

Strouden Court Havant Housing Development Sites

Preliminary Analysis and Concept Plans
Rev B - February 2021

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1. Brief

The Design Group were asked by Jo Bennett (Head of Business Growth, Relationships and Support) to provide initial proposals for the redevelopment of the area around the Strouden Court Precinct. Initial proposals have already been drawn up by Martin Ralf Associates, but some concerns have been raised about their proposals, in particular the loss of the existing shops, pre-school and bus turning circle. The Design Group were therefore asked to provide alternative schemes for consideration which retained these community facilities.

The site lies within the Warren area of Havant, approximately 3km north of the town centre. The exact extent of the site has not been identified, but much of the land in this part of Havant is owned by Portsmouth City Council.

There is a significant demand for council housing in the area. Waiting lists show that there is a considerable need for two and three bedroom dwellings.

This report illustrates the initial site analysis that has been carried out and identifies three potential options for development.


It should be noted that this initial study has not included any consultation with existing residents, or with the Planning Authority at Havant. Whilst some information has been received from statutory service providers, further investigations and survey work will be required if it is decided to progress any of these initial proposals.



Strouden Court Precinct - Image from Google Earth.



NOTE:
All dimensions to be checked on site prior to commencement of any work
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Notify C.A of any discrepancies before ordering materials.

Rev	Date	Revision Details (Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
Site Plan as Existing			
Date	15/09/20	Scale @ A3	1 : 1250
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:			
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head		Tel No: 023 92 841518	
Design/ Survey By	Drawn By	Checked By	
CG	CG		
Drawing No			
SC20 / 1000 / P1			
SURVEY	DESIGN	WORKING DRAWING	
FEASIBILITY	TENDER	AS BUILT	
INFORMATION	CONTRACT	A.I.	

2. Planning Policy

Havant Borough Council is the local Planning Authority.

The key planning issues that will impact on the number of dwellings that could be accommodated on these sites are considered to be as follows;

Allocation - Policy H39 in the emerging local plan states that a mixed-use development or redevelopment of the site for about 55 dwellings, retail provision and public open space will be permitted where:

- a. Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following: i. Heritage Statement; ii. Ecological Assessment; iii. Flood Risk Assessment; iv. Noise Impact Assessment;
- b. The existing bus stop, community and retail uses are re-provided on site with sufficient vehicle and cycle parking

Dwelling Sizes - Policy H1. The Authority will require all residential development to meet the nationally described space standards. See extract below. On housing developments of 10 dwellings or more, 30% of new houses will be required to meet as a minimum Part M4(2) of the Building Regulation to ensure that new homes are suitable for a wide range of occupants.

Table 1 - Minimum gross internal floor areas and storage (m²)

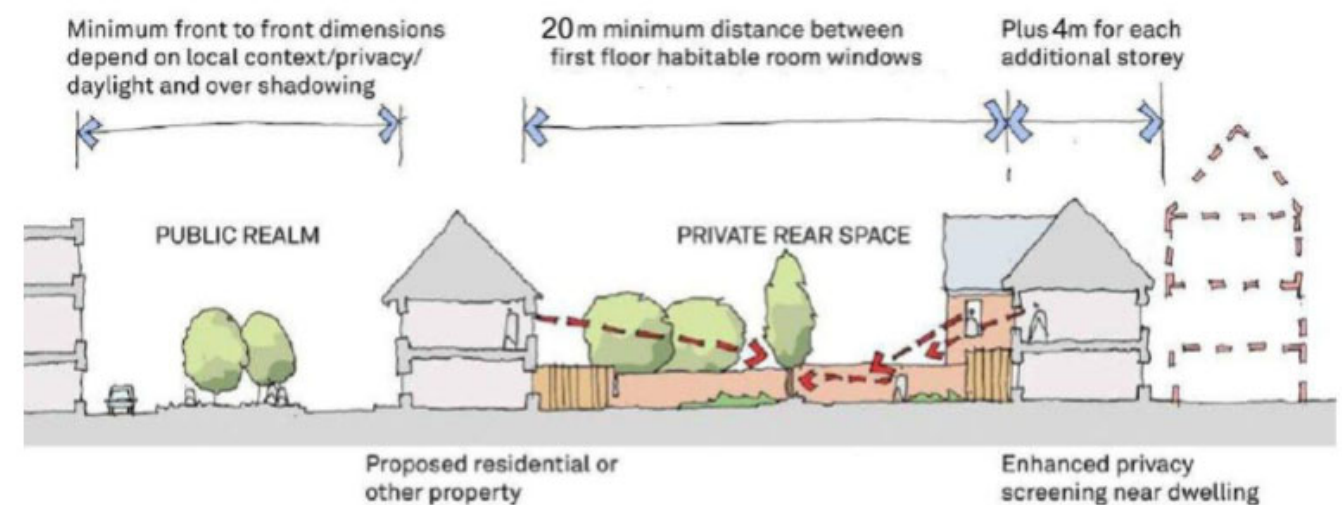
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

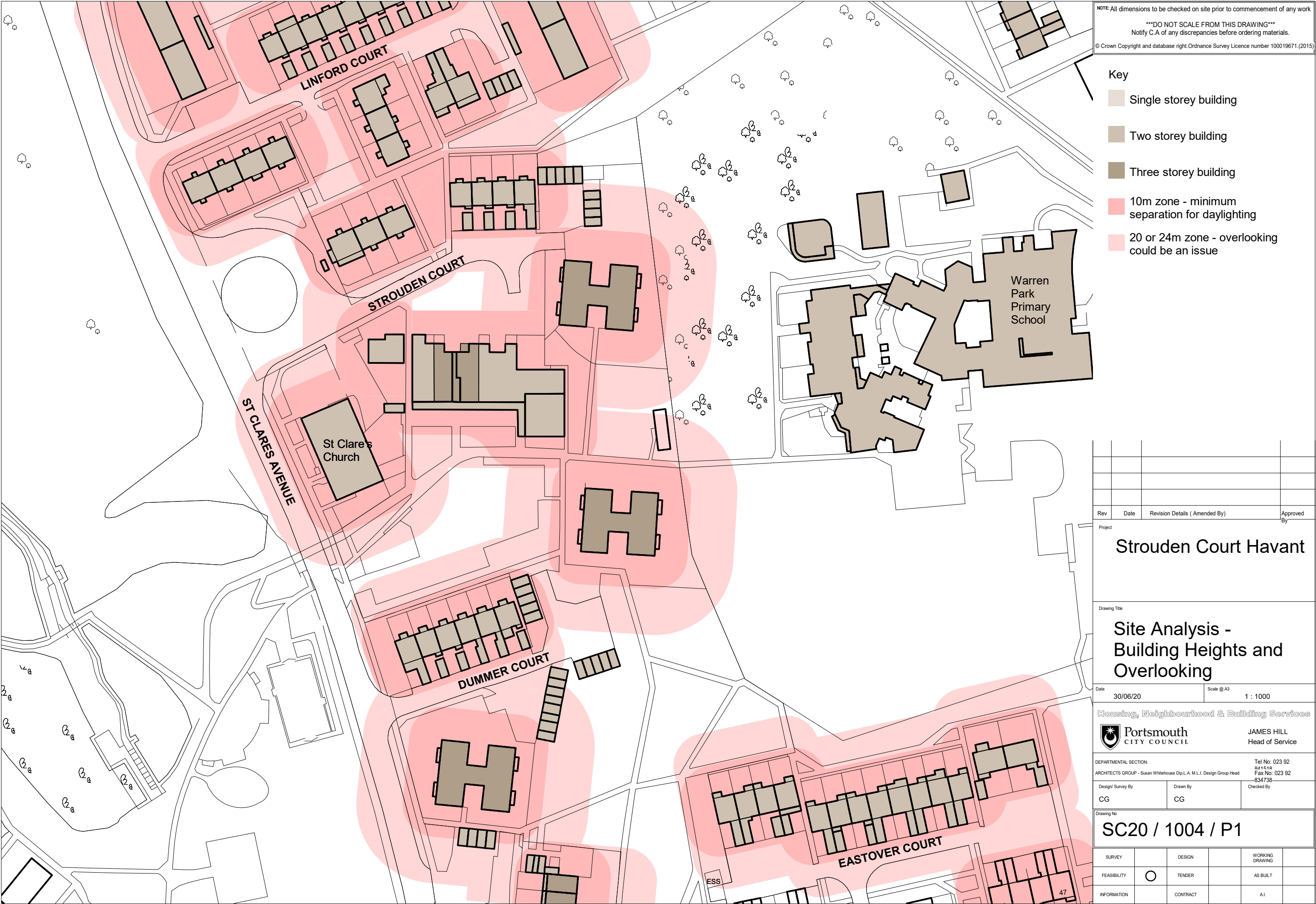
Car Parking - Policy DM13. Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document. Extract below.

TABLE 4A		TABLE 4B	
C3 Dwelling Houses – Vehicle Parking		C3 Dwelling Houses – Shared/Communal Parking (unallocated)	
Zone	Minimum Car Parking Requirement	Zone	Minimum Car Parking Requirement
Size of dwelling		Size of dwelling	
1 Bed Unit	1 space	1 Bed Unit	0.9 spaces
2 Bed Unit	2 spaces	2 Bed Unit	1.3 spaces
3 Bed Unit	2 spaces	3 Bed Unit	1.9 spaces
4+ Bed Unit	3 spaces	4+ Bed Unit	2.4 spaces

Overlooking - Policy CS16 (High Quality Design). In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:

- Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation
- Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance.
- Where a dwelling faces a blank gable, 10 metres separation distance is required
- Garden length should normally allow 10 metres between the dwelling and the boundary.





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- Key
- Single storey building
 - Two storey building
 - Three storey building
 - 10m zone - minimum separation for daylighting
 - 20 or 24m zone - overlooking could be an issue

Rev	Date	Revision Details (Amended By)	Approved By
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Project

Strouden Court Havant

Drawing Title

Site Analysis - Building Heights and Overlooking

Date 30/06/20 Scale @ A3 1 : 1000

Housing, Neighbourhood & Building Services

 **Portsmouth CITY COUNCIL**

JAMES HILL
Head of Service

DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head

Tel No: 023 92 841548
Fax No: 023 92 834738

Design/ Survey By CG Drawn By CG Checked By

Drawing No

SC20 / 1004 / P1

SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	

3. Site Analysis

Ownership:

Refer to drawing no. SC20/1001/P1 which highlights the land under PCC Housing ownership.

Travel:

The Strouden Court area lies approximately 2 miles north of Havant town centre, and is accessed via St Clares Avenue.

There is a bus stop close to the site which is served by the no. 23 bus providing links to Havant and Portsmouth. Bus routes 20, 21 and 39 are 10/15 minutes walk away and take you to Waterlooville and West Leigh etc. The closest railway station is at Bedhampton approximately 1.9 miles south of the site.

The site would not be classed as a "Highly Accessible Area" and so the Local Planning Authority would expect parking provision in line with their normal parking standards (see section 2 above).

Existing Parking:

There is a large amount of existing car parking on and around the site. Much of this is in poor quality external spaces which add little to the character of the area.

Strouden Court provides access to an existing parking area behind the small precinct. This area is not marked out but can accommodate approximately 30 cars.

The Warren public house was closed in 1999 and the building was demolished in 2003. Since then the site of the former pub has been used as an unmarked car park, providing space for approximately 50 cars.

There are a total of 27 existing garages accessed via Strouden Court & Dummer Court. Many are empty or only used for storage and could be demolished to provide additional space for new development.

Existing Pedestrian Routes:

A number of public footpaths criss-cross the surrounding area, although pedestrians wishing to walk from the housing to the north of the site to the precinct would need to walk across the car park at Strouden Court. From this car park there is a narrow alleyway to the west of the post office and a covered walkway adjacent between the shops, but neither of these are pleasant spaces in the day time, and are probably avoided by many at night.

A pedestrian underpass immediately south of the Church leads under St Clares Avenue to the Warren public open space with its skate park, games courts and the Hermitage Stream. Although during our visits almost everyone we saw chose to cross the road rather than use the underpass.



Parking Area Accessed via Strouden Court



Site of former Warren Pub



Existing Garages off Strouden Court



Alleyway to East of Precinct



*Existing Crossing over St Clares Avenue
(Pedestrian Underpass under)*



Existing Garages off Dummer Court

Existing Housing:

Much of the existing housing in the area is modest terraced housing built in the 1960s, many with both garages and forecourt parking. The orientation and configuration of the terraces results in an odd arrangement whereby the back of some of the houses face onto the streets and the fronts often face onto footpaths and open spaces, although this has not been done in a consistent way.

In addition to the terraced houses there are a number of blocks of flats, including three 3 storey H blocks containing 11 two bed flats each. There are also four maisonettes built over the retail units in Strouden Court Precinct.

The flats and maisonettes remain in PCC ownership, but many of the houses have been sold.

The existing housing density is relatively low, with large areas of open space and car parking between the blocks and terraces.

Existing Shops and Community Facilities:

Strouden Court Precinct comprises 5 small retail units. Most of these units are currently vacant, with only the Warren Post Office open during Summer 2020. (Although many retail outlets were closed at this time due to the coronavirus pandemic.) The precinct building is typical of its time, but has some architectural merit and could be retained and enhanced.

The single storey building next to the retail units is occupied by St Clares Pre-School. This is a popular pre-school for children aged 18 months to 4 years. The pre-school received Ofsted Excellent in Feb 2020 and the client is keen to keep this provision.

Warren Park Primary School is located to the east of the precinct, and the school site can be accessed directly via the footpath that passes in front of the precinct and pre-school. During our visits we noticed a significant number of parents and children using this route.

St Clares Church is located to the west of the precinct. The main entrance to the church is on the north elevation and is accessed through the churches own car park. Unfortunately due to this orientation and the changes in level across the site, the church building and grounds do not relate well to the precinct area.



*Existing Terraced Housing
(Strouden Court)*



*Existing Terraced Housing
(Linford Court)*



Existing Maisonettes over Shops



Existing 3 Storey H Block of Flats



Shops and Nursery



St Clares Church

Existing Trees and Green Spaces:

There are a large number of mature trees and green spaces around the site. There is a large wooded area on the other side of St Clares Avenue to the north west of the site, and a significant number of trees to the east on the school site.

Just to the west of the site on the other side of St Clares Avenue is the Warren public open space with its skate park, games courts and the Hermitage Stream. This is designated as a SINC (Site of Importance for Nature Conservation.)

Much of the areas between existing housing has been laid to grass. Whilst these open areas are welcome, there is little biodiversity, and more interesting low maintenance native planting could help to improve the area.

Some of the existing open areas could be developed for housing. The scheme developed by Martin Ralph associates showed development on the area to the East of Dummer Court. This is considered to be a suitable area for further development, but will need careful consideration due to overlooking of existing dwellings and significant changes in level.

Another area which could be developed for housing is the grassed area to the south of Conford Court. This is in PCC ownership and whilst not within the original area discussed with the client, has been included in the second proposed option included in this report.

Levels:

At this stage a full topographic survey has not been carried out, but it is clear that there are considerable changes in level across the site. The area generally slopes up towards the north-east, but there are also localised changes in level and many of the grassed areas between and around the existing flats and garages have considerable banking.



Grass Bank by Dummer Court Garages



Grassed Area East of Dummer Court



Trees on West of St Clares Avenue



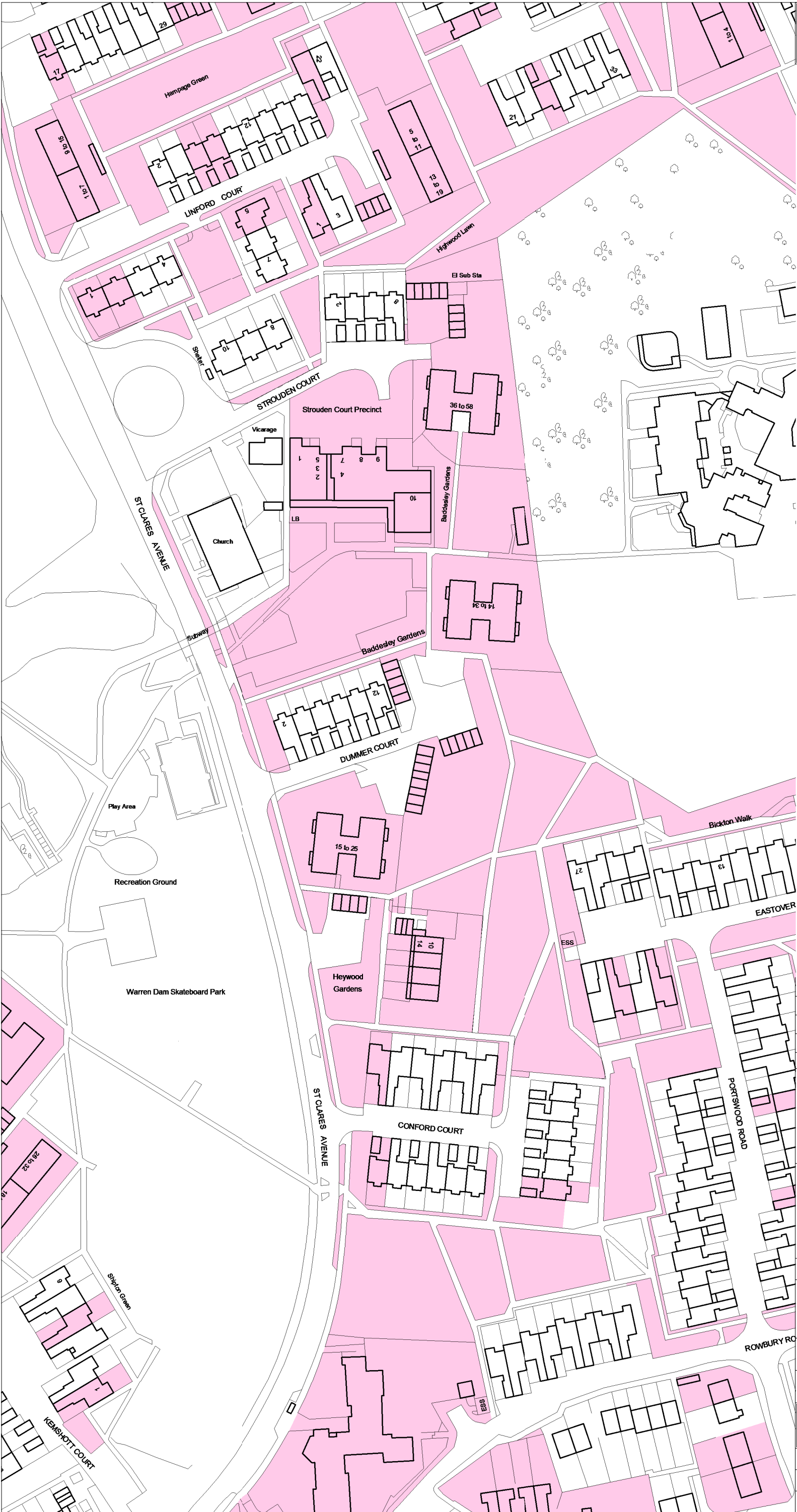
Trees Along St Clares Avenue




Open Area South of Conford Court

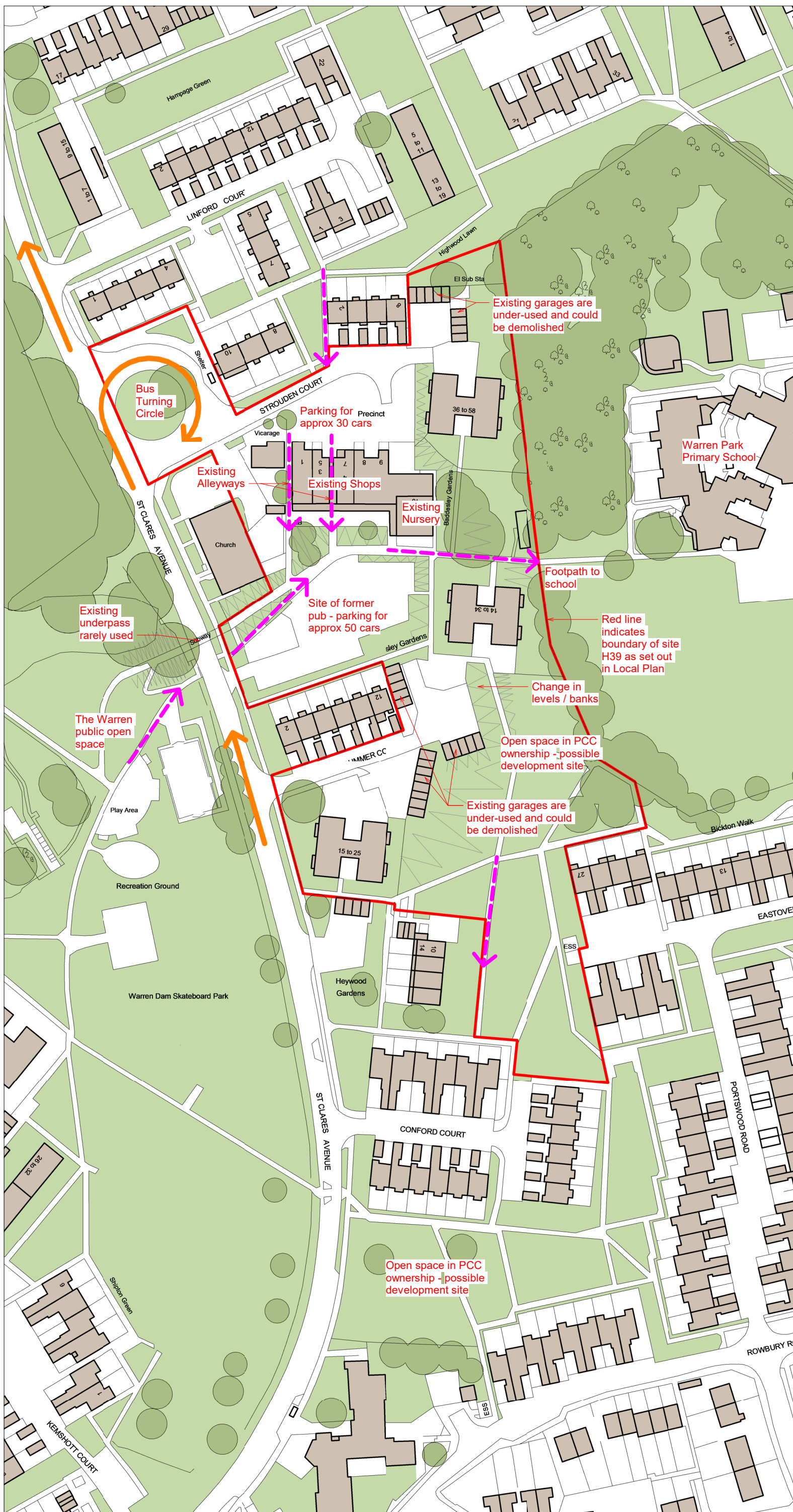



Open Area South of Conford Court



NOTE:
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P2	09/01/21	Land to the west of Eastover Court added	CG
Rev	Date	Revision Details (Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
PCC Housing Land			
Date	23/06/20	Scale @ A3	1 : 1250
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:			
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Tel No: 023 92 841518			
Design/ Survey By	Drawn By	Checked By	
CG	CG		
Drawing No			
SC20 / 1001 / P2			
SURVEY	DESIGN	WORKING DRAWING	
FEASIBILITY	TENDER	AS BUILT	
INFORMATION	CONTRACT	A.I.	



Rev	Date	Revision Details (Amended By)			Approved By
Project					
Strouden Court Havant					
Drawing Title					
Site Analysis					
Date		Scale @ A3			
29/06/20				1 : 1250	
Housing, Neighbourhood & Building Services					
		Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:					
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head				Tel No: 023 92 841518	
Design/ Survey By		Drawn By		Checked By	
CG		CG			
Drawing No					
SC20 / 1002 / P1					
SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	

4. Key Constraints and Opportunities

Retain and Re-Use

Retaining the existing shops and nursery buildings will have a significant impact on the available area for redevelopment. However by retaining these existing facilities the cost of demolishing the existing buildings and constructing replacement facilities can be avoided.

Parking

Providing adequate parking is considered to be a significant issue for this site. Since the demolition of the Warren pub in 2003, residents and visitors to the shops, nursery and school have become used to there being plenty of space for parking. This coupled with the proposed loss of garage space could lead residents to be concerned about parking provision. Whilst it might be possible to demonstrate through a full transport assessment that reduced parking provision might be acceptable, at this stage the initial proposals set out in this report comply with the full parking standards as set out by Havant Borough Council.

Overlooking

In order to comply with Havant Borough Council's planning policy CS16 it becomes more difficult to accommodate high rise buildings on the site (each additional storey added will require an additional 4m separation between dwellings). Therefore it will be difficult to fit buildings of over 3 storeys on most the site if the existing shops are to be retained.

Improving Pedestrian Routes

Redevelopment of the area will provide an opportunity to improve the pedestrian routes through the site. The existing footpath from the Warren open space across the site to the school should be improved and enhanced. This route passes directly in front of the shops and nursery, and is seen as a key route. An opportunity also exists to improve the north-south routes across the site which currently requires pedestrians to walk across the Strouden court carpark and then either through the walkway under the maisonettes, or down the narrow alleyway to the side of the post office. Consideration should be given to the removal of one or more vacant shop units to provide a more pleasant link between Strouden Court and the shop frontages.

5. Proposals

A number of options were prepared and discussed with the client in September 2020.

From these initial options, a preferred option was developed as shown on drawing no. SC20/1102/P4. By looking beyond the H39 policy area this option allows us to retain all of the existing dwellings, and the existing nursery, and keeps the majority of the existing shops while enhancing pedestrian routes through the site and providing more new dwellings than suggested in the emerging local plan. New dwellings have been distributed across the site at an appropriate scale to their surroundings, by infilling new houses around and between existing terraces, and by providing a new part 4, part 5 storey block of flats to the east of Dummer Court.

The proposals include a total of 33 new houses and 30 new flats as set out below:

23 no. 3 bed 6 person houses
2 no. 3 bed 6 person wheelchair user houses
7 no. 4 bed 8 person houses
1 no. 4 bed 8 person wheelchair user house
18 no. 2 bed 4 person flats
2 no. 2 bed 4 person wheelchair user flats
10 no. 1 bed 2 person flats
Total = 63 dwellings

6. Preliminary Flat & House Layouts

The concept plans within this document are based on the preliminary flat and house layouts which follow.

These flat and house types have been developed to meet the following criteria;

- Exceed the minimum area requirements as set out in the Nationally Prescribed Space Standards.
- Comply with the optional requirements of Building Regulations M4(2) "Accessible and Adaptable Dwellings", or in the case of wheelchair user dwellings with the requirements of Building Regulations M4(3).
- Be of a simple robust design which is cost effective to build.
- Be of a similar scale to the surrounding properties.

1 Bedroom 2 Person Flat

Total gross internal floor area = 50m²

Refer to drawing no. SC20/1204/P1

2 Bedroom 4 Person Flat

Total gross internal floor area = 73m²

Refer to drawing no. SC20/1204/P1

2 Bedroom 4 Person Wheelchair User Flat

Total gross internal floor area = 78m²

Refer to drawing no. SC20/1204/P1

3 Bedroom, 6 Person Terraced House

Total gross internal floor area = 110m²

Refer to drawing no. SC20/1203/P2

3 Bedroom, 6 Person Wheelchair User House

Total gross internal floor area = 139m²

Refer to drawing no. SC20/1206/P1

4 Bedroom, 8 Person Terraced House

Total gross internal floor area = 147m²

Refer to drawing no. SC20/1205/P1

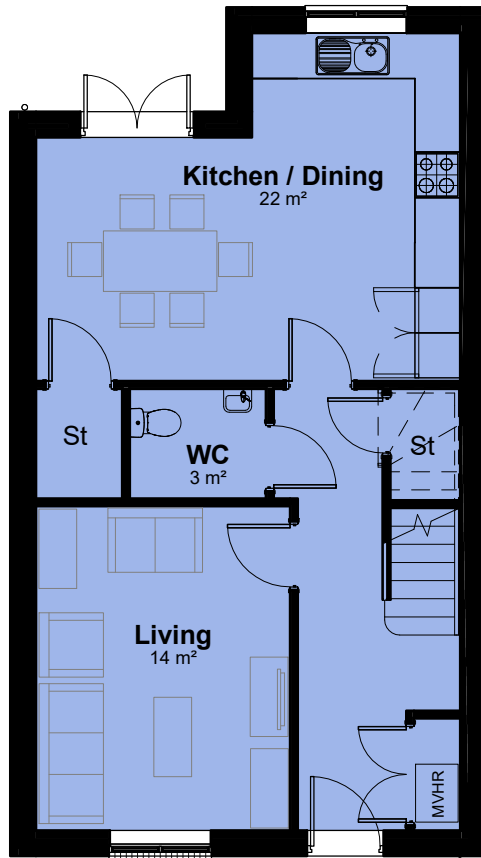
4 Bedroom, 8 Person Wheelchair User House

Total gross internal floor area = 172m²

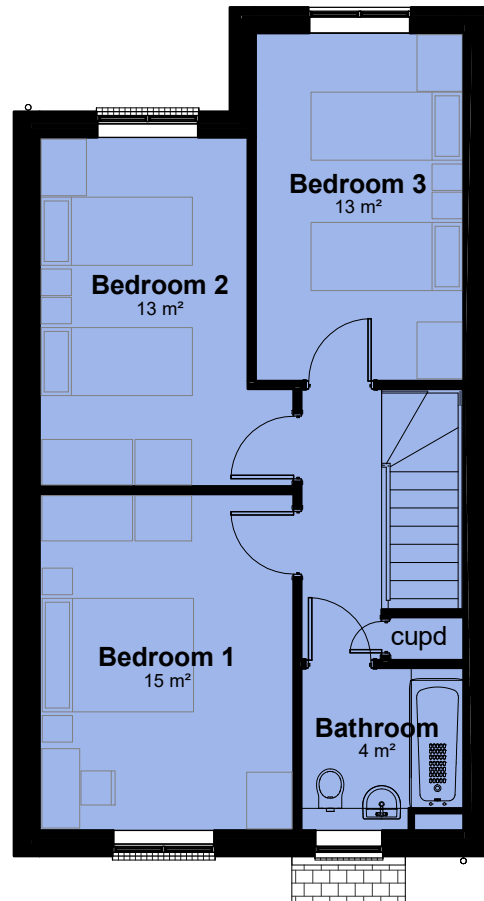
Refer to drawing no. SC20/1207/P1

Gross Internal Area = 110m²

Complies with M4(2) - Accessible and Adaptable Dwelling



Ground Floor



First Floor

Rev	Date	Revision Details	Approved By
A	09/12/20	Kitchen adjusted, store enlarged, MVHR added	CG
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Project Strouden Court Havant		Housing, Neighbourhood & Building Services Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
Drawing Title 3 Bed, 6 Person Terraced House		DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Manager Design/ Survey By: CG Drawn By: CG Checked By:		Tel No: 023 92 841518	
Date: 29/09/20		Scale @ A4: 1 : 100		Drawing No: SC20 / 1203 / P2	
INFORMATION		SURVEY		DESIGN	
FEASIBILITY		TENDER		WORKING DRAWING	
CONTRACT		AS BUILT		A.I.	


Schedule of Accomodation

18 no. 2 bed 4 person flats
10 no. 1 bed 2 person flats
2 no. 2 bed 4 person DPUs

Gross Internal Area = 2850m2

NOTE:
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Rev	Date	Revision Details (Amended By)	Approved By
Project			
Strouden Court, Havant			
Drawing Title			
Phase 1 Flats - Preliminary Plans			
Date	06/11/20	Scale @ A1	1 : 100
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:		Tel No: 023 92 841518 Fax No: 023 92 834730	
ARCHITECTS GROUP - Susan Whitehouse Dip L.A. M.L.I. Design Group Manager			
Design/ Survey By CG		Drawn By CG	Checked By
Drawing No			
SC20 / 1204 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.

Gross Internal Area = 147m2

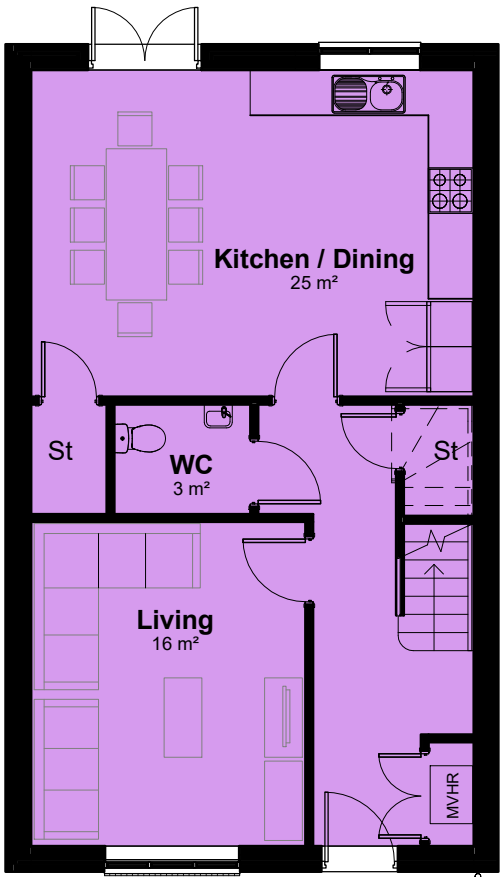
Complies with M4(2) - Accessible and Adaptable Dwelling

NOTE: All dimensions to be checked on site prior to commencement of any work

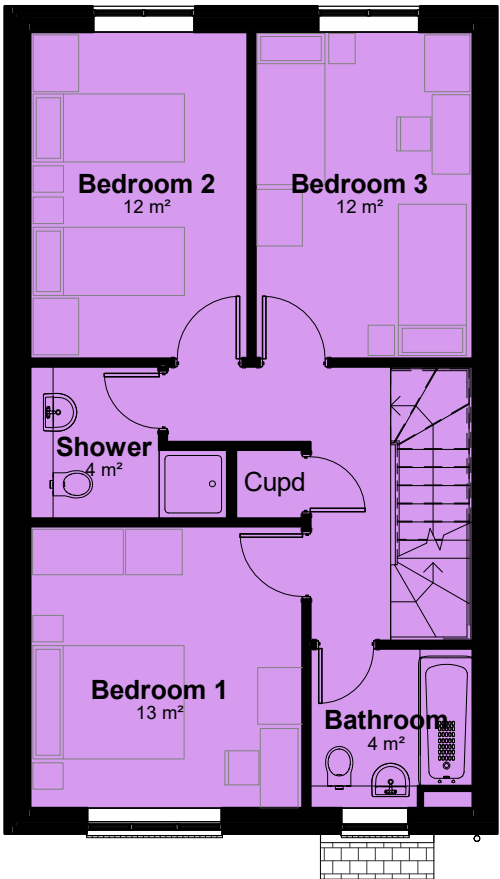
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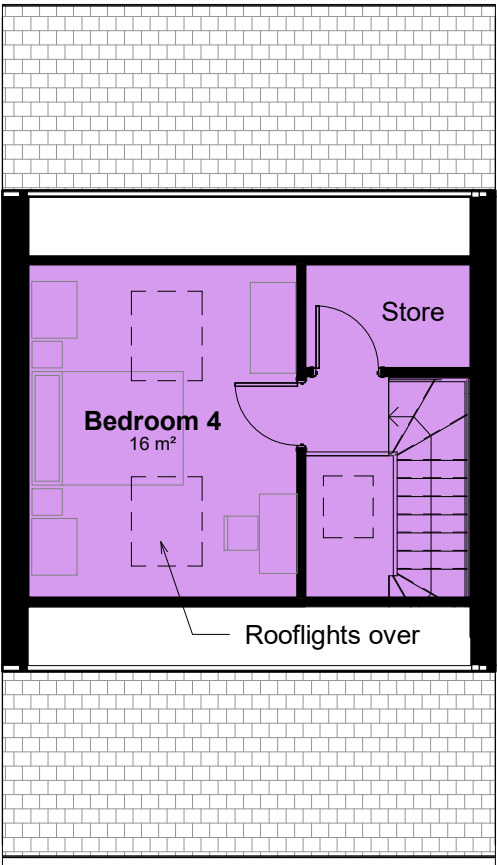
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Ground Floor



First Floor

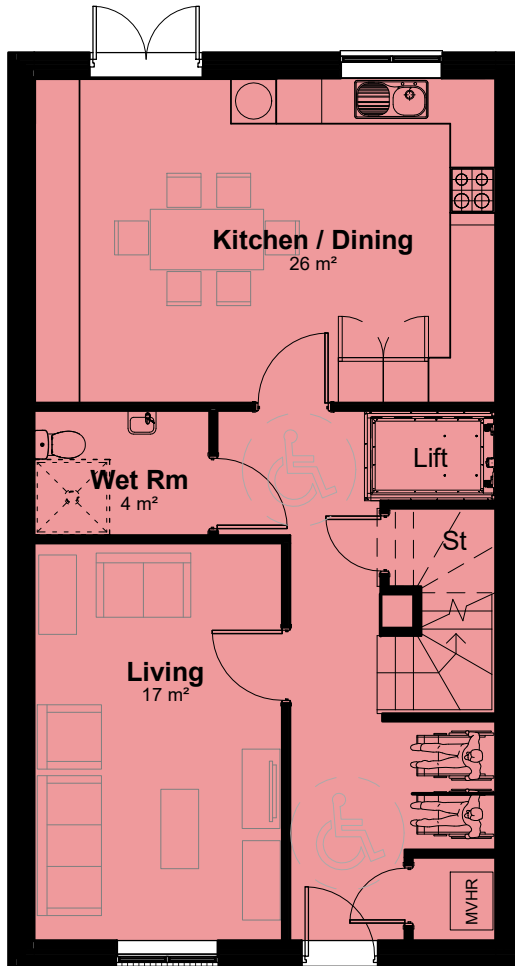


Second Floor

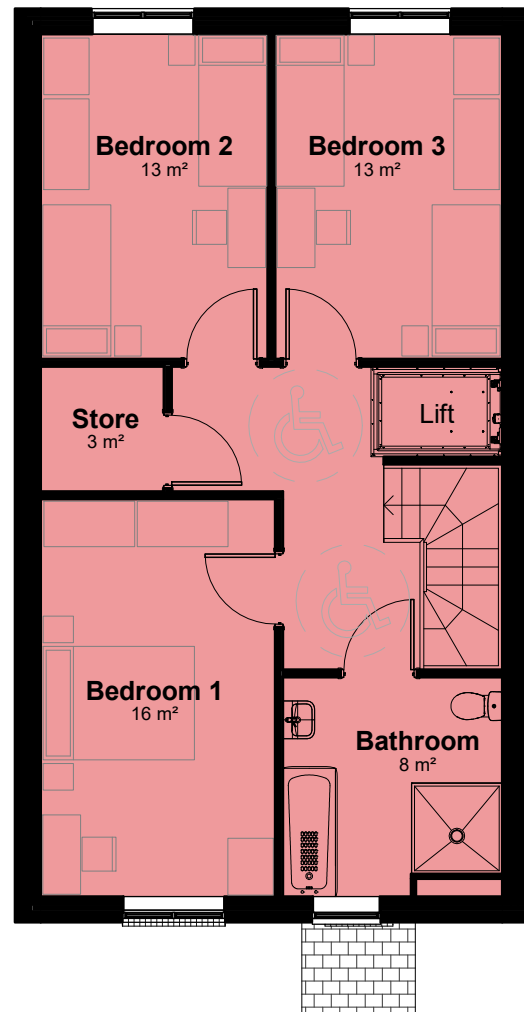
Rev	Date	Revision Details (Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
4 Bed, 8 Person Terraced House			
Date		Scale @ A3	1 : 100
18/06/20			
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:		Tel No: 023 9284 1518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head			
Design/ Survey By	Drawn By	Checked By	
CG	CG		
Drawing No			
SC20 / 1205 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.

Gross Internal Area = 139m²

Complies with M4(3) - Wheelchair Accessible Dwelling




Ground Floor



First Floor

Rev	Date	Revision Details	Approved By
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Project		Housing, Neighbourhood & Building Services				
Strouden Court Havant				Portsmouth CITY COUNCIL		JAMES HILL Head of Service
		DEPARTMENTAL SECTION: Tel No: 023 92 841518				
		ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Manager				
Drawing Title		Design/ Survey By CG		Drawn By CG		Checked By
		Drawing No				
		SC20 / 1206 / P1				
3 Bed, 6 Person M4(3) House		SURVEY			DESIGN	
		FEASIBILITY		○	TENDER	
		INFORMATION			CONTRACT	
Date		29/09/20		Scale @ A4		1 : 100
				WORKING DRAWING		
				AS BUILT		
				A.I.		

Gross Internal Area = 172m2

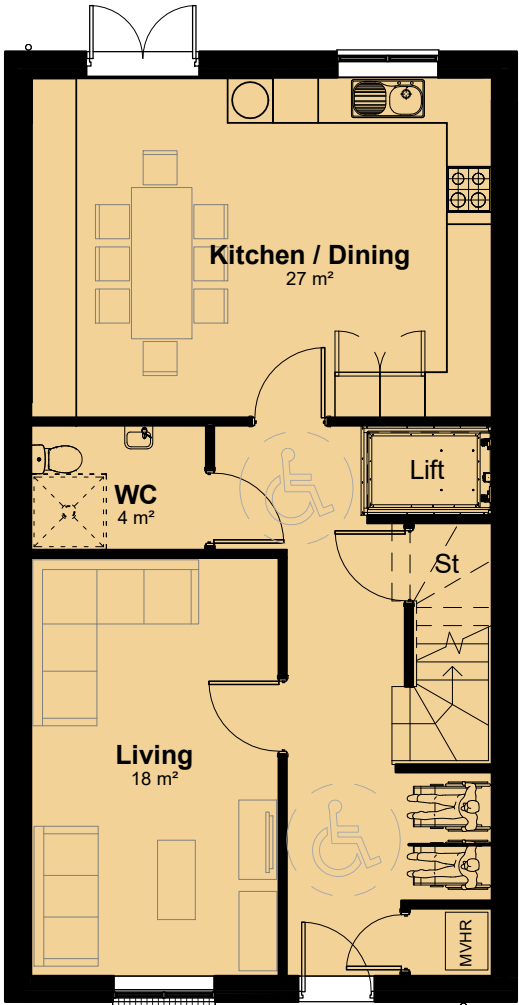
Complies with M4(3) - Wheelchair Accessible Dwelling

NOTE: All dimensions to be checked on site prior to commencement of any work

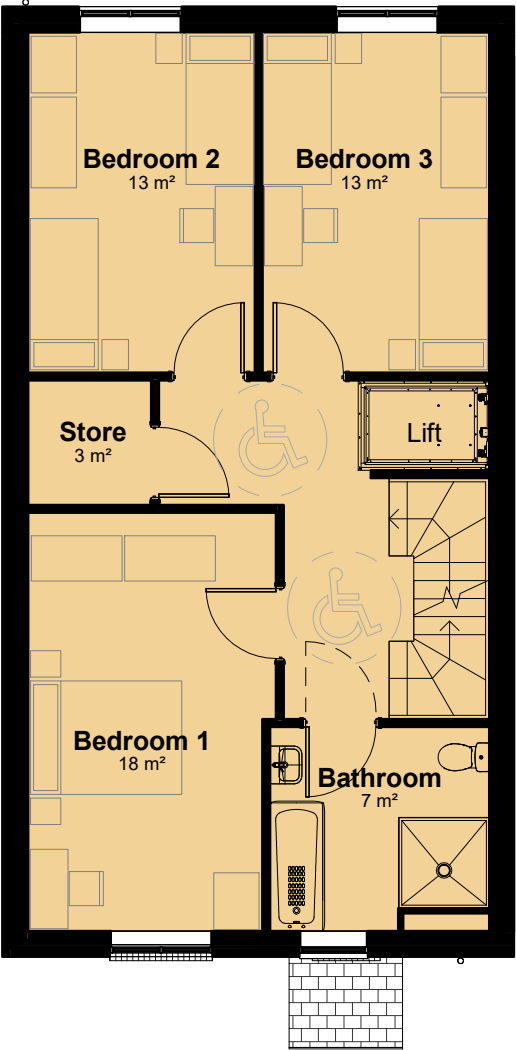
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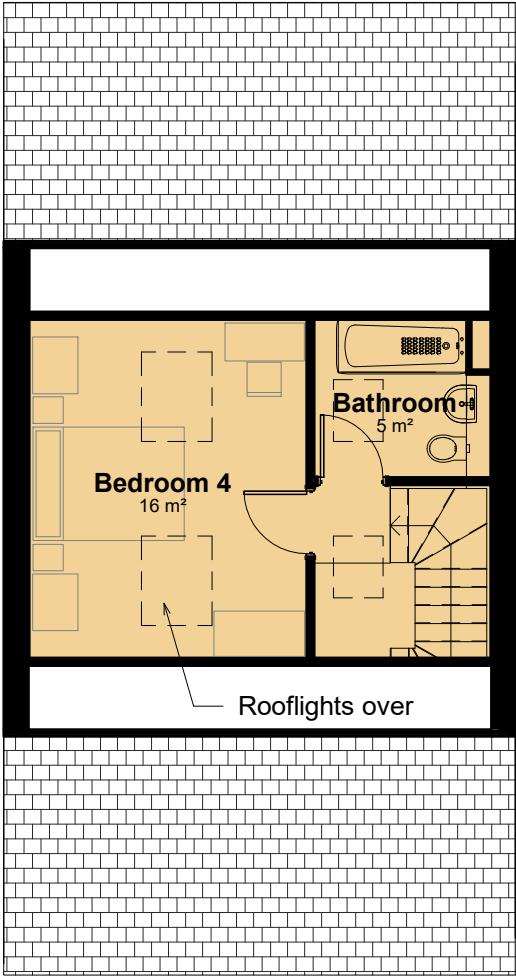
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Ground Floor



First Floor



Second Floor

Rev	Date	Revision Details (Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
4 Bed, 8 Person M4(3) House			
Date		Scale @ A3	
09/12/20		1 : 100	
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:		Tel No: 023 92 841518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head		Fax No: 023 92 834738	
Design/ Survey By		Checked By	
CG		CG	
Drawing No			
SC20 / 1207 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.

7. Summary and Recommendations

The brief for this work was to provide alternative proposals to those which have already been prepared by Martin Ralph Associates.

We have looked at the impact of retaining the existing bus turning circle, shops, associated maisonettes and the existing nursery. Retaining these existing facilities does have a significant impact on the number of new dwellings that could be accommodated on the site. However it would remove the additional cost of re-providing these facilities whilst also allowing existing community spaces and pedestrian routes through the site to be enhanced.

Havant Borough Council's emerging local plan suggests that approximately 55 new dwellings with new shops and nursery facilities could be accommodated on the site (this figure was based on an initial scheme by Martin Ralph Associates dated May 2019). However our proposals, which retain the existing shops etc. indicate 51 dwellings within the allocation site. By considering other areas just outside of the allocation boundary this has been increased to a total of 63 new dwellings whilst retaining all existing dwellings, the nursery, and most of the existing shops.

If it is decided to develop these initial concept proposals, then further surveys should be commissioned, and further design development work would need to be undertaken before engaging in pre-app discussions with the Planning Authority at Havant Borough Council.