

10 South Street, Havant, PO9 1DA

DESIGN + ACCESS STATEMENT

DATE	31.05.2025
TO	LITTLESTONE PROPERTIES (BEDHAMPTON) LIMITED, One Bell Lane, Lewes, BN7 1JU
PROJECT	0040
FROM	KR3N LTD, Studio 18c Crawley Road, 30, London, England, N22 6AG

DESIGN AND ACCESS STATEMENT SUMMARY

This document of drawings and images supports the application submitted by LITTLESTONE PROPERTIES (BEDHAMPTON) LIMITED with respect to 10 South Street, Havant, PO9 1DA.

Planning is sought for: Change of Use (Retrospective) from Solicitors Office to one bedroom residential property **AND** Listed Building Consent application (Retrospective) for Change of Use of Solicitors office to 1 bedroom apartment and associated works.

This document has been prepared by KR3N. (KR3N LTD)

AN INTRODUCTION TO KR3N.

KR3N. are an architecture and design studio based between London and Vienna. Our practice is interdisciplinary, ranging from architecture design to magazines, interior design to furniture; current works seen below include an educational common space, offices, ancient book conservatory and a private apartment. The directors, John Clayson and Andrei Dinu, met at the Bartlett School of Architecture in London and have a combined professional experience of over 10 years, and have taught within the architecture faculty at Westminster University, the Bartlett School of Architecture and the Architectural Association. See www.kr3n.com

SELECTED WORKS



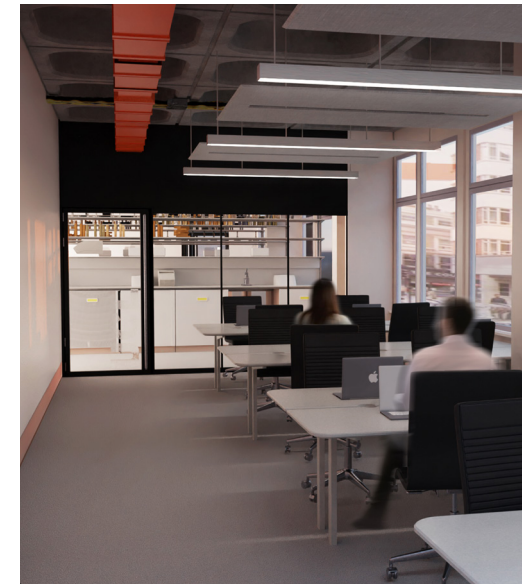
The Lawton Room - Institute of Education, UCL



DMS Watson - Book Conservation Facility, Bloomsbury

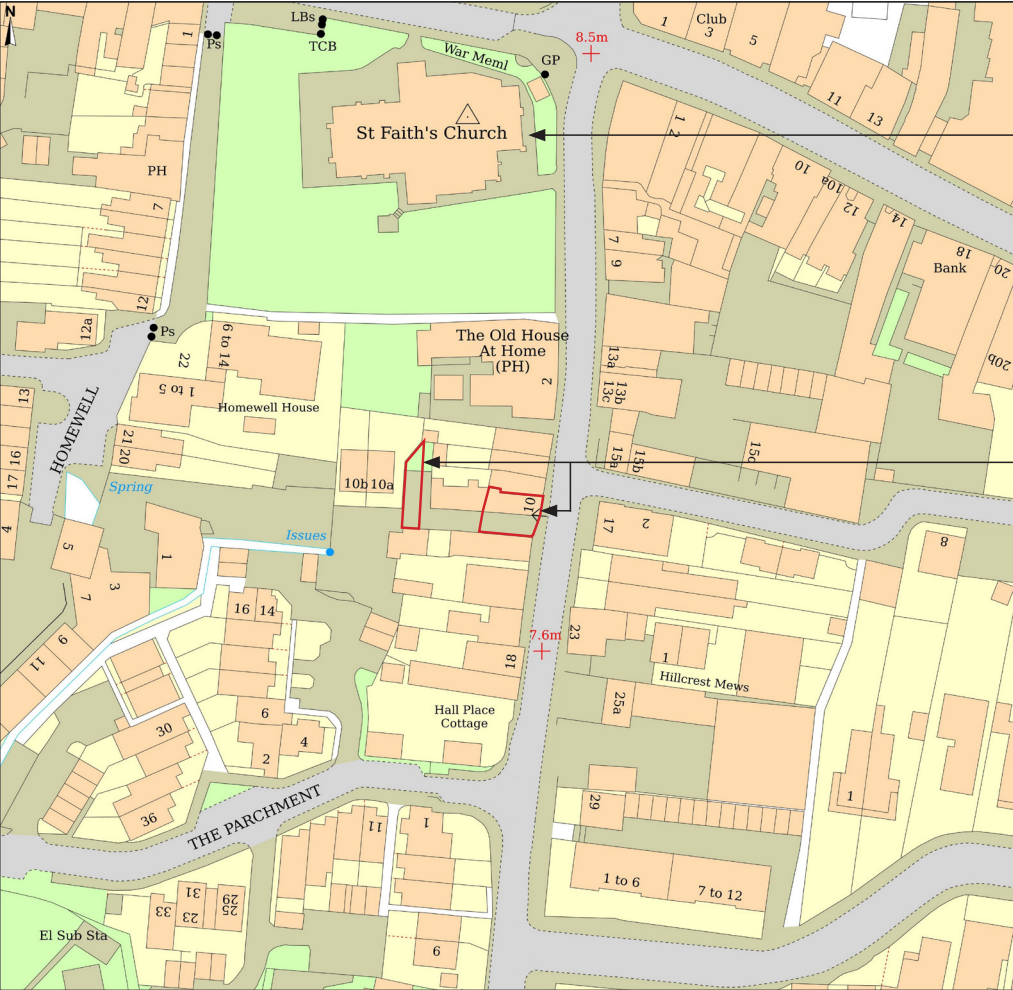


Private Apartment, Romania



The Rayne Building, London

SITE LOCATION PLAN



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Scale 1:1000, paper size A3

AERIAL VIEWS FROM GOOGLE MAPS

St Faith's Conservation Area
This area covers the historic core of Havant Town Centre, which is based around the intersection of North, East, South and West Streets and encompasses some areas of 19th and 20th century suburban development and a former parchment works, adjacent to Homewell Spring. This area was originally designated in 1994 and was last reviewed in 2007.

The Site

The Site
10 South Street, Havant, Hampshire



The Site



The subject proposals were prepared under the objectives of the National Planning Policy Framework of December 2024. Of the policies, we were mindful of the following:

Introduction

11. Plans and decisions should apply a presumption in favour of sustainable development.

Section 5: Delivering a sufficient supply of homes

61. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

73. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise house builders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

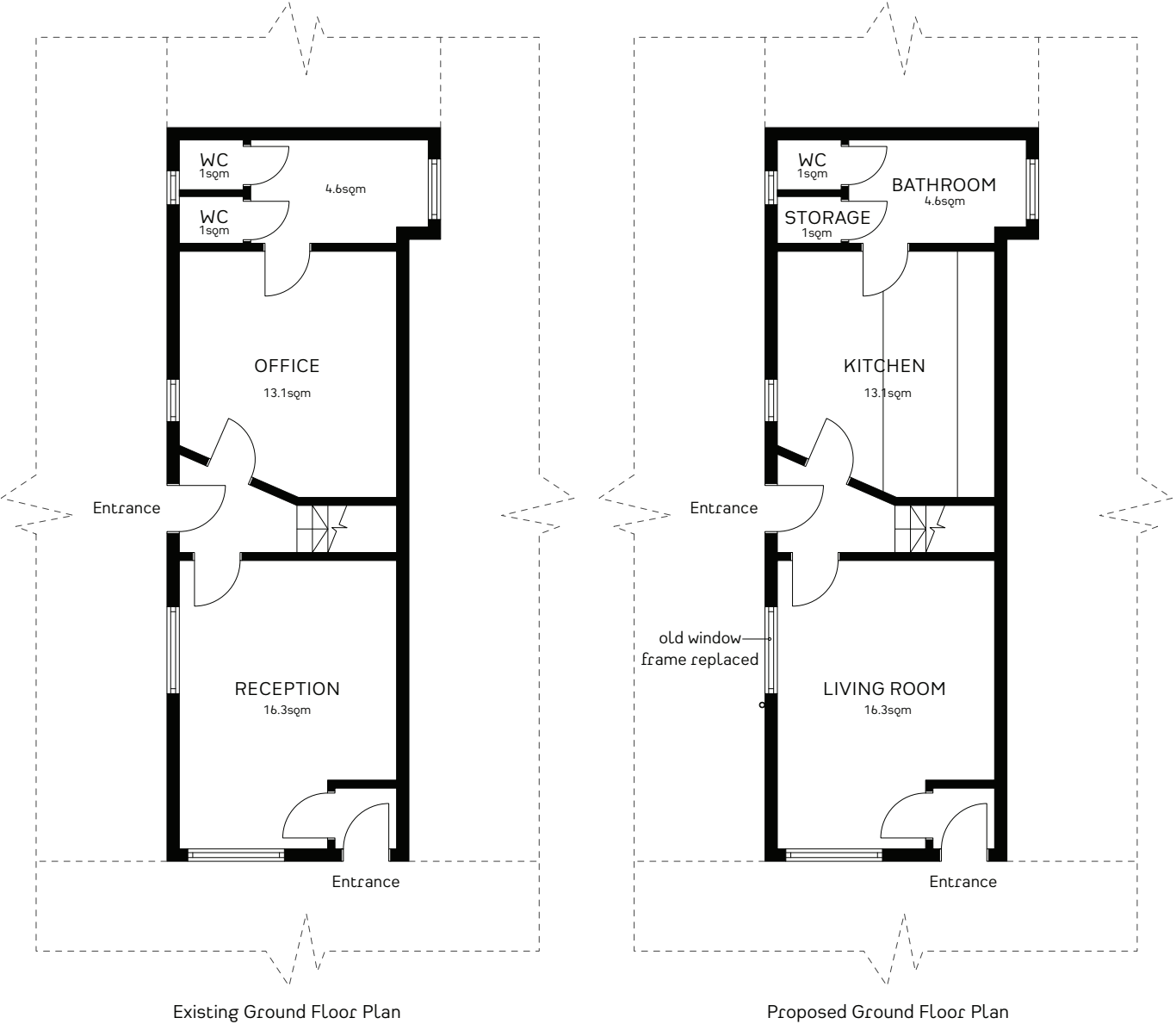
Section 11: Making effective use of land

124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

DESIGN AND CHANGE OF USE - GROUND FLOOR

The application supports a 'Change of Use (Retrospective) from Solicitors Office to one bedroom residential property AND Listed Building Consent application (Retrospective) for Change of Use of Solicitors office to 1 bedroom apartment and associated works'.

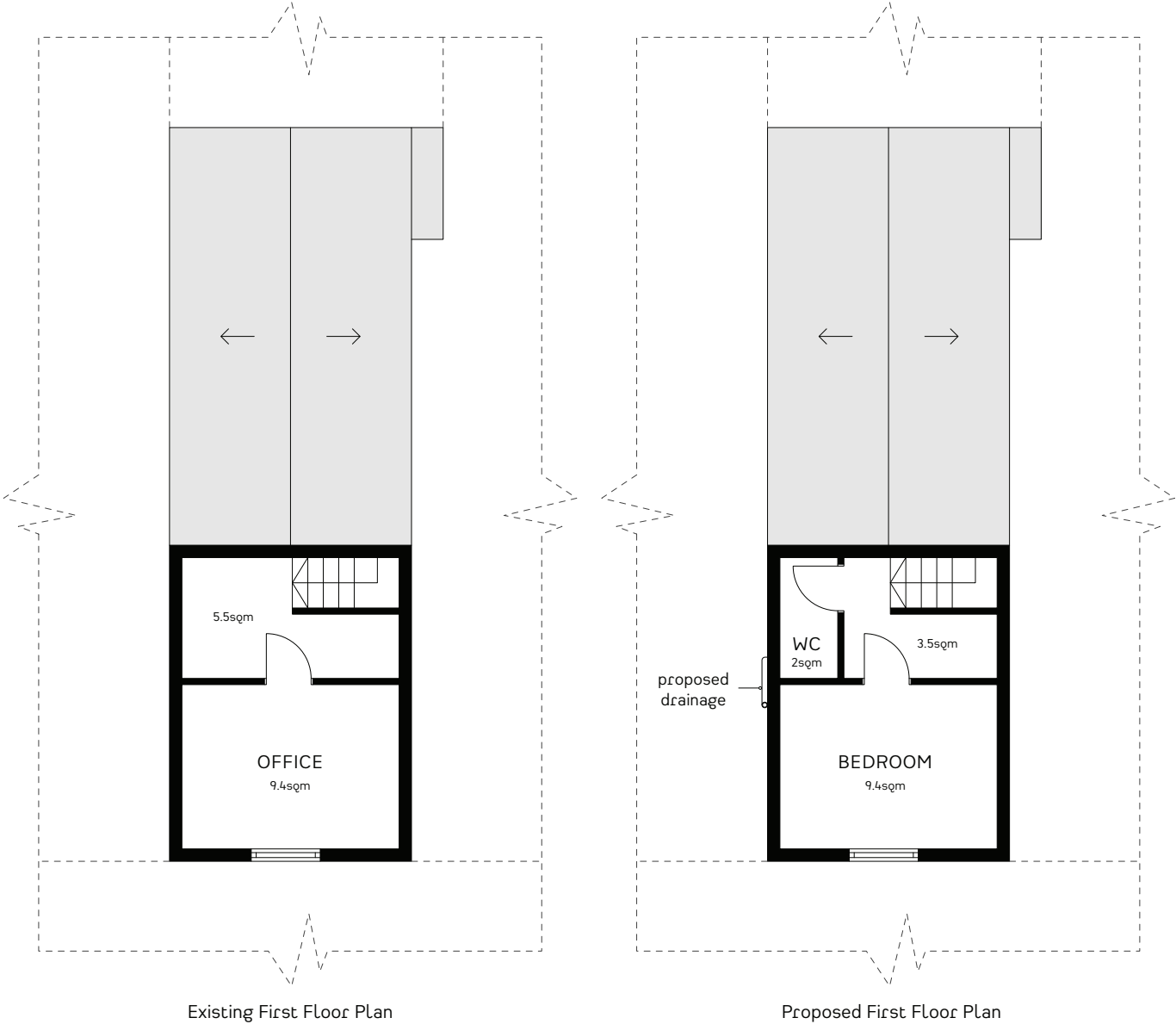
- The rooms shift from a commercial to residential designation. The spaces on the ground floor do not change in size or description and are suitable for modern living.
- The south facing window was replaced in the new living room. The replacement is the same size and visually in keeping with the old frame, but performs better thermally.
- The east facing window, adjacent to the entrance, looking out onto South Street was left in its original state - in recognition of the facades heritage classification.
- In plan, a new drainage pipe can also be seen on the south facing facade, running down from the upstairs bathroom to the sewer.



DESIGN AND CHANGE OF USE - FIRST FLOOR

The application supports a 'Change of Use (Retrospective) from Solicitors Office to one bedroom residential property AND Listed Building Consent application (Retrospective) for Change of Use of Solicitors office to 1 bedroom apartment and associated works.'

- The rooms shift from commercial to residential designation.
- A wall and door are added on the landing. Alongside plumbing works this creates an upstairs toilet for the residential unit.
- A new drainage pipe runs from the new toilet, out on to and down the south facing facade into the sewer.



DESIGN AND CHANGE OF USE - FIRST FLOOR

The application supports a 'Change of Use (Retrospective) from Solicitors Office to one bedroom residential property AND Listed Building Consent application (Retrospective) for Change of Use of Solicitors office to 1 bedroom apartment and associated works.'

- 01 The old window frame on the south facade into the new living room is replaced. The replacement is the same size and visually in keeping with the old frame, but is better with respect to thermal performance.
- 02 A new drainage pipe is added to the south facing facade, running down from the upstairs bathroom to the sewer.



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

DESIGN AND ACCESS STATEMENT SUMMARY

The design of the building has been updated, performing minor works to change a commercially designated property to a residential one, suitable for modern living. Great care has been taken to minimise the impact of these works on the building’s outward facing visual identity.

A residential unit results, which conforms to Havant Planning Policy and should be wholeheartedly supported.

SELECTED PHOTOS



01 - Existing windows unchanged on side facade



02 - Existing windows unchanged on side facade



03 - Additional drainage pipe to the side facade.
- Window replaced on the side facade



04 - South Street front Facade Unchanged

