

DESIGN AND ACCESS STATEMENT REPORT



FRANKHAM

IN SUPPORT OF THE PLANNING APPLICATION FOR PROPOSED BIN STORES

At:

HAVANT TOWERS
LOCKERLEY ROAD
HAVANT
HAMPSHIRE
P09 2LD

For:



Morgan Sindall Property Services
4 Sandridge Park
Porters Wood
St Albans
AL3 6PH

Prepared by:

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Issue Date:
August 2025

File Reference:
442032-FCG-XX-XX-DA-B-0401-S4-P01

BRINGING IDEAS TO LIFE



DOCUMENT VERIFICATION

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PLANNING
APPLICATION FOR PROPOSED
BIN STORES**

AT: HAVANT TOWERS
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FOR: MORGAN SINDALL PROPERTY SERVICES
4 SANDRIDGE PARK
PORTERS WOOD
ST ALBANS
AL3 6PH

FRANKHAM PROJECT NO.: 442032

Signature:

Name:

Prepared by:

**Funke Agboola BSc (Hons),
ACIAT**

Reviewed by:

**Millie Gardiner BA (Hons)
MCIAT**

Approved by:

**Paul Marsh BSc (Hons)
MRICS**

Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
For planning	P01	07/08/2025	Funke Agboola	Millie Gardiner	Paul Marsh



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1.0 INTRODUCTION AND THE PROPERTY

- 1.1 Havant Towers consists of three identical, detached ten-storey residential buildings: Solent House, Langstone House, and Chichester House. Constructed in 1958, these towers contain a total of 58 flats each and are in the Havant Borough Council area, near Portsmouth. The development includes a mix of privately owned leasehold flats and social housing rental units. The external materials used for the buildings are a combination of masonry bricks and render.
- 1.2 The towers are arranged around a communal green space, which features a children's play park to the northeast of Chichester House and a basketball court to the northwest of Langstone House, both accessible to the public. The area is primarily surrounded by two-storey residential properties, including terraced and semi-detached houses, as well as hedges, trees, and landscaped grass grounds.
- 1.3 Car parking areas are situated to the east of Solent House, west of Langstone House, and east of Chichester House, with vehicle access provided via Lockerley Road and Swarraton Road. Pedestrian access to the site is available from the main road and the park. Current refuse storage for each building is located near the main entrances, adjacent to the parking lots.
- 1.4 Car parking areas are situated to the east of Solent House, west of Langstone House, and east of Chichester House, with vehicle access provided via Lockerley Road and Swarraton Road. Pedestrian access to the site is available from the main road and the park. Current refuse storage for each building is located near the main entrances, adjacent to the parking lots.
- 1.5 Car parking areas are situated to the east of Solent House, west of Langstone House, and east of Chichester House, with vehicle access provided via Lockerley Road and Swarraton Road. Pedestrian access to the site is available from the main road and the park. Current refuse storage for each building is located near the main entrances, adjacent to the parking lots.
- 1.6 The proposal aims to create three new refuse bin stores, which will be positioned adjacent to the main entrances of the three buildings. These will maintain the same footprint and appearance (materials, design concept, scale and use) as those previously proposed and approved in application APP/22/00129.
- 1.7 Morgan Sindall commissioned Stantec to carry out a radiant heat mapping analysis to assess whether the size and orientation of the openings for the new bin stores pose a risk of fire spread. The findings prompted a relocation of the bin store opening positions, moving them further out than initially proposed in APP/22/00129.
- 1.8 Morgan Sindall intends to change and relocate the current refuse bin stores. This Design and Access Statement has been prepared to support the planning application for the new proposed designs.
- 1.9 No changes are proposed regarding the amount of housing, layout, scale, or internal structure of the buildings. However, minor adjustments will be made to the landscaping and pedestrian access in the park area surrounding the buildings.

Therefore, this Design and Access Statement focuses on addressing appearance and contextual planning requirements and policies.

1.10 The proposed replacements are:

- The current refuse bin stores.

1.11 A full list of the submitted drawings and documents is provided in Appendix A.

2.0 REASONS FOR ALTERATIONS

2.1 These alterations are proposed to:

- To ensure compliance with the latest fire risk assessment requirements.
- Continue to ensure effective fire safety practises.
- Create an aesthetically pleasing storage area rather than the open bin stores areas currently present on site.
- Encourage better recycling and waste management by the residents.

3.0 LOCAL POLICIES AND DESIGN CONSIDERATIONS

3.1 The following planning policies/documents have been considered as part of this application:

- Housing Standards SPC (2012) and the National Planning Policy Framework.

3.2 In Portsmouth's Housing Standards SPD, it outlines in point 4.13 the importance of high-quality design in key elements within the open space including bin stores. Although this isn't a new development, care is being taken to ensure that the existing bin stores, which are unsightly as well as unsafe, are being replaced with a contemporary designed building with architectural interest provided through brick detailing and metal work fenestration. It also outlines the importance of horticultural features. Little vegetation or plants are being removed from the site, with the majority of the external space affected currently dressed in paving or poor-quality grass areas.

3.3 The proposed bin stores will encourage better waste management as the residents will have easy access to several recycling bins within a covered area, rather than a selection of large bins that are difficult to access. There is also provision for food waste bins, which is more in line with the Sustainable Design and Construction SPD and will assist in meeting waste targets as the residents will now be able to recycle food waste.

3.4 In line with the Biodiversity Net Gain Metric we are required to plant 5 new sapling trees within the site. These will be located within the communal garden area (exact location to be determined) and they will have regular watering and maintenance until they are established. The trees species is yet to be determined.

3.5 The perforated panels within the windows will allow air flow and the inclusion of drainage will ensure that the bin store is sanitary and easier to keep clean.

3.6 A planning application for the proposed refuse bin storage is required, as it involves the construction of new structures.



- 3.7 These proposals will ensure that the character of the property remains intact despite the changes. The details of the proposed bin storage have been provided for this application (see Appendix A for drawings).
- 3.8 The existing towers are constructed out of a mixture of brick, concrete and render. The new bin stores are proposed to be in brick with metal framed window panels and doors. The materials and style of the new bin stores will match those of the existing towers, helping to preserve the overall character of the property.

4.0 SUMMARY

- 4.1 Morgan Sindall proposes new bin stores to ensure that the buildings continue to follow the current fire risk assessment requirements.
- 4.2 The proposed bin stores will match the existing brick fenestration, respect local character and use durable materials. The appearance of the new stores will not detract from the property's existing character.



APPENDIX A

LIST OF SUBMITTED DRAWINGS



442032-FCG-ST-XX-DR-B-1000	Proposed Site Plan	S4-P01
442032-FCG-ST-XX-DR-B-1001	Location & Block Plan	S4-P01
442032-FCG-ST-XX-DR-B-1002	Existing Site Plan	S4-P01
442032-FCG-SH-ST-DR-B-1003	Existing Solent House Site Plan	S4-P01
442032-FCG-LH-ST-DR-B-1004	Existing Langstone House Site Plan	S4-P01
442032-FCG-CH-ST-DR-B-1005	Existing Chichester House Site Plan	S4-P01
442032-FCG-SH-ST-DR-B-1006	Proposed Bin Store Solent House Site Plan	S4-P01
442032-FCG-LH-ST-DR-B-1007	Proposed Bin Store Langstone House Site Plan	S4-P01
442032-FCG-CH-ST-DR-B-1008	Proposed Bin Store Chichester House Site Plan	S4-P01
442171-FCG-SH-EL-DR-B-2201	Proposed Bin Store Elevation Solent House	S4-P01
442171-FCG-LH-EL-DR-B-2202	Proposed Bin Store Elevation Langstone House	S4-P01
442171-FCG-CH-EL-DR-B-2203	Proposed Bin Store Elevation Chichester House	S4-P01



APPENDIX B

SITE PHOTOGRAPHS



Photo 01
Showing current refuse store location (Solent House East Elevation)



Photo 02
Solent House East Elevation



Photo 03
Showing current refuse store location (Langstone House)



Photo 04
Langstone House

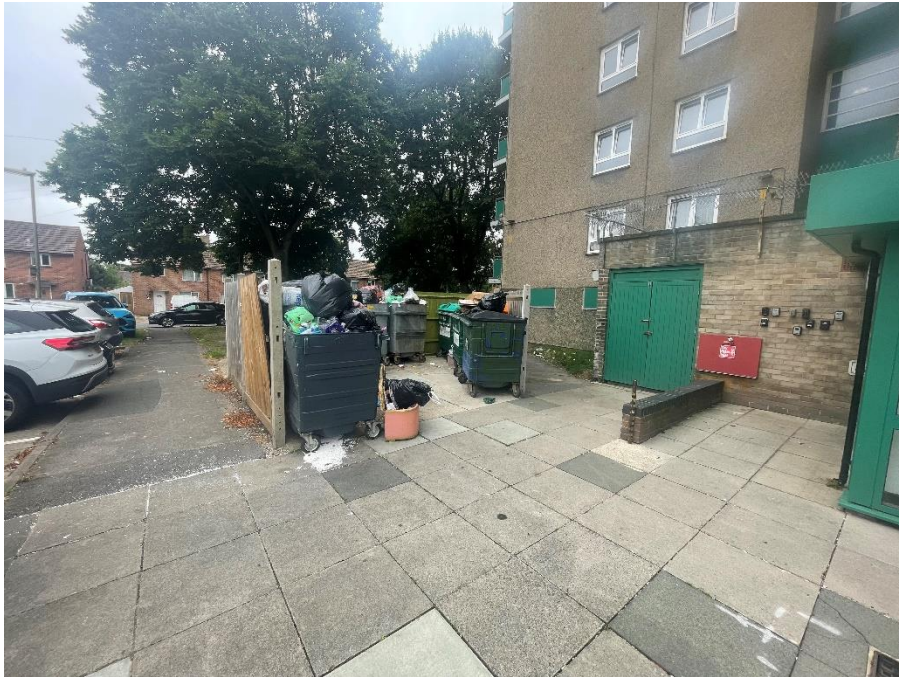


Photo 05
Showing current refuse store location (Chichester House)



Photo 06
Chichester House



Photo 07
Chichester House



APPENDIX C

BNG METRIC

Small Sites Metric (The Statutory Biodiversity Metric)

Version 1.2.3 Release Date: 3rd July 2025

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
	Title cell alt colour
▲	Error
⚠	Attention required
	Use of this cell is not required



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Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	Havant Borough Council
2. Site name:	Havant Towers
3. Applicant:	Morgan Sindall
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	James Forster - Assistant Planning and Development Consultant
7. Date of metric completion:	06 August 2025
8. Revision number:	
9. Masterplan document title / drawing number:	

Net Gain Targets

10. Targeted % increase in Units	10a. Area habitats	10.00
	10b. Hedgerows	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Area habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Havant Towers
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Other	Site area must be less than 10,000 m2
15. Site area (m ²)	382	
N/A		
N/A		

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool 
19. Any priority habitats on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool 
20. List the designated sites and/or priority habitats		
21. Information sources used for assessment of designated sites and priority habitats (See guidance)		

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
24. Date of site walkover - DD/MM/YY	05/08/2025	Site walkover data valid until 05/02/26
25. Who completed the walkover? (Name and job title)	James Forster	Assistant Planning and Development Consultant

Additional details

26. Any additional information or notes		
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