



Design and Access statement

22 Homewell House, Havant



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

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1.0 Introduction

pdp architecture llp has been instructed by Walthams Ltd and Havant Housing Association Ltd to prepare and submit a planning application for the refurbishment and new build residential development at 22 Homewell House, Havant.



Location Plan

2.0 Site History

The site currently has an approved planning application 09/51833/017 and an approved listed building consent 09/51833/018. These applications grant permission for the demolition of two storey extension attached to Homewell House and the construction of 1 no. two storey extension, conversion of existing building forming 5 no. 1 and 2 bed flats and 2 no. semi-detached 3 bed cottages, cycle/bin stores and associated works. The current planning permission has been granted with no on-site parking facilities.

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3.0 Context of site and surroundings

The existing site is situated in the centre of Havant and falls within St Faiths Conservation Area. Currently a grade two listed three storey building is located on the northern boundary of the site and is surrounded by substantial East, South and West gardens. Over the years the dwelling itself has had several extensions and been modified internally and externally to allow for the different uses it has had. This has resulted in several uncomplimentary extensions with unsightly crude fire doors and escapes added to the rear of the property.

The 18th century three storey townhouse is constructed of red facing brick, with clay roofing tiles and single glazed Georgian windows. The northern façade has retained most of its original features albeit all the chimneys have been removed. The other facades have either been extended onto or had additional windows added. The Eastern façade has had two one storey extensions added to it, with one containing a new door and stairs that lead to the existing garden. The Western façade has had two additional windows added; these are not in keeping with the building or in scale with the other existing windows. The Southern façade has seen the most change and over the years has been modified and extended onto. The main two storey extension on this façade is neither complimentary to the existing nor practical to re-use. A second extension to the elevation has been provided with a flat roof element to allow for an emergency escape route from the first extension. Additional external staircases have been added to allow for escape routes from the first and second floors. Windows have also been modified to create openings for fire doors.



Homewell House – North Elevation



Rear Elevation

The site is surrounded by a mixture of residential properties, offices and public houses. The East boundary of the site is adjoined by a beer garden and a residential garden. The South boundary has residential gardens adjacent to it with the West boundary being adjoined by a public highway. The North boundary over looks St Faiths Church and the graveyard, with a public footpath running parallel to it. As the site is in a conservation area all the surrounding buildings are very traditional in construction but with varying styles. Predominately the surrounding buildings are of red facing brick construction with red clay roofing tiles, however there are elements of timber cladding and rendered buildings within the immediate area too.

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Homewell – Opposite site



Homewell – Next to site

The building mix within the local vicinity varies as the site falls within the town centre. Although the immediate area is mainly residential a short walk from the site leads you onto West Street, this is the main shopping street in Havant. Due to the natural development of the expanding high street over the years this has resulted in many different styles of buildings, each with different characters and features along West Street. There is no precedent for height within the surrounding area, with buildings ranging from two storeys, two and a half storeys and three storeys in height.



West Street, Havant



West Street, Havant

Due to the sites town centre location the site is easily accessible by foot and bicycle, with public transport links such as Havant bus station and Havant train station within walking distance of the site.

There have been on-going discussions with Planners, Conservation Architects, Havant Housing Association Ltd, Walthams Ltd, Consultants and the general public to help develop our overall proposal. Due to the location of the site, and the context of the surrounding, it is evident that the scheme is well suited to its local and immediate vicinity. The amount of development proposed is an acceptable level with the site not being overdeveloped and is therefore an economic and sustainable solution for the site. We feel that our proposal would integrate well within the surrounding context and would help increase the value of the surrounding area, whilst also restoring a prominent building within the town centre back to its former glory.

4.0 Use

The proposal is to demolish the existing extensions and replace them with a two storey extension on the Eastern elevation, whilst also constructing a new residential block on the West side of the site adjacent to 21 Homewell House. This new residential block would then be connected to the existing Homewell House via a first floor link.

The development will comprise of fourteen, one bed one person flats. The principle of residential development on this site has been established by the surrounding residential context within which it sits, the original use and the current planning permission.

The proposed scheme would be constructed by Waltham Ltd for Havant Housing Association Ltd. Havant Housing Association Ltd is based at 25 East Street, Havant and has been providing supported accommodation to tenants with special needs across the Borough of Havant for over 20 years. Their aim is to provide discreet, high quality accommodation in the community.

They currently house 112 tenants with a variety of support needs and our client groups include people who have a learning disability, mental health problem or physical disability. We are currently the largest provider of supported housing in Havant and only house single adults.

The development at Homewell House is planned to be a replacement for 2 existing shared properties in Havant and 1 property they disposed of in 2007.

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 (on foot) 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.

They wish to replace these properties as they are shared houses (including kitchens, bathrooms and toilets) and they want to be able to provide their tenants with better quality independent accommodation where each tenant has their own front door. None of the current clients identified to move to Homewell House drive or own a car and out of the 112 tenants currently housed by Havant Housing Association Ltd only 3 can drive and own cars.

This is an exciting opportunity for Havant Housing Association and their tenants as they have been seeking to replace their poorer quality stock for over 5 years now and Homewell House would enable them to achieve this, whilst being in a prime location for both tenants and support staff.



5.0 Amount and Layout

The total percentage of developed site is 35.9% which leaves the remaining 64.1% as amenity space.

The proposal would create fourteen, one bed one person flats with the gross internal floor area of up to 50 sqm per dwelling. The site is 0.090 hectares.

The layout of the proposed development has been orientated to take into consideration the surrounding properties, the current planning consent and existing access to the site. The internal layouts of the proposed have been designed to reduce any overlooking issues. With the building being carefully positioned to allow for adequate amenity space, an access path and planting to the south and west of the site, whilst also taking into consideration the existing trees and their route protection zones.

The proposed new build is located to the north of the nearest neighbouring properties at 20 & 21 Homewell House, therefore there would be no impact on these neighbouring properties in terms of day lighting. The proposed adjacent block to these properties has been designed to be kept to the same footprint that has already been approved, with the only exception that the northern stepping back of the block is slightly extended to accommodate the proposed first floor link.

The new extension to the east elevation of the existing dwelling has been stepped back as per the current planning application so that there is a clear definition between the existing and the new block, so that the predominant north facing Homewell elevation is retained. Again this stepping back approach has been designed into the link, with this being slightly stepped back from the existing west elevation so that it is read as a separate element from that of the existing dwelling.

Secure bicycle storage and a bin store have been provided within the communal space of the development. The bin store is located within 24 metres of the public highway. Additional lighting is proposed so that both stores are adequately lit at all times.



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6.0 Scale

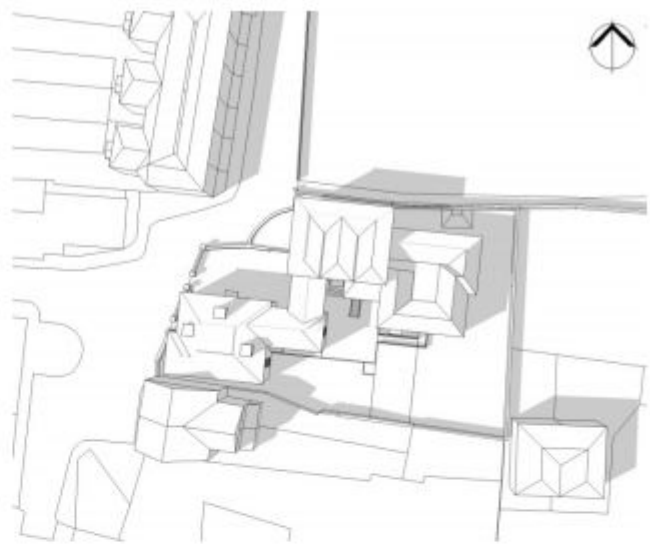
The scale of the proposed development has been sympathetically approached to reduce the impact on the neighbouring properties and the existing dwelling whilst also creating a development with the right amount of units to make the scheme financially feasible for our client.

Again the scale of the proposed scheme has been designed to be similar to the current approved planning consent. All the new build elements are two storeys in height so that the existing three storey dwelling remains the principal feature of the site. The ridge of the roof on the east elevation extension is slightly higher than that of the new build adjacent to 20 & 21 Homewell House so that proportionally it reads better with the existing listed building. The ridge height of new build adjacent to 20 & 21 Homewell House is slightly higher than what has currently been approved, this is down to the proposal now being for flats and that for construction purposes the floor to floor height will now be larger due to the compartmentation and sound proofing required. However as previously explained as the proposal is situated north of the neighbouring properties it will have no impact on them in terms of day light and is still lower than their ridge height.

All first floor windows on the new build and extension have been enlarged to 1350mm so that the elevations read more in conjunction with the existing proportions of the existing and neighbouring properties. The dormers have been re-designed after consultation with Havants Conservation Architect with them now being flat roofed and will be constructed of lead flashing so that proportionally they look more in keeping. The link has also been re-designed at the request of the planners and is now less intrusive and reads more as its own element, creating an interesting focal point for the scheme.



Sun study showing shading @ 10am



Sun study showing shading @ 3pm

7.0 Landscaping

The landscaping to this scheme has been designed with careful consideration to how the site will be used. Small landscaped areas to the front of the proposed new build facing onto Homewell have been provided to enhance its appearance and to provide a natural barrier from the private and public domains. Most of the landscaping to the rear of the proposed is laid to lawn for the residents' enjoyment. The hard landscaped areas would be natural lime stone paving, which would depict pedestrian routes through the site.

Due to the design of the landscaping of this scheme, there are fewer maintenance issues and may be maintained successfully in the long term.

The hard landscaping shall incorporate level access wherever necessary and practical to provide access for people with restricted mobility. The materials shall also be non-slip and there shall be adequate external lighting provided.

It is not proposed that any of the existing trees shall be removed however Havant Borough Council has noted that the two poplar trees in the south-east corner of the site have been poorly pollarded and could be replaced. The yew tree adjacent to the existing listed building has been left to grow quite large and a few residents have complained from Homewell that their over shadowed by this tree, this tree is subject to a TPO order so it is not our clients intention to remove it however it has been suggested that this could be pruned and in the long term looked after by Havant Housing Associations maintenance team to help keep the growth under control. Adjacent to the southern boundary there is a large oak tree, the layout of the scheme has taken into consideration this tree and no building work is proposed within the route protection zone. A section of the bike store is adjacent to this zone and protective measures for this is explained later on in this design and access statement.

8.0 Appearance

The design of our scheme has been led by the already existing planning consent for the site, with only a few changes to that of the original approved drawings.

The proposed takes on a very similar arrangement to that of the existing, the new build will be constructed of red facing brick, re-claimed clay roof tiles, timber sash windows and have brick detailing to match the existing. The dormers would be constructed of lead flashing and the doors will be six panelled with porches above. All these elements are freely used within the town centre.

The stepping of the north and west facades help create interest and also gives the feel that the development has matured over the years.

All first floor windows have been increased in size on our proposals, this we felt represented the window to brick relationship in the surrounding area more than the currently approved arrangement.

The main change to the already approved scheme is that we are proposing to link our two buildings together with a first floor link. This link is set back from the existing listed building and would be clad in wood to help distinguish it from the two red brick buildings; it would be similar in style to that of the wood clad element to 12a Homewell directly opposite the site. This link would only be visible from Western boundary. We feel that this link creates an interesting focal point to our scheme and helps the scheme to read as one. The scheme itself would be in one ownership and would not be for sale,



therefore we feel that it should be read as one development and helps create a sense of community for the tenants.

Compared to the current approved planning elevations for the existing listed building we feel we have improved further on these proposals. Such as removing later additions to Homewell House i.e. the small windows on west elevation, providing a hipped roof over the existing flat roof extension, we feel measures such as these help bring the building back to be more in keeping with how it originally was. This is all explained further in our Heritage Statement.

The extensions to be demolished will be taken down by hand so that roofing tiles and bricks can be salvaged to be re-used within the proposed development.



Visual from Homewell



Visual from West Street

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9.0 Comparison of schemes

The elevational treatment and arrangement has been kept as close to the current approved scheme as much as is feasibly possible.



Approved North Elevation



Proposed North Elevation

The main difference is the end user group. Our proposal is for 14no. one person one bedroom flats and would be under one ownership. With the current scheme the 5no. 2 bedroom flats and two three bedroom cottages would be up for private sale and would not stay in one ownership. The benefit of being in one ownership is that Havant Housing Association Ltd can guarantee that the building and grounds will all be maintained by them, therefore the building would be well looked after and would not be allowed to run back into its current state again.

As mentioned before Havant Housing Association Ltd only house single people therefore they can guarantee that only 14 people would be in residence for the whole development. With the current scheme there could be up to 25 people living across the whole development.

Currently the scheme is approved with no parking, this is ideal for our client as their tenants do not drive, however if the current scheme was to be built this would cause knock-on effects to the already heavily utilised local parking arrangements.

The current scheme also looks to divide the gardens up with 1.8m close board fencing to provide private gardens, with our scheme the gardens are communal so therefore they would be open planned, this we feel is more in keeping with its current use.



Approved West Elevation



Proposed West Elevation

10.0 Access

There are three accesses to the site that are all directly off Homewell. As all other boundaries are to private properties this is the only acceptable route into the site. The existing listed building can be accessed from the north via a footpath or it can be accessed via the south through the communal entrance gate on the west boundary. All other dwellings are accessed via the western boundary and under the underpass, except for one of the flats that fronts onto Homewell and is provided with its one individual access directly off Homewell.

The proposed scheme does not include any car parking to reflect what was previously approved under approval reference 09/51833/017. We are also aware that the Conservation Officer felt strongly that the existing wall fronting Homewell should be retained. If however Havant Borough Council is of the opinion that they require two car parking spaces our client is quite prepared to revise the scheme accordingly. As the site does not provide any parking it is designed for pedestrians and cyclists. A secure cycle store is located in the communal gardens.

Level access will be provided to all new build entrances, to allow people with restricted mobility to enter the dwellings with relative ease. The proposed would be constructed to be compliant with Part M of the Building Regulations, which relates to access. The existing access to the listed property on the northern façade would need to be retained as it is listed and the southern access to the listed would be provided with an ambulant stair due to lack of space to provide a ramped access.



Diagram showing pedestrian access across the site

11.0 Inclusive Access

The external entrances to the new build would be provided with either level or ramped access, having a gradient of no more than 1:15, allowing easy access for wheelchair users. Entrance areas will have a slip resistant surface and will be of a contrasting colour. For the external entrances of the listed building, due to the varying site levels access would be via an ambulant stair, with a slip resistant surface and will be contrasting in colour.

One of the units (Flat 2) has been specifically designed for a wheelchair user. Internally the bathroom, kitchen, lounge and bedroom have all been designed with sufficient space for the manoeuvrability of a wheelchair, with the bathroom being directly accessed off the bedroom and corridor.

12.0 Public Consultation

On Friday 11th January 2013 we held a public consultation in Homewell House for the local residents to make comment on our proposals. In total 27 properties were asked to attend, along with ward councillors, representatives of the Havant Civic Society and we believe representatives of approximately 15 properties and a member from the Civic Society turned up. The general feedback was very positive and the following comments were made. (Original feedback surveys can be found in the appendices)

21 Homewell: *'I prefer this proposal compared to the original. I think 14 individual dwellings (with no car owners) will be more of a 'fit' with the existing community in Homewell (which would not really be suitable for children/families). I like the link between the buildings and prefer the windows (and removal of flat roofed extension) on the new proposals. It looks like the original building (in all its glory) but spruced up and ready for a new life.'*

12a Homewell: *'Positive, was concerned ref parking, this has been explained and I am happy with the proposals.'*

Hall Place Cottage, South Street: *'I think it is a better scheme than the previous one.'*

9 Homewell: *'A better scheme than the previous scheme, don't touch the tree!'*

5 Grove Road: *'Good use of overall space revealing sheltered garden. Vast improvement on current building which needs urgent renovation. Small Housing units are needed in reach of town centre. Plan for cycle, rather than car park is very sensible. Good Luck!'*

14 South Street: *'The new proposals as presented show a sympathetic treatment of an old building, seriously in need of renovation. The proposed Housing Association use will ensure that the quality of the building, its environment and on-going maintenance is properly kept up to a good standard. The proposed use by the Housing association will also provide a good mix of inhabitants within the town centre.'*

Other comments made by the public but were not written down included comments about the existing overgrown yew tree and the shading of Homewell, the existing southern boundary wall and the desire to see it retained as it adds character to 21 Homewell's garden, the removal of the wooden gate and lowering of the wall on the west boundary to name just a few. The overriding feeling was that the local residents just wanted to see the site developed and occupied but that the lack of parking for the current scheme was a concern.



13.0 Flood Risk Assessment

The map shows that the vast majority of site is outside of the flood risk zone and therefore is not currently at risk from flooding. The tip of the south-west corner is located on the edge of flood zone two and therefore has a 1 in 1000 chance of flooding; this is a relatively low risk level. The site naturally slopes up towards the north so it is only the south-west corner of the site that would be affected. To mitigate against any future damage from floods we have set our finished floor level within this area at 7.80, this is 400mm higher than the finished ground level outside the boundary. This is in line with the property approved in this area under the current planning consent. This map was sourced from the environment agency website and was correct as of 14th January 2013.



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14.0 Tree Assessment

Outline Method Statement for Tree Protection throughout the Development & Construction Period & Method Statement for the Cycle Store area.

Tree Protection

Protective fencing will be erected around the marked trees shown on the diagram prior to the commencement of any site works e.g. before any materials or machinery are brought on site, development or the stripping of soil commences. No construction works are to be permitted within these areas, unless otherwise agreed with the local authority. The fences may only be removed following completion of all construction works.



Diagram showing tree protection zones outlined in blue during construction

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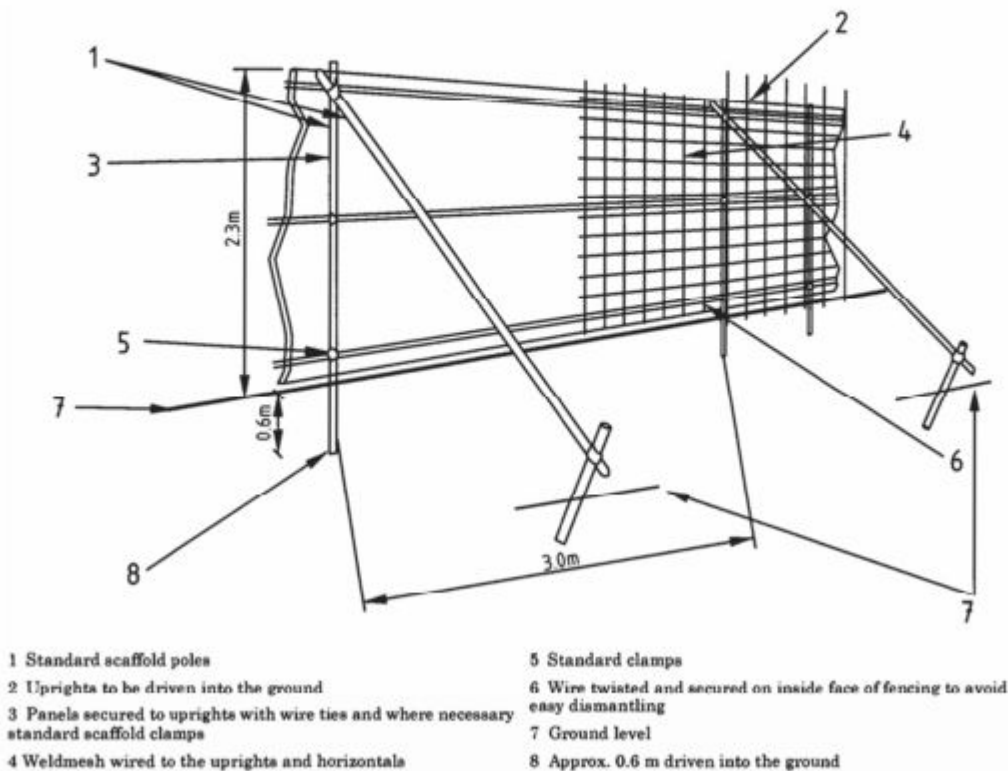


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Example specification – Tree protection zones to conform to BS 5837:



Tree Protection Zones

No works will be undertaken within any of the tree protection zones that causes compaction to the soil or severance of the roots.

There is planned construction adjacent / on the edge to the tree protection zone on the southern side of the site, in the form of a bin store area, fencing and a shed.

Access

There is no requirement for any special measures related to the retained trees as all access for construction will be from the existing access drive.

Precautions for temporary work

If temporary access is required to a tree protection zone then access may only be gained after consultation with the Local Planning Authority and following placement of materials such as concrete slabs or geo-textile fabrics that will spread the weight of any vehicular load and prevent compaction to the soil. For pedestrian movements within any tree protection zone then a single thickness scaffold board on top of a compressible layer laid onto a geotextile fabric may be acceptable.

No temporary access into RPAs will be required on this site, with the exception of the excavations required within the edge of the RPA on the tree to the southern boundary of the site.

Other precautions

There are no services planned to be installed within a tree protection zone.

No storage of materials, lighting of fires will take place within a tree protection zone. No mixing or storage of materials will take place up a slope where they may leak into a tree protection zone.

No notice boards, cables or other services will be attached to any tree.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground does not allow contaminants to run towards a tree root area.

No hard surfaces are to be constructed within a tree protection zone.

Contractors Facilities

No parking shall be permitted on site. The site office will be located within the existing building and the toilets will be located within the designated compound area.

Cycle Store Method Statement – installation of foundations at the edge of the RPA

The method statement sets out the principles of tree protection that need to be followed. This is an outline method statement to demonstrate that the proposal is possible without causing unnecessary damage to the tree.

The installation will be as follows:

- The tree protective fencing will be erected prior to any works commencing on site.
- All excavations within the Root Protection Zone of those trees to be retained are to be excavated by hand or non-invasive machinery in accordance with clause 11.3.5 of BS 5837:2005.
- Any excavations which have to be undertaken within the root protection area should be carried out carefully by hand, avoiding damage to the protective bark covering larger roots.
- Roots, whilst exposed, should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes.
- Roots smaller than 25mm diameter may be pruned back, preferably to a side branch, using a proprietary cutting tool such as bypass secateurs or handsaws.
- Roots larger than 25mm should only be severed following consultation with an arboriculturalist, as they may be essential to the trees health and stability.
- Prior to backfilling, any hessian wrapping should be removed and retained roots should be surrounded with sharp sand, or other loose granular fill before soil or other material is replaced.



15.0 Material Schedule

Roof tiles:

9000 matching roof tiles have been reclaimed, currently being stored at the contractor's yard; this with the other salvaged roof tiles will be plenty to roof the whole development.

Bricks:

Hanson – Autumn Glow, along with salvaged bricks from the demolition.

Mortar:

Existing / repairs – 1:1:6 lime mortar

New build – natural mortar

Rain water goods:

Cast iron – colour Black

Windows:

Timber sash windows – colour white

Doors:

Entrance doors – 6 panel traditional timber doors to match existing – colour red, green and blue.

Paving:

Natural lime stone paving



16.0 Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) was published by the Government on 27th March 2012. The NPPF cancels and replaces all earlier Planning Policy Guidance Notes and Statements.

Paragraph 13 of the Framework sets out the presumption in favour of sustainable development. The Government states that *'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking....'* The document promotes planning principles which include making effective use of land, promoting mixed use developments that create more vibrant places, and encouraging multiple benefits from the use of land in urban and rural areas. Furthermore, the document requires Local Planning Authorities to approach development management decisions positively (i.e. to look for solutions rather than problems so that applications can be approved wherever it is practical to do so).

The NPPF states (at para.7) that there are *'... three dimensions to sustainable development: economic, social and environmental.'* The social dimension of sustainable development is described in the NPPF as *'supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'.*

Amongst the Core Planning Principles described at paragraph 17 the NPPF states that planning should *'proactively drive and support sustainable economic development to deliver the homes... that the country needs. Every effort should be made objectively to identify and then meet the housing... development needs of an area, and respond positively to wider opportunities for growth.'* Two further planning principles are to *'... take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs...'* and *'.....conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations...'*

Section 6 of the NPPF 'Delivering a wide choice of quality homes' explains that in order to boost the supply of housing should *'...use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area...'*

With regards to residential development, at para. 49 the NPPF states that *'Housing applications should be considered in the context of the presumption in favour of sustainable development'*. Furthermore paragraph 50 comments *'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should ... plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand... [and]; where they have identified that affordable housing is needed, set policies for meeting this need on site...'*

With regards to design the NPPF states at par. 57 *'...It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...'* In respect of architectural design the statement comments (para. 60) that *'...Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles...'*

Paragraph 61 refers to the connection between people and places. It states *'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive*

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design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment....'

Paragraph 132 of the NPPF advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. ... Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional...'

Paragraph 133 of the NPPF relates to the assessment and justification of 'substantial harm' that may occur to a heritage asset as a consequence of the proposed development. It is stated that '...Where a proposed development will lead to substantial harm to ... a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm ... is necessary to achieve substantial public benefits that outweigh that harm ...'

Paragraph 134 advises on the assessment of development that is considered to cause 'less than substantial harm' to a heritage asset. It is stated that '...Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use....'

Paragraph 196 of the Framework confirms that the NPPF is a material consideration in planning decisions. Paragraph 197 states, furthermore, that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Havant Borough Local Development Framework

The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the Council's Development Plan and sets out the spatial planning strategy for the area up to 2026. The relevant policies are as follows:

- | | |
|------|---|
| CS4 | Town, District and Local Centres – encouragement of new comparison goods retail floorspace within identified centres; |
| CS6 | Regeneration of the Borough - Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough...; |
| CS9 | Housing – requires new residential development to provide a mix of dwelling types that 'help meet local housing need...' - 30-40% of units to be provided as affordable housing; |
| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough – this policy seeks to protect and where appropriate enhance the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings; |
| CS14 | Efficient use of Resources;
<i>(requires residential development to meet Level 3 of the Code for Sustainable Homes)</i> |
| CS16 | High Quality Design; |
| CS20 | Transport and Access Strategy; |



CS21	Developer Requirements;
DM3	Protection of Existing Employment and Tourism Sites – Sites last used for Class B employment purposes shall be protected unless it can be demonstrated they are no longer fit for purpose +/- financially unviable for continued Class B use;
DM12	Mitigating the Impacts of Travel;
DM13	Car and Cycle Parking on Residential Development.

The above policies are considered to be in general conformity with the NPPF and are, therefore, relevant to the determination of this application.

The Havant Borough District-Wide Local Plan, 1996-2011

This document has now mainly been superseded by the adopted Core Strategy. There are some “saved” policies of the Havant Borough District Wide Local Plan that still form part of the Development Plan for Havant Borough. However, these are generally the more site specific policies and those relating to land allocations. As such, there are none now considered relevant to the current application proposal.

Havant Borough Council have also produced a Supplementary Planning Document, Residential Parking and Cycling Provision, March 2010. This document sets out guidelines for the number of on-site car parking, short stay and long stay cycle parking spaces per dwelling, according to the number of bedrooms.

Assessment of the Proposed Development in a Context with Current Planning Policy

Planning permission is sought for the conversion and extension of the existing Grade II listed building to form 14 x one bedroom flats. As has been detailed elsewhere in this DAS the proposal would result in the demolition of an existing side extension and construction of: - (i) a two storey addition to the buildings east elevation; (ii) a residential block to the west of Homewell House - which would be connected to the host building via a first floor link. The new flats would be occupied by persons with a range of physical and mental disabilities and would be managed by Havant Housing Association. This form of ‘assisted accommodation’ is provided in order to allow tenants to experience a greater degree of independent living. This is a specialist type of housing which would meet an identified housing need within the Borough.

The application site lies within the defined Havant Town Centre (CS4) and identified CS6 ‘regeneration area’. The building is listed (Grade II) and located within the St Faiths conservation area. The site does not occupy a primary or secondary frontage within the town centre but is located adjacent St Faiths Church within an enclave of residential, office and Class A4 uses. The site is considered to be in a highly sustainable town centre location with easy access to a wide range of shops and services as well as Havant’s bus and train stations.

It is considered, therefore, that the proposal represents ‘sustainable development’ as defined by the NPPF. As such, it is considered that there should be a presumption in favour of the proposed residential redevelopment of this site.

It is noted that **policy CS9** of the Core Strategy (which is consolidated by the Havant Borough Council Housing Supplementary Planning Document (adopted 27th July 2011)) requires developments of 5 to 14 dwellings to provide a minimum of 30% of the units as affordable housing. In accordance with this policy the applicants confirm that they will secure 35% (or five of the flats) as affordable housing through the S106 Planning Obligation. In addition to the 35% of affordable units secured via the S106 Planning Obligation the applicants would also provide and manage the remaining 9 dwellings as specialist affordable housing. As such all 14 flats would be provided as affordable housing meeting an identified need within the Borough for assisted living units for people with a range of physical and mental



disabilities. Given the above, it is considered that the proposal would be compliant with policy CS9, 'Housing' of the Core Strategy.

Policy CS11 of the Core Strategy relates to the protecting the special environment of the Borough. The applicants have sought the advice of a specialist Conservation Consultant (please refer to accompanying Heritage Statement) and have consulted with the Council's Conservation Officer. The evolution of the scheme has responded positively to comments made by Officers and is now considered to represent a form of development which is compliant with policy CS11, 'Protecting and Enhancing the Special Environment and Heritage of Havant Borough' of the Core Strategy.

The applicants will ensure that the proposed development is undertaken so that the buildings both converted and new build are energy efficient. As such the proposed new extensions will be constructed to achieve Code Level 3 of the Code for Sustainable Homes. However, the conversion of the original building will need to take place in a manner that respects the historic character and fabric of the Grade II listed building. As such, whilst every effort will be made, it may not be possible to apply all of the criteria in order to achieve Code Level 3 on the conversion element of the proposal. The applicant will work closely with the Council's Building Control Service to ensure the converted part of the proposal is as energy efficient as possible without compromising the character and fabric of the Listed Building. As such, it is considered that the proposal is compliant with **Policy CS14** 'Efficient use of Resources' of the Core Strategy.

Of particular note is **Policy CS16**, seeking a 'High Quality of Design' in all development proposals. This policy requires development to *respond to and draw inspiration from, and respect the local context*. The evolution of this proposal is explained earlier in the Design and Access Statement. It is of particular note that grants of planning permission and listed building consent were issued in 2010 by the LPA for a development which would have resulted in the conversion of the host building (from offices) to form 5 flats together with the construction of a detached building to provide 2 further dwellings. The proposal has been the subject of pre-application consultation with Officers of the Council where issues such as the context, design, scale and form of housing have been considered. It is our view that the form, layout of the proposed scheme would complement and ensure the longevity of use of the existing listed building and would also preserve and enhance the character and appearance of the St Faiths conservation area. Furthermore it is considered that the proposal would respond to, reflect and complement the pattern and character of existing development in the area. The proposal is considered to be compliant, therefore, with Policy CS16, 'High Quality of Design' of the Core Strategy.

Policy DM3 of the Core Strategy seeks to protect and maintain Class B employment floorspace across the Borough. Prior to 2009 Homewell House was occupied as an office, however in recent years has been vacant.

Grants of both Planning Permissions and Listed Building Consent were issued by the LPA in 2009 (09/51833/017 and 09/51833/018 refer) for the conversion, extension and a new structure to provide 7 dwellings. The building has been marketed on the basis of either use as offices or as residential development opportunity and the agents, Daniels Harrison, have confirmed that no enquiries for office use were received, the only interest being as a development site. The applicants purchased the property in October 2012 from Lloyds Bank acting as receivers, having previously agreeing to purchase it in January 2012 when it was withdrawn from the market when the previous owner stated that he would be able to meet his mortgage requirements, something he subsequently failed to do. The current owner is prepared to carry out the scheme as the existing Planning Permission, but was aware of Havant Housing Association's need for such a site and is prepared to seek a Change in Planning Permission to suit their needs. Notwithstanding this the applicants are at present in the process of discharging the Planning and Listed Building Conditions relating to 09/51833/017 and 09/51833/018 to keep the extant permission as a possible fall-back position and because they wish to proceed with the dismantling of the various



sections of the building, which need to be removed for both schemes as this will mean work for directly employed operatives at a time when they are awaiting the commencement of these projects.

Given the above it is considered, to all intents and purposes, that the previous use of the building for Class B employment uses is effectively lost and that policy DM3 is not applicable in relation to the consideration of the proposed development.

Policies CS20, 'Transport and Access Strategy', **DM12**, 'Mitigating the Impacts of Travel' and **DM13**, 'Car and Cycle Parking on Residential Development' are of relevance to the determination of this application.

These policies should be read alongside a Supplementary Planning Document (SPD) on Residential Parking and Cycle Provision which was adopted by the Borough Council in March 2010. Given the location of the application site within the town centre, together with the nature of the future occupation of the proposed flats, it is considered that the development would generate very few car movements. It is considered likely that staff/health professionals or visitors to the site travelling by car would be able to park in any of the several town centre public car parks or close by on street. Residents would be encouraged, when necessary, to travel by public transport or by bicycle. As such, cycle parking will be provided in accordance with the Council's standards.

Given the above it is considered that the proposed development is compliant with Core Strategy policies CS20, DM12 and DM13.

Policy CS21 of the Core Strategy relates to 'Developer Requirements'. The applicants have been in discussion with the local planning authority in relation to both Transportation and Play Space contributions.

With regards to Transportation infrastructure the applicants have agreed to negotiate with the local authority to make a financial contribution calculated in accordance with the letter received from Havant Borough Council on 21st December 2012.

Given the foregoing it is considered that the proposal would be compliant with policy CS21 of the Core Strategy.

It is concluded that, in terms of current planning policy, the proposed development would be an example of 'sustainable development' and as such would be compliant with both the NPPF and the Havant Borough Core Strategy.



17.0 Appendix One – Public Consultation Feedback Sheets

Design and Access statement

22 Homewell House, Havant



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk