

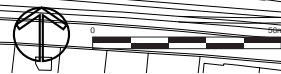
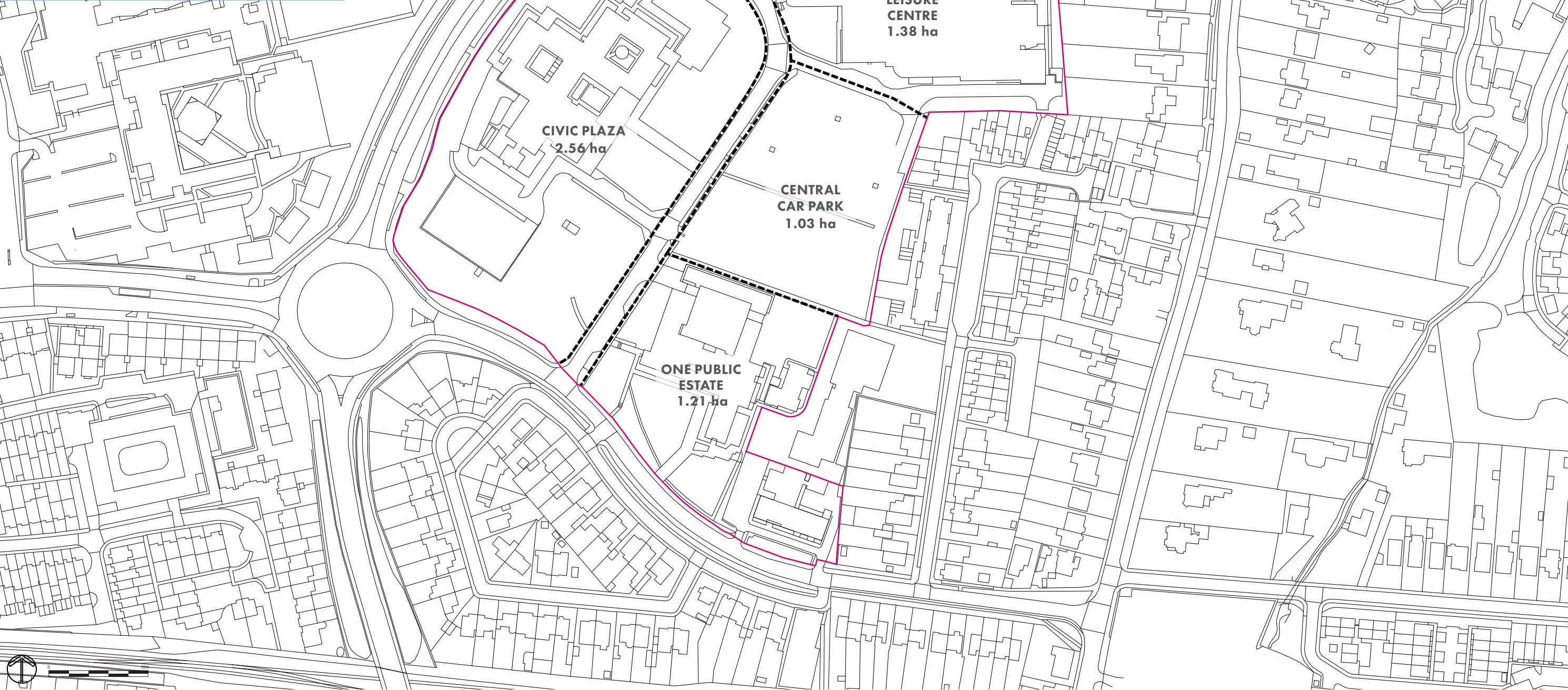
CIVIC PLAZA, HAVANT

SKETCHBOOK
DECEMBER 2021
REV D

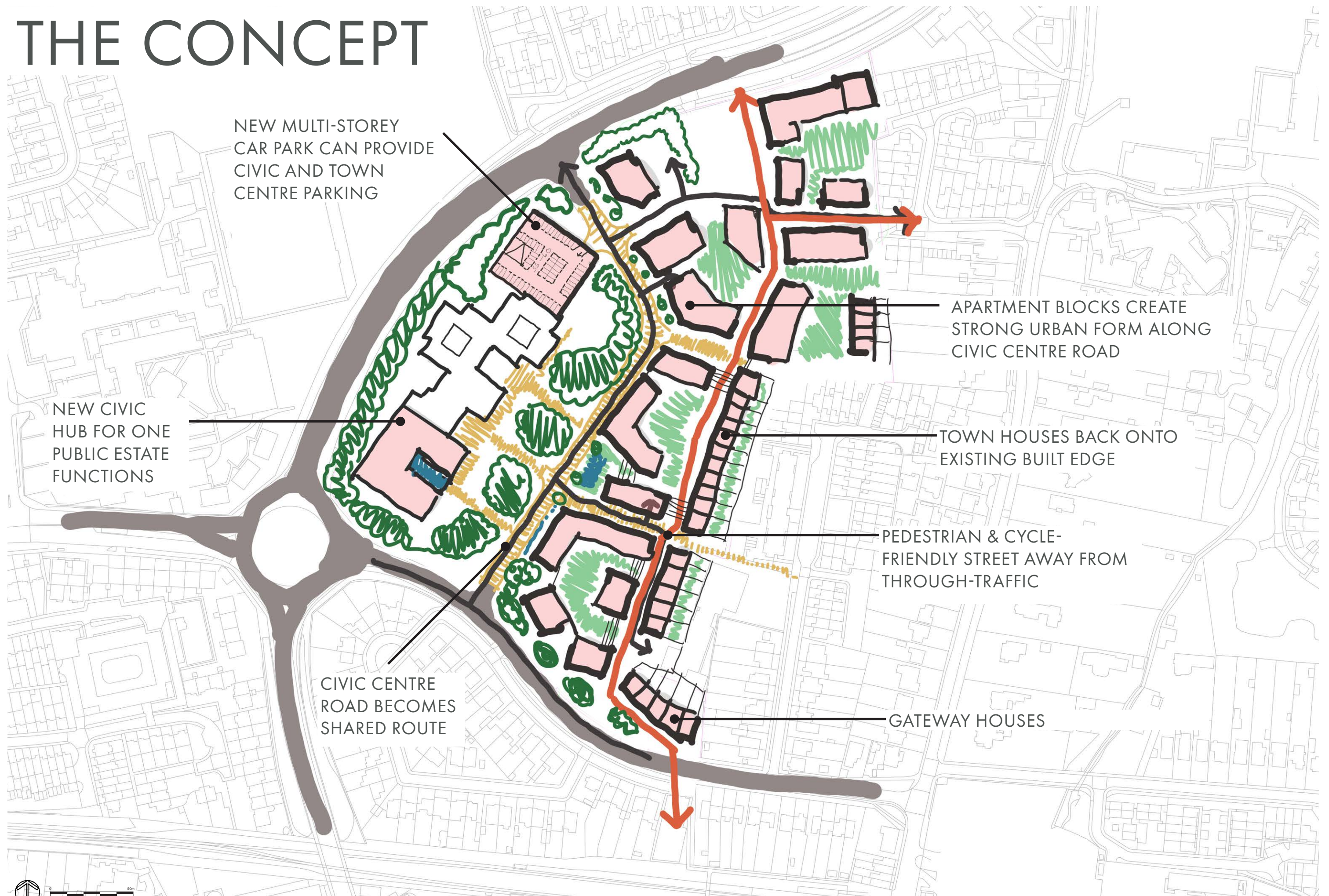
THE SITE PARCELS

Zones and Existing Development

| Element (Zone, Building) | Size | Unit | Floor |
|----------------------------|---------|------|-------|
| A1 - CIVIC CENTRE CAR PARK | 1.03 ha | | GF |
| A2 - ONE PUBLIC ESTATE | 0.97 ha | | |
| Havant Police Station | 0.22 ha | | |
| National Probation Service | 0.03 ha | | |
| A3 - ONE PUBLIC ESTATE | 0.24 ha | | +1F |
| Havant Job Centre | 0.08 ha | | +1F |
| B - CIVIC PLAZA | 2.56 ha | | 1F |
| Civic Centre | 0.39 ha | | 1F |
| C1 - HEALTH CENTRE | 0.66 ha | | |
| Havant Health Centre | 0.19 ha | | |
| C2 - METHODIST CHURCH | 0.22 ha | | |
| Havant Methodist Church | 0.05 ha | | |
| C3 - NORTHERN CAR PARK | 0.29 ha | | |
| D - LEISURE CENTRE | 1.38 ha | | |
| Havant Leisure Centre | 0.73 ha | | |
| Spine Street | 0.25 ha | | |
| TOTAL | 7.6 ha | | |



THE CONCEPT



0 50m

ILLUSTRATIVE MASTERPLAN



THE MASTERPLAN CREATES THE OPPORTUNITY FOR URBAN TOWN CENTRE LIVING FOR 501 NEW HOMES, WITH QUIETER PEDESTRIAN-FRIENDLY ROUTES AND SPACES WOVEN THROUGHOUT THE SCHEME

THE CENTRAL MOVEMENT CORRIDOR IS FOCUSED AROUND LIVING, PEDESTRIANS AND CYCLES, WITH ONLY ACCESS AND MOVEMENT OF VEHICLES TO DWELLINGS. THIS CREATES A MEWS STREET WITH NEW HOUSES AND APARTMENTS OVERLOOKING THE STREET, WITH PLENTY OF GARDEN AND LANDSCAPING OPPORTUNITIES

THE MAJORITY OF VEHICULAR MOVEMENT IS RETAINED ON THE CIVIC CENTRE ROAD, BUT WITH OPPORTUNITIES TO CREATE SHARED SURFACES AND SLOW DOWN THE MOVEMENT AND SPEED OF VEHICLES TO MAKE IT SAFER AND MORE WELCOMING

WITHIN THE CENTRE OF THE SITE, THERE ARE OPPORTUNITIES FOR A FEATURE SPACE, TO CREATE A FOCAL AREA WHICH BRINGS TOGETHER BOTH THE RESIDENTS AND THE EMPLOYMENT USES FOUND ACROSS THE SITE. THE 'HAMAN FUNTA' REFERENCES THE HISTORY AND IMPORTANCE OF SPRINGS AND 'FONTS' WITHIN HAVANT AND COULD FORM PART OF THE FEATURE ELEMENT WITHIN THE SCHEME

TOWN HOUSES PROVIDE A TRANSITION TO ADJACENT EXISTING HOMES, PROVIDING AN APPROPRIATE TRANSITION IN APPEARANCE, HEIGHT AND FORM TO THE TALLER APARTMENTS LOCATED MORE CENTRALLY WITHIN THE SCHEME

PARCELS CAN BE BROUGHT FORWARD INDEPENDENTLY OF EACH OTHER, WITH INTERNAL STREETS AND SPACES WORKING WITHIN STANDALONE PHASES. WHEN LINKED TOGETHER, STREETS CONNECT TO CREATE THE WIDER OPPORTUNITIES CREATED ACROSS THE MASTERPLAN

PHASING



REGENERATION & ECONOMY STRATEGY: PRIORITY THEMES & OBJECTIVES

THEME 1: SUSTAINABLE PLACES

Our core priority theme will continue to focus on sustainable places and infrastructure development in order to drive sustainable economic growth and develop a more resilient, inclusive and adaptable economy. Objectives Transforming Havant Town Centre as a place to live, work and invest

The Climate Change and Environment Strategy (2021 to 2026) sets out two high level objectives, namely, to reduce carbon emissions to net zero by 2050, and to protect and enhance the local natural environment. In meeting a carbon net-zero operation we will use our influence as community leaders and as the Local Planning Authority to deliver carbon net-zero developments, whilst securing a vibrant low-carbon economy.

To protect and enhance the local natural environment the Council will be taking an inclusive approach to deliver opportunities for active travel, appreciation and enjoyment of the coast, beaches and open green spaces. Working with partners including the Environment Agency and Southern Water we will continue to deliver sea water and freshwater improvements.

HAVANT BOROUGH COUNCIL - CLIMATE CHANGE AND ENVIRONMENTAL STRATEGY 2021-2026

HB2: PRIORITIES FOR GUIDING FUTURE DEVELOPMENT

HB2i - Minimise the climate impact of new development through our Local Plan policies and development management decisions. Embrace and enforce policies to reduce energy demand in dwellings such as the Future Homes Standard, Living with Beauty, and others as appropriate. Leading by example, minimise the climate and environmental impacts of Havant Borough Council's own projects.

HB2ii - Adopt approaches for delivery of new homes that meet or exceed energy standards. Seek better protection for households through engagement with house builders, social landlords, and through effective, resourced enforcement.

HB2iii - Reinforce and implement policy and initiatives for low-carbon transport. Prioritise compelling options for active travel, walking and cycling, and insist on best practice for infrastructure design and paths. Ensure alternatives to fossil fuels through promoting investments in infrastructure for electric-vehicles, and green hydrogen hubs for HGVs.

PHASE 1



PHASE 2



PHASE 3



PHASE 4



CENTRAL CAR PARK

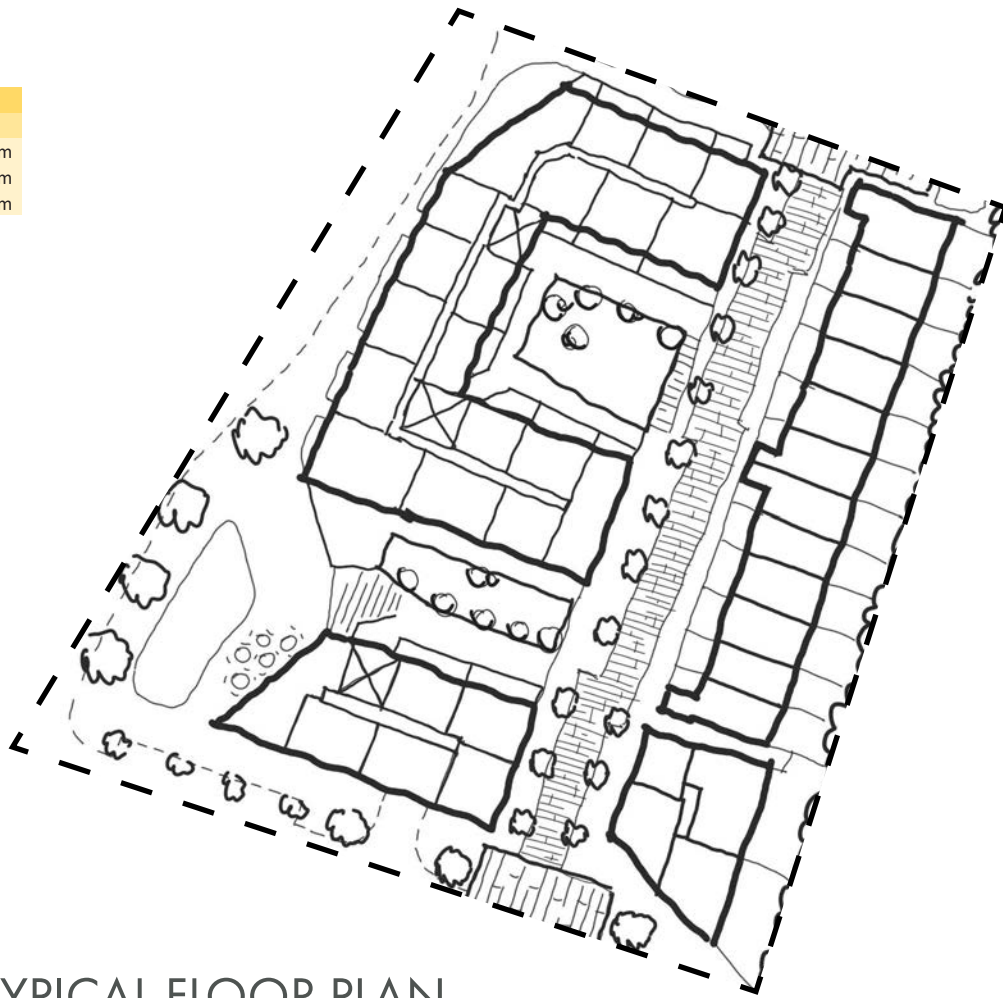


DEVELOPMENT SCHEDULE - 166 HOMES

| DEVELOPMENT SCHEDULE | | | | | | | | | | | |
|-----------------------|-------------|-------|------------------|---------------------|--------------|--------------|----------------|--------------|----------------|-------------------------------------|----------------------|
| Block | No. storeys | Floor | Use | Floor Area (M2 GEA) | TOTAL GEA M2 | TOTAL GIA M2 | TOTAL GIA SQFT | TOTAL NIA M2 | TOTAL NIA SQFT | Unit Split | No. units |
| CIVIC CENTRE CAR PARK | | | | | | | | | | | |
| A | 6 | GF | RESI FLAT | 785 | 8,187 | 7,778 | 83,718 | 6,222 | 66,974 | 1 bed 2 bed 3 bed Ap Total | 51 43 7 101 |
| | | 1 | | 1605 | | | | | | | |
| | | 2 | | 1605 | | | | | | | |
| | | 3 | | 1605 | | | | | | | |
| | | 4 | | 1605 | | | | | | | |
| | | 5 | | 982 | | | | | | | |
| B | 5 | GF | RESI FLAT | 408 | 2,528 | 2,402 | 25,851 | 1,921 | 20,680 | 1 bed 2 bed 3 bed Ap Total | 16 13 2 31 |
| | | 1 | RESI FLAT | 580 | | | | | | | |
| | | 2 | | 580 | | | | | | | |
| | | 3 | | 580 | | | | | | | |
| | | 4 | | 380 | | | | | | | |
| C | 4 | GF | RESI FLAT | 107 | 1,247 | 1,185 | 12,751 | 948 | 10,201 | 1 bed 2 bed 3 bed Ap Total | 8 7 1 15 |
| | | 1 | | 380 | | | | | | | |
| | | 2 | | 380 | | | | | | | |
| | | 3 | | 380 | | | | | | | |
| D | 3 | | 3 BED HOUSE AREA | 136 | 1,863 | 1,770 | 19,050 | | | | 14 |
| | 4 | | 4 BED HOUSE AREA | 180 | 720 | 684 | 7,363 | | | | 4 |
| CAR PARKING FOR FLATS | | | | | 2,181 | | | | | Total Units | 166 |
| | | | | | | | | | | spaces | 99 |

HOUSING MIX

| APARTMENT UNITS | | |
|-----------------|----------|-------------------|
| | UNIT MIX | AVERAGE UNIT SIZE |
| 1BED | 45% | 55 sqm |
| 2BED | 45% | 65 sqm |
| 3BED | 10% | 85 sqm |



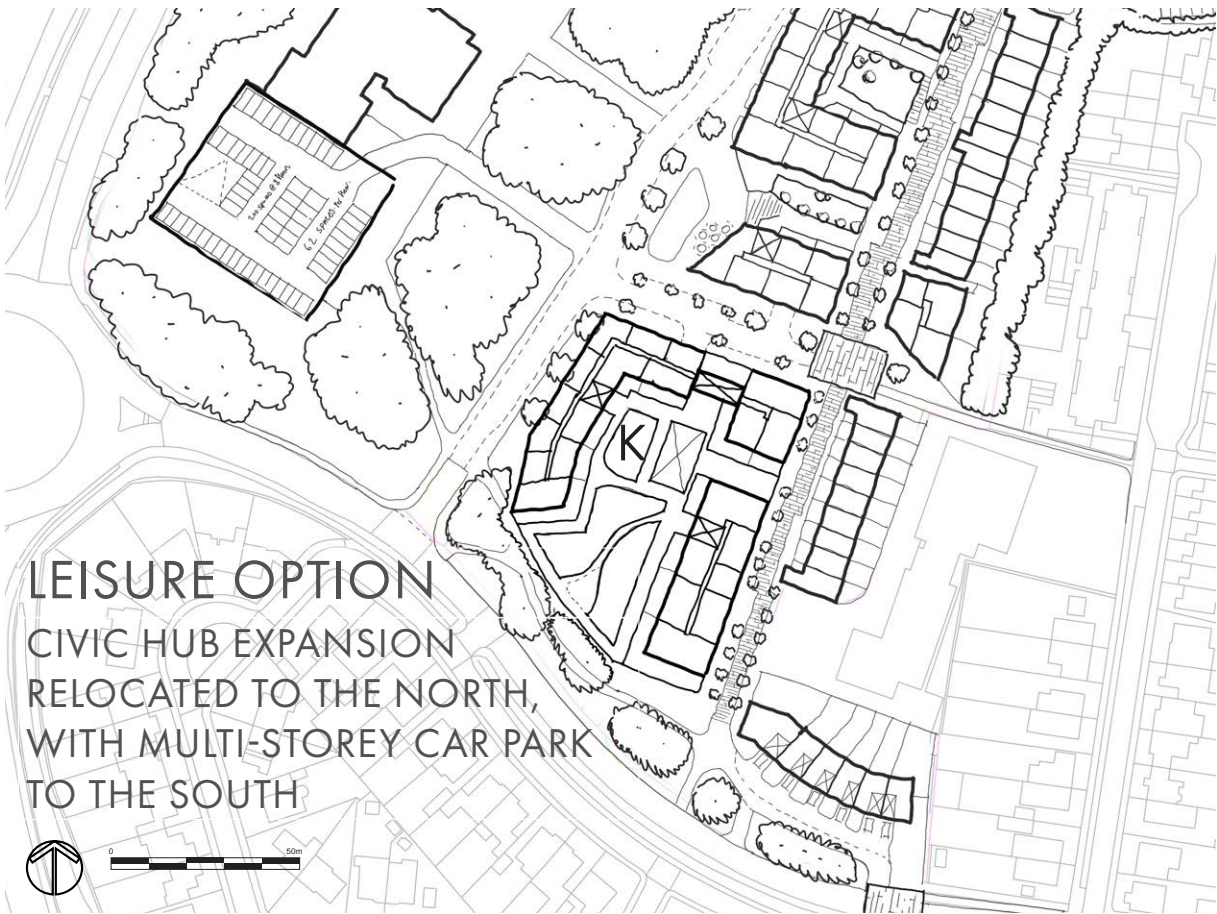
TYPICAL FLOOR PLAN

AN -
ON

ULE - RESIDENTIAL OPTION

| Block | No. storeys | Floor | Use | Floor Area (M2 GEA) | TOTAL GEA M2 | TOTAL GIA M2 | TOTAL GIA SQFT | TOTAL NIA M2 | TOTAL NIA SQFT | Unit Split | No. units |
|-----------------------|-------------|-------|------------------|---------------------|--------------|--------------|----------------|--------------|----------------|-------------|-----------|
| ONE PUBLIC ESTATE | | | | | | | | | | Total | |
| E | 3 | | 3 BED HOUSE AREA | 136 | 1,350 | 1,283 | 13,805 | | | | 10 |
| | 4 | | 4 BED HOUSE AREA | 180 | 360 | 342 | 3,681 | | | | 2 |
| F | 4 | | 4 BED HOUSE AREA | 230 | 2,050 | 1,948 | 20,963 | | | | 9 |
| | | | | | | | | | | | 21 |
| RESI OPTION | | | | | | | | | | | |
| G | 4 | GF | | 176 | 1,166 | 1,108 | 11,923 | 886 | 9,539 | 1 bed | 7 |
| | | 1 | | 330 | | | | | | 2 bed | 6 |
| | | 2 | | 330 | | | | | | 3 bed | 1 |
| | | 3 | | 330 | | | | | | Ap Total | 14 |
| H | 4 | GF | | 300 | 1,290 | 1,226 | 13,191 | 980 | 10,553 | 1 bed | 8 |
| | | 1 | | 330 | | | | | | 2 bed | 7 |
| | | 2 | | 330 | | | | | | 3 bed | 1 |
| | | 3 | | 330 | | | | | | Ap Total | 16 |
| I | 4 | GF | | 230 | 1,265 | 1,202 | 12,936 | 961 | 10,348 | 1 bed | 8 |
| | | 1 | | 345 | | | | | | 2 bed | 7 |
| | | 2 | | 345 | | | | | | 3 bed | 1 |
| | | 3 | | 345 | | | | | | Ap Total | 16 |
| J | 6 | GF | | 350 | 5,465 | 5,192 | 55,883 | 4,153 | 44,707 | 1 bed | 34 |
| | | 1 | | 1150 | | | | | | 2 bed | 29 |
| | | 2 | | 1150 | | | | | | 3 bed | 5 |
| | | 3 | | 1150 | | | | | | Ap Total | 68 |
| | | 4 | | 1150 | | | | | | | |
| | | 5 | | 515 | | | | | | | |
| | | | | | | | | | | Total Units | 135 |
| CAR PARKING FOR FLATS | | | | | 2,600 | | | | | spaces | 118 |

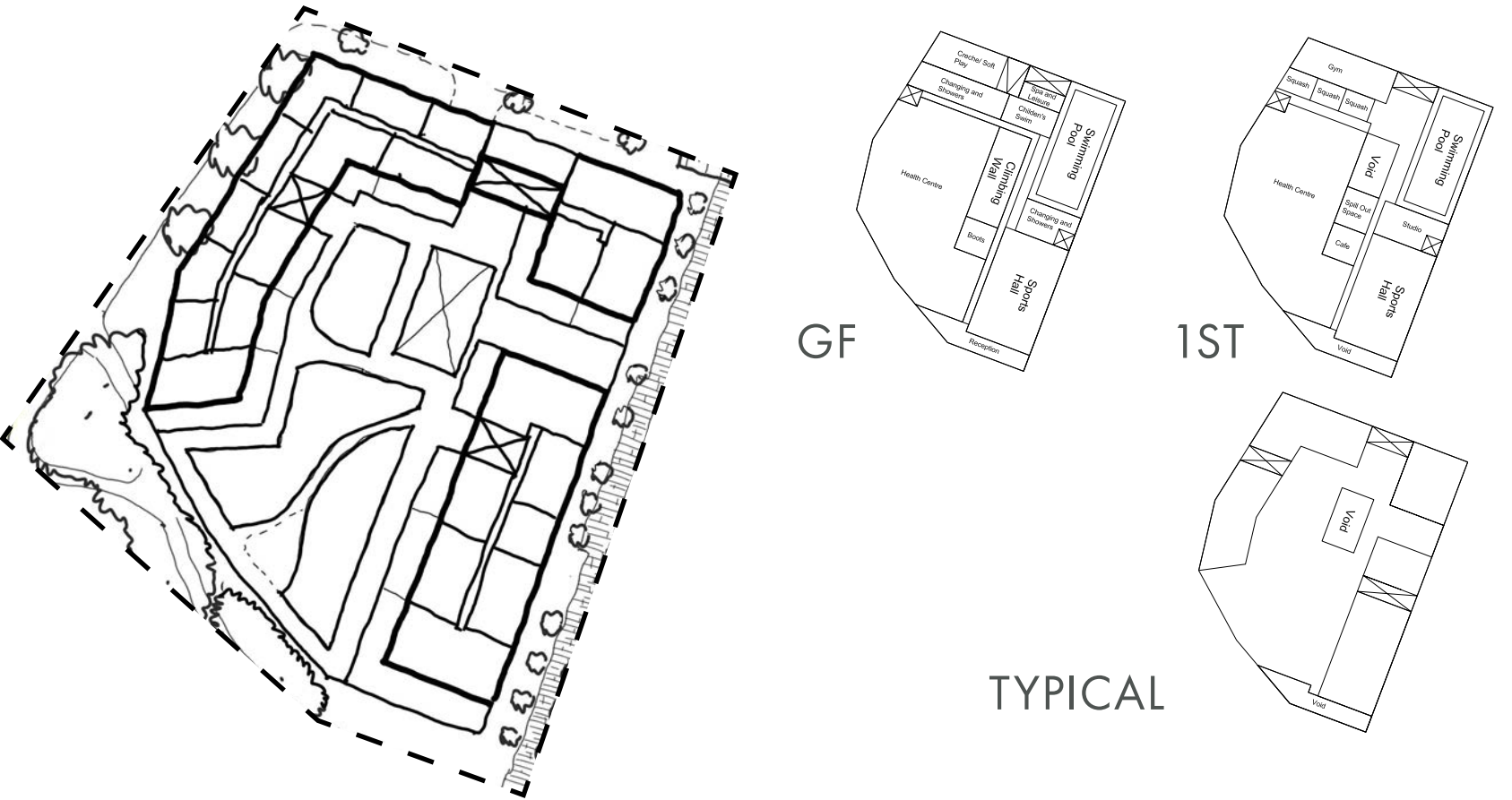
ONE PUBLIC ESTATE



DEVELOPMENT SCHEDULE - LEISURE OPTION

| Block | No. storeys | Floor | Use | Floor Area (M2 GEA) | TOTAL GEA M2 | TOTAL GIA M2 | TOTAL GIA SQFT | TOTAL NIA M2 | TOTAL NIA SQFT | Unit Split | No. units |
|----------------------------------|-------------|-------|----------------|---------------------|--------------|--------------|----------------|--------------|----------------|--------------------|-----------|
| ONE PUBLIC ESTATE | | | | | | | | | | | |
| LEISURE & RESI OPTION | | | | | | | | | | | |
| K | 5 | GF | LEISURE CENTRE | 2909 | 5,989 | 5,690 | 61,242 | | | | |
| | | GF | HEALTH CENTRE | 1910 | 3,720 | 3,534 | 38,040 | | | | |
| | | 1 | LEISURE CENTRE | 3080 | | | | | | | |
| | | 1 | HEALTH CENTRE | 1810 | | | | | | | |
| | | 2 | RESI | 2190 | 5,918 | 5,622 | 60,516 | 4,498 | 48,413 | 1 bed | 37 |
| | | 3 | | 2190 | | | | | | 2 bed | 31 |
| | | 4 | | 1538 | | | | | | 3 bed | 5 |
| | | | | | | | | | | Ap Total | 73 |
| | | | | | | | | | | Total Units | 73 |

- APPROX 73 NEW HOMES IN THE COMBINED BUILDING
- AN ENHANCED & EFFICIENT LEISURE OFFER, COMBINED WITH A NEW HEALTH CENTRE AND TOP FLOOR APARTMENTS
- CIVIC CENTRE SITE PROVIDES MULTI-STOREY CAR PARK TO THE SOUTH



TYPICAL FLOOR PLAN - LEISURE OPTION

CIVIC CENTRE



DEVELOPMENT SCHEDULE OPTIONS

| Block | No. storeys | Floor | Use | Floor Area (M2 GEA) | TOTAL GEA M2 | TOTAL GIA M2 | TOTAL GIA SQFT | TOTAL NIA M2 | TOTAL NIA SQFT | Unit Split | No. units |
|-------------|-------------|-------|------------|---------------------|--------------|--------------|----------------|--------------|----------------|------------------|-----------|
| CIVIC PLAZA | | | | | | | | | | | |
| U | 3 | | Employment | 2311 | 6,933 | 6,586 | | 5,269 | | | |
| CAR PARKING | | | | | 2,199 | | | | | spaces per floor | 110 |

- ONE PUBLIC ESTATE FUNCTIONS MAY BE ABSORBED INTO ADDITIONAL CAPACITY WITHIN THE CIVIC CENTRE BUILDING
- A PROPOSED NEW HUB IS SHOWN SHOULD A NEW EXPANSION TO THE CIVIC CENTRE BE REQUIRED

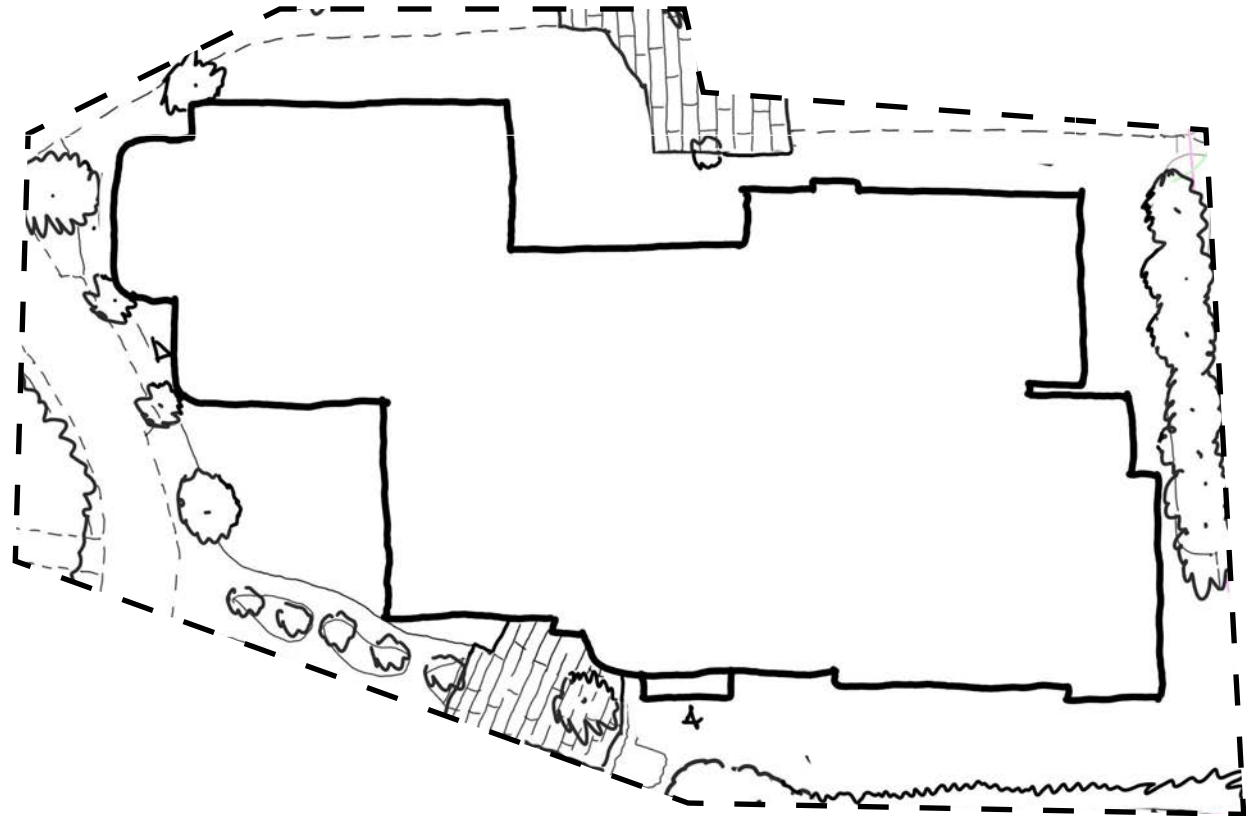


IF THE LEISURE CENTRE IS RELOCATED WITHIN THE CIVIC PLAZA SITE, PLACING THE CAR PARK TO THE SOUTH WILL PROVIDE A GOOD RELATIONSHIP WITH BOTH THE LEISURE USES AND TOWN CENTRE

LEISURE CENTRE



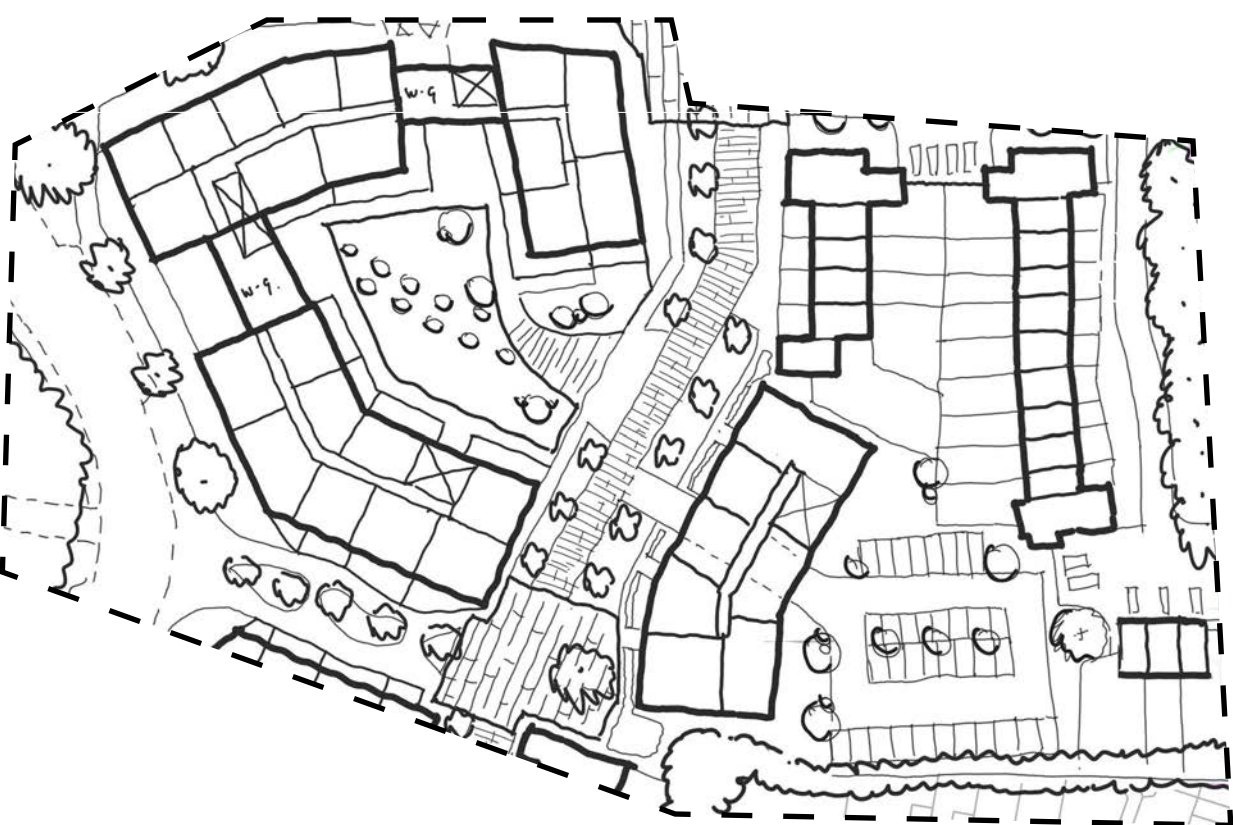
EXISTING LEISURE CENTRE FOOTPRINT



DEVELOPMENT SCHEDULE - 167 HOMES

| Block | No. storeys | Floor | Use | Floor Area (M2 GEA) | TOTAL GEA M2 | TOTAL GIA M2 | TOTAL GIA SQFT | TOTAL NIA M2 | TOTAL NIA SQFT | Unit Split | No. units |
|-----------------------|-------------|-------|------------------|---------------------|--------------|--------------|----------------|--------------|----------------|-------------|-----------|
| LEISURE CENTRE SITE | | | | | | | | | | | |
| L | 3 | | 3 BED HOUSE AREA | 136 | 1494 | 1,419 | 15,277 | | | | 11 |
| | 4 | | 4 BED HOUSE AREA | 180 | 360 | 342 | 3,681 | | | | 2 |
| M | 3 | | 3 BED HOUSE AREA | 136 | 660 | | | | | | 5 |
| | 4 | | 4 BED HOUSE AREA | 180 | 180 | | | | | | 1 |
| N | 4 | GF | | 468 | 2,448 | 2,326 | 25,033 | 1,860 | 20,026 | 1 bed | 15 |
| | | 1 | | 660 | | | | | | 2 bed | 13 |
| | | 2 | | 660 | | | | | | 3 bed | 2 |
| | | 3 | | 660 | | | | | | Ap Total | 30 |
| O | 5 | GF | | 531 | 3,666 | 3,483 | 37,487 | 2,786 | 29,990 | 1 bed | 23 |
| | | 1 | | 845 | | | | | | 2 bed | 19 |
| | | 2 | | 845 | | | | | | 3 bed | 3 |
| | | 3 | | 845 | | | | | | Ap Total | 45 |
| P | 5 | GF | | 450 | 4,075 | 3,871 | 41,670 | 3,097 | 33,336 | 1 bed | 25 |
| | | 1 | | 960 | | | | | | 2 bed | 21 |
| | | 2 | | 960 | | | | | | 3 bed | 4 |
| | | 3 | | 960 | | | | | | Ap Total | 50 |
| Q | 4 | GF | | 250 | 1,810 | 1,720 | 18,509 | 1,376 | 14,807 | 1 bed | 11 |
| | | 1 | | 630 | | | | | | 2 bed | 10 |
| | | 2 | | 630 | | | | | | 3 bed | 2 |
| | | 3 | | 300 | | | | | | Ap Total | 22 |
| | | | | | | | | | | Total Units | 167 |
| CAR PARKING for O,P,Q | | | | 2,350 | | | | | | spaces | 107 |
| CAR PARKING for N | | | | 650 | | | | | | spaces | 33 |

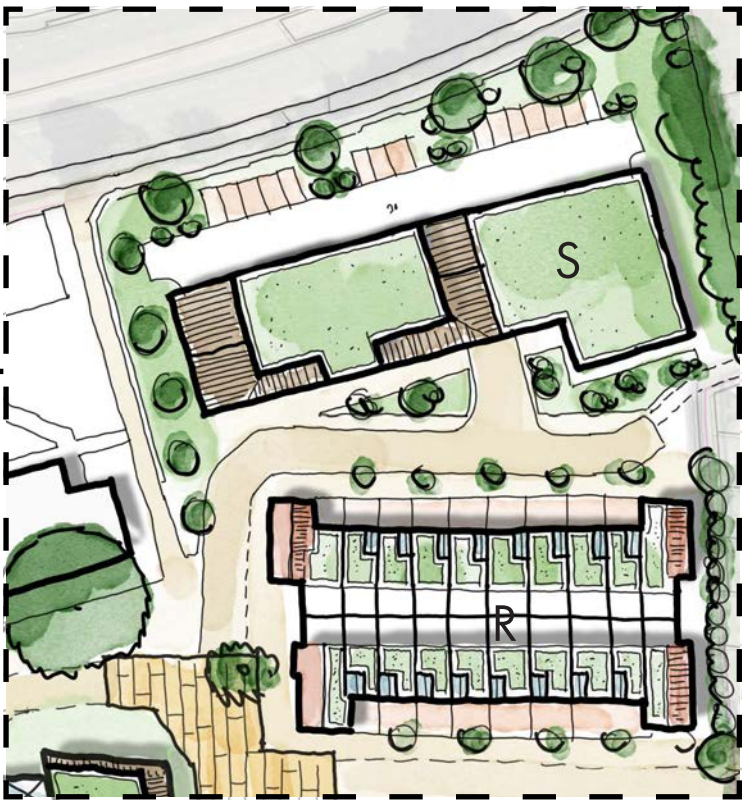
PROPOSED TYPICAL FLOOR PLAN



NORTHERN SITES



NORTHERN CAR PARK



HEALTH CENTRE OPTION

DEVELOPMENT SCHEDULE - 103 HOMES

| Block | No. storeys | Floor | Use | Floor Area (M2 GEA) | TOTAL GEA M2 | TOTAL GIA M2 | TOTAL GIA SQFT | TOTAL NIA M2 | TOTAL NIA SQFT | Unit Split | No. units |
|-------------------|-------------|-------|------------------|---------------------|--------------|--------------|----------------|--------------|----------------|-------------|-----------|
| HEALTH CENTRE | | | | | | | | | | | |
| R | 3 | | 3 BED HOUSE AREA | 135 | 2,571 | 2,442 | 26,290 | | | | 19 |
| | 4 | | 4 BED HOUSE AREA | 330 | 1,320 | 1,254 | 13,498 | | | | 4 |
| S | 4 | GF | | 518 | 3,798 | 3,608 | 38,837 | 2,886 | 31,070 | 1 bed | 24 |
| | | 1 | | 1230 | | | | | | 2 bed | 20 |
| | | 2 | | 1230 | | | | | | 3 bed | 3 |
| | | 3 | | 820 | | | | | | Ap Total | 47 |
| | | | | | | | | | | Total Units | 70 |
| CAR PARKING for S | | | | 1,000 | | | | | spaces | 50 | |
| NORTHERN CAR PARK | | | | | | | | | | | |
| T | 4 | GF | | 746 | 2,698 | 2,563 | 27,589 | 2,050 | 22,071 | 1 bed | 17 |
| | | 1 | | 746 | | | | | | 2 bed | 14 |
| | | 2 | | 746 | | | | | | 3 bed | 2 |
| | | 3 | | 460 | | | | | | Ap Total | 33 |
| | | | | | | | | | | Total Units | 33 |
| Car parking | | | | 600 | | | | | spaces | 33 | |

HAMAN FUNTA
- REFERENCE TO
HAVANT SPRINGS AND
HERITAGE AS A FOCUS

| RESIDENTIAL & LEISURE SCHEME TOTALS | | | | | | | |
|--|---------------|---------------|----------------|--------------|---------------|-------------|---|
| LEISURE OPTION - replaces blocks G, H, I & J | | | | | | | |
| Apartments | 5,918 | 5,622 | 60,516 | 4,498 | 48,413 | 73 | A reduction of 62 apartments from the full residential option |
| Leisure | 5,989 | 5,690 | 61,742 | | | | |
| Health Centre | 3,720 | 5,534 | 38,040 | | | | |
| TOTAL | 15,627 | 14,846 | 159,797 | 4,498 | 48,413 | 73.2 | |
| HEALTH CENTRE OPTION - residential replacement | | | | | | | |
| Apartments | 3,798 | 3,608 | 38,837 | 2,886 | 31,070 | 47 | The existing health centre is replaced by new homes |
| Houses | 3,891 | 3,696 | 39,788 | 2,957 | 31,831 | 23 | |
| TOTAL | 7,689 | 7,305 | 78,625 | 5,844 | 62,900 | 70.0 | |