

FORMER SSE OFFICES

BARTONS ROAD

Havant

PO9 5TH

DESIGN AND ACCESS STATEMENT ADDENDUM

27 FEBRUARY 2026

Stonebond.

EDGINGTONS
ARCHITECTS

PROJECT TEAM

Applicant

Stonebond Properties (Guildford) Limited



Architect

Edgingtons Architects



Planning Consultants

Vail Williams



Landscape

Charnwood Landscape Design Limited



Ecologist

John Wenman Ecological Consultant



Drainage & Highways

Charles & Associates



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FORMER SSE OFFICES BARTONS ROAD DESIGN AND ACCESS STATEMENT ADDENDUM

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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.

Company registration number: 8321510. Registered office: Burnham Yard London End, Beaconsfield Bucks HP9 2JH.

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1.1 MASTERPLAN



1.2 SITE MIX

All units will be tenure blind, providing a seamless interface between private and affordable dwellings.

Overall, there are 90 homes, with 7 different types of dwelling. These will provide contemporary homes with traditional character and styles as set out in the SPD.

SCHEDULE			
1B FLATS	X 11	1-BED	
2B FLATS	X 21	2-BED	
M 2.3	X 12	2-BED	
M 3.11	X 1	3-BED	
M 3.12	X 28	3-BED	
M 3.13	X 7	3-BED	
M 4.12	X 10	4-BED	
TOTAL		90	
AFFORDABLE RENT			
1B FLATS	X 11	1-BED	
2B FLATS	X 21	2-BED	
M 3.11	X 1	3-BED	
M 3.13	X 1	3-BED	
M 4.12	X 2	4-BED	
TOTAL		37	
SHARED OWNERSHIP			
M 2.3	X 5	2-BED	
M 3.13	X 4	3-BED	
TOTAL		9	

- KEY:
- Affordable Rent
 - Shared Ownership



1.3 HOUSE TYPES

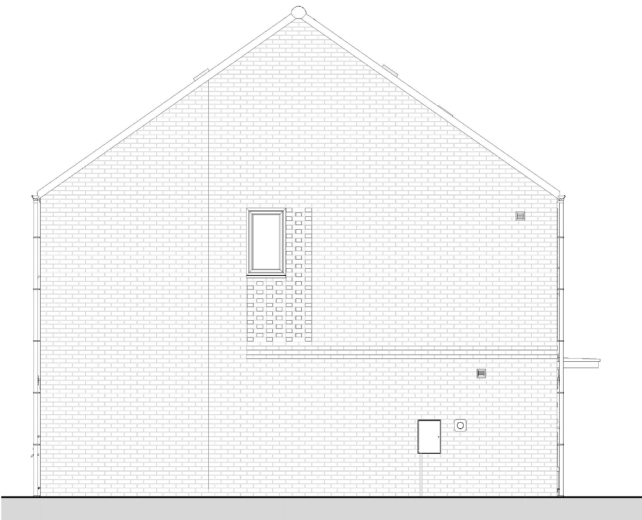
2-BED HOUSE



Front Elevation



Rear Elevation



Side Elevation

House Type M2.3
2B4P

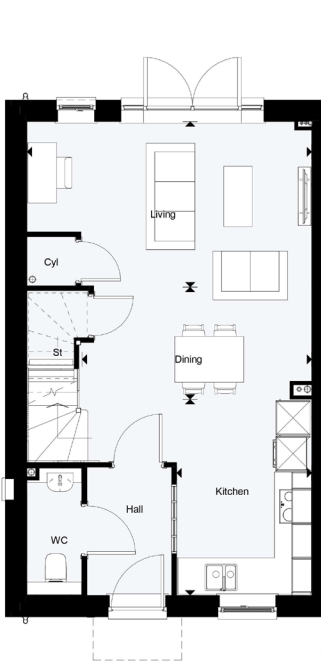
M4(2) NDSS Compliant

GIA: 893 ft² NIA: 878 ft²
83 m² 82 m²

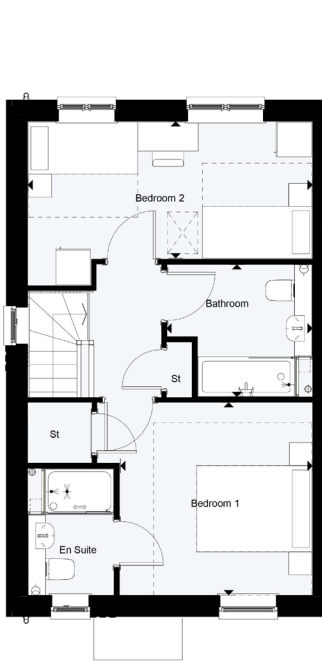
TOTAL STORAGE: 2.17 m²
NDSS REQ'D: 2.00 m²

PLOT NUMBERS:
As drawn: 13, 15, 31, 35, 42, 52
Handed: 12, 30, 32, 41, 50, 51

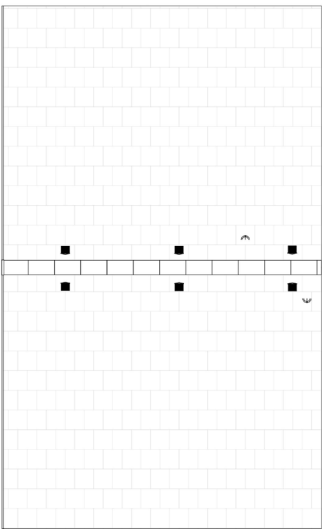
Note: Coloured elevations are indicative only. For detailed material specification, please refer to dwelling materials layout 6087-1150.



Ground Floor Plan



First Floor Plan



Roof Plan

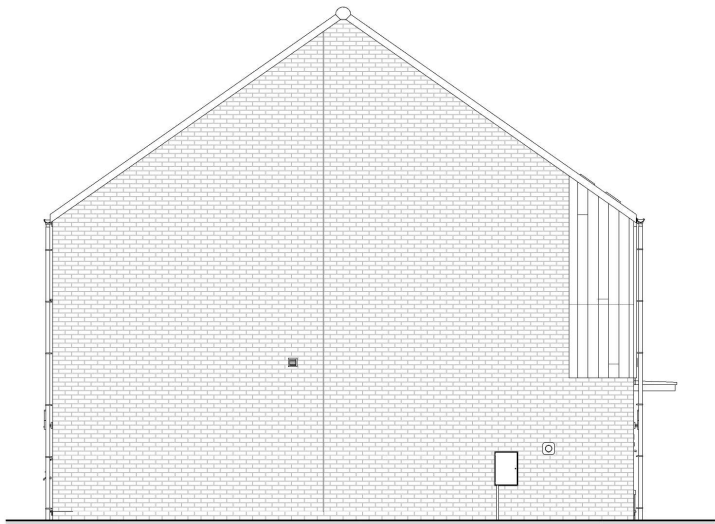
3-BED HOUSE



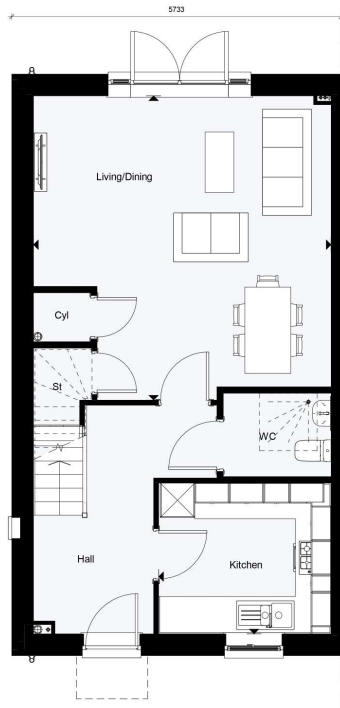
Front Elevation



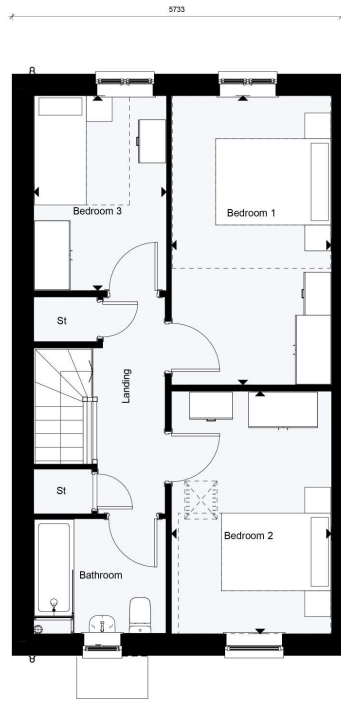
Rear Elevation



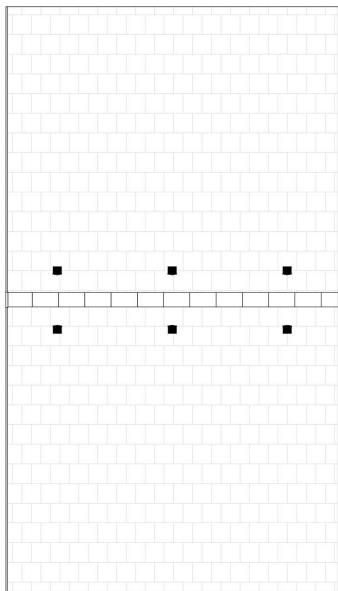
Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

House Type M3.11
3B5P

M4(2) NDSS Compliant

GIA: 1060 ft² NIA: 1044 ft²
98 m² 97 m²

TOTAL STORAGE: 2.62 m²
NDSS REQ'D: 2.50 m²

PLOT NUMBERS:
As drawn: 2

Note: Coloured elevations are indicative only. For detailed material specification, please refer to dwelling materials layout 6087-1150.

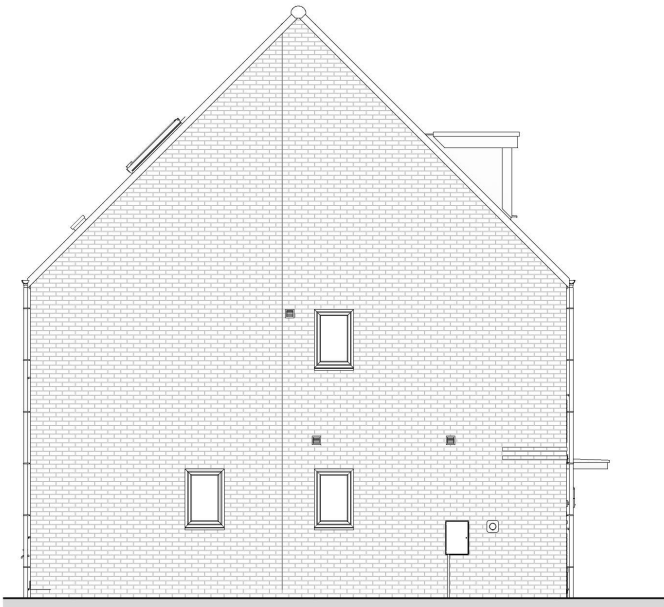
3-BED HOUSE



Front Elevation



Rear Elevation



Side Elevation

House Type M3.12
3B5P

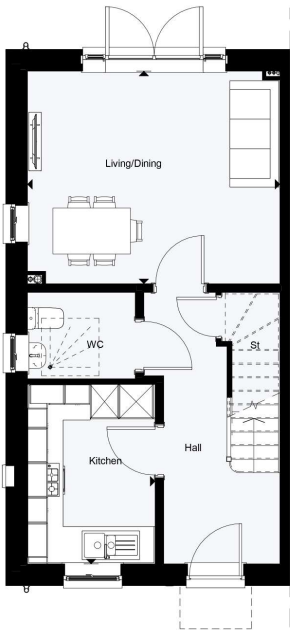
M4(2) NDSS Compliant

GIA: 1105 ft² NIA: 1083 ft²
103 m² 101 m²

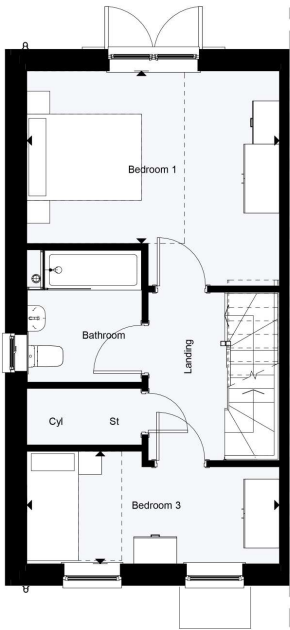
TOTAL STORAGE: 3.48 m²
NDSS REQ'D: 2.50 m²

PLOT NUMBERS:
As drawn: 8, 10, 28, 43, 44, 45, 46, 47, 48, 49, 56, 58
Handed: 7, 9, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 55, 57

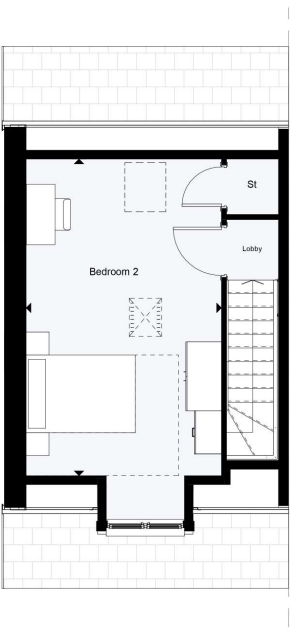
Note: Coloured elevations are indicative only. For detailed material specification, please refer to dwelling materials layout 6087-1150.



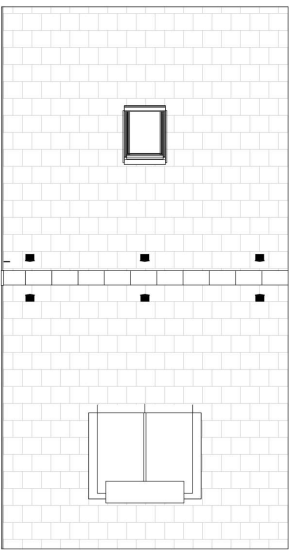
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

3-BED HOUSE



Front Elevation



Side Elevation



Side Elevation

House Type M3.13
3B5P

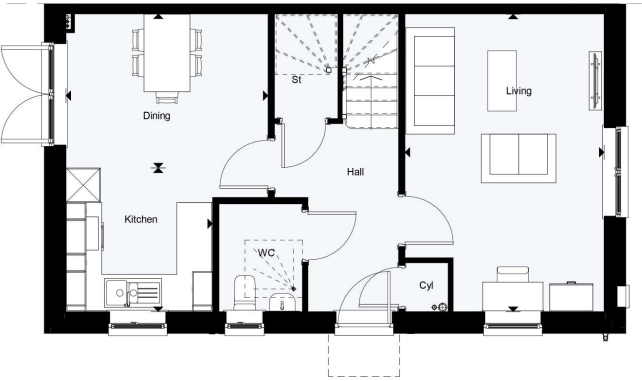
M4(2) NDSS Compliant

GIA: 1060 ft² NIA: 1044 ft²
98 m² 97 m²

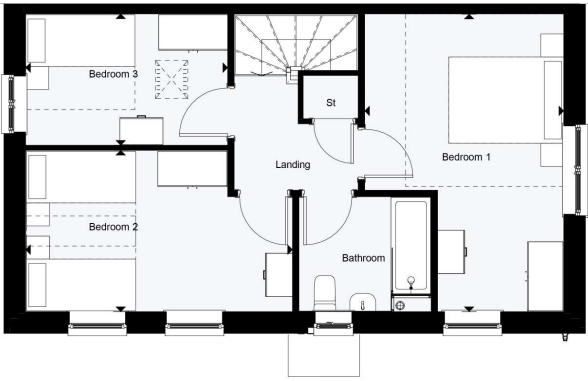
TOTAL STORAGE: 2.73 m²
NDSS REQ'D: 2.50 m²

PLOT NUMBERS:
As drawn: 33
Handed: 1, 11, 14, 29, 34, 40

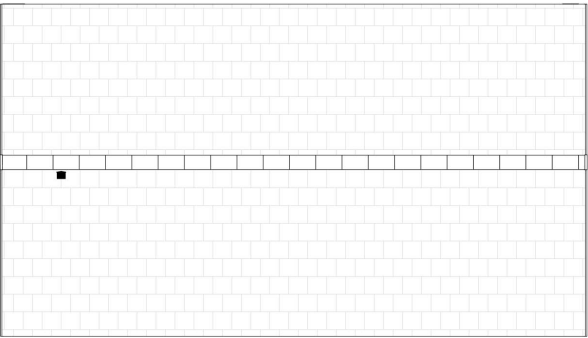
Note: Coloured elevations are indicative only. For detailed material specification, please refer to dwelling materials layout 6087-1150.



Ground Floor Plan



First Floor Plan



Roof Plan

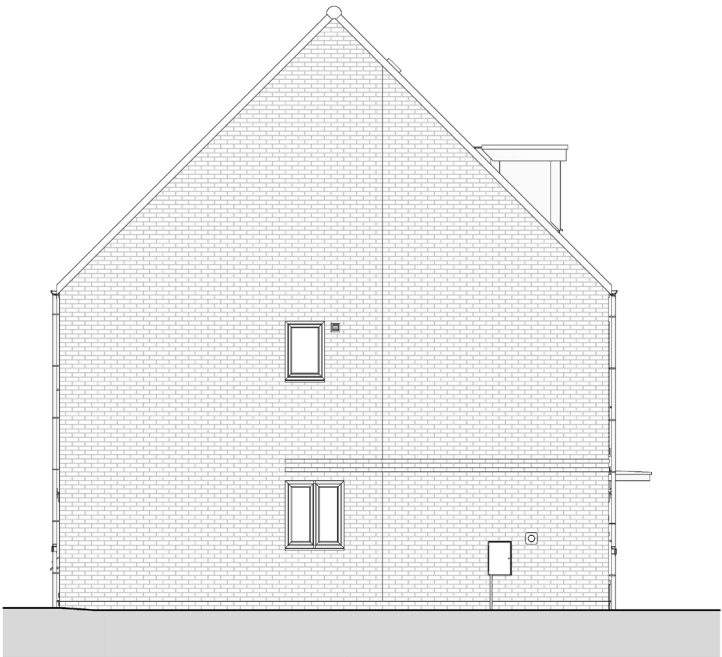
4-BED HOUSE



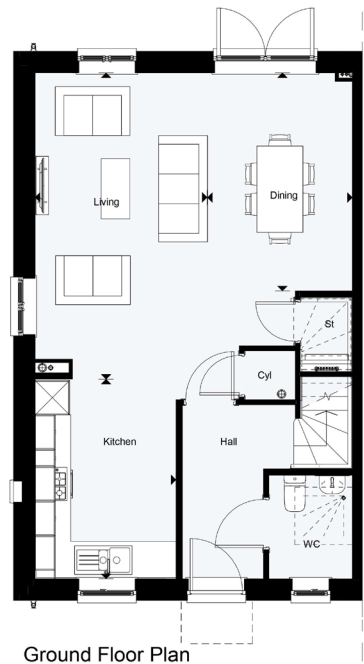
Front Elevation



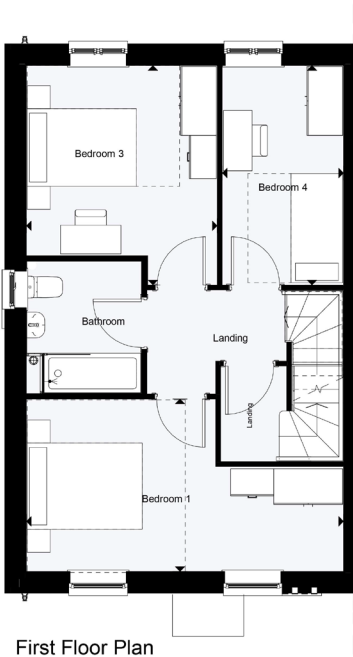
Rear Elevation



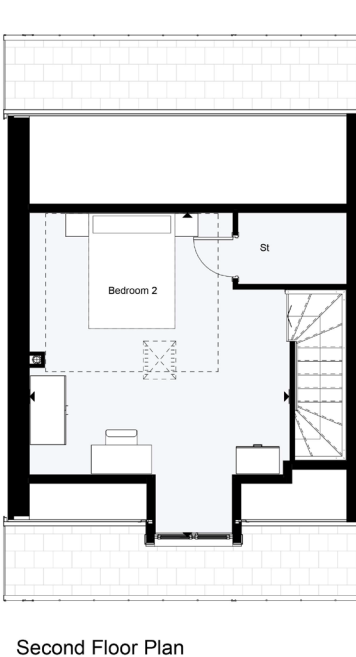
Side Elevation



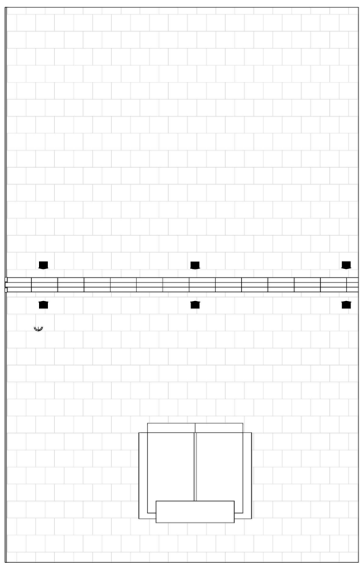
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

House Type M4.12
4B7P

M4(2) NDSS Compliant

GIA: 1348 ft² NIA: 1328 ft²
125 m² 123 m²

TOTAL STORAGE: 3.34 m²
NDSS REQ'D: 3.00 m²

PLOT NUMBERS:
As drawn: 4, 6, 37, 39, 54
Handed: 3, 5, 36, 38, 53

Note: Coloured elevations are indicative only. For detailed material specification, please refer to dwelling materials layout 6087-1150.

1.4 APARTMENT FLOOR PLANS

GROUND AND FIRST FLOOR PLAN

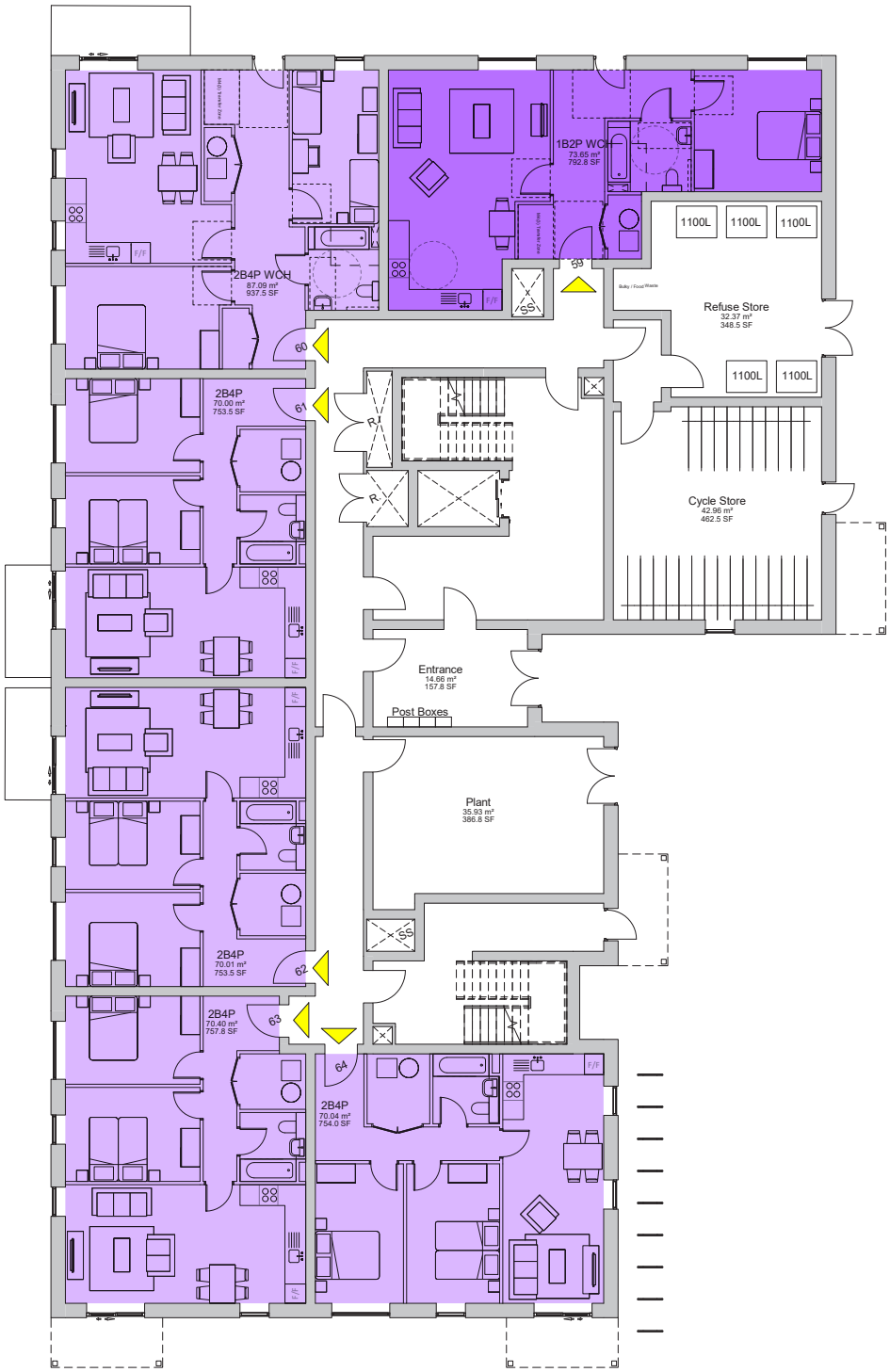
The flats are situated in the north-west corner of the site on the junction of Bartons Road and Petersfield Road. There is a provision of 32 flats, all of which are affordable rent. The flats have internal secure cycle store and refuse store. All flats are M4(2) along with 2% M4(3) compliant located on the ground floor.

1B FLATS X 11
2B FLATS X 21

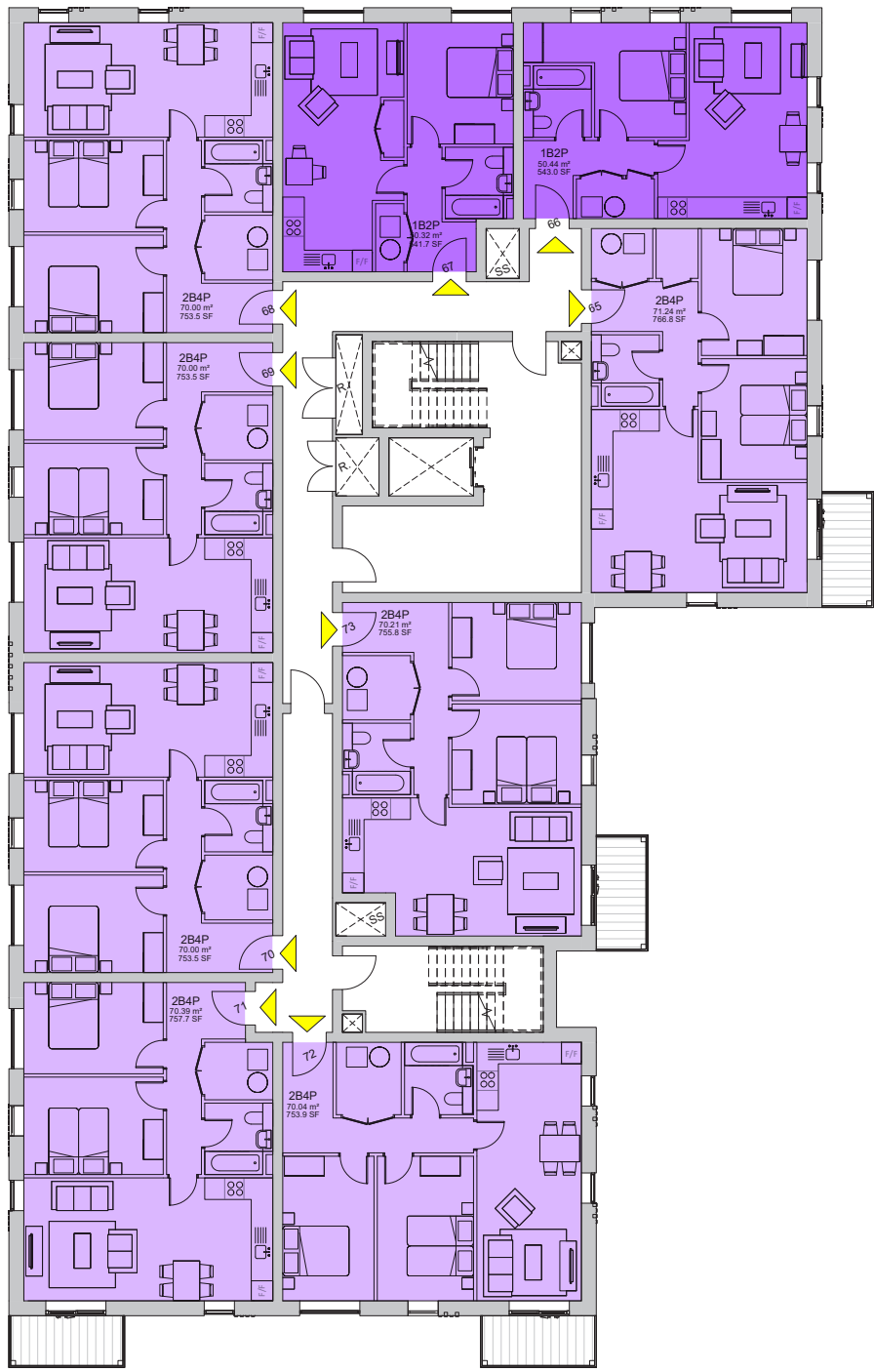
TOTAL = 32

- 1B2P Flats
- 2B4P Flats

KEY PLAN

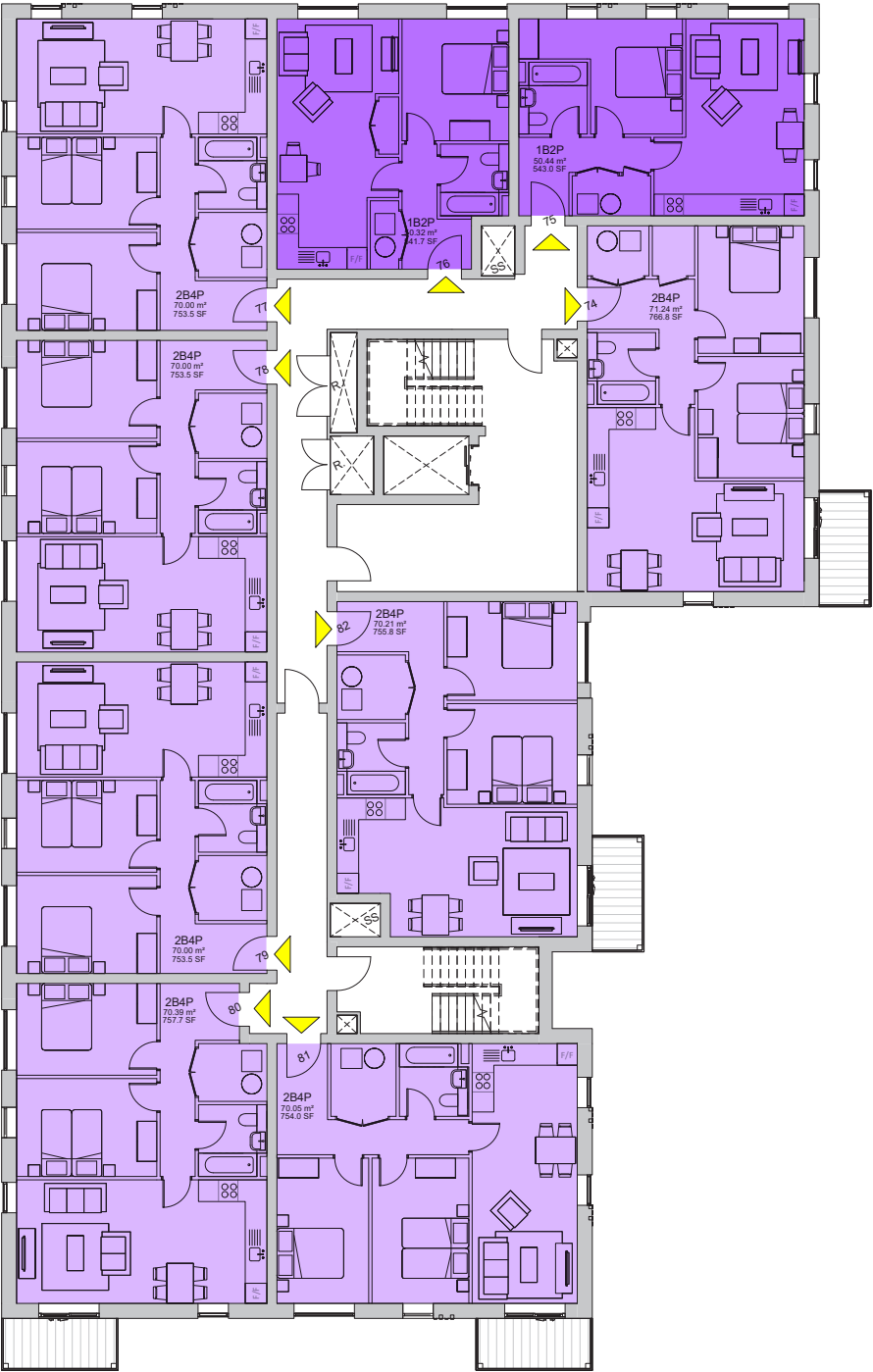


Ground Floor Plan

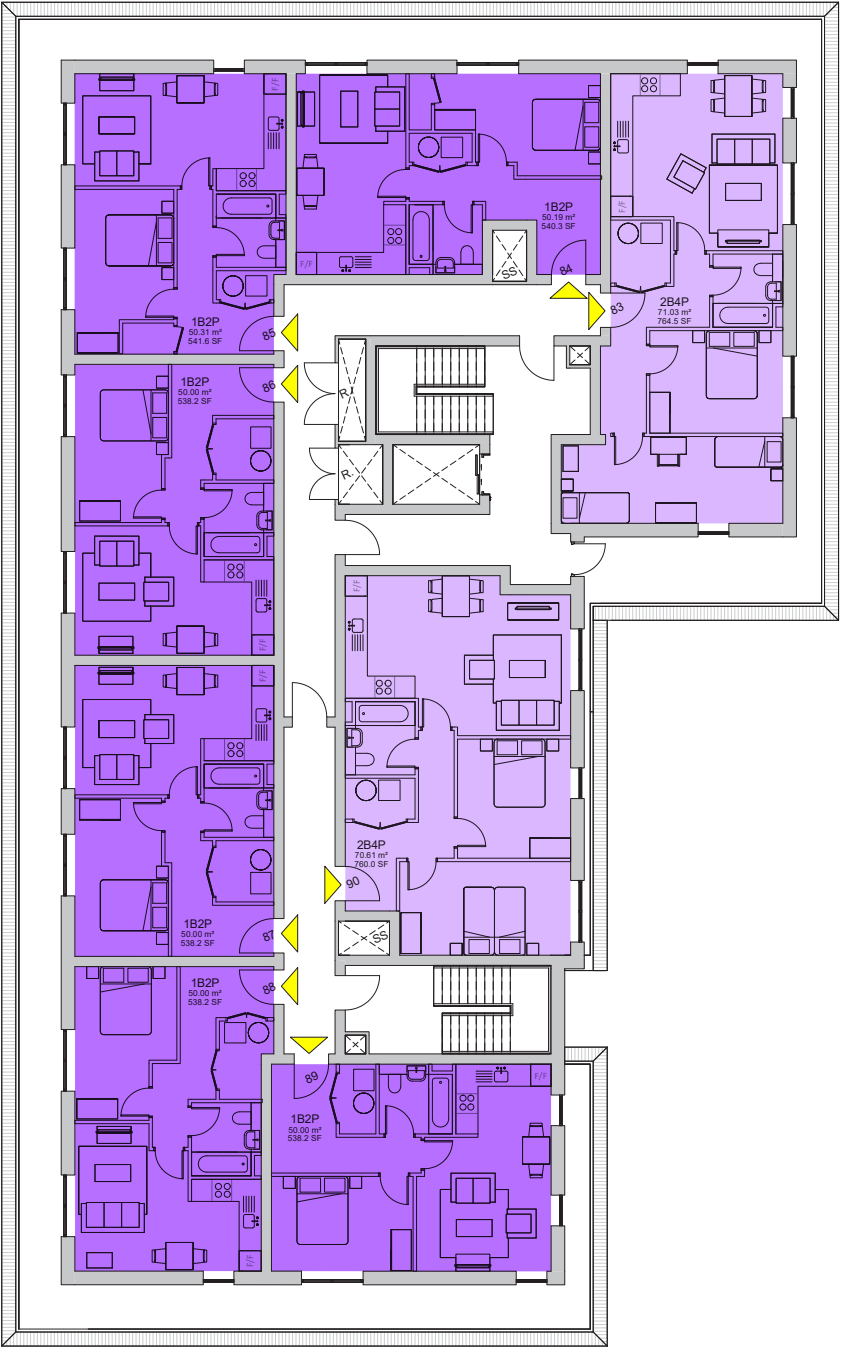


First Floor Plan

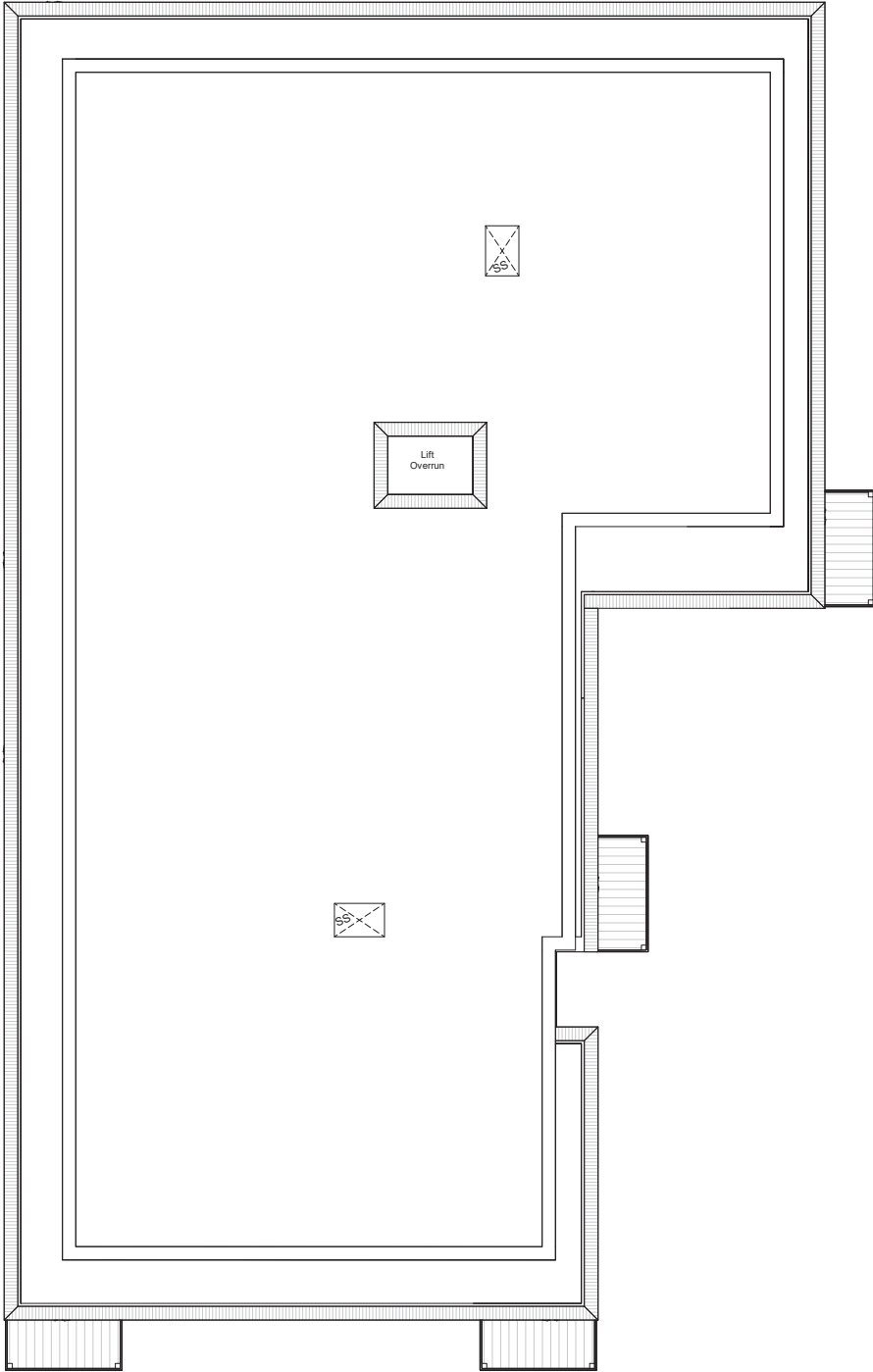
SECOND AND THIRD FLOOR PLAN



Second Floor Plan



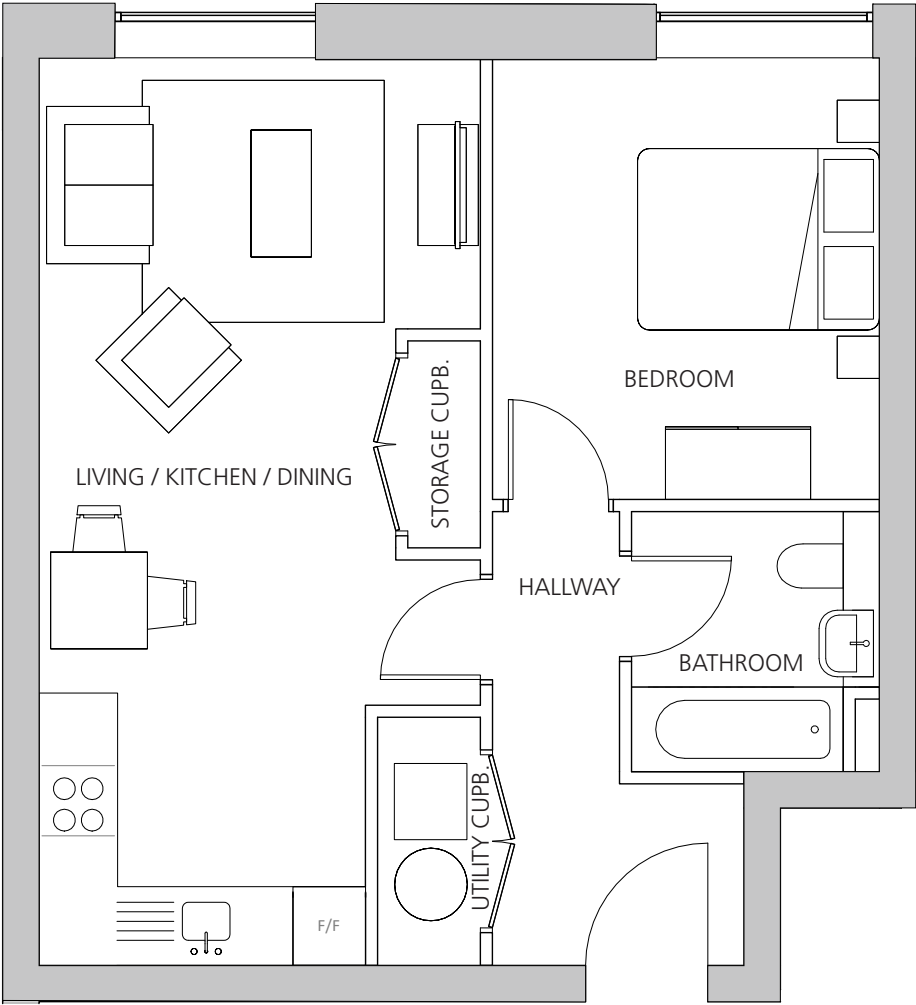
Third Floor Plan



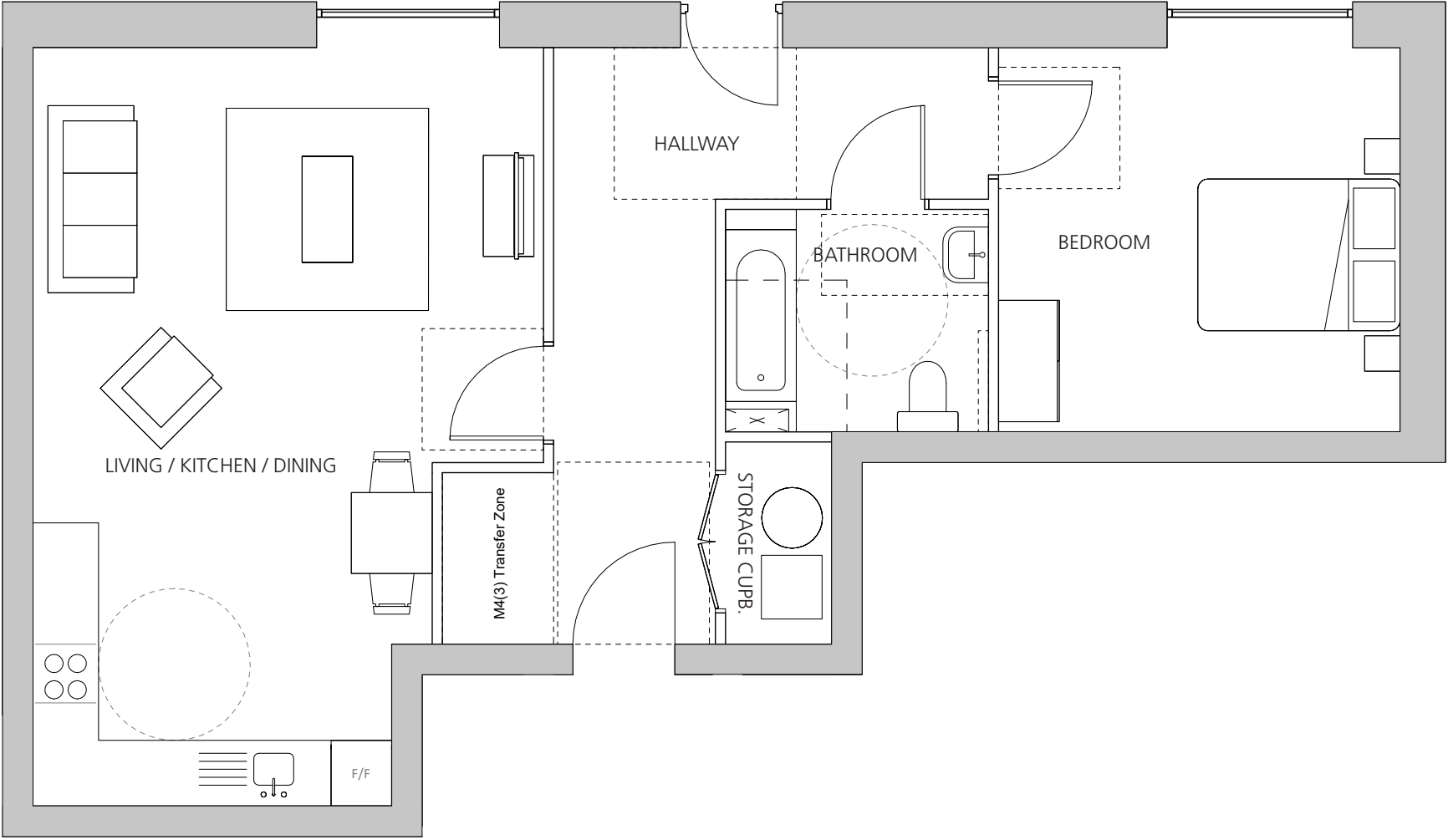
Roof Plan

1.5 TYPICAL APARTMENT LAYOUTS

1-BED 2-PERSONS TYPICAL LAYOUTS

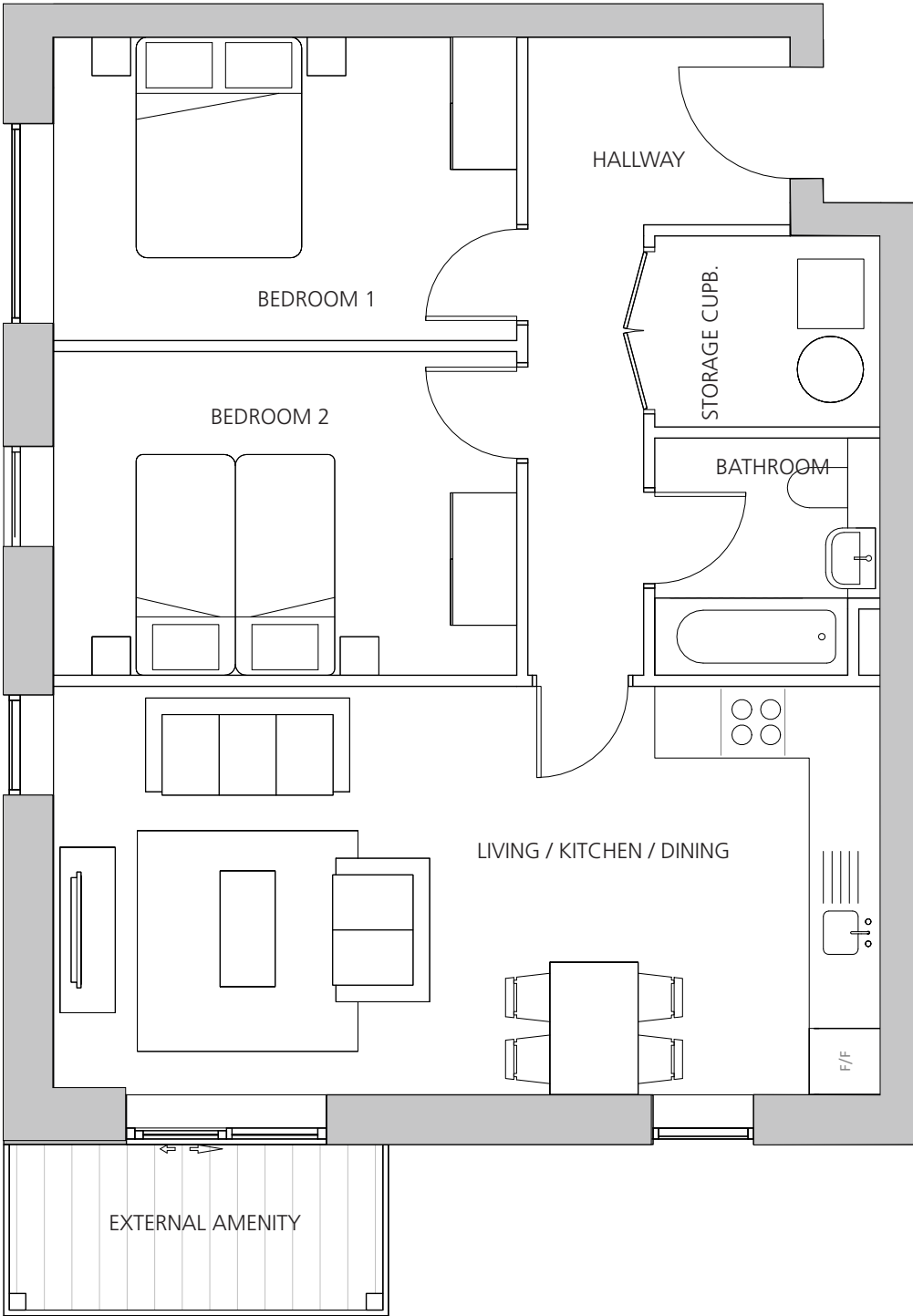


Typical 1B2P Apartment Layout - 50m²

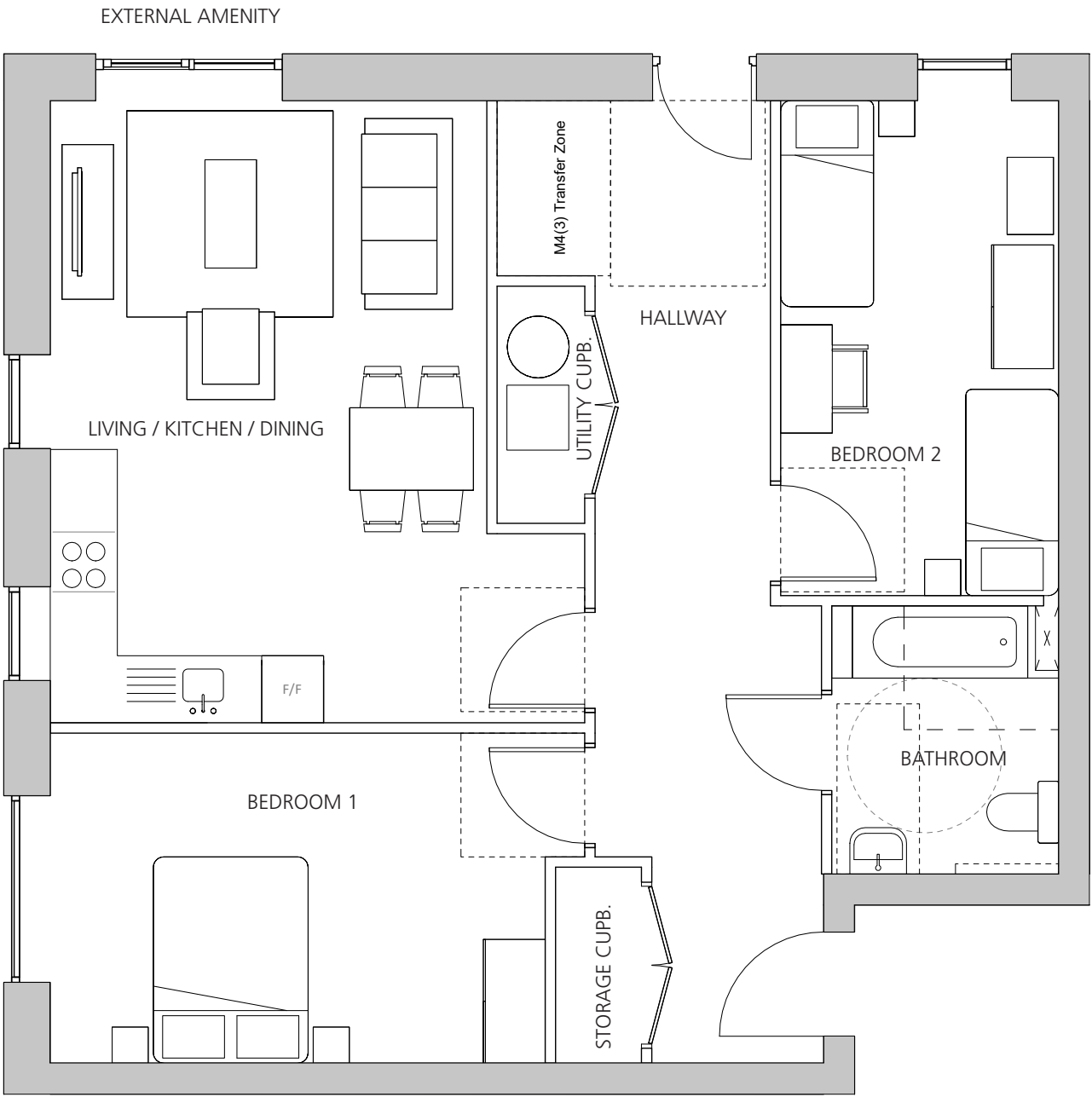


Typical 1B2P M(4)3 Apartment Layout - 73m²

2-BED 4-PERSONS TYPICAL LAYOUTS



Typical 2B4P Apartment Layout - 70m²



Typical 2B4P M(4)3 Apartment Layout - 87m²

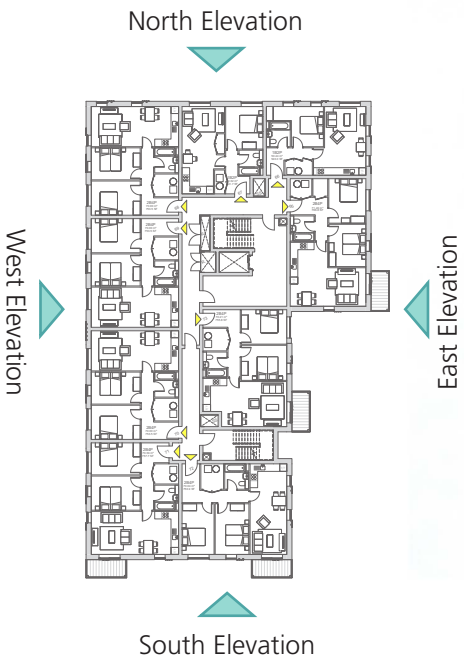
1.6 APARTMENT ELEVATIONS

NORTH & WEST ELEVATION



West Elevation

KEY PLAN



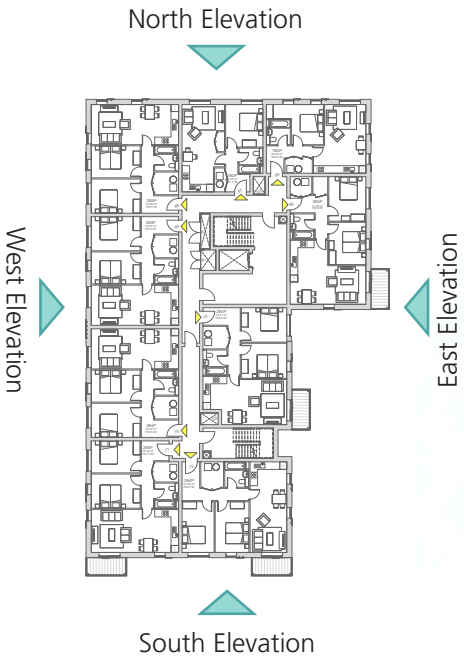
North Elevation

SOUTH & EAST ELEVATION



East Elevation

KEY PLAN



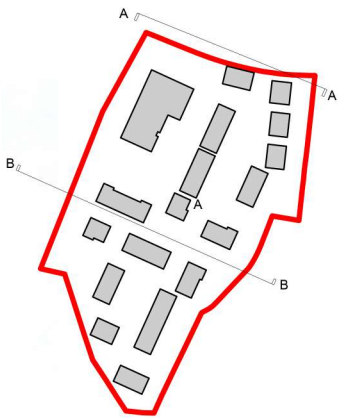
South Elevation

1.7 SITE APPEARANCE



Section A - A (1:200)

KEY PLAN



Section B-B (1:200)

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