



DESIGN AND ACCESS STATEMENT

54 STOCKHEATH ROAD, HAVANT

25 NOVEMBER 2025

REVISION D



Design Consultancy
Services Limited

RIBA 
Architecture.com

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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 an existing Retirement Home at 54 Stockheath Road, Havant.

The application seeks full detailed planning permission for a change of use for this site to provide 8 No 2 bed en-suite Studios over two floors with two additional 1 bed Studios with en-suites at Ground Floor. Studios A & H have the benefit of separate access and Studio A is M4(3) compliant and designed as an Accessible Unit. The studios will have access to a communal Kitchen and Laundry and are intended to be let on a short term basis to young families prior to them being re-housed in permanent accommodation. The total number of residents is 18 persons at full capacity.

The 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.

The proposed refurbishment of the existing premises will be funded and the facility run by Havant Borough Council.

There is no intention to expand the footprint of the existing premises other than the addition of a stand alone single storey cycle and bin store. The internal courtyard will be landscaped to provide a play area for young children and a space for residents to meet and socialise.

The proposed works will involve the demolition of the dilapidated lean to adjacent to the kitchen and an existing conservatory situated at the front of the property. The existing overgrown cypress trees to the boundary will be replaced with smaller native trees to provide habitats for wildlife and encourage bio diversity. The existing front gates will be removed and the existing fence to the boundary will be replaced.



Mature Trees to road frontage as existing.



Existing entrance to driveway



Side elevation to gable end as existing

Front elevation as existing



Location and Site Constraints

Location

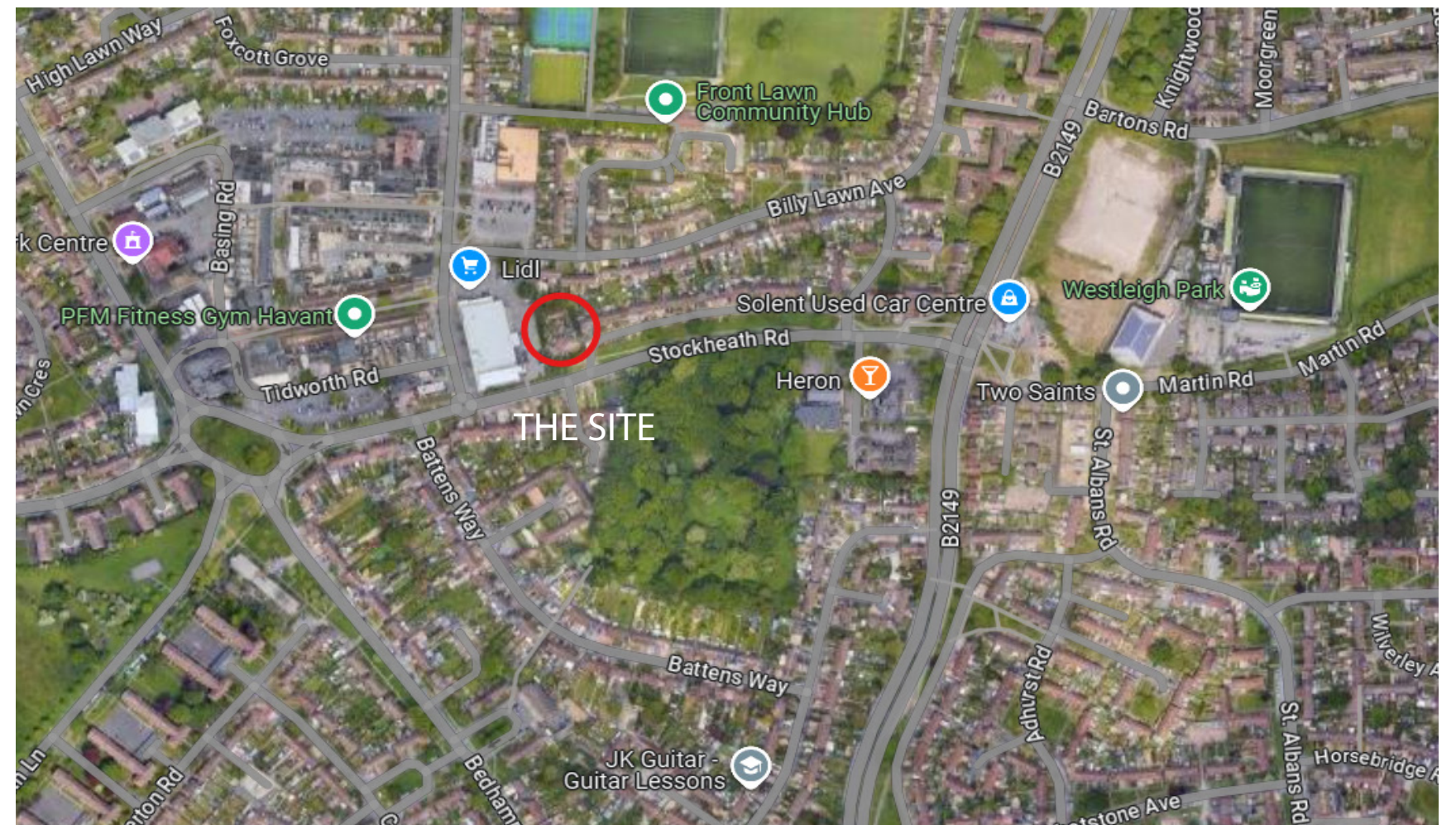
The site is owned by Havant Borough Council and located at 54 Stockheath Road, Havant P09 5HQ. Site is surrounded by multiple residential areas with an industrial/manufacturing unit to the north, several retail units to the north west and several buildings for general commercial activities to the west and southwest.

Stockheath Road, which flanks the Site to the south and east is structured as a dual carriageway facilitating both directions of traffic. This road features a relatively wide layout which accommodates multiple lanes, greatly enhancing vehicular movement and access. Alongside, there is ample on-street parking available, predominantly on the side adjacent to residential areas, which could support visitors or temporary users of the Site. The presence of these amenities, along with clear demarcations for vehicular lanes and pedestrian pathways marked by curbs and pavements, dictates a well-planned road that caters to both traffic efficiency and pedestrian safety.

The nearest hospital, Hollybank, is located 0.98km to the south, and the nearest primary school, Front Lawn Infant School, is 0.57km to the northeast.

In terms of transportation infrastructures within 5.km, Havant Bus Station is located 1.54km to the south. There are also five railway stations within 5.km with Havant being the closest at 1.31km to the south.

Nearby towns accessible by roads within 5.km of the Site include Denmead, Emsworth, South Hayling, Horndean, Waterlooville and Portsmouth, with Emsworth being 2.27km away and reachable via the A27, A259, B2147, and B2148



Location Plan



Front Elevation view as existing



View of parking area as existing



View of overgrown courtyard as existing

Site Constraints

There are no statutory designated areas or objects, such as sites of special scientific interest, ancient woodlands, ancient monuments, listed buildings or natural beauties on the Site or adjacent to it. The terrain of the Site is flat with an altitude of 20 meters

There are no non-statutory designated areas such as flood zones, landfill 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 dense overgrown cypress trees which are of low ecological value.

The proposals are for the internal refurbishment and decoration of the existing premises.

Planning History and Planning Policy Context

Planning History

Major Planning Applications for the Site.

There has been only 1 recorded planning application which was submitted on 2018-01-16. : 54 Stockheath Road, Havant, PO9 5HQ

APP/18/00066 Change of use from residential to provide 4No. care bedrooms and lounge, construction of extension to side and rear with link to adjacent Fawnhope care home. - Granted 2018-04-18.

Minor planning applications for the Site.

Between 2013-04-01 and 2018-01-16, a total of 2 planning applications were submitted. Of these applications, 2 were granted, none were refused :

APP/18/00069 Single storey ground floor extension to principal elevation. -Granted 2018-03-27

APP/13/00304 Single storey extensions to northern and southern wing and front elevation to provide 4No. additional resident bedrooms. (Revised Application). - granted 2013-05-24

Planning Policy Context

CS9 - Housing

CS11 - Protection of Special Environment and Heritage

CS16 - High Quality Development

CS17 - Concentration of Development within the Urban Area

CS20 - Transport & Access Strategy

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 existing building envelope will be retained. The proposal would not result in significant external changes to the building and no harm has been identified. The development does not cause unacceptable harm to the amenity of neighbours through the loss of privacy, outlook, noise and overlooking.



54 Stockheath Road, Havant PO9 5HQ



View of overgrown courtyard



View of Rear Elevation



View of overgrown conifer trees.

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 Residential Care Home at 54 Stockheath Road, Havant to create 9 No. 2 bed studios for homeless families together with one accessible 1bed studio designed for M4(3).

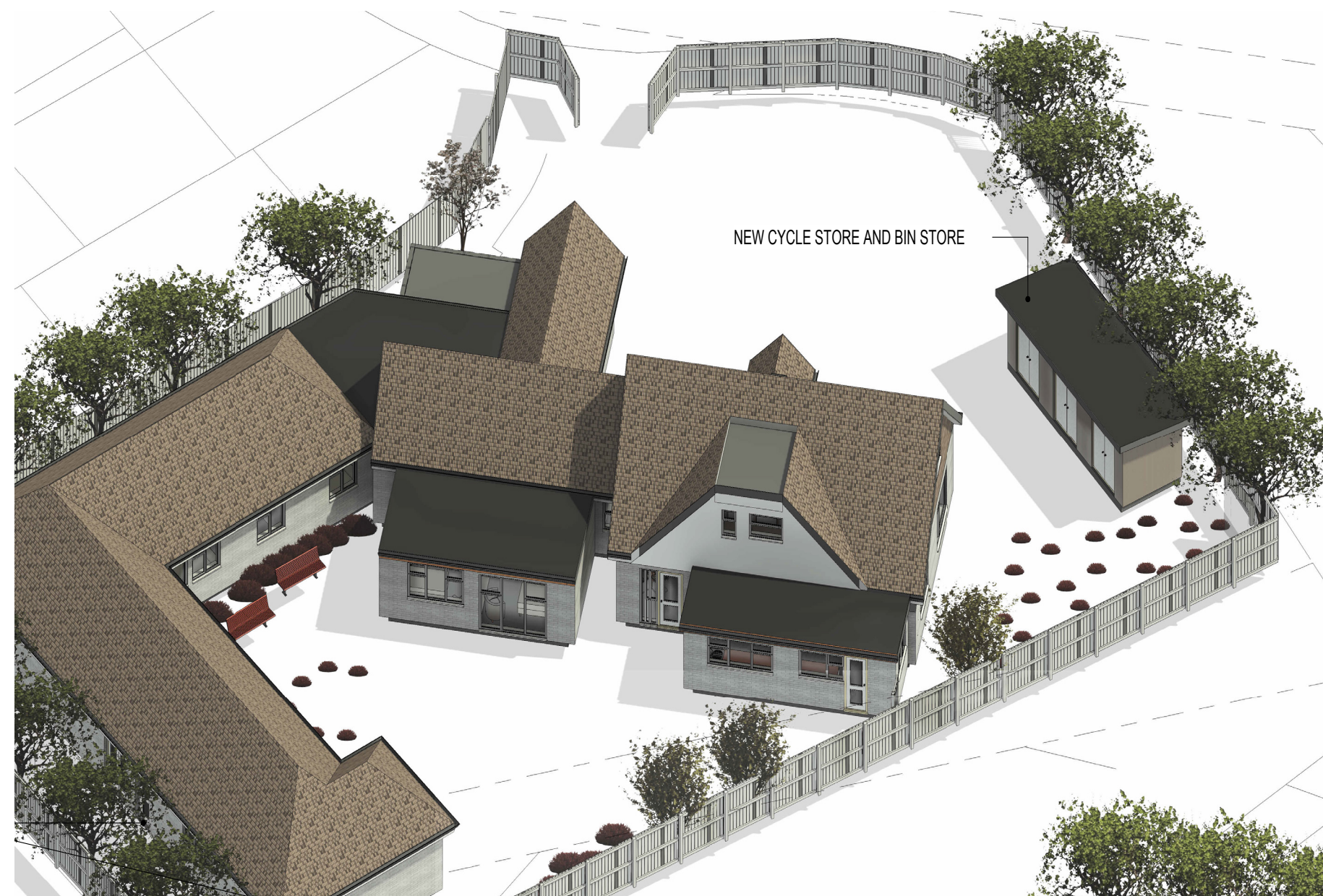
There is no intention to modify the external envelope other than the replacement of some of the existing windows and doors and remedial repairs to the gutters which are in a poor state of repair. There will be parking for 3 cars at the front of the property and new level accessible footpaths installed to the perimeter. There will also be a bin store and cycle store for use by the residents.

The intention is to replace majority of existing cypress trees on the boundary as they block natural light and are overgrown and replace with native species of a higher ecological value. Mature trees which border the neighbouring properties to the north will be retained as they offer screening to the site. An Arboracultural Report accompanies this application.

It was agreed that the existing conservatory will be demolished and the internal courtyard is to be landscaped to provide play areas for young children and a seating area 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 forms A supplement to this application.

All comments regarding accessibility and level access has been incorporated into this planning application scheme.



AERIAL VIEW A - AS PROPOSED

5 The Proposals

GROUND FLOOR PLAN- REFURBISHMENT AND RE-MODELLING



Existing Chimney to be re-pointed

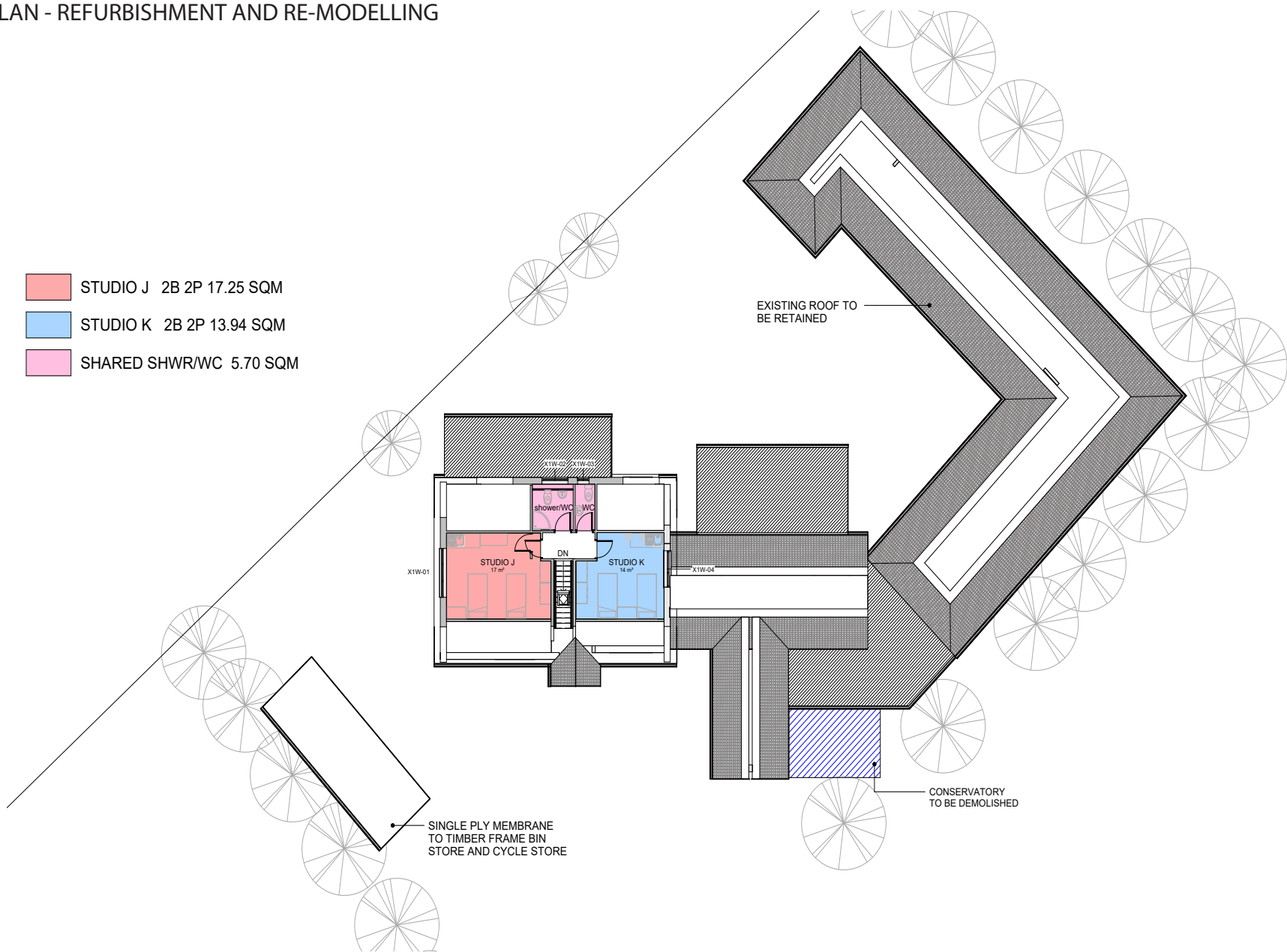


Existing gutters to be replaced and repairs to roof



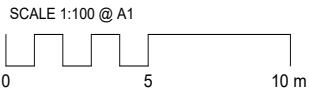
5 The Proposals

FIRST FLOOR PLAN - REFURBISHMENT AND RE-MODELLING



- STUDIO J 2B 2P 17.25 SQM
- STUDIO K 2B 2P 13.94 SQM
- SHARED SHWR/WC 5.70 SQM

FIRST FLOOR PLAN
1 : 100



Existing roofs to be repaired/ replaced



Timber windows to be replaced with UPVC



The Proposals

SUSTAINABILITY APPROACH

All parties involved in the project recognise they have the potential to contribute positively towards a more sustainable future and are committed to raising environmental standards.

Waste Recycling

- All studios will be provided with dedicated recycling bins for the collection of recyclable products.
- Residents will be made aware of the local authority recycling scheme and what can be collected.
- Space will be provided for the safe storage of recycled waste.

Materials

- Specification of Green Guide A+ materials where practical.
- All insulation materials will have a global warming potential of zero.
- Local suppliers and labour will be used where possible.
- Use of responsibly sourced timber.

Energy

- Fabric first approach.
- Aim to improve thermal efficiency of existing envelope by the installation of an insulated dry lining to the existing external walls, replacement of some of the existing windows and doors which are beyond repair with better thermal performance UPVC windows and doors and the additional installation of mineral wool thermal roof insulation.

Water

- Installation and replacement of water efficient devices and fittings throughout
- Monitoring of water consumption

REFURBISHMENT AND REMODELLING STRATEGY:

The refurbishment works will involve the stripping out of internal fixtures and fittings and to erect additional internal partitions to create self contained en-suite studios.

Some of the existing rooms are in a poor state of repair and show evidence of mould growth due to cold bridging, intermittent heating and poor ventilation. There is also evidence of historical water leaks in some areas which will be addressed as part of the proposed refurbishment. The existing masonry walls will be dry lined with thermal backed plasterboard to help increase the performance of the external envelope.

The existing roofs will be retained and brought back into full working order. Additional layers of mineral wool loft insulation will to help increase thermal performance of the existing envelope.

The dilapidated existing timber windows and external doors will be replaced with UPVC to match existing. At the front of the building, the existing conservatory will be demolished and a new level access installed to the M4 (3) Studio A and Studio H.



AERIAL VIEW B - AS PROPOSED

6 Surveys

The following surveys have been commissioned and accompany the application:

- Transport Statement
- Preliminary Ecological Appraisal and Bat Roost Assessment
- Ecological Impact Assessment
- Asbestos Survey
- Arboracultural 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 and secure car park and turning area to the front of the property for 3 vehicles. Refuse collection is currently undertaken via the service road to the front of the property which is consistent with the arrangements for the adjacent houses on Stockheath 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 in October 2024 by TSA Ecology on behalf of Havant Borough Council and included a Phase 1 habitat survey. The report concluded the existing buildings have low or negligible bat potential. No bats were recorded from within the site, with the majority of record being at a distance of 1km away.

The overgrown non native conifer hedge to the eastern and southern boundaries of the site are deemed to be of low ecological value and will be removed as part of the works and replaced with native species which have higher ecological value. This report accompanies this application.

Ecological Impact Assessment

An Ecological Impact Assessment was prepared in July 2025 by South Downs Ecology and accompanies this planning submission. A Natural England Mitigation Licence is not required as there are no plans to disturb the hanging tiles to the existing gable end where a bat day roost has been identified.

Asbestos Survey

An Asbestos Refurbishment survey was carried out 03 October 2024 by Supernova which identifies the presence of Asbestos in a number of locations. All Asbestos items will be removed under licence prior to any work commencing on site.

Arboracultural Survey

The Arboracultural Survey provides a summary report regarding the health and value of the existing trees within the site. The existing cypress trees provide dense screening to the perimeter and are deemed to be of poor ecological value .

The existing cypress trees are densely planted and overgrown and will be replaced with native trees and shrubs to provide a variety of habitats to encourage wildlife and help to increase biodiversity and ecology of the site.

The proposed hard and soft landscape proposals will create a safe play area for children and a place of refuge for residents.



Existing trees to boundary to be removed



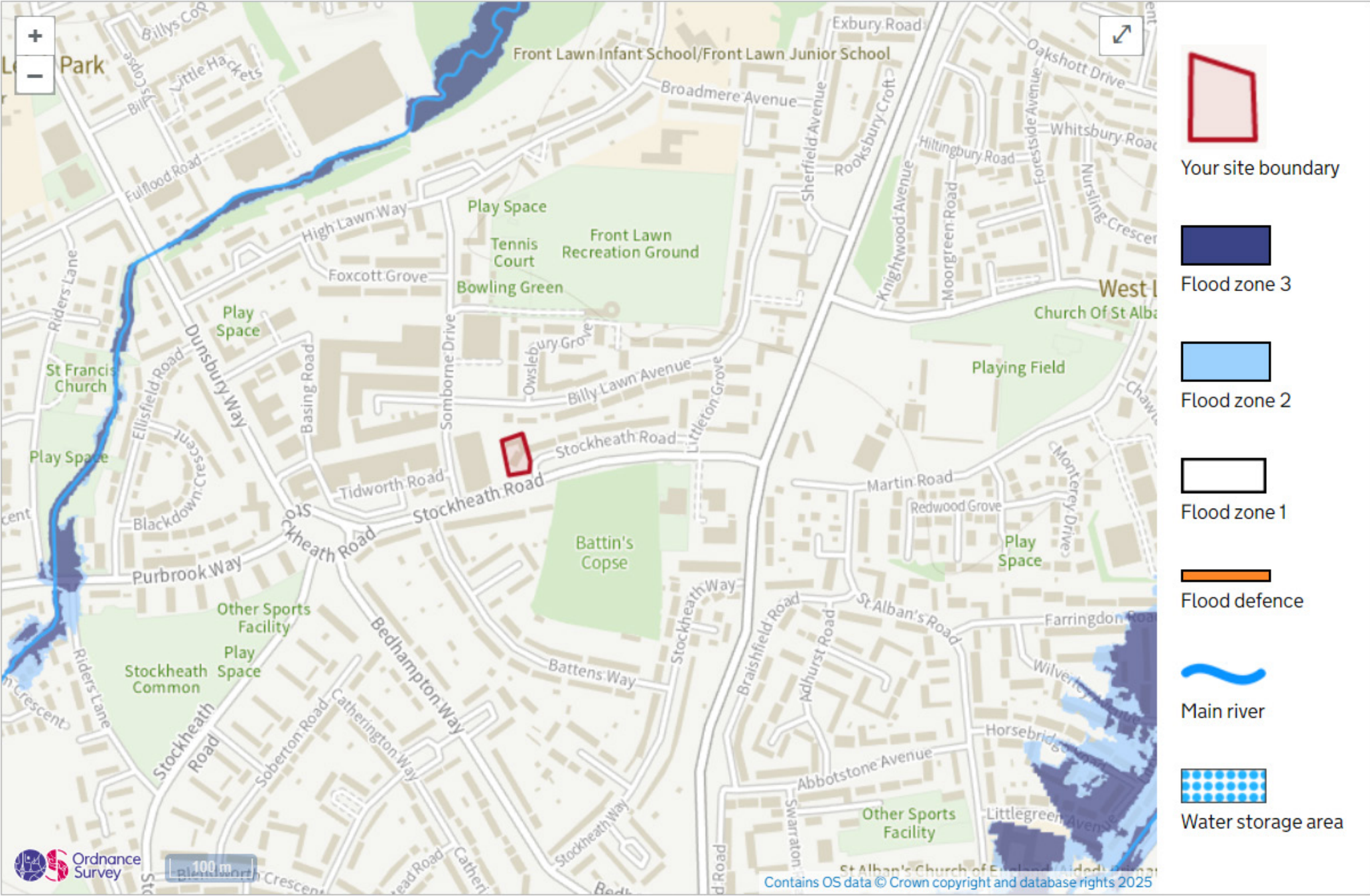
Trees to boundary of low ecological value to be replaced with native species.



6 Flood Risk

FLOOD RISK

The site's terrain is characterised by a relatively flat plateau. 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

Conclusion Summary

Summary

The site presents a strong justification for a change of use.

The predominance of residential usage in the area sets a precedent and the planning history indicates a willingness to permit changes that contribute to the care sector suggesting a community-focused approach to development.

Additionally, the local policy context, particularly the emphasis on regeneration within the borough, supports the notion that proposals contributing to social, economic and physical regeneration will be favourably received.

The existing residential buildings adjacent to the site, alongside the surrounding area's character indicate that a change of use from Care Home resorting back to residential use would be harmonious with the existing community fabric.

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 presence of a dual carriageway along Stockheath Road, offering ample vehicular access and on-street parking, enhances the location's accessibility.

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.

The proximity to essential services, including schools and hospitals, 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.

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



AERIAL VIEW C - AS PROPOSED

MAC Construction Consultants

Design carried out by in-house RIBA accredited practice:
MAC Design Consultancy Services Limited

Bell House,
Seebeck Place,
Knowlhill,
Milton Keynes, MK5 8FR

matthewroberts@macconsultingltd.com