DESIGN AND ACCESS STATEMENT

7-9 LONDON ROAD , HAVANT

19 AUGUST 2025

MAC
Design Consultancy Services Limited
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1

Introduction

The Brief

This Design and Access Statement has been prepared by MAC Construction Consulting on behalf of Havant Borough Council in support of a planning application for the remodelling and refurbishment of two semi detached existing residential properties at 7-9 London Road , Havant PO7 5AT.

The application seeks full detailed planning permission for a change of use to convert two semi detached houses to provide in total 2 No 1 bed units with private bath or shower room, 10 No 2 bed en-suite Studios spread over three floors and an additional 2 No I bed M4(3) en-suite Studios at Ground Floor. Each bedroom or studio will have a small fridge and sink for tea making. The party wall separating No 9 from No 7 is to remain and each property will retain the existing entrances into communal hallways and access to shared kitchen, dining and laundry facilities .

The properties are intended to be let on a short term basis to young families prior to being re-housed in permanent accommodation. The total number of residents for No 7 and No 9 London Road is 24 persons at full capacity.

The internal remodelling scheme has been prepared in accordance with the latest government policy and good practice guidelines. This Design and Access Statement provides a detailed justification for the proposals.

There is no intention to expand the footprint of the existing premises. The existing garage will be refurbished to provide a shared cycle and bin store. There will be an additional bin store at the side of No 9 with new pedestrian gates and perimeter fencing.

The existing tarmacadam parking area to the rear of No 9 will be replaced with a landscaped garden which is intended to provide a play area and an outside space for residents to meet and socialise.

The existing boundary walls and timber fencing will be retained and the planting area to the front will remain. The existing driveway is laid to gravel. A new pedestrian gate will provide wheelchair access to Hillside Avenue. A new footpath will provide wheelchair access to the entrance from the existing highway.

The proposed refurbishment and internal remodelling of the existing premises will be funded by Havant Borough Council and managed by an external supplier procured by Havant Borough Council Housing Department.

Rear Elevation as existing

Corner View at junction of London Road and Hillside Avenue

East Elevation as existing

South Elevation as existing

2 Location and Site Constraints

Location

The site resides on the corner of London Road (A3) and Hillside Avenue within an urban expanse between Cosham and Purbrook, just north of the B2177 on the outskirts of the suburb of Widley at National Grid Reference SU 6688 0675. Properties within the local area to the property have large gardens with varying abundance of trees. Further afield to the west are large areas of farmland and to the south are wilder areas of Portsdown Hill.

The site consists of two semi-detached properties, number 7 and 9, in the centre of the plot with a detached garage on the southwest boundary. Historically the properties had previously been used as a domestic property combined with bed and breakfast.

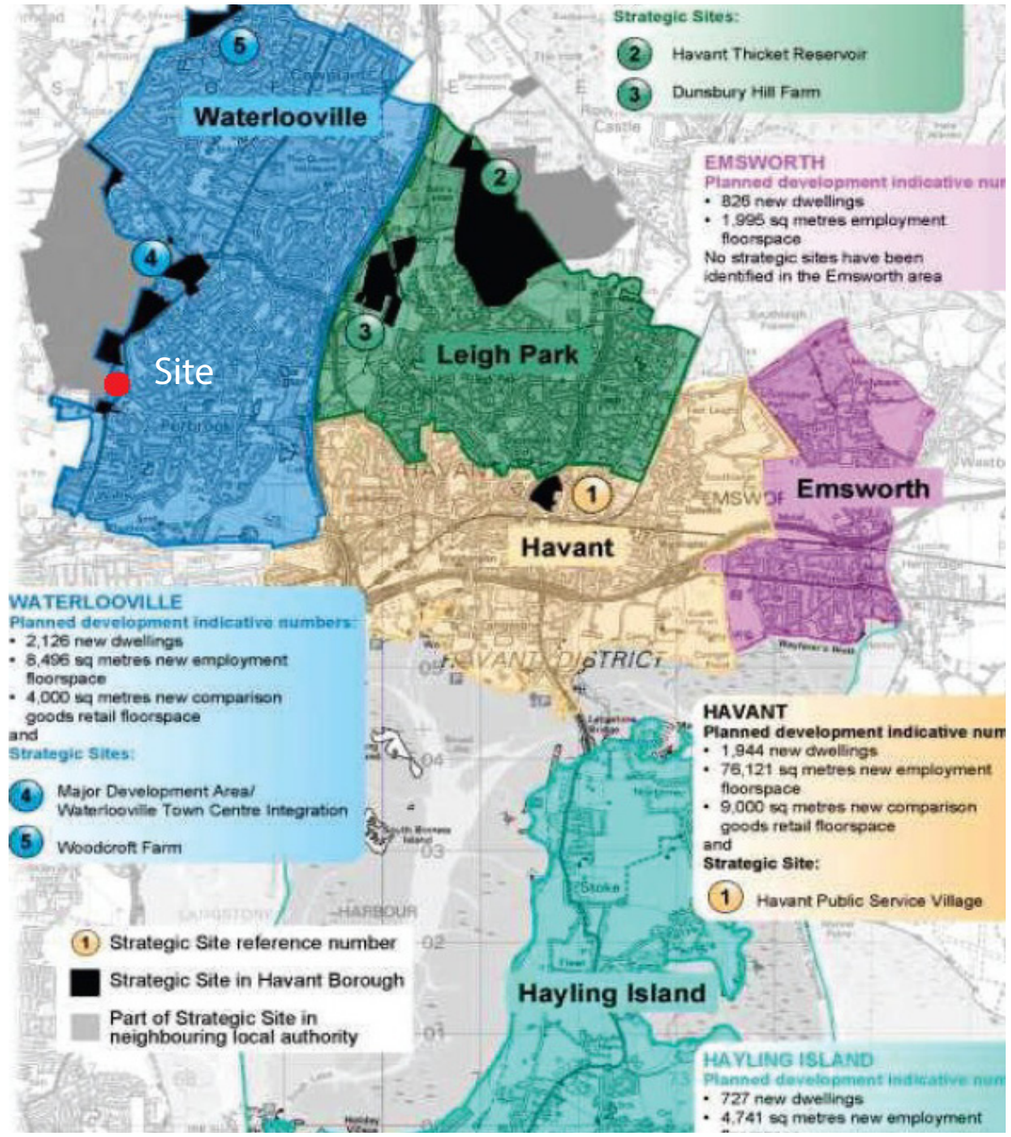
The A3 London Road features a wide layout with clear demarcations for vehicular lanes and pedestrian pathways marked by curbs and pavements.

Queen Alexandra Hospital is located 2.8m to the south, and the nearest primary school, Purbeck Infant School, is 1.3m to the north east of London Road. Havant Train Station is located 4.3m to the east. Nearby towns accessible by roads within 5m of the Site include Waterlooville, Purbrook, Widley and Cosham reachable via the A27, A3, A2177 and B2149

Site Constraints

There are no statutory designated areas or sites of special scientific interest, ancient woodlands, ancient monuments, listed buildings adjacent to the site. There are no non-statutory designated areas such as flood zones, land-fill sites, public rights of way, local wildlife sites, conservation areas, world heritage sites, registered parks and gardens, registered battlefields, green belts, country parks or green spaces on the site or adjacent to it. The site is constrained on all four boundaries with low masonry walls and timber panel fencing and is accessed from a gravel driveway and benefits from private gardens to the front and rear.

The proposals are for internal remodelling and refurbishment of the existing 2 and 3 storey semi detached building to provide temporary accommodation for homeless families in Havant. No major external work is planned however some small repairs are anticipated to include decoration and repairs to the existing building facade.



Spatial Distribution Map- (Key Diagram)

3 Planning Policy Context

The National Planning Policy Framework sets out governments planning policies for England and how these are expected to be applied. The core strategy planning policy is a key part of the Local Authority's Local Plan and sets out the over arching vision and strategic objectives for the area's development.

Havant Borough Council's Local Plan Core Strategy (2011) and the Site Allocations Plan (2014) sets the strategic direction for development including where development should occur and areas for protection and are the starting point for decisions on planning applications. The Core Strategies which apply are:

CS 11-Protecting and Enhancing Special Environment and Heritage

CS 16 - High Quality Design

CS 17 - Concentration and Distribution of Development within the Urban Areas

CS 20 -Transport and Access Strategy

Policy CS 11 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.The Bat Emergence Surveys carried out by South Downs Ecology accompany this application.

Policy CS 16. High Quality Design. The Local Planning Policy delineates the criteria for granting planning permission for developments contributing to the borough's regeneration socially, economically, and physically. The proposal does not result in significant changes to the building envelope and a refurbishment of the facade responds positively to the existing features and local character of the neighbourhood. The internal remodelling to create studios retains the integrity of the original layout and the retention of the existing gravel driveway retains a positive relationship between the existing building and the highway and helps to reduce the opportunity for crime and anti-social behaviour.

The addition of two M4(3) Studios and wheelchair access to Hillside Avenue considers the needs of those with disabilities ensuring a safe and convenient access for all. The development does not cause unacceptable harm to the amenity of neighbours through the loss of privacy, outlook, noise and overlooking.

Policy CS 17 Concentration and Distribution of Development within the Urban Areas. The overall character of the borough is largely urban and the Local Planning Policy encourages proposals which makes the most effective use of land within the borough and prioritises development on previously developed land including redundant, derelict or underused land.

Policy CS 20 The Local Planning Policy states the proposal is required to maintain the range of transport accessible to the users in particular access to public transport and included walking and cycling.

In accordance with the 'Reduce, Manage, Invest' strategy the HBLDF seeks to reduce the need to travel by car and complement existing uses so that homes are close to jobs, recreation and bus routes.

There are 4 parking spaces proposed for this HMO with access to cycle storage. This proposal for a change of use meets this criteria.

4 Pre Application Advice

Pre-Application Meeting

A Pre-App meeting was held with Planning officers Stephen Weaver and Selina Donophy at Havant Borough Council on 16th December 2024.

Pre App Ref: GEN/24/01242.

A summary of the discussions are as follows:

The scope of works has been defined as the remodelling of an existing vacant semi detached Bed and Breakfast and residence at 7-9 London Road, Havant to create 10 No. 2 bed en-suite studios , 2 No 1 Bedrooms with private bath/shower for homeless families together with two accessible 1bed M4 (3) studios designed for disabled access.

There is no intention to modify the external envelope other than the repair of the render to the facade and the replacement of 4No existing windows. Some remedial repairs are also required to the existing gutters There will be parking for 4 cars at the front of the property and new level accessible footpaths installed to the perimeter. There will also be a bin store and cycle / buggy store for use by the residents.

It was agreed that the existing single storey Garage is to remain and the rear garden is to be extended with hard and soft landscaping for residents to meet and socialise. Flowering shrubs and small trees will be planted which will help to encourage wildlife and provide a natural habitat to increase bio diversity of the site.

An Preliminary Ecology Appraisal and Preliminary Bat Roost Assessment was prepared by TSA Ecology and this Report has been issued to Havant Borough Council Planning officer Selina Donophy in advance of the formal application. It was agreed that a more detailed Bat survey inspection was required and an Ecology Impact Assessment and Bat Emergence Suveys forms a supplement to this application.

All comments regarding designing for accessibility and providing level access into the existing entrances has been incorporated into this planning application scheme.

Aerial View

Access from London Road.

5 The Proposals-Refurbishment and Remodelling works

The Energy Efficiency Regulations mandates that rented property must have a valid EPC and achieve an efficiency rating of at least E. The government targets are for all HMO properties to have an EPC rating of C by 2030

Currently No 7and No 9 London Road have an EPC rating of D. The intention is to upgrade the performance of the existing premises to achieve an EPC rating of C.

Low energy light fittings have been installed extensively in No7 and most spaces are double glazed with UPVC windows. The existing heating to No 7 is main a gas fired boiler with a programmer heating control and room thermostat with TRVs fitted to all radiators In some spaces the solar gain limit is exceeded and these mainly south facing rooms would benefit from the application of reflective coating or shading devices to the existing windows.

Both No7 & No 9 are thought to have a Grade A LD2 fire alarm coverage with detection in all risk bedrooms which will need to be upgraded to account for the new layout. Emergency lighting will also be extended to suit the new layout.

The existing pitched roof will be retained and brought back into full working order. Any missing or uneven roof tiles will be repaired and / or replaced. The existing loft spaces are poorly insulated and additional layers of mineral wool loft insulation will to help increase thermal performance of the existing envelope.

There are minor cracks in the existing render to the front and side elevation of no 7 and repairs needed to the pebble-dash of No 9. The existing render to the rear and left hand side of No 9 is unsound and needs to be hacked off and replaced.

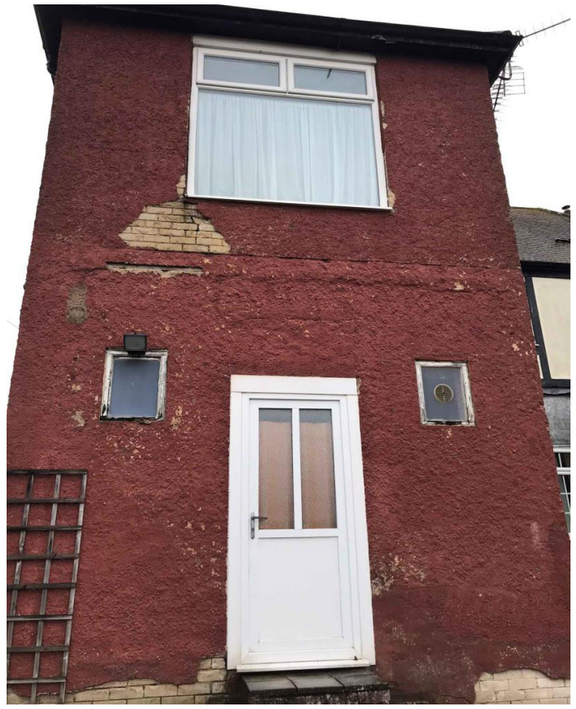
The existing exposed timber framework will require treatment and decoration. The existing UPVC windows will be overhauled, eased and adjusted. Four existing single glazed timber windows to the rear and side of No 9 will removed and replaced with UPVC windows to match existing.

The existing garage doors will be redecorated and cracks in the pebble-dash facade repaired. The existing timber high level window and external doors of the garage will be refurbished. The rear of the existing garage is plywood and will be clad with black Hardie Plank

Some of the existing bedrooms of No 9 are in a poor state of repair and show evidence of neglect, intermittent heating and poor ventilation. Some solid walls are poorly insulated and will benefit from additional insulation. The existing solid masonry walls will be dry lined with thermal backed plasterboard to help increase the performance of the external envelope.

Plywood cladding to garage- Over clad with Hardie Plank. Replace existing timber windows and doors with UPVC

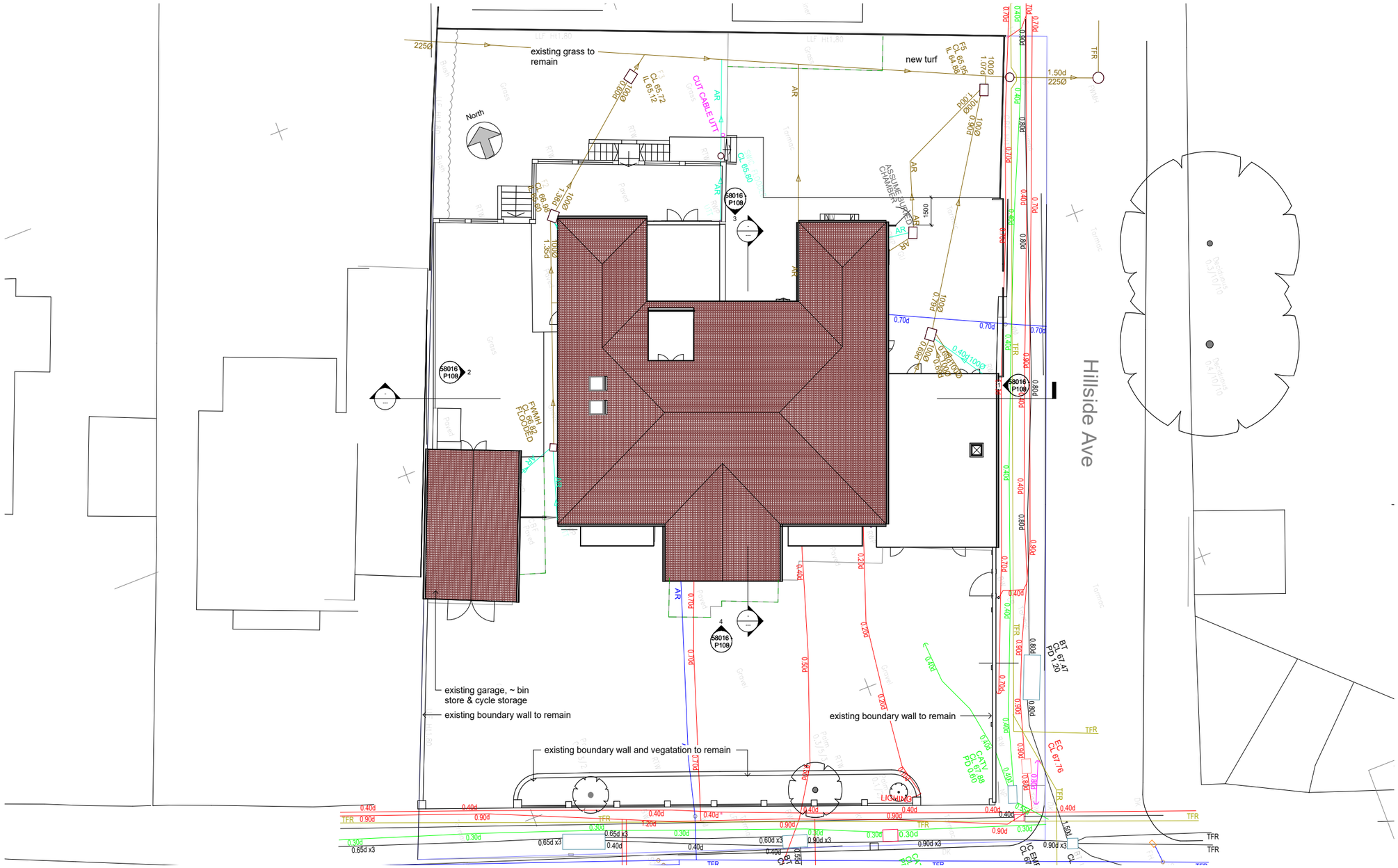
Existing timber soffit , verge and eaves to existing garage needs to be replaced and cracks in facade made good.



Timber windows replaced with UPVC.

Uneven roof tiles to eaves be re-laid or replaced

5 The Proposals- Site Plan as Existing



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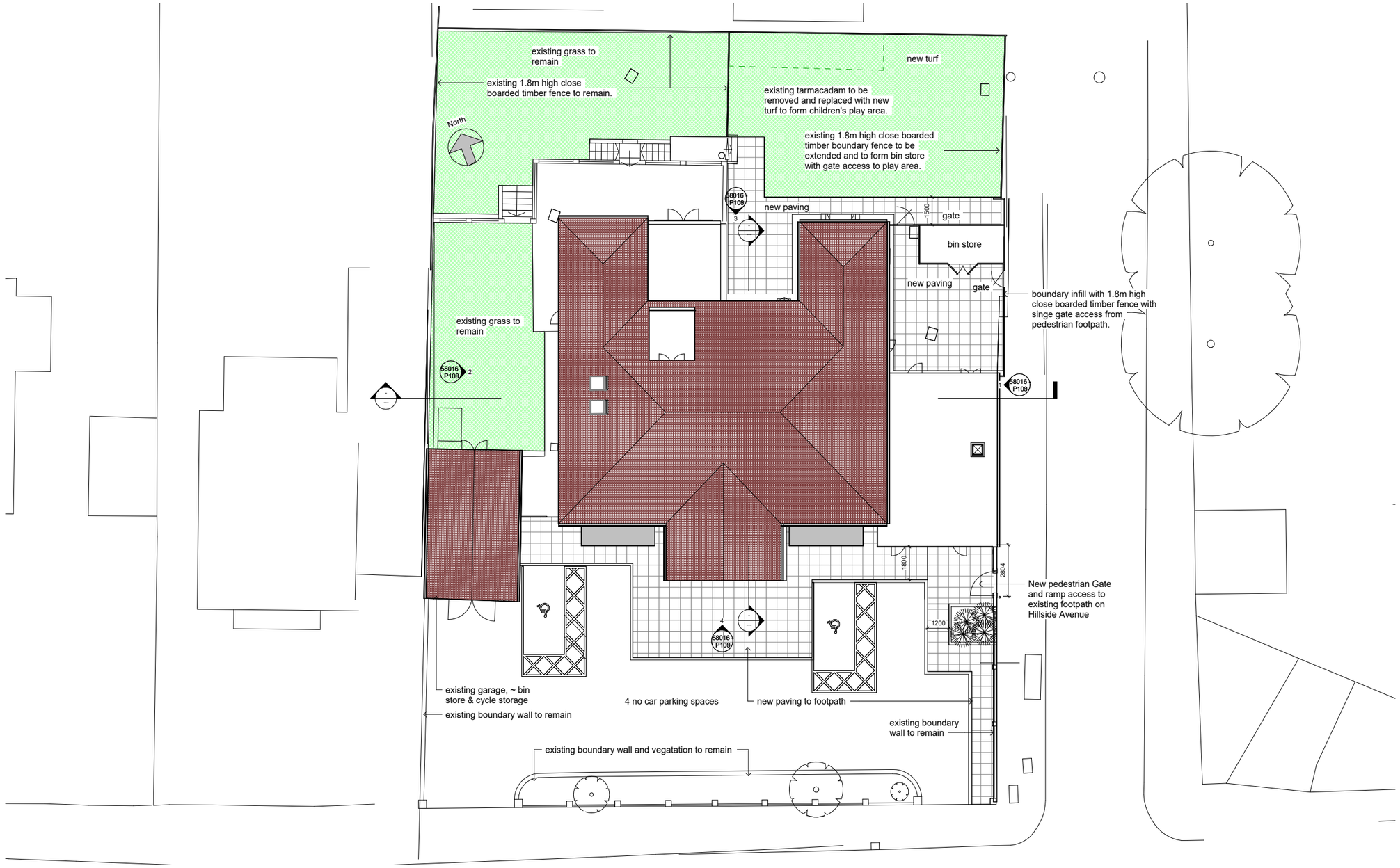
5 The Proposals- Site Plan as Proposed



5 The Proposals- Elevations as Existing

East Elevation as Existing
1 : 100

West Elevation as Existing
1 : 100

a RENDER FINISH TO BE REPAIRED / REPLACED

b EXISTING RENDER TO BE REDECORATED

c UPVC WINDOWS AND DOORS AS EXISTING TO BE RETAINED

d EXISTING HORIZONTAL SHIPLAP CLADDING TO BE RETAINED

e EXISTING TILED ROOF TO BE RETAINED. REPLACE UNEVEN OR MISSING ROOF TILE

f EXISTING FLAT ROOF

g EXISTING ROOFLIGHT TO BE RETAINED

h EXISTING TIMBER WINDOWS / DOORS TO BE REPLACED WITH UPVC

j NEW PEDESTRIAN GATE IN EXISTING BOUNDARY WALL

k EXISTING TIMBER FRAME FEATURES TO BE REDECORATED. REPLACE FLASHINGS

m EXISTING GABLE , VERGE AND SOFFIT BOARDS TO BE REPLACED

p NEW BLACK HARDIE PLANK CLADDING TO EXISTING GARAGE

North Elevation as Existing
1 : 100

South Elevation as Existing
1 : 100

5 The Proposals- Elevations as Proposed

East Elevation as Proposed
1 : 100

West Elevation as Proposed
1 : 100

a RENDER FINISH TO BE REPAIRED / REPLACED

b EXISTING RENDER TO BE REDECORATED

c UPVC WINDOWS AND DOORS AS EXISTING TO BE RETAINED

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p NEW BLACK HARDIE PLANK CLADDING TO EXISTING GARAGE

North Elevation as Proposed
1 : 100

South Elevation as Proposed
1 : 100

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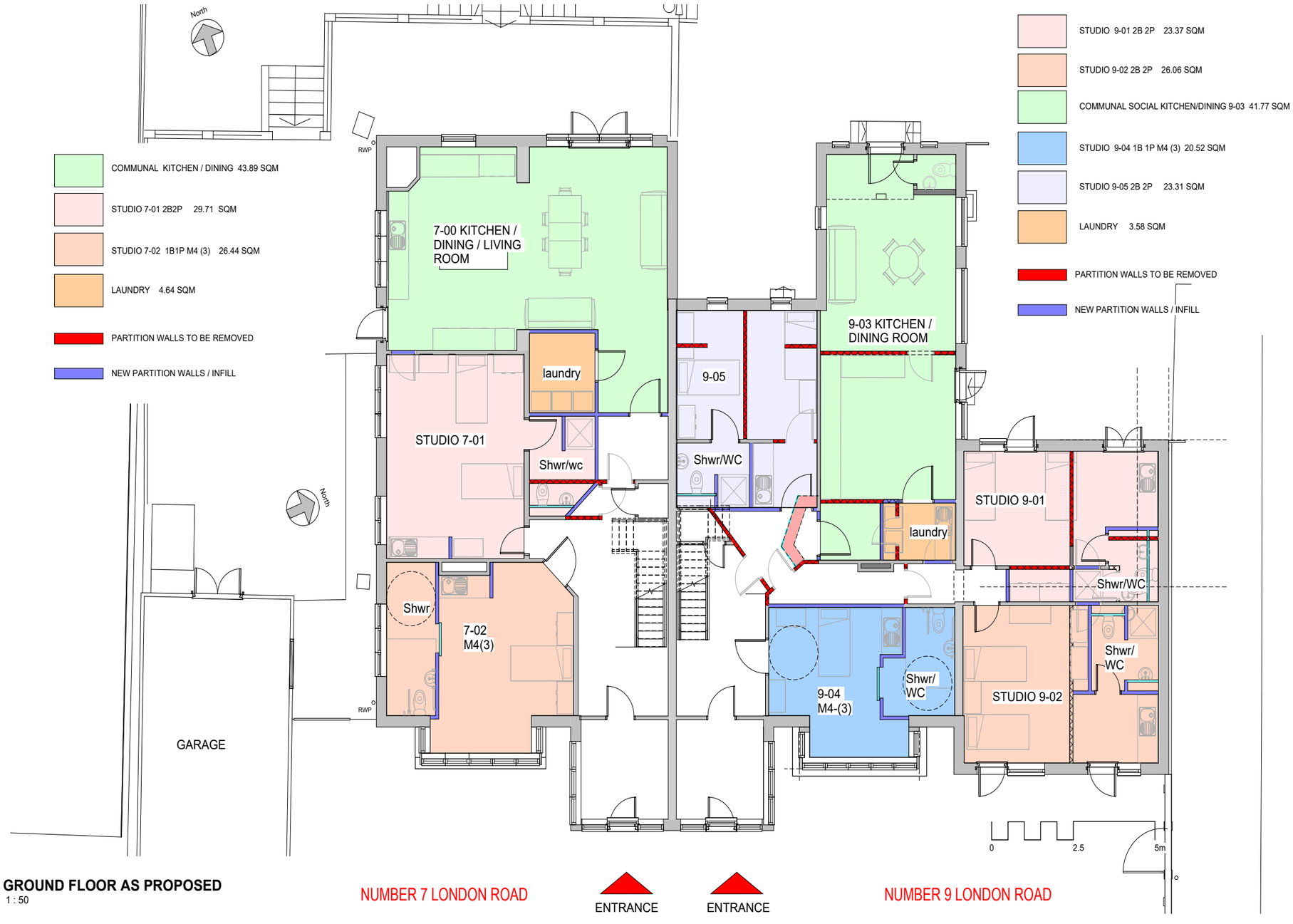
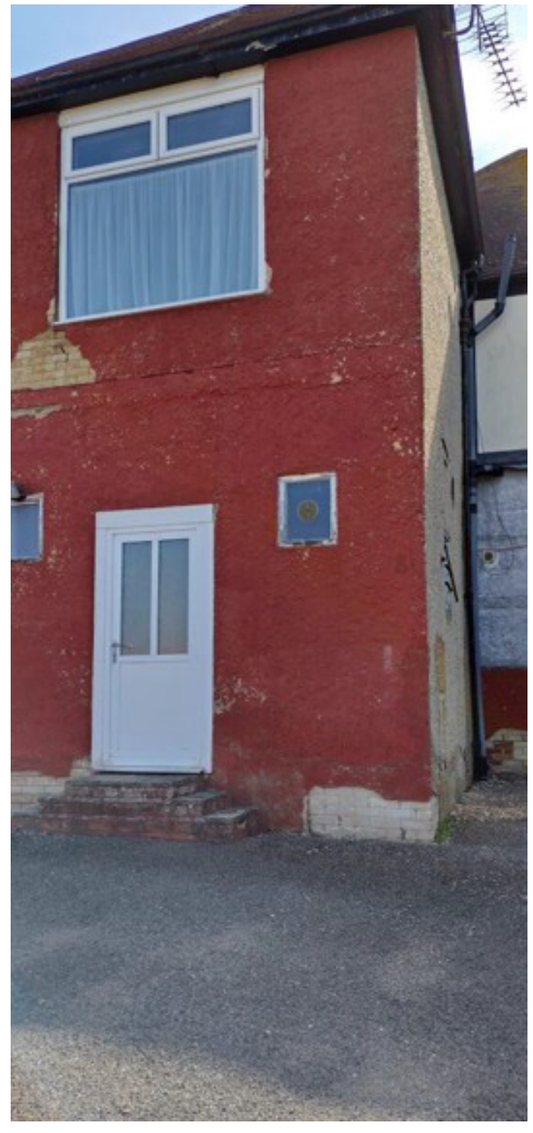
The Proposals-Ground Floor Plan- refurbishment and remodelling



GROUND FLOOR AS PROPOSED
1 : 50



Rear Elevation ~No.9 -render is in poor condition

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5 The Proposals-First Floor Plan-refurbishment and remodelling

BEDROOM 7-03 2B2P 15.40 SQM

STUDIO 7-04 2B2P 37.68 SQM

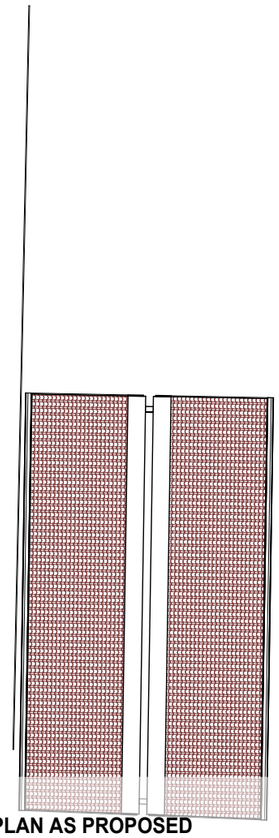
STUDIO 7-05 2B2P 26.5 SQM

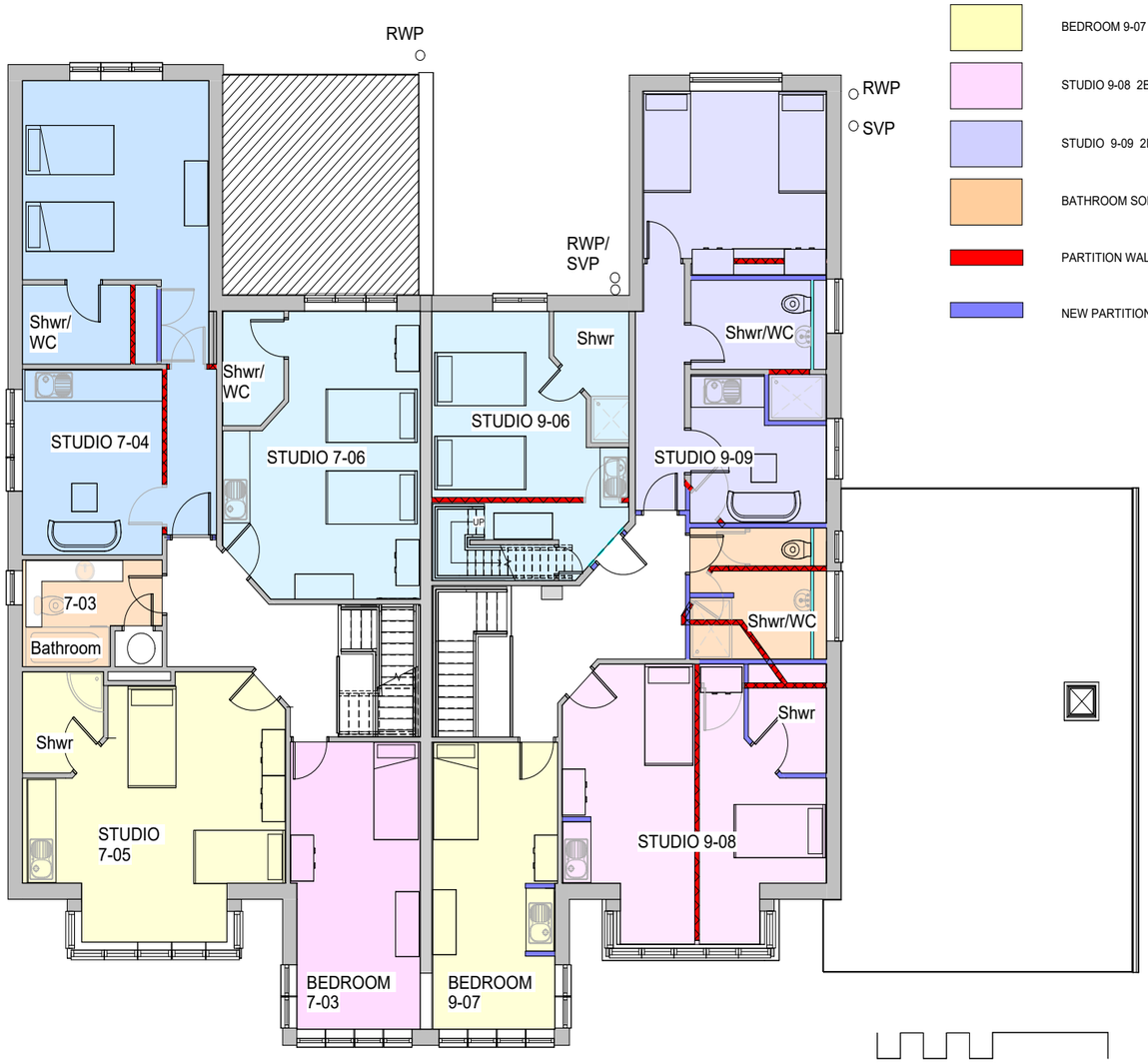
STUDIO 7-06 2B2P 23.68 SQM

BATHROOM SOLE ACCESS 7-03 5.42 SQM

PARTITION WALLS TO BE REMOVED

NEW PARTITION WALLS / INFILL





STUDIO 9-06 2B 2P 21.83 SQM

BEDROOM 9-07 2B2P 15.0 SQM

STUDIO 9-08 2B 2P 27.83 SQM

STUDIO 9-09 2B 2P 33.97 SQM

BATHROOM SOLE ACCESS 9-08 7.6 SQM

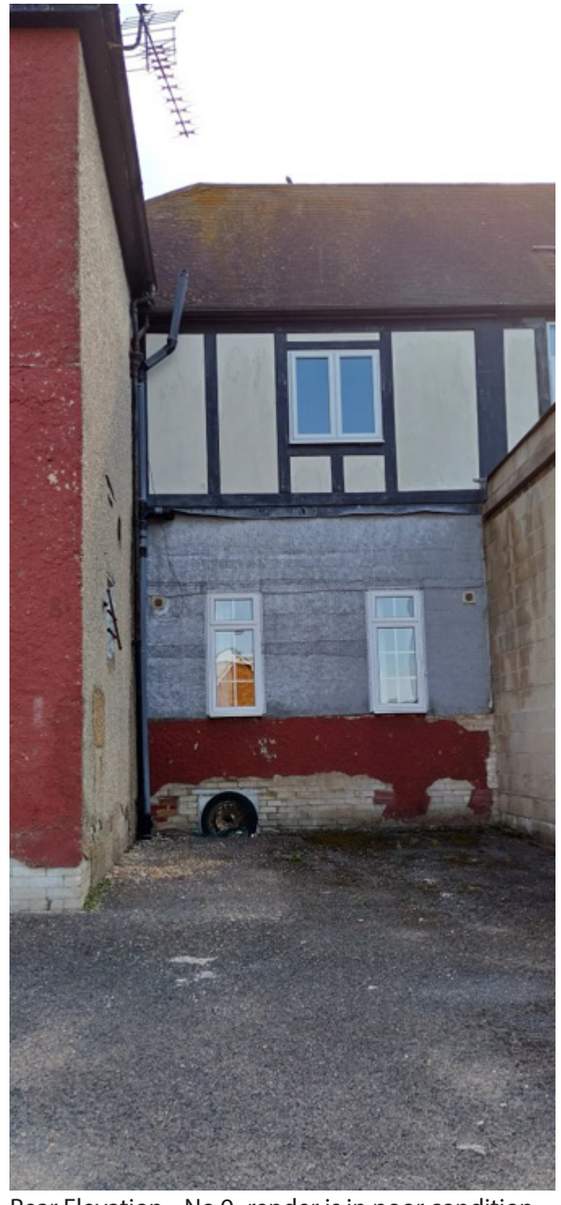
PARTITION WALLS TO BE REMOVED

NEW PARTITION WALLS / INFILL

NUMBER 7 LONDON ROAD

NUMBER 9 LONDON ROAD

FIRST FLOOR PLAN AS PROPOSED
1 : 50



Rear Elevation ~No.9 -render is in poor condition

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6 Surveys and Flood Map

The following surveys have been commissioned and accompany the application:

- Transport Statement
- Preliminary Ecological Appraisal and Bat Roost Assessment
- Ecological Impact Assessment and Bat Emergence Surveys
- Asbestos Survey
- Topographical & Utility survey

Transport Statement

A Transport Statement was prepared by Yes Engineering to accompany the planning application in January 2025. The National Planning Policy Framework sets out the Governments economic, environmental and social planning policies for England.

The site benefits from a dedicated parking area to the front of the property. Refuse collection is currently undertaken via the existing highway which is consistent with the arrangements for the adjacent houses on London Road.

The Transport Statement concludes the proposed change of use will not have any adverse impact on the local highway network. The site is within a residential area which provides access to local amenities. The local streets provide safe routes for cycling and this is supported with the provision of a cycle store as part of the proposals.

Ecology Appraisal and Bat Roost Assessment

A Preliminary Ecology Appraisal and Bat Roost Assessment was carried out on 10th October 2024 by TSA Ecology on behalf of Havant Borough Council and included a Phase 1 habitat survey. The site is within the catchment of one or more European (Habitats) sites vulnerable to nutrient impacts. Therefore, further assessment (Including Habitat Regulations Assessment with nutrient budget calculation) and consultation with Natural England was deemed necessary.

Evidence for the presence of bats (droppings) was found in both main buildings. The garage has low bat potential and a single dusk survey was required

The development has the potential to impact on commuting bats, so any proposed additional lighting should follow best practice and be directed away from sensitive areas..

Ecological Impact Assessment

An Ecological Impact Assessment and Bat Emergence Surveys was prepared by South Downs Ecology and accompanies this planning submission. A suite of Bat emergence surveys were undertaken on the main dwellings on 4th May, 29th May and 4th July 2025.

The proposals are predominantly for internal remodelling which is unlikely to directly impact the identified bat roost. Access to the potential roosting areas, loft voids, should be restricted to ensure no or minimal disturbance to bats. The scope of repairs are likely to include external features which may be used opportunistically by bats therefore should be checked prior to any repairs.

The dwelling affected by the proposals was confirmed as a bat roost during the preliminary assessment; further surveys and other methods have ascertained that the building is a day roost for a suspected 1no. brown long-eared bat Plecotus auritus using multiple loft voids in both buildings Although only one emergence point was identified it is highly likely that other points of entry could and are being used. With consideration to the proposals, it is advised that doors and hatches which access the loft space are locked or secured to prevent individuals entering these spaces without awareness of the presence of bats. Areas subject to external repairs should be checked prior to any work to confirm no bats are present.

No bats were recorded emerging or closely associating with the garage. The surveys did not reveal the garden or surrounding areas to be of any foraging or commuting value in its current condition.

A Natural England European Protected Species Mitigation Licence will not be necessary unless impacting the any of the loft voids where the bat roost has been identified. Precautionary measures to other work on site should be adopted to ensure no harm to bats and compliance with legislation.

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor net gain. The proposals would therefore accord with the relevant local and national planning policies and the relevant legislation.

Existing Garage

6 Surveys

Asbestos Survey

The Health & Safety at Work Act (1974) and The Management of Health and Safety at Work Regulations (1999) collectively require employers to provide a safe workplace for all their employees and those affected by their activities.

Asbestos specifically and work with asbestos is covered by specialist regulations known as The Control of Asbestos Regulations 2012 (CAR 2012). The duty to manage requires those in control of the premises to:

- Take reasonable steps to determine the location and condition of ACMs.
- Presume materials contain asbestos unless there is strong evidence that they do not.
- Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
- Assess the risk of the likelihood of anyone being exposed to fibres from these ACMs.
- Prepare a plan setting out how the risks from the ACMs are to be managed.
- Take the necessary steps to put the plan into action and to review and monitor the plan periodically.
- Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

A Pre- Refurbishment Asbestos survey was carried out 03 October 2024 by Supernova Ref No: FS 44123 which identifies the presence of Asbestos in a number of locations including textured coatings to ceilings, asbestos insulating boards and asbestos flue pipes in the loft space.

ACMs vulnerable to damage should often be removed. Where they are in such poor condition, removal is often the only practical option. Removal is required where refurbishment or demolition works are planned that will impinge on the ACMs present.

The Asbestos Register is to be consulted regarding the material assessment categories and their locations.

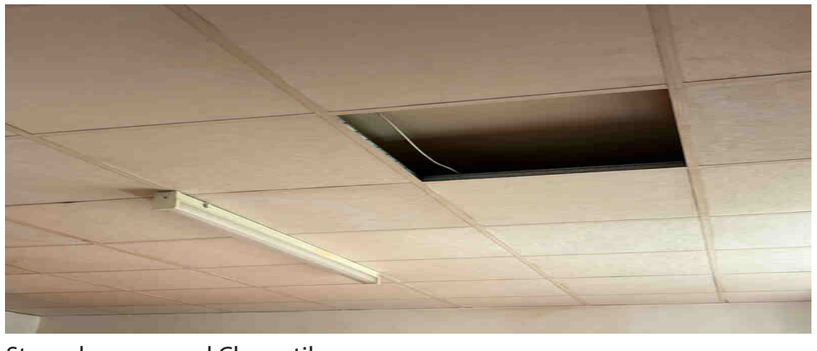
The HSE recommend against removal of asbestos if the removal is undertaken without due consideration of the potential to increase the risk of harm. ACMs should be removed where found to be in poor condition, if it is not possible to undertake maintenance works without disturbance, or refurbishment works are due to be undertaken.

Only HSE licensed contractors may be appointed to deal with work that contains 'high risk' ACMs.

Where there is a large amount of ACMs in a confined space with a history of unauthorised disturbance, periodic air tests may be undertaken to monitor asbestos fibre levels to confirm that it is safe to access the area.

All Asbestos items affected by the refurbishment works in categories very low, low-medium and high will be removed under licence by specialist sub contractors prior to any work commencing on site.

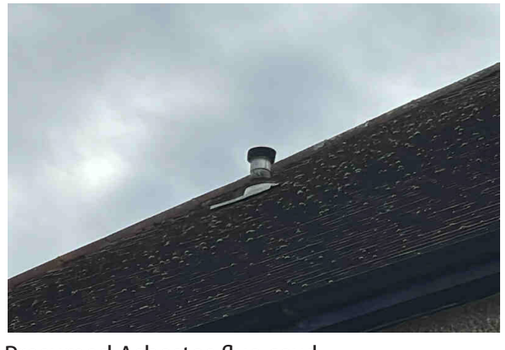
Textured ceiling- strongly presumed Chrysotile



Strongly presumed Chrysotile

Asbestos found in existing chimney flue pipe.

Asbestos found in existing chimney flue

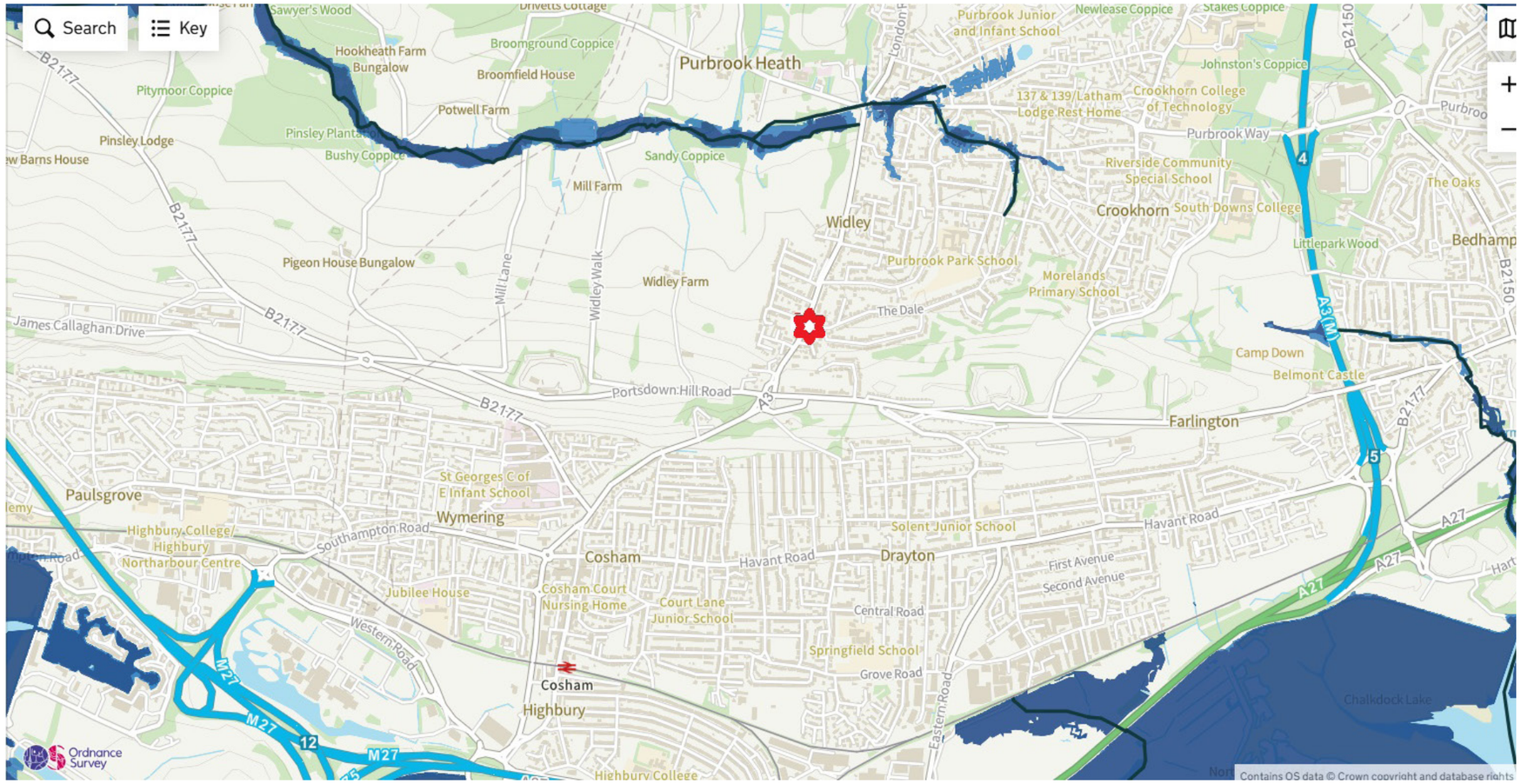


Presumed Asbestos flue cowl.

6 Flood Risk

FLOOD RISK

The site is within Flood Zone 1 with a low probability of flooding which dismisses the need for a flood risk assessment.



Site Plan to show Flood map of site- Zone 1

7 Conclusion Summary

Summary

There is a strong justification for a change of use and the main Core Strategy Policies of the Local Plan have been satisfied particularly regarding the emphasis on regeneration of an unoccupied building within the borough.

The local policy context, especially as it pertains to the regeneration of the borough and housing-related allocations in neighbouring areas, points towards a supportive planning environment for residential projects.

The proposals benefits from the proximity to essential services, including schools and hospitals which enhances the site's attractiveness for residential use and the refurbishment of an existing premises which re-purposes existing housing stock is a more affordable and sustainable solution.

The need to provide better temporary housing for homeless families balanced with the need for community safety within the Havant Local Plan Core Strategy is evident.

This proposal contributes positively to the area's regeneration and meets the local community's needs.

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