

FORMER SSE OFFICES

BARTONS ROAD

Havant

PO9 5TH

DESIGN AND ACCESS STATEMENT

21 AUGUST 2025

Stonebond.

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ARCHITECTS

PROJECT TEAM

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CONTENTS

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Job Number: 6087
Document Revision: A
Date of Issue: 21 August 2025
Purpose of Issue: Planning
Key Personnel: DM, SH, AG
Checked By: DM

This document has been prepared by Edgingtons Architects on behalf of the Client. Edgingtons Architects are based in Windsor and London and are part of Edgington Spink + Hyne Ltd.

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1.	INTRODUCTION	
1.1	Introduction & Brief.....	5
1.2	Stonebond.....	6
2.	ASSESSMENT	
2.1	Site Location.....	8
2.2	Connectivity.....	9
2.3	Existing Conditions.....	10
2.4	Planning Context.....	11
2.5	Contextual Analysis.....	13
2.6	Constraints.....	14
2.7	Opportunities.....	15
3.	DESIGN	
3.1	Design Development.....	17
3.2	Design Strategy.....	20
3.3	Masterplan.....	21
3.4	Site Mix.....	22
3.5	Building Heights & Density.....	23
3.6	Site Constraints Analysis.....	24
3.7	Green Spaces.....	25
3.8	Parking & Cycle Strategy.....	26
3.9	Plot Sizes & Private Amenity.....	28
3.10	Proposed Material Palette.....	30
3.11	House Types.....	31
3.12	Apartment Floor Plans.....	36
3.13	Typical Apartment Layouts.....	38
3.14	Apartment Elevations.....	40
3.15	Site Appearance.....	42
4.	LANDSCAPE & ARBORICULTURAL	
4.1	Landscape.....	45
4.2	Arboriculture.....	64
5.	TECHNICAL CONSIDERATIONS	
5.1	Sustainability Targets.....	66
5.2	Refuse strategy.....	68
5.3	Drainage.....	69
5.4	Nutrient Neutrality.....	69
5.5	Consultation Strategy.....	70

1. INTRODUCTION

1.1 INTRODUCTION & BRIEF

This document has been prepared in support of a planning application for the construction of 90 dwellings at the former SSE Offices along Bartons Road, Havant.

It details the design development to date and other key influential factors. The design has been considered against comments made on the previous application (ref: APP/20/00658), the pre-application feedback from 27 August 2024 and 09 June 2025 and the public consultation feedback from 09 July 2025. The design has been further informed by design delivery documents including the Borough Design Guide SPD (2011), Parking SPD (2016) and Adopted Housing SPD (2011).

The proposals have the opportunity to address the acute housing need in Havant Borough.



1.2 STONEBOND

At Stonebond, we are dedicated to delivering premium homes and enhancing the communities within which they're built in.

Stonebond is a privately owned partnerships housebuilder, focused on the delivery of high quality, mixed-tenure developments across six regional operations. The Guildford region started in January 2022 and has quickly grown into a business with a 400+ unit pipeline.

The wider business was established in 1975 and is privately funded by the Cherry family, who were the founders of Countryside Properties.

We believe homes are made together. We work closely with our partners to deliver high-quality, mixed-tenure developments with a focus on affordability and sustainability. Our approach is collaborative, customer-focused, and driven by a commitment to excellence.

Our partners include Registered Providers, local authorities, PRS investors, and Homes England.

We prioritise using local suppliers and subcontractors, and our dedication to excellence has earned us recognition, including Developer of the Year at the 2024 Premier Guarantee Awards.

We build homes that we would want to live in.

It's the rule we follow when creating new homes.

Delivering this requires a committed company that takes pride in creating homes of the future, is agile, and works collaboratively with strong personal relationships which put the customer first.

Building a Community.

We take pride in our approach to community engagement, ensuring we are fully inclusive. Hosting consultations, workshops, visits, and exhibitions enables us to engage with local people to help bring our bespoke, sustainable communities to life.

Our Commitment to Sustainability.

All developments have their specific ecological solutions to greatly enhance the local environment and sustainable living. We install hedgehog runs, bird and bat boxes across our developments.

Additionally, incorporating landscaping schemes to help reduce carbon emissions and promote biodiversity. By implementing these solutions, we can reduce the developments direct impact on the environment and contribute positively to the community.

'A PASSION FOR PARTNERSHIPS'



2. ASSESSMENT

2.1 SITE LOCATION

WIDER LOCATION

The site is located towards the south-east of Hampshire in Havant. Nearby places include Portsmouth, approximately 6.2 miles to the south-west, Southampton, approximately 25 miles to the west and Chichester, approximately 11.5 miles to the east. The site is well connected to London with direct trains to London Waterloo from Havant Train Station. The wider borough of Havant comprises Havant Town Centre, Hayling Island, Waterlooville, and Emsworth.

IMMEDIATE LOCATION

The site is bound by the B2149/ Petersfield Road to the west and Bartons Road to the north. To the east, the site is bound by SSE (Scottish and Southern Energy company) and Westleigh Park, the home of Havant and Waterlooville Football Club. The B2149 connects to the A27 and then the A3, providing good vehicular access to the site.

The area surrounding the site is predominantly residential with small areas of retail and industrial buildings adjacent to the site.



Hampshire County Council Map



Havant Borough Map



Site Context

2.2 CONNECTIVITY

SITE ACCESS

The site at Bartons Road is bound on three sides by Petersfield Road to the west, Bartons Road to the north, and Martin Road to the south. Bartons Road provides both vehicular and pedestrian access to the site.

The site is located 1.7 miles east of the A3 which leads to London and 1.6 miles north of the A27 which runs from Eastbourne to Portsmouth. This provides excellent transportation links.

PUBLIC SERVICES

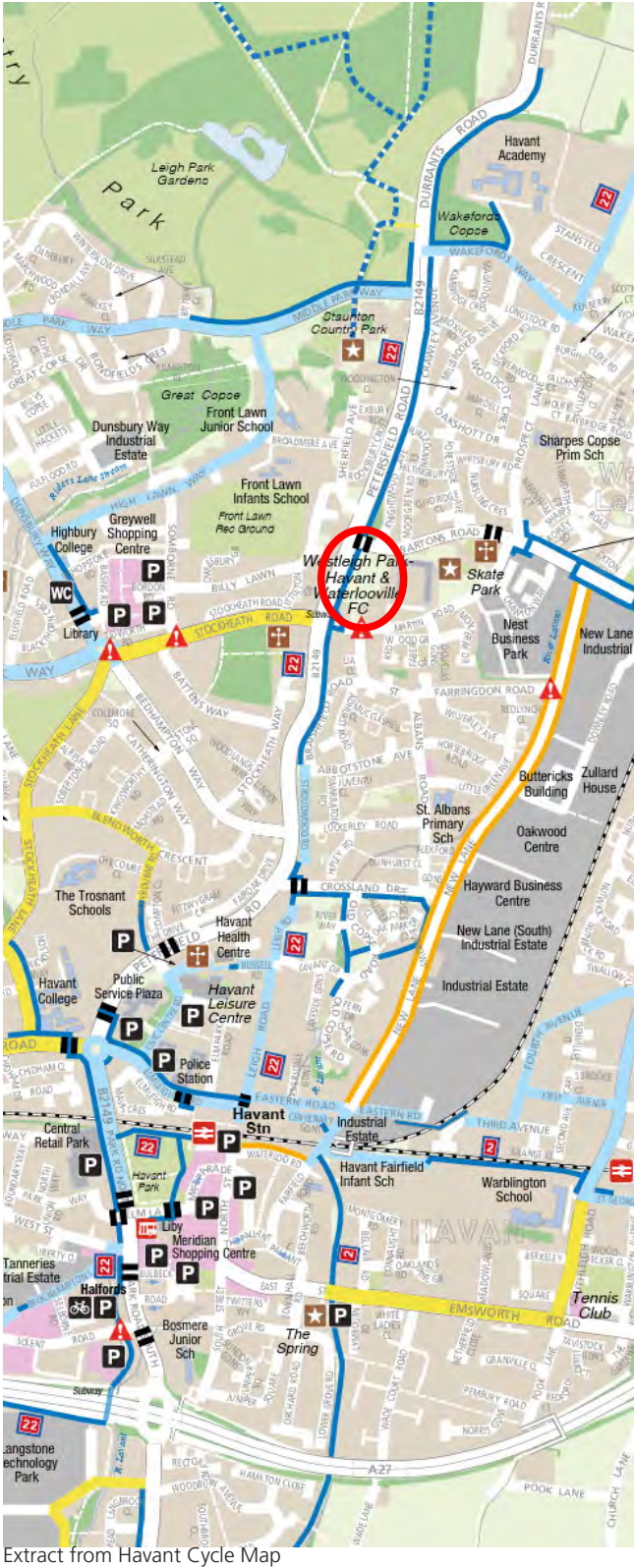
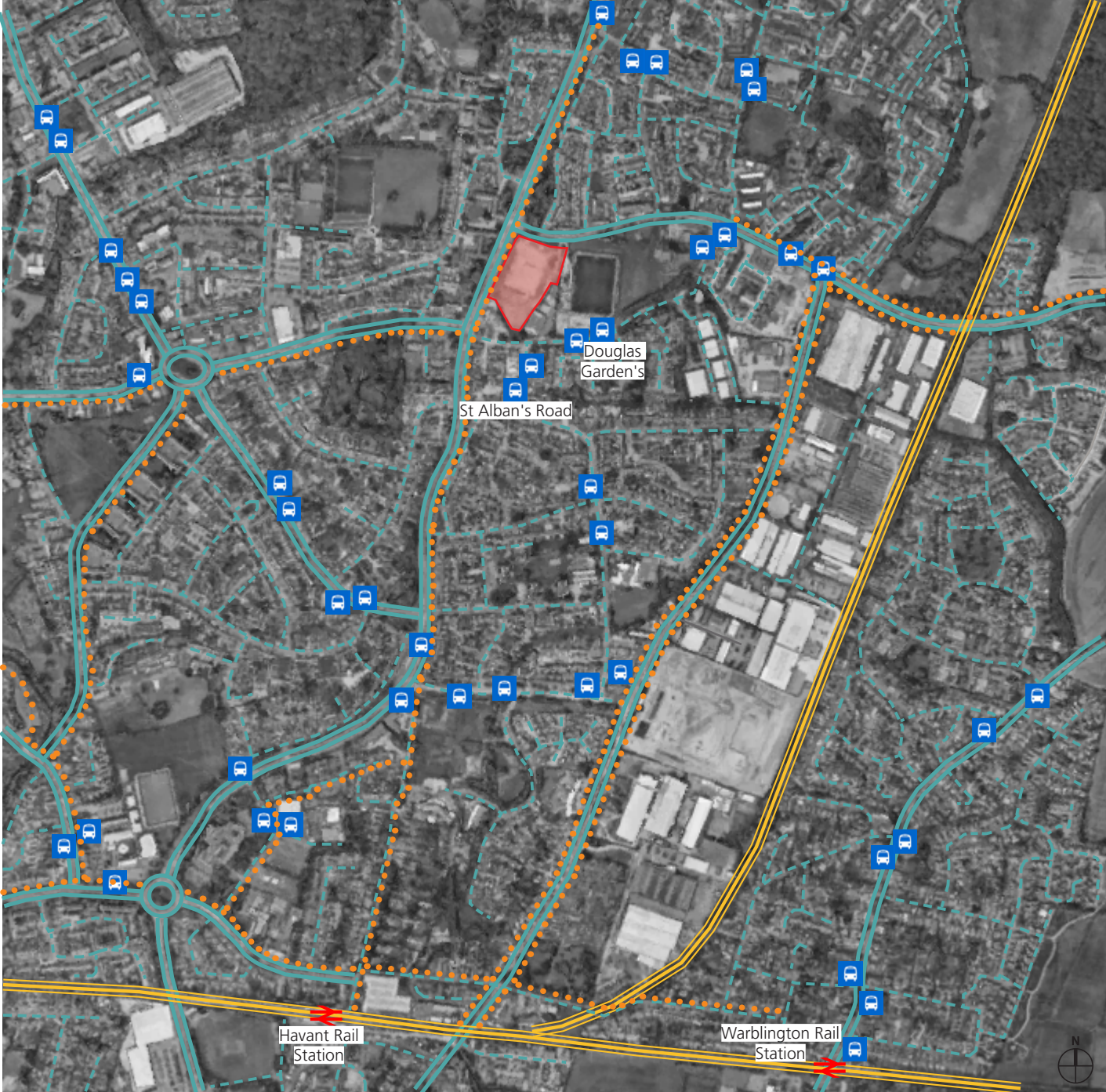
The site is approximately a 4-minute walk from the nearest bus stop on St. Alban's Road, with access to services that run to the nearby town centre of Havant. Douglas Gardens bus stop is approximately a 5-minute walk to the south-east, which provides regular transportation to Portsmouth.

Havant Rail Station is located 1 mile from the site, approximately a 20 minute walk. There are other stations nearby which include Warblington, an 8-minute cycle to the south-east, and Bedhampton, to the south-west. All 3 stations provide access to Southampton Central, London Waterloo, London Victoria, Brighton and Portsmouth Harbour.

There are a number of cycle routes categorised into off road cycle track, on-road cycle lane, bus and cycle lane, cycle network link and suggested link route. The plan on the right highlights several key routes in and around the site, including the route connecting the site to Havant Train Station which is a 6-minute cycle to the south. To the north, an off road cycle track can be used to access Staunton Country Park, within a 6-minute cycle.

KEY:

- Off-road cycle track (hard surfaced)
- On-road cycle lane
- Bus and Cycle lane
- Cycle network link (signposted)
- Suggested link route (not signposted)



KEY

Site Boundary	Bus Stops	Cycle Routes
Primary Vehicular Route	Train Line	
Secondary Vehicular Route	Train Station	

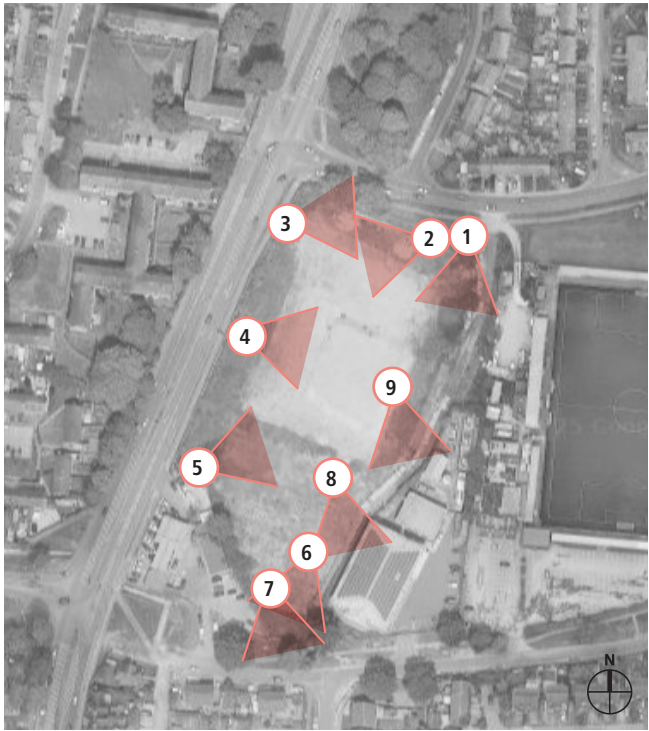
2.3 EXISTING CONDITIONS

SITE PHOTOGRAPHS

The site is currently vacant having previously been occupied by a three-storey office building and associated car park, which was demolished in 2016/17 under prior approval reference APP/16/00940. The images show key views around the site, of neighbouring buildings and boundary conditions.



KEY PLAN



2.4 PLANNING CONTEXT

The site is located within Havant Borough Council, and therefore the emerging proposals have had due regard to a range of national, regional and local policies.

For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan for the area is:

- Havant Core Strategy (2011)
- Havant Allocations Plan (2014)

The following are also material considerations:

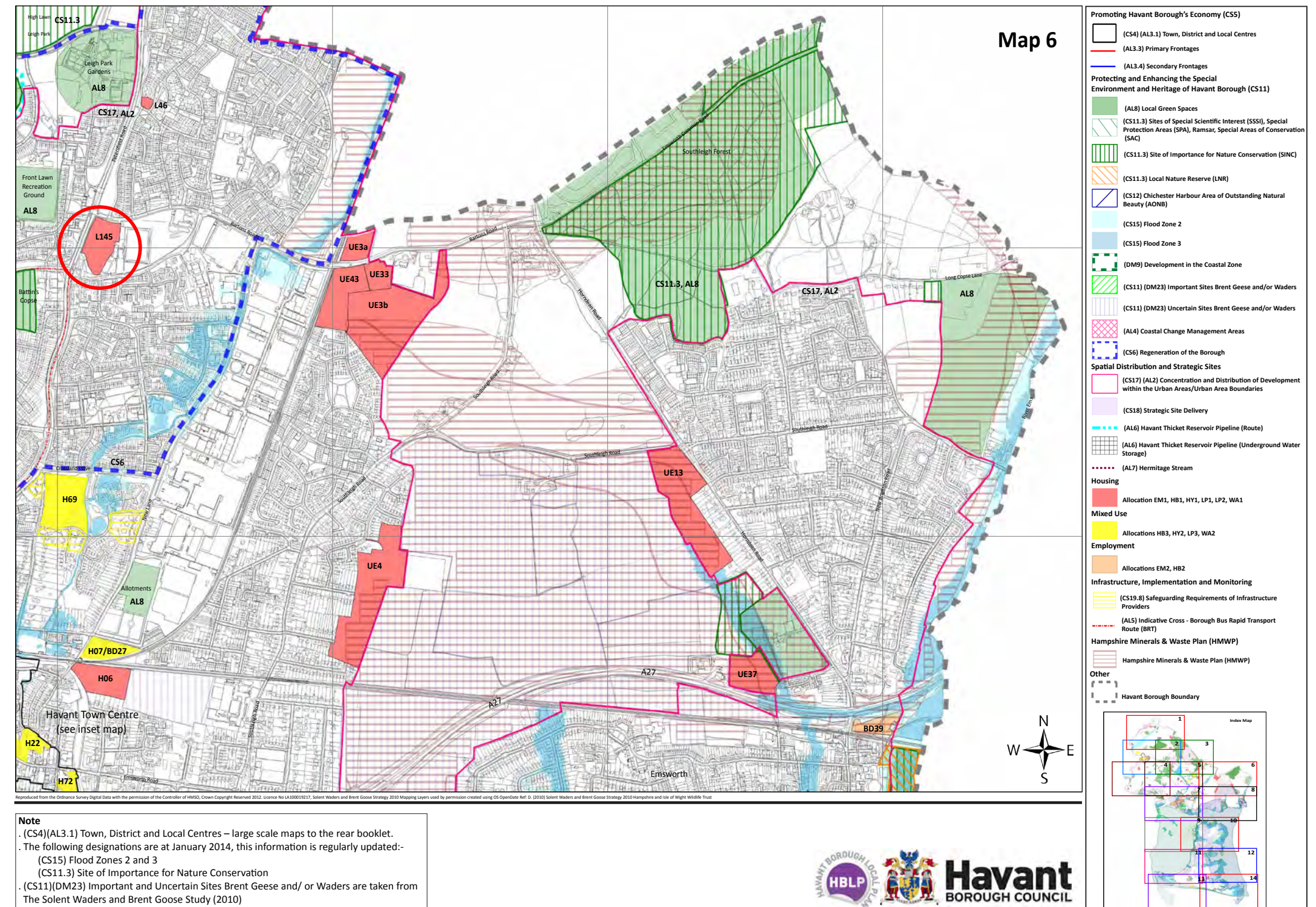
- The National Planning Policy Framework (Dec 2024)
- National Planning Policy Guidance (February 2014, as amended)

There are a number of adopted guidance documents which form part of the development plan. The most relevant guidance documents for this brief are:

- Havant Borough Council Residential Design Guide (Dec 2011)
- Havant Borough Council Parking (Sept 2016, as amended)
- Havant Borough Council Affordable Housing SPD (July 2011)

The emerging Havant Borough Local Plan was withdrawn from examination in March 2022. Work has commenced on a revised Local Plan, with the Reg 19 expected to be consulted on in Q2 - Q3 of 2025.

The site is allocated within the 2014 Allocations Plan (ref: L145) for 90 dwellings.



Extract of Map 6 taken from The Allocations Plan Policies Map, 2014

LOCAL PLANNING APPLICATIONS

PREVIOUS APP. AT BARTONS ROAD



PLANNING REFERENCE: APP/20/00658
LOCATION: Bartons Road, Havant
STATUS: Refused

DESCRIPTION:
Proposed development of 175 apartments together with associated access, parking and landscaping.

FORMER COLT INDUSTRIAL ESTATE



PLANNING REFERENCE: APP/19/01166
LOCATION: Former site of Colt Industrial Estate
STATUS: Granted

DESCRIPTION: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings

SOUTH DOWNS COLLEGE



PLANNING REFERENCE: APP/22/00439
LOCATION: The South Downs College, Waterlooville
STATUS: Under Consideration

DESCRIPTION:
Redevelopment of southern section of site to provide 91 dwellings comprising 42 No. 2, 3 & 4 bed houses and 49 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New access from College Road and other associated works.

LAND EAST OF COLLEGE ROAD



PLANNING REFERENCE: APP/23/00488
LOCATION: Land East Of College Road, Purbrook
STATUS: Under Consideration

DESCRIPTION:
Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins.

2.5 CONTEXTUAL ANALYSIS

LOCAL VERNACULAR

ARCHITECTURAL LANGUAGE

In order to gain an understanding of the architectural language prominent within the local area around the site, a photographic study was undertaken to document examples of key details.

The local vernacular is made up of residential and industrial buildings. The residential buildings to the north and south of the site are two storey with pitched roofs along with three storey blocks of flats. The existing local buildings are of little architectural quality but do provide a reference for the proposed development.

SUMMARY

The local architectural vernacular consists of late 20th century developments, characterised by detached, semi-detached and terraced housing. Travelling along Bartons Road, a number of new developments utilise red multi brick, with either grey slate or red plain tile roofs. Dwellings rise to 2.5 storeys with a number of 4 storey flatted developments.

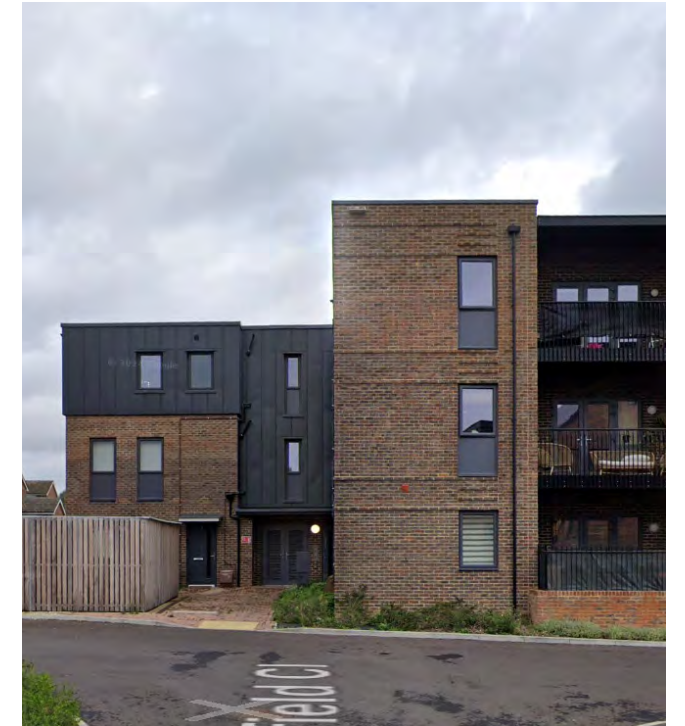
Closer to Havant Town Centre, the dwellings are characterised by developments with facade materials in buff multi or red brick with concrete roof tiles. Flatted developments within the town centre extend to 4 storeys with the majority of houses grouped into semi-detached or terraces rising to 2 storeys.



Projecting brick detailing, red brick facade, dark window and doors.



Red brick facades, white windows, stone cills, door canopy.



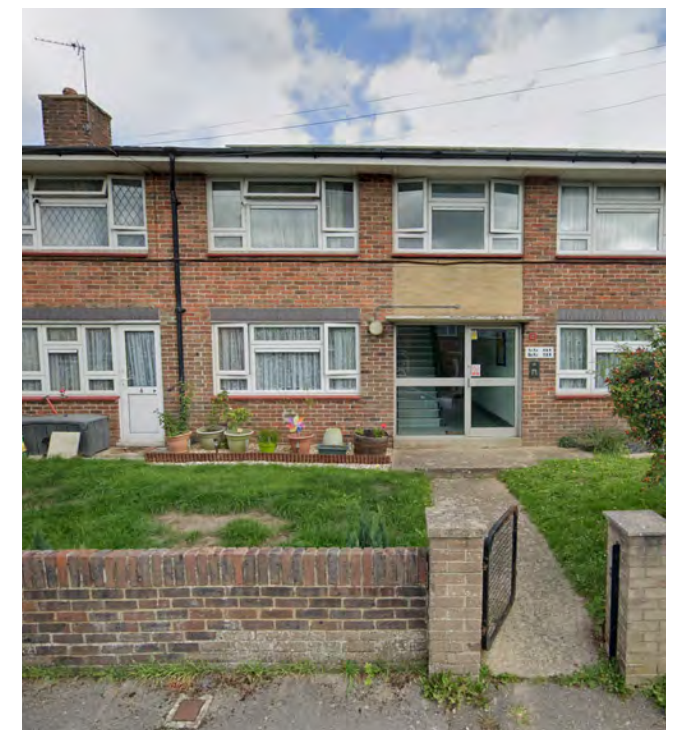
Brown brick and grey aluminium standing seam facades, flat roof, projecting brick detailing.



Contrasting brick colours, brick detailing lintels, brick detailing to upper storey, white windows.

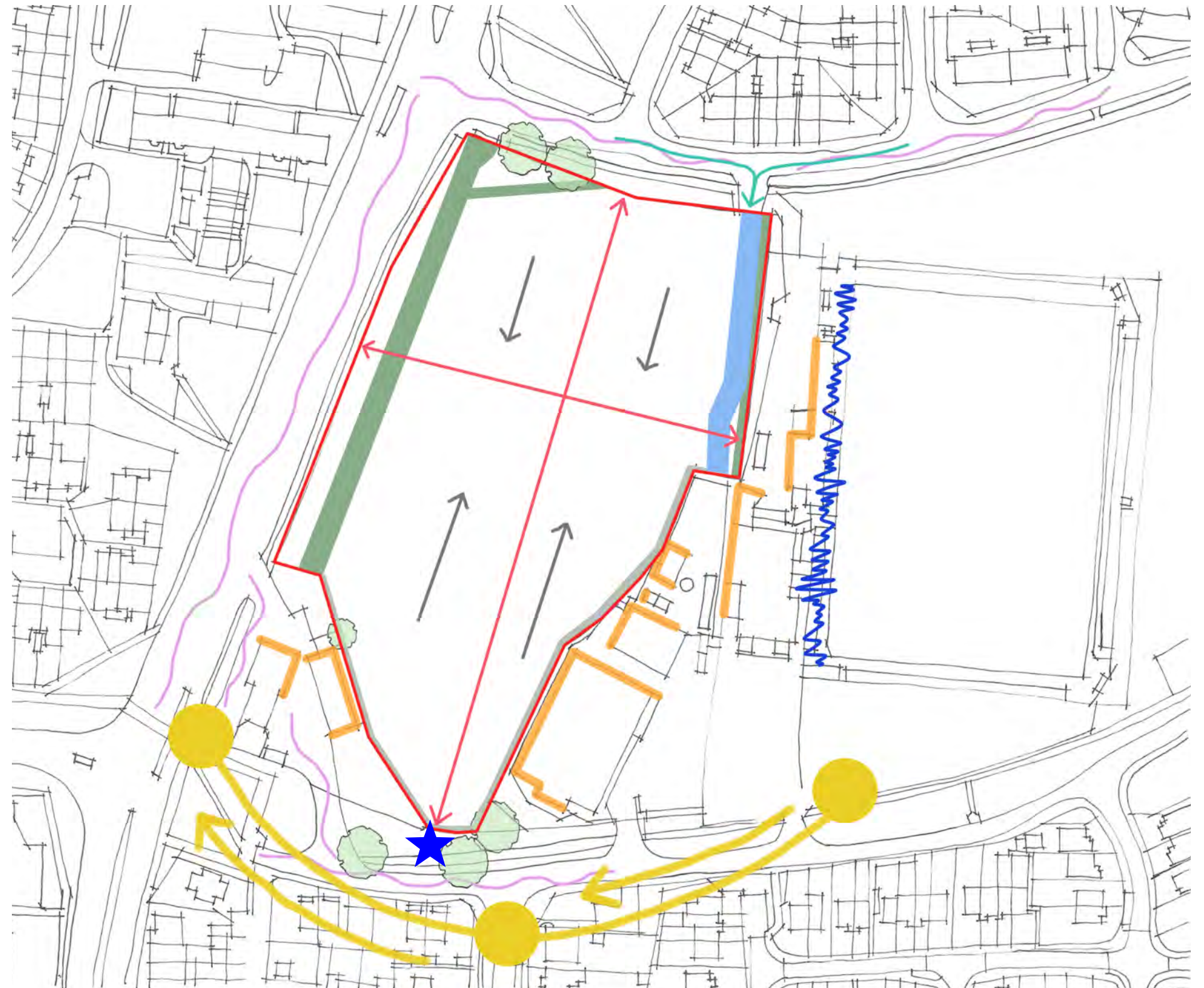


Brick plinth with dark weatherboarding, door canopy, white windows.



Brick detailing lintels, white windows, stone cills, red and buff facades.

2.6 CONSTRAINTS



2.7 OPPORTUNITIES

KEY

LANDSCAPE BUFFER

Landscaping the area between Petersfield Road and any dwellings to reduce noise and visual impact.

ACCESS TO THE SITE

Vehicular access off of Bartons Road to the north and a pedestrian / cycle route to the west on to Petersfield Road.

MAIN ROAD

A central spine road that is accessed off Bartons Road, with secondary roads serving dwellings.

HIGH QUALITY HOMES

A range of parcel sizes and housing types following good design principles.

PLAYSPACE

Playspace located towards the heart of the development and safely enclosed on all sides.

LANDMARK BUILDING

Landmark building on the junction point of Petersfield Road and Bartons Road to define the sites location.

