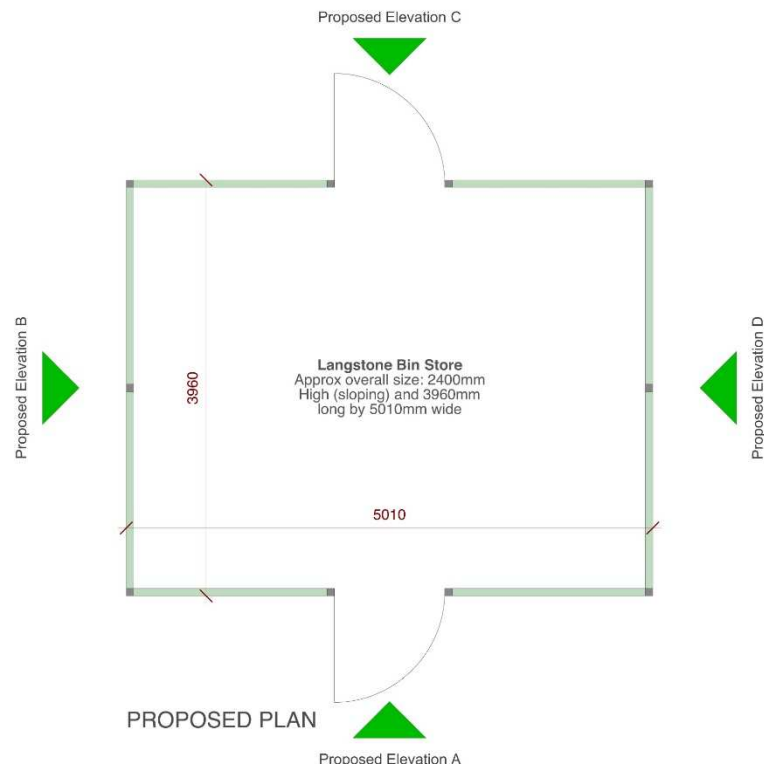


Photograph of the playground and Chichester House on the background

3.0 PREVIOUSLY APPROVED REFUSE STORE PLANS:

3.1 Planning approvals:

Three refuse stores, one each for Solent, Langstone and Chichester Houses was approved by Havant Borough Council in August 2020. The approvals (Application numbers APP/20/00525; APP/20/00526; APP/20/00527).



The proposals were for utilitarian steel framed enclosures with a mesh infill. The applicant now regards this solution as not appropriate for the prominent locations the stores will be located in, adjacent to each tower block's entrance and therefore this application is being submitted for refuse stores on the same footprints as the approved but in a more sympathetic and more fit for purpose design.

4.0 PROPOSED REFUSE STORES - MASSING & LAYOUT:

4.1 Strategy for Massing & Layout:

The proposal for three new refuse stores located adjacent to the main entrances of Solent, Chichester and Langstone Houses' on the same footprint and location as the previously approved plans from Aug 2020 (Application numbers APP/20/00525; APP/20/00526; APP/20/00527).

The revised proposal is to have three separate stores all with the same elevational features (the only difference, as per the previous approvals would be the Chichester House store is circa 1m longer) and built of brick with perforated panelled openings.

There would be a set of double doors closest to the vehicle access (car park) for refuse collections to be taken from with a single door access (with side screens) at the opposite end of the structure which would be for residents to access the store.

4.2 Use, Scale and Amount:

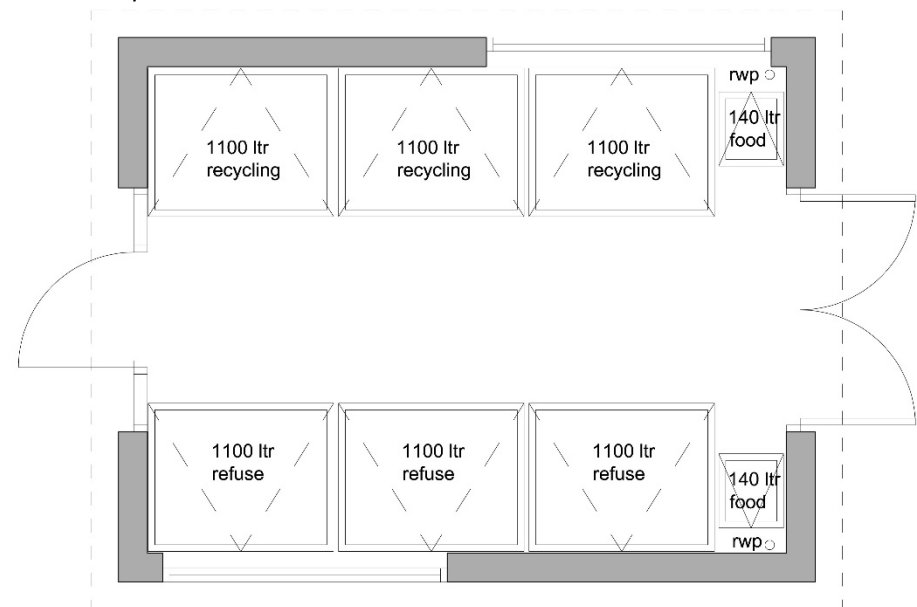
The refuse stores proposed will be supplementary to the integral stores/ refuse chutes within the vertical circulation core of each 10 storey tower block. The proposed stores will house the over flow refuse bins and provide space for larger refuse items which residents could not dispose of via the existing chutes.

The footprint and height of these structures would be within the same envelope of the previously approved proposals. The overall height of the proposed single storey structures would be circa 2.5m from the ground.

These stores would replace existing refuse enclosures which are no more than timber screens and generally mean the extra bins are on full view adjacent to the tower blocks entrance doors.



Proposed Site Plan



Floor Plan of Solent House Refuse Store

5.0 APPEARANCE:

5.1 Design Concept:

The concept is to provide the Havant Towers with new external refuse stores in location adjacent to each block's entrance core in accordance with locations established in previously approved planning applications. The previously approved plans were for steel framed structures which would not contain the litter and smells associated with a refuse store use. The applicant therefore wishes to change the design approach to more robust brick built structures with detailed perforated screens to add design interest.

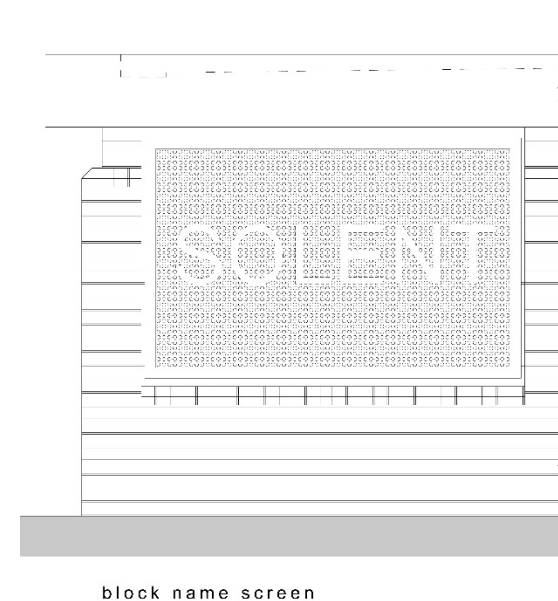
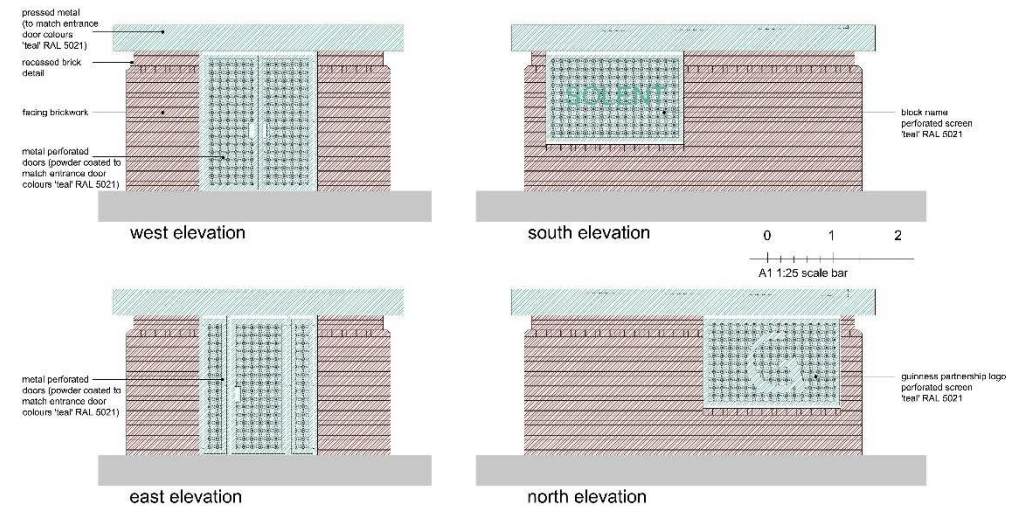
5.2 Elevation Design:

The elevations have been designed from a facing brick which will provide robustness. A cant brick detail at circa 1800mm height allows the wall to have a recessed step, which exaggerates the deep overhanging roof facia which is proposed to be in coloured pressed metal to match the style and colour of the tower block it is associated with. Perforated screens form the entrance doors and side screens which will also act as wayfinding signage to each block and carry the Guinness Partnership logo.

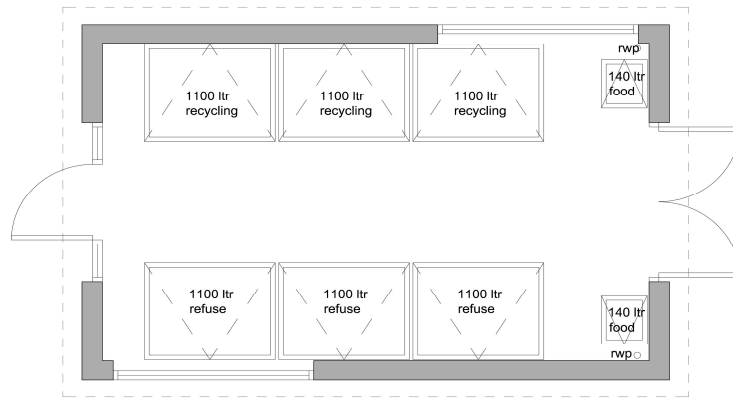
5.3 Building Materials:

A high quality, robust facing brick in keeping with structures in the area is proposed as the dominant material. The perforated screen and doors will be powder coated aluminium, coloured to match the core colour of each block and the proposed new panels to upper floor balconies. The colours are: 'teal' (RAL 5021), 'blue' (RAL 5019) and 'green' (RAL 6000).

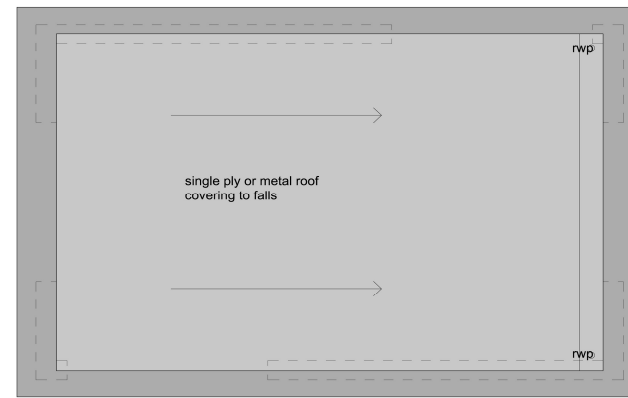
The perforated side screens will have the block name and Guinness Partnership Logo incorporated into the perforations to act as wayfinding signage for each block.



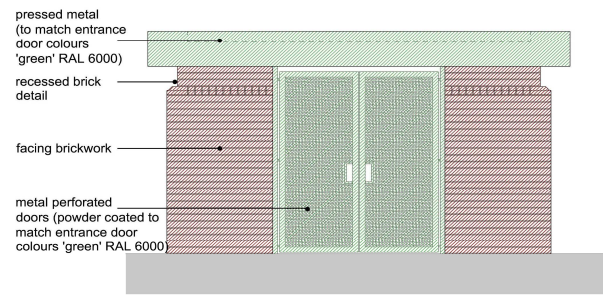
Elevations of Solent House Refuse Store & Screen Detail



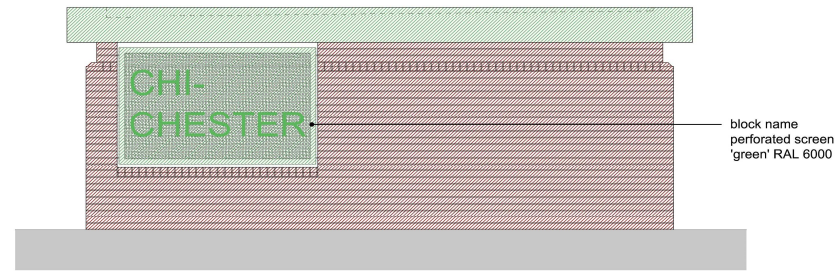
floor plan



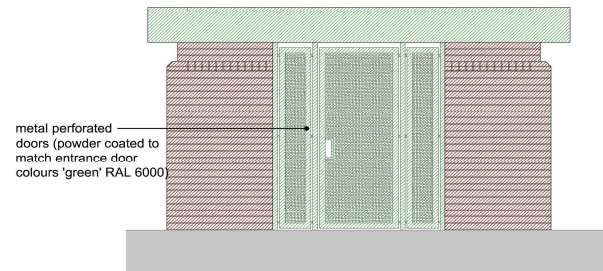
roof plan



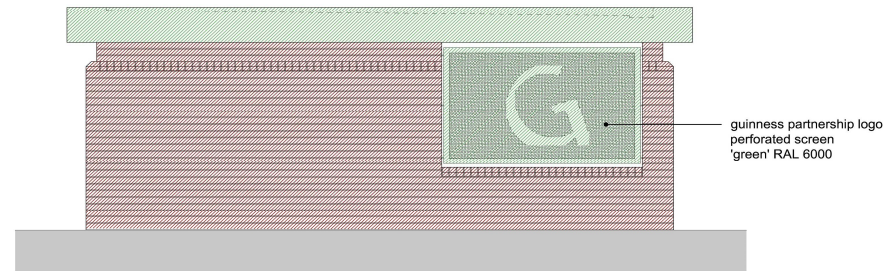
south elevation



east elevation



north elevation



west elevation

6.0 LANDSCAPE & ENVIRONMENT:

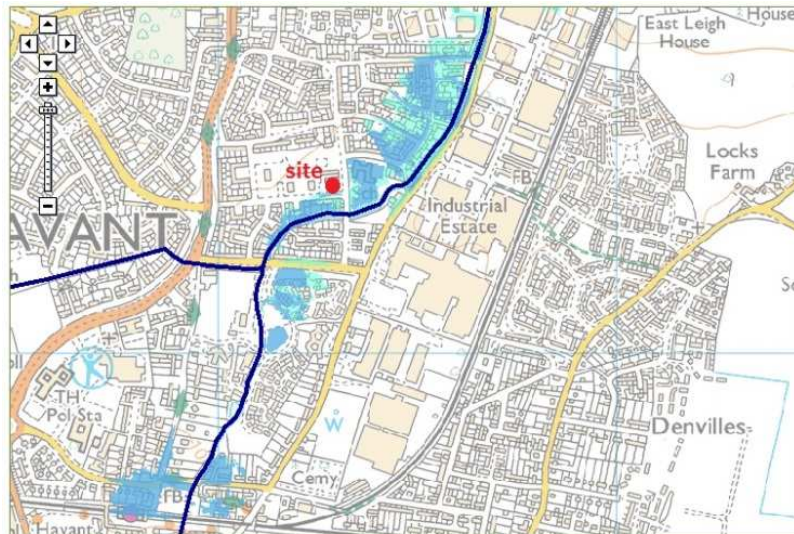
6.1 Landscaping

All existing soft and hard landscaping associated with the towers within the application site will remain as existing for the purpose of this application with the exception of the footpaths directly adjacent to the proposed stores which will be realigned to serve the stores and provide connectivity to existing routes. These footpath amendments will be minimal in the context of the wider site.

All other existing grass landscaped grounds, hedges, trees and footpaths are to remain unchanged.

6.2 Flood Risk

The Environment Agency Flood Risk Map below shows that the site is not in an area considered to be at risk of flooding.



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Environment Agency Flood Risk Map for the site

7.0 ACCESS:

7.1 Vehicular and Transport Links:

All external vehicle and pedestrian access routes to the tower blocks will remain as existing for the purpose of this application with the exception of a few minor re-routing of footpaths around the proposed refuse stores.

The residential amenity and use of the wider site will not be impacted by this proposal and in terms of access to existing public transport access are not relevant to this application.

7.2 Inclusive Access:

The topography of the site is relatively flat. The existing access to the buildings largely complies with Approved Document M of the building regulations as far as practicably possible with existing structures of circa 50 years age.

The proposed refuse stores will have level access from the surrounding footpaths.

8.0 SUMMARY:

8.1 Summary:

This Full Planning Application submission by The Guinness Partnership forms part of a wider programme of works to enhance the Havant Towers and their environs.

This proposal is to provide the Havant Towers (Chichester House, Langstone House and Solent House) with new free standing refuse stores located adjacent to each of the tower blocks entrances to provide overflow refuse storage capacity which is currently catered for by uncovered refuse enclosures (timber fencing) located close to the entrances of each block creating an unsightly aspect visually.

The three proposed refuse blocks will be visually the same, with the only difference being the Chichester House store will be slightly larger. This is in keeping with the previously approved plans, for which the proposed footprints will be like for like.

The real change of approach in this application is the visual appearance of the structures and the materials used. The previously approved plans utilised an open framed enclosure with mesh infill. These utilitarian structures would not have contained any stray litter from the store or the contained any smells.

This application proposes brick built structures with a recessed feature at soffit level and deep fascia's to mimic those proposed to the new entrances on the tower blocks. These fascia's will be powder coated in a colour to match the main core of the tower block it serves.

There are two entrances to the refuse store. Double doors for the refuse collection personale and a single leaf door with side screens for residents to use on a fobbed locking system.

The doors as well as side elevation panels will be made of perforated metal panelling to allow ventilation into the stores and permeability without leaving the contents on display to the wider environment.

The perforated side panels will contain the Guinness Partnership logo and the name of the tower block it serves, acting as a way finding device for each block's entrance core. All panels will be A1-rated non-combustible panels ensuring the whole store is resistant to fire.

Internally there will be space for up to 6 'Euro Bin' sized refuse containers and there will be a tap and wash down gulley in the floor to assist with maintenance and upkeep of the stores by Guinness Partnership maintenance operatives.

It is the applicant's desire to not only provide new stores, but to do so in an attractive, high quality manner which is a visual asset to the Havant Towers and their landscape grounds. The stores will be made from high quality, materials, to not only be aesthetically attractive, but also robust to the demanding uses of the building.

Overall, these proposals by The Guinness Partnership will add to the ongoing rejuvenation of these landmark towers to provide improved facilities for the tower residents, whilst also improving the visual amenity of their proposed locations.

pdp architecture February 2022