



pdp architecture llp



Proposed Installations and Alterations to
Existing Chichester House, Langstone House &
Solent House

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

Design & Access Statement

28108

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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 Pre-Application submission for the proposed installation of new windows, screens, doors, balcony and perimeter fence panels of 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.

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 is the subject of a current separate planning application. 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



Aerial view of site [Google Maps]

2.3 Site Context Photos



Entrance to Lockerley Road from St. Albans Road [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



1988 View of Chichester House and Langstone House [Tower Block - The University of Edinburgh]



1970s Site Plan Map [Digimap]

2.4 Site History

Havant Towers lie to the east of the main south-north route of St. Albans Road. Chichester House, Langstone House and Solent House were constructed in the late 1960s or early 1970s, first appearing on historical maps dated 1973 and built for residential housing. The 1970s map shows that the two-storey house to the southern boundary of the Havant Towers Garage and the semi-detached houses to the north of Solent House did not exist at the time. The two-storey house dates from the 1980s.

The photograph dating from 1988 shows a view of Chichester House and Langstone House, which appear to be the same as the existing buildings still standing today. However, the balcony panels and perimeter screen on the rooftop were semi-transparent back in 1988, as opposed to the current coloured screen panels.

The concrete frame towers display a mix of masonry bricks and roughcast render which have remained unchanged since their construction. Although the balconies are in good structural conditions, concrete is spalling off in some areas and moss, deteriorated paint and rust have developed over the years.



1988 Close-up view of balcony and façade materials [Tower Block - The University of Edinburgh]

3.0 PROPOSAL - MASSING & LAYOUT:

3.1 Strategy for Massing & Layout:

The proposal is to install new windows and doors in Chichester, Langstone and Solent House replacing the existing ones, which would offer a more contemporary style to outdated frames.

The ten-storey towers have flat roofs with central brick stair cores that lead to a rooftop and plant on each tower. There is a perimeter screen around each rooftop with old weathered screens covered in green algae growth. Many of the balcony panels are also covered in moss and rust. Therefore, all panels and railings are to be replaced with new railings and coloured panels with the chosen colour scheme 'teal' (RAL 5021), 'blue' (RAL 5019) and 'green' (RAL 6000).

The installation of new panels, windows, doors and railings will provide the residential buildings with a new contemporary style; as well as improving insulation and energy efficiency standards. The balconies will be cleaner and safer to use.

3.2 Use, Scale and Amount:

For vehicle access, the towers can be primarily accessed via Lockerley Road. Swarraton Road is an alternative vehicle access route towards Solent House. However, there are multiple footpaths leading to the towers from all sides, such as through the park or from the main roads across landscaped grass grounds.

Each tower has additional car parking areas. Solent House has 27 parking spots. Langstone House has 28 parking spots and next to Chichester House there are 24 parking spaces. The two-storey garage is also located to the north east of Chichester House. This application will retain all the access routes as existing.



Site plan of Chichester House, Langstone House and Solent House

4.0 APPEARANCE:

4.1 Design Concept:

The concept is to provide the Havant Towers with the installation of new windows, doors, balcony railings, rooftop perimeter fence railings and coloured panels.

4.2 Elevation Design:

The application drawings/visuals show the proposed colour scheme strategy, which utilises the four main colours (green, teal, blue and grey) liberally utilised across all three blocks so that each block has a different articulation/arrangement of the overall colour scheme. These colours pick out the articulation of each block as well as in reference on the balcony and rooftop panels.



Aerial view of proposed Chichester House, Langstone House and Solent House



Solent House Proposed South and East Elevations



Solent House Proposed North and West Elevations



Chichester House Proposed South and East Elevations



Chichester House Proposed North and West Elevations



Langstone House Proposed South and East Elevations



Langstone House Proposed North and West Elevations

4.3 Building Materials:

Existing balustrading will be coated in 'grey' powder coating (RAL 7037). New powder coated non-combustible A1 rated aluminium balcony panels will replace the existing with the following colours: 'teal' (RAL 5021), 'blue' (RAL 5019) and 'green' (RAL 6000) to match the colours used across each tower, interconnecting them and giving them a coherent contemporary appearance

Fine mesh netting will be installed onto balconies to prevent bird nesting, since it has been observed that some existing balconies show signs of pigeon waste and nesting.

New aluminium double glazed windows, screens, balcony doors and entrance doors will be installed replacing the existing fenestration. These are proposed to be grey (RAL 7037). Each balcony soffit is to be painted in colour to match its corresponding balcony panel colour.

Entrance doors, rooftop panels and screens will match the colour used for the rooftop fence panels, such as: 'teal' (RAL 5021) for Solent House, 'green' (RAL 6000) for Chichester House and 'blue' for Langstone House.

This will enable the buildings to be recognised from afar through the rooftop colours.

It is the applicants desire to deliver quality installations and alterations using quality robust materials to provide the residents of the Havant Towers with contemporary renovated buildings; as well as to offer modernity to the site.



Sketch CGI of the towers facing south showing the proposed colour scheme



Sketch CGI showing Chichester House and Langstone House proposed entrance doors, screens, balcony panels and windows



Sketch CGI showing Solent House, Langstone House and Chichester House

RAL COLOURS



RAL 6000



RAL 7037



RAL 5021



RAL 5019

RAL colours information



Sketch CGI close-up showing Chichester House balconies and soffits matching colours



Solent House West Elevation close-up showing proposed colours for the balcony panels, windows, doors and roof over the entrance

5.0 LANDSCAPE & ENVIRONMENT:

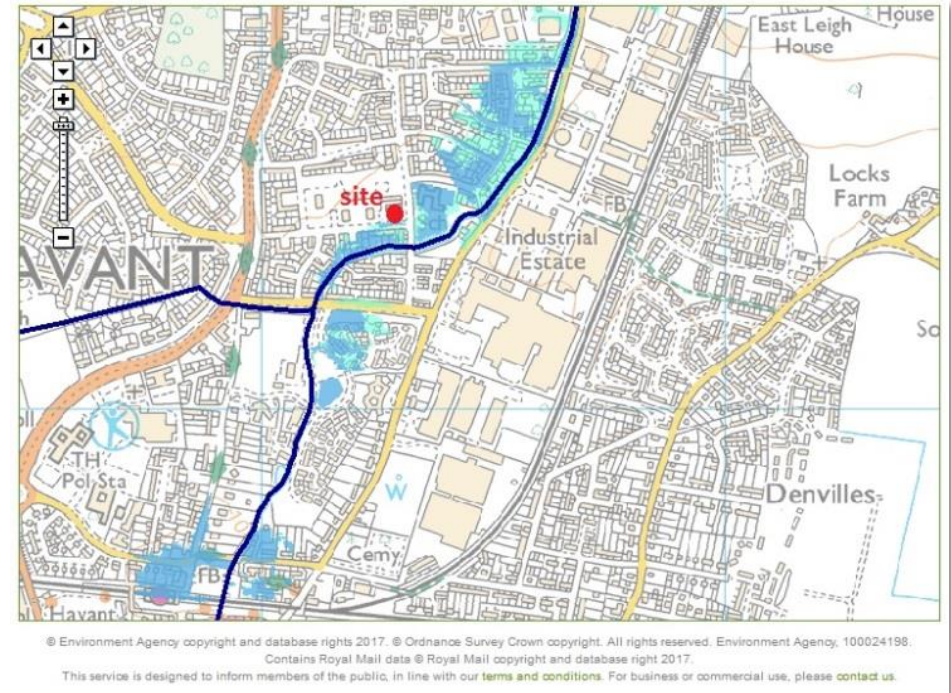
5.1 Landscaping

All existing soft and hard landscaping associated with the towers within the application site will remain as existing for the purpose of this application.

Existing grass landscaped grounds, hedges, trees and footpaths are to remain unchanged.

5.2 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.



Environment Agency Flood Risk Map for the site

6.0 ACCESS:

6.1 Vehicular and Transport Links:

All external vehicle and pedestrian access routes to the tower blocks will remain for the purpose of this application.

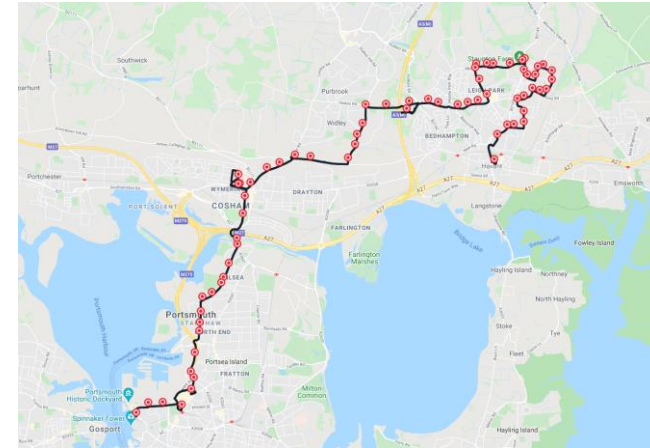
In terms of public transport access, St. Albans Road is a two minute walk from the site and on the left side of the road, there is a bus stop called 'Littlegreen Avenue' where stagecoach buses number 20 and 21 arrive. Both bus routes connect Havant to Portsmouth. Alternatively, Havant train station is a thirteen minute walk from the site connecting Havant to the wider national rail network.

6.2 Refuse Storage:

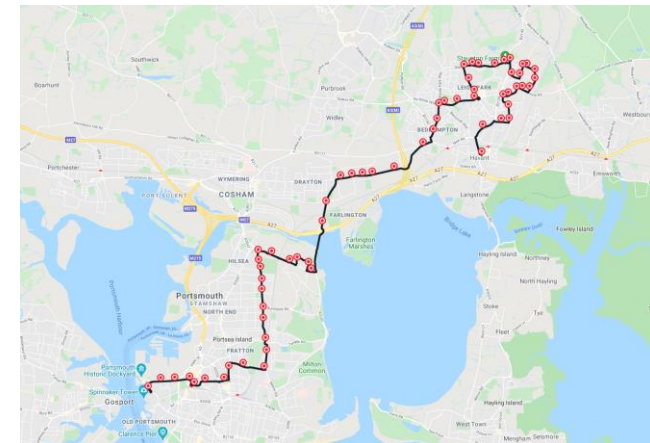
The existing refuse storage arrangements will remain as existing with refuse areas being upgraded in keeping with the improvements with the rest of the blocks.

6.3 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, in terms of level access and the replacement of external doors will maintain or improve the existing condition.



Bus Routes Map – Stagecoach No. 20



Bus Routes Map – Stagecoach No. 21

7.0 SUMMARY:

7.1 Summary:

This Full Planning Application submission by The Guinness Partnership forms part of the enhancement of the Havant Towers to provide them with a more contemporary appearance and to meet modern standards.

The proposal is to provide the Havant Towers (Chichester House, Langstone House and Solent House) with new windows, doors, screens, A1-rated non-combustible panels, railings and fine mesh netting to each balcony. This will provide the residents with a refurbished building with improved insulation/energy efficiency to live in. These improvements will also re-utilise the balconies and eliminate the issue of pigeon waste and nesting which has been an issue across all three towers.

The installation of double glazed aluminium windows would upgrade the overall thermal performance and transform the towers into more energy efficient and modern buildings.

It is the applicants desire to not only provide new installations, but to do so in an attractive, high quality manner which is a visual asset to the Havant Towers.

The installations will be made from high quality, contemporary materials such as aluminium and non-combustible A1 rated panels, to not only be aesthetically attractive, but also robust to the demanding uses of the building.

The installation of new windows, screens, balconies and entrance doors will not only provide the buildings with a more contemporary appearance but also the

fine mesh netting will provide a more hygienic secure area for the balcony usage by the residents of the towers.

Overall, these proposals by The Guinness Partnership will rejuvenate these landmark towers to provide improved living conditions for the tower residents, whilst also improving the visual amenity of these prominent blocks within the Leigh Park area.

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