



HAVANT ACADEMY
Design and Access Statement

DOCUMENT TITLE: Design and Access Statement
DATE: 19/11/2025
AUTHOR: CH
CHECKER: CM
STATUS: A3 - For Planning Approval
REVISION: C03

SUMMARY:
This document has been prepared in support of a planning application for the demolition of part of a building. Demolition includes the changing rooms, as well as the music and drama hall. Planning permission is sought as the demolition area proposed is greater than 250m².

The below gives a summary of design team consultants involved in the current proposals:

Project Core Design Team:

Structural engineer
Civil engineer
Mechanical engineer
Electrical engineer
Architect

The document has been produced in accordance with CABE’s “Design and Access Statements” Guidance.

Rev Summary

P01 - 10/07/2025 - Issued S2
P02 - 18/07/2025 - Issued S3
P03 - 24/07/2025 - Issued S3
C01 - 25/07/2025 - Issued A3
P04 - 10/09/2025 - Issued S4
P05 - 23/09/2025 - Issued S4 - Scheme revised to have demolished slabs removed and replaced with top soil and grass seeds, with revised paved walkway design, new proposed door canopy, and sports hall gabel wall facade outer-leaf reconstruction due to embedded RAAC.
C02 - 10/10/2025 - Issued A3
P06 - 29/10/2025 - Issued S5 - Render colour changed to light grey cream, new proposed fence omitted.
C03 - 19/11/2025 - Issued A3

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1.0 Introduction

Havant Academy is located in Leigh Park area of Havant in the English county of Hampshire. It is a mixed secondary school which is situated at the edge of Staunton County Park. The existing Havant Academy consists of several blocks, this application relates to “Block F”.

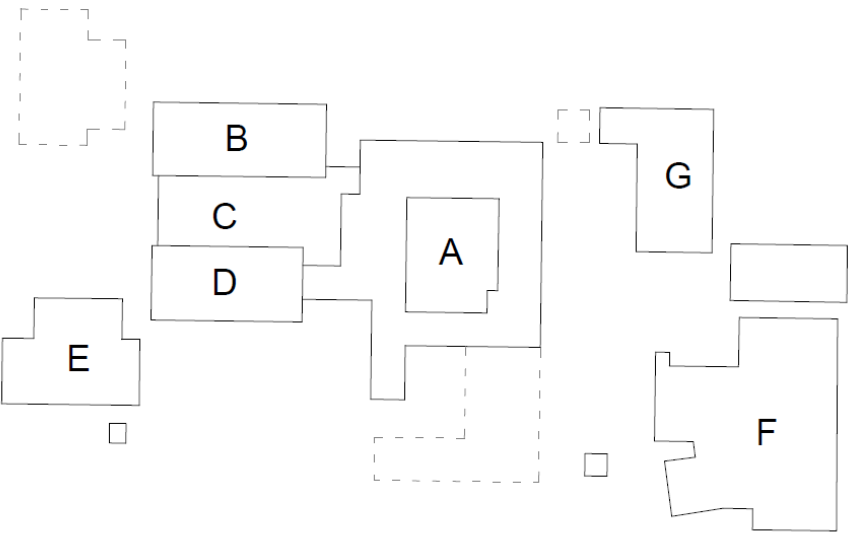
The application seeks permission to demolish part of Block F due to the presence of RAAC in the building fabric. Excessive degradation of the RAAC could result in sudden failure or collapse of the building, making these spaces unsafe to use. In addition, a part of the external walkway canopy that links the sports hall to the building will be taken down as well.

Havant Academy has been selected to be part of the DfE’s School Rebuilding Programme (SRP). The school rebuilding programme carries out major rebuilding and refurbishment projects at school and sixth-form college buildings across England, with buildings prioritised according to their condition. The SRP works at Havant Academy will consider whether the remaining Block F is to be demolished and replaced or retained and refurbished.

However this application is not seeking permission for the remainder of the demolition at this stage, and focuses on the unsafe areas.



key plan



2.0 The Location and Use

Block F contains a **Fitness Suite and Sports Hall**, which are to be retained, along with ancillary offices, plant spaces and corridors.

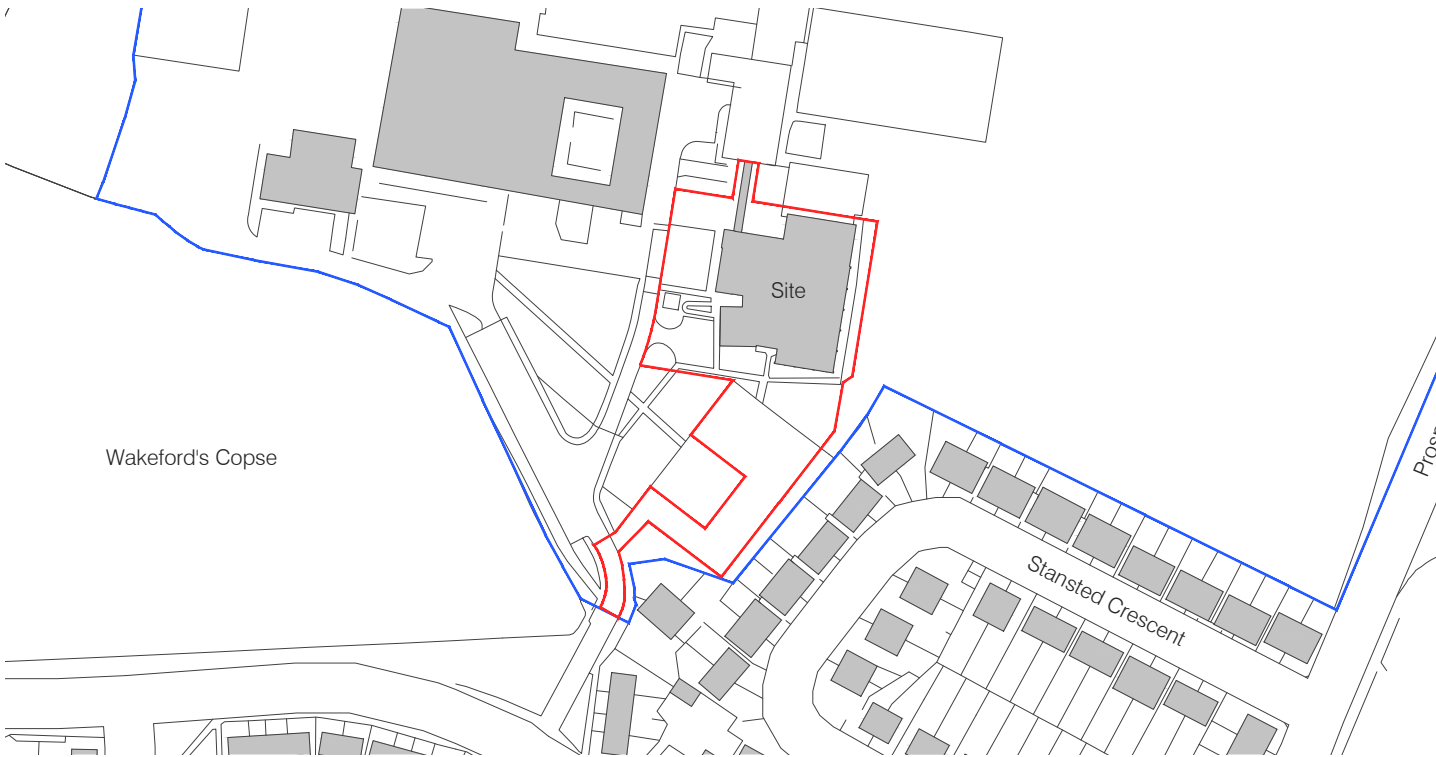
It also contains a Music and Drama hall, as well as changing rooms which are the areas containing RAAC and are to be demolished.



3.0 Amount of development

The red line area to allow the demolition to take place is 5762m²

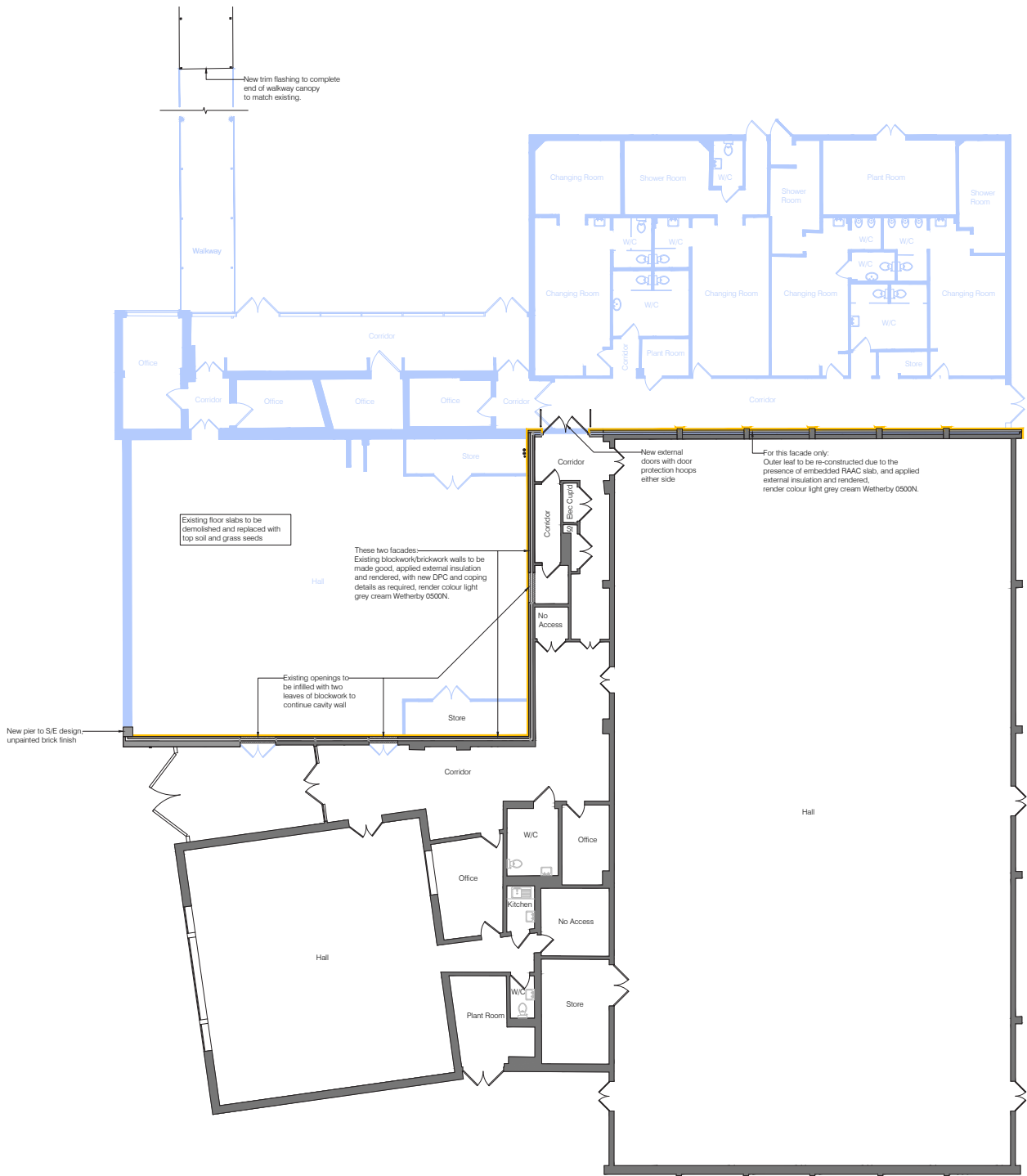
The total area to be hoarded off is 4936m²



4.0 Layout - Ground Floor Plan

The following have been proposed following the demolition to make good the remaining space:

- New external fire escape door with glazed panels and canopy
- New DPC's, flashings and coping details as required.
- Demolished floor slabs to be replaced with new top soil and seeded with grass.
- Blocked up existing openings and existing blockwork walls to be made good and applied external insulation and rendered with a light grey cream colour.
- A new structural pier to the south west wall of the music hall.
- New external hard landscaping, and gravel strip (see Landscaping page).
- Elements of re-roofing to the corridor spaces to make good the roof finish.



5.0 Scale of area to be demolished

The music and drama hall, the changing rooms as well as part of the walkway canopy joining the sports hall to the building will be demolished.

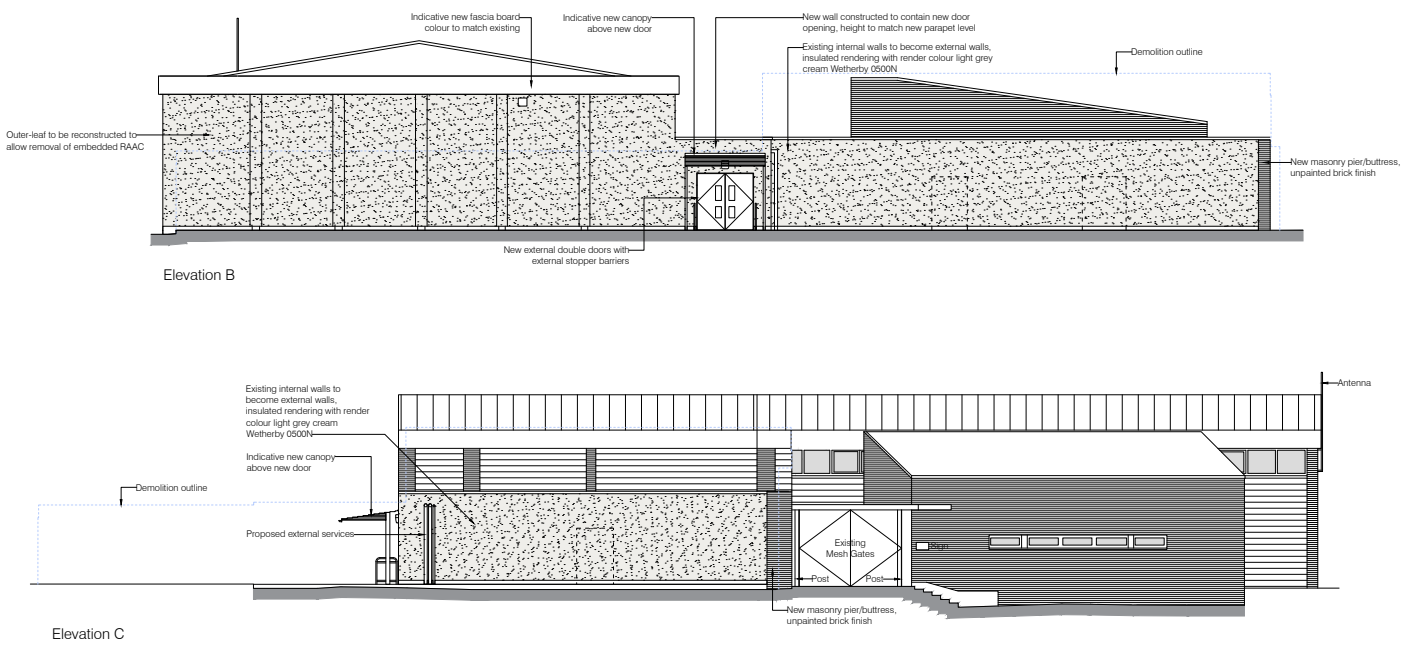
The area of the building to be demolished excluding the external canopy is 670m².

The area of the building to be demolished including the external canopy is 718m².



6.0 Appearance

The refurbishments involve the internal walls to become external walls. These are masonry cavity walls, some of which were previously external walls, such as the north elevation of the sports hall. These will be rendered in a light grey cream colour. New external doors as well as a new masonry buttress will be added, along with metal copings and flashings as needed.

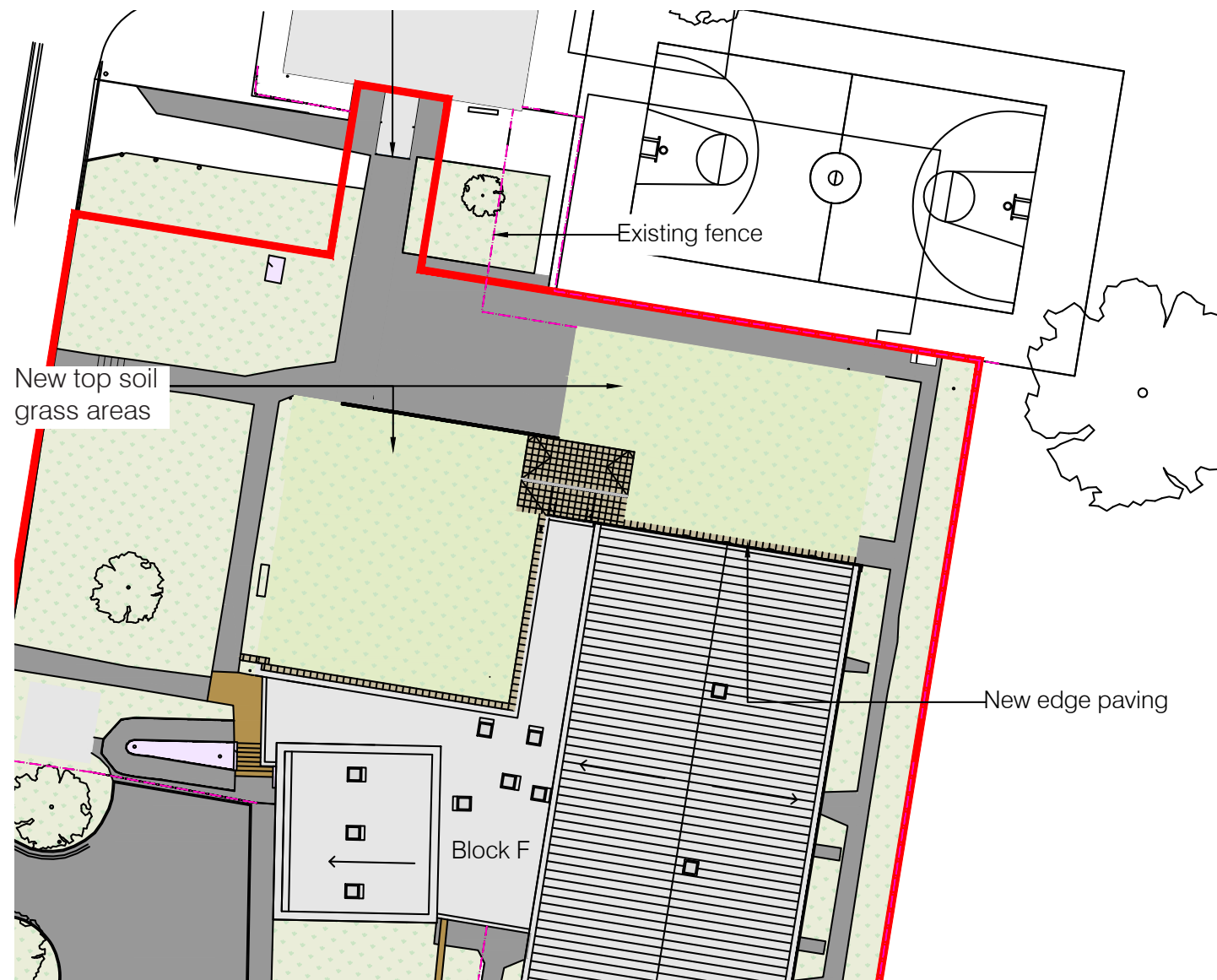


Existing Building



Landscaping

After demolishing the building, the demolished slabs will be replaced with new top soil and seeded with grass. A new strip of paving slabs will be formed around the building. A new paved area in front of the new door will connect the building entrance to the existing tarmac main open space. New services will be routed in underground trenches to retain services connections which are currently provided in the walkway roof.



Summary

The report outlines the permission sought to demolish part of Block F at Havant Academy. **The building is currently unsafe for use, and needs to be demolished as soon as possible. Due to the area being above 250m², the applicant is seeking planning permission for the demolition.**

The newly exposed walls will be made good and rendered to a light grey cream colour that fits well with other existing structures across the campus.

It is our view that planning permission should be approved to enable the unsafe structures to be demolished.

box architects