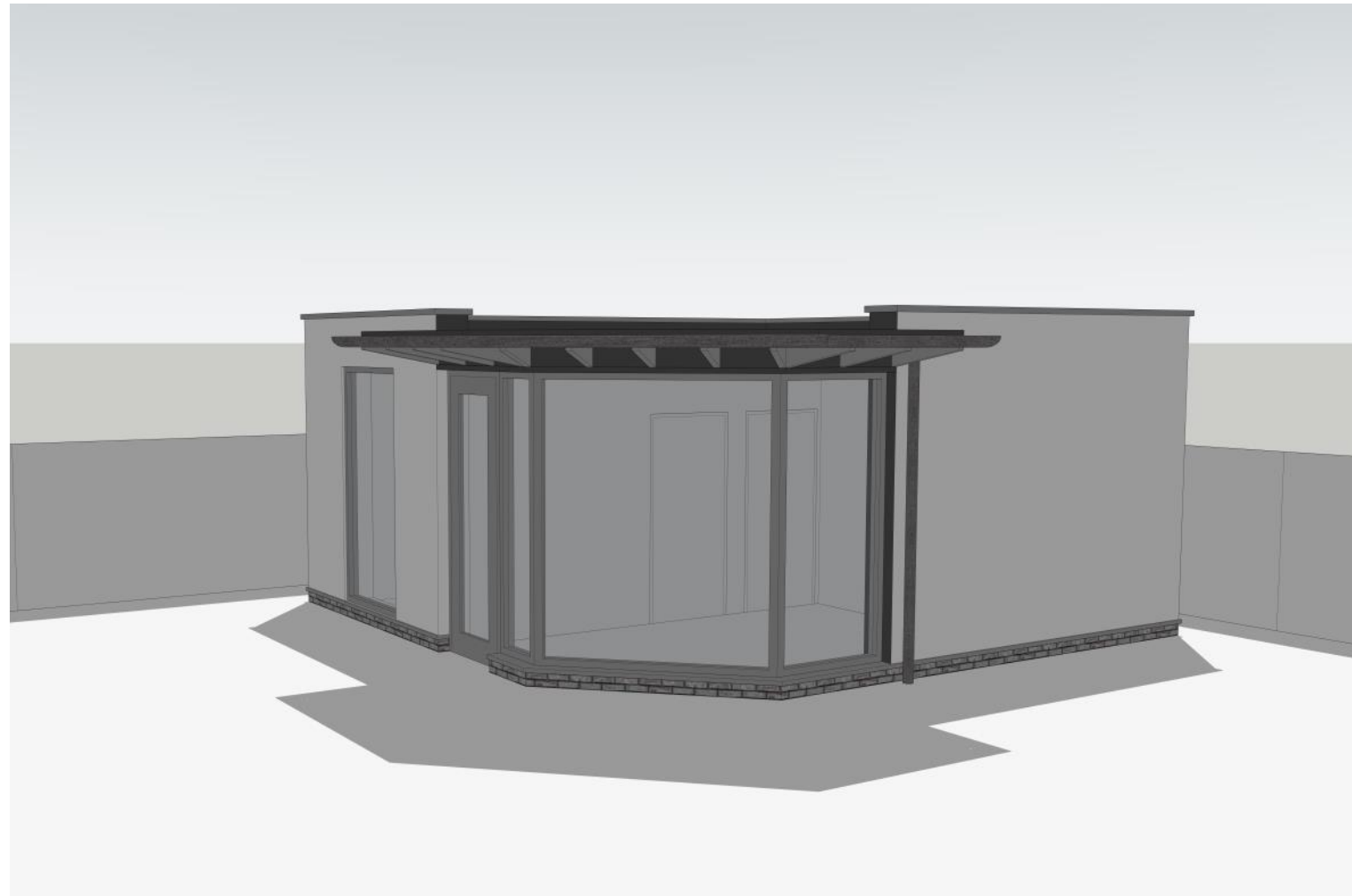


Single-storey building to rear of 161—163 Park House Farm Way, to provide a Staff Office, Confidential Room and Sleep-In Accommodation for staff

on land at 161—163 Park House Farm Way, Havant, PO9 4DL
on behalf of Waythrough

Design and Access Statement

May 2025



1 / Introduction

This Statement is provided to accompany the planning application for an Administration Pod at 161—163 Park House Farm Way, Havant. It is produced on behalf of our client **Waythrough** (formed through the merging of Humankind and Richmond Fellowship) who provide support services for those with mental health needs.

The application seeks for an outbuilding to support the current use as a supported housing scheme for people with mental health needs (Class C2 use).

In December 2023 Humankind and Richmond Fellowship announced the decision to merge to form a new national charity to better support people facing multiple disadvantages.

Richmond Fellowship work with people to overcome mental ill health by providing crisis community and employment services, social enterprise projects, supported housing and residential recovery across England. For the past 65 years everything they have done has been rooted in the belief that recovery is possible for everyone.

Since 1984 Humankind have worked with people to build healthier lives that have meaning and value.

Both companies share a common determination to support people to get their lives back on track, and this is why they came together to form a new charity. In October 2024 they became Waythrough, with around 3,200 employee and 500 volunteers supporting over 120,000 people every year in 260 diverse services across England.

Waythrough are specialists in mental health. Their high-quality services are designed around the needs of the people they serve. Their vision is to break down the barriers that stop people getting the support they need to live a life they value. Waythrough’s values underpin everything they do; from how they work together through to how they design and deliver services. All their work to fulfil this vision is strengthened by their values:

- Kindness: be generous, caring and compassionate
- Courage: be bold, trust, commit
- Respect: everyone deserves dignity

A focus on mental health and wellbeing is a golden which runs through all of the services. The crisis services and havens act as short-stay

interventions for people in crisis. They are sanctuaries of calm embedded in local communities and connected to local NHS and wider services. The supported housing services have supported people in various ways for decades. They range from floating support services which flexibly support people in emergency accommodation, hostels and independent tenancies to houses owned and managed by Waythrough as a social landlord. The model includes both intensive 24-hour support for those that need it, and 12-hour support model with help through the day and an on-call system at night. The length of stay and level of support will vary but all supported housing services provide:

- Customised support and safety plans agreed in partnership with the individual
- Therapeutic interventions such as motivational interviewing, cognitive behavioural therapy and coping strategies to foster resilience
- Support to develop independent living skills with a focus on recovery and growth
- Practical support to identify move-on accommodation and a successful transition into a permanent home

Waythrough have a number of supported housing schemes around England.

Administration Pod at property in Abingdon



Administration Pod at property in Lewisham



‘Sleep-In’ Pod at property in Cambridge



2 / Site Assessment

Park House Farm Way is located in a predominantly residential area in the west of Leigh Park, a large suburb of Havant. The site location is just inside the western settlement edge of Leigh Park, which is bounded by wooded areas before the B2150 road and the A3M. The Hermitage Stream runs through this part of Leigh Park, approximately 100m south of the site.

The application site comprises three-storey mid-terrace residential dwellings which have been Houses in Multiple Occupation. 163 Park House Farm Way was recently renovated and 161 Park House Farm Way is in the process of being renovated; providing assisted living spaces for those with mental health issues, operated by Waythrough. The site is in a residential road in Leigh Park, with similar terraced dwellings.

The site contains a garden to the rear (West) of the building consisting of concrete hardstanding and a small shed. Existing boundary treatments include brick walls and close boarded timber fencing.

From the latest national flood mapping and flood zone extents available, the site sits outside both the Environment Agency's Flood Zone 2 and Flood Zone 3 outlines. There is no identified surface water flood risk affecting the footprint of the proposed development, and the Hermitage Stream flood extents do not encroach on the plot. The most recent Strategic Flood Risk Assessment also confirms this.



Aerial View of Park House Farm Way



3D Aerial View along Park House Farm Way



Aerial View of site

Note: Conservatory, Outbuilding (External WC), and rear separating fence has previously been removed during the recent renovations to 161 and 163 Park House Farm Way



3D Aerial View of site from west

Proposed Administration Pod, 161—163 Park House Farm Way, Havant, PO9 4DL

Design and Access Statement

May 2025

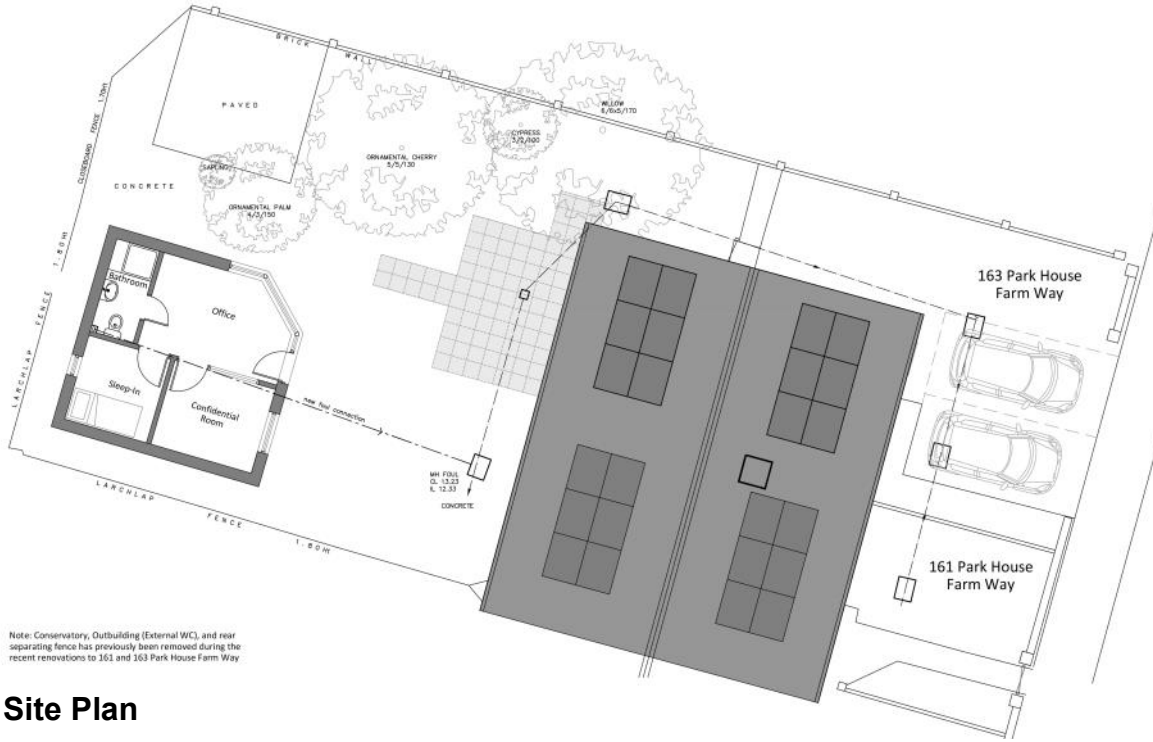
3 / Proposal

The proposal is for an outbuilding 'Pod' to provide administrative staff accommodation to support the use of 161 and 163 Park House Farm Way. The staff need to have independent space for administration, and the proposal adds the necessary facilities for confidential meetings and consultations, staff sanitary, and sleep-in space. Currently, sleep-in and administration spaces are not available in the main house. Accordingly, the proposed 'pod' is a purpose built single storey facility, that provides office space, confidential space and a sleep-in bedroom, to support the staff attendance required at the facility.

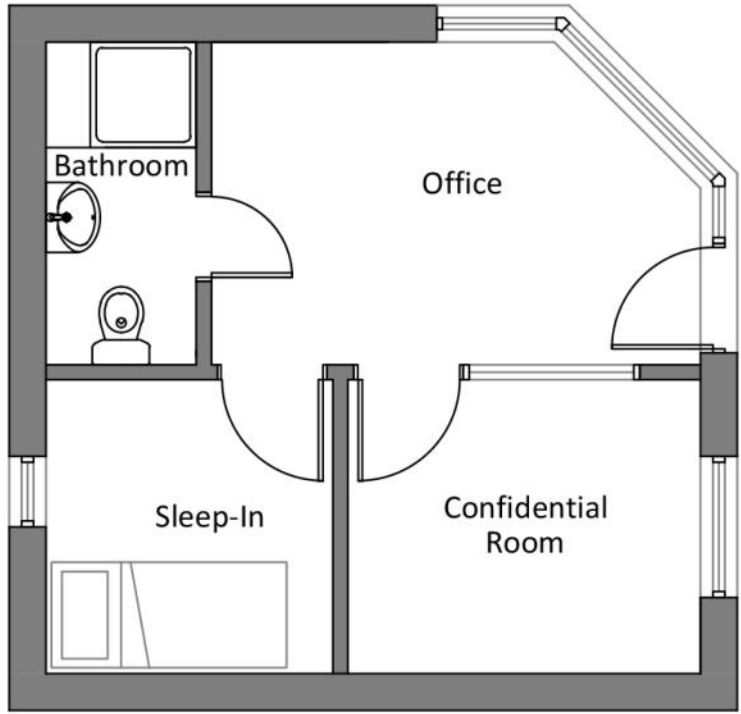
The pod is designed in the form of a garden room, subservient to the host building, conforming with the spirit of the design guidance for garden rooms and structures.

The proposed building is a contemporary rendered structure with a single layer membrane roof, and high quality powder coated aluminium windows and doors.

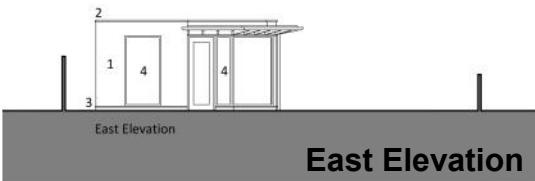
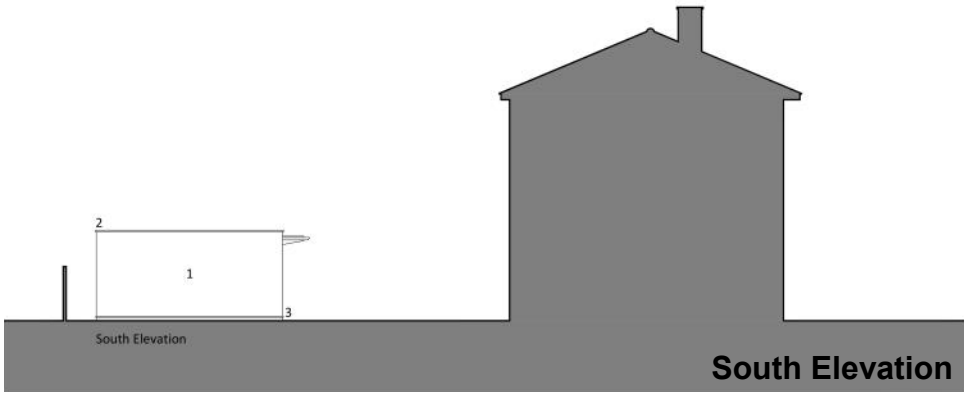
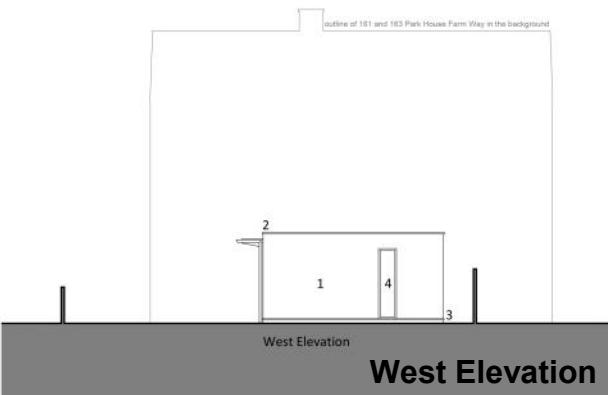
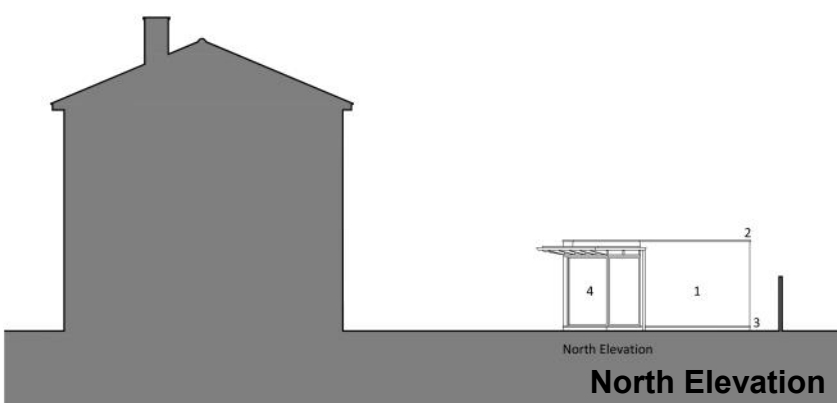
The proposed pod is fully accessible from the external areas, being a single-storey structure, with level approach and doors and thresholds designed in compliance with Building Regulation Approved Document M.



Site Plan



Pod Plan



4 / Site Photographs



3D Aerial Photo from east



Front view of 161—163 Park House Farm Way

Note: Conservatory, Outbuilding (External WC), and rear separating fence has previously been removed during the recent renovations to 161 and 163 Park House Farm Way



Rear view of 163 Park House Farm Way



Rear view of 161 Park House Farm Way



View into rear garden towards location of Administration Pod

