



Design and Access Statement

Change of Use from Agricultural to a mixed-use
development including C3 Dwellinghouses and Class E
Health and Wellbeing Spa

Randells Farm, 214 Catherington Lane, Waterlooville, PO8 0TA

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1.0 Generally

- 1.1 This Design and Access Statement forms part of a Full Planning Application to East Hampshire District Council for the Change of Use at Randells Farm, 214 Catherington Lane, Waterlooville, PO8 0TA.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

23056	-	102A	Location and Block Plan
		103A	Proposed Site Plan
		401A	Proposed Plans
		402A	Proposed Plans
		403A	Proposed Plans
		405A	Proposed Plans
		406A	Proposed Plans
		407A	Proposed Plans
		408A	Proposed Plans
		501	Proposed Elevations
		601A	Section Drawings
		602A	Section Drawings
23165	-		Topographical Survey & Existing Plans.
23156	-		Existing Elevations

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of September 2023. Of the policies, we were mindful of the following:

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment

and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that as much use as possible of previously-developed or 'brownfield' land.

120c. give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

120d. promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)

- 1.5 The subject proposals were prepared under the objectives stated in the **East Hampshire District Council Adopted Local Plan (Joint Core Strategy) Adopted June 2014.**

Section 2.2:

*"2.2 - Land will **be needed to meet the needs of local people in the future. This is for new homes, jobs, shops, community facilities and open space.** For example, there are **not enough homes in East Hampshire** to meet future needs. This is because the number of households will continue to grow even though the population of East Hampshire will not go up rapidly."*

*3.22 - New development will be **high quality design, imaginative whilst conserving and enhancing the historic environment.** The conservation and enhancement of the historic environment will help ensure that the character and distinctiveness of towns and villages is retained, the contribution of the historic environment to quality of life maintained and the economic benefits of attractive places realised. The design and layout of new development will have a positive impact upon the character of the area creating a distinctive identity or sense of place that respects and enhances local character. This will help to create attractive places that are valued by local people*

*Policy CP1 - When considering development proposals the Council and National Park Authority will take a **positive approach that reflects the presumption in favour of sustainable development** contained in the National Planning Policy Framework (NPPF). They will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area*

2.0 Physical Context

- 2.1 The site is located to the north west of Horndean, on the Eastern side of Catherington Lane.
- 2.2 The barns are within the Settlement Policy Boundary.
- 2.3 As you view the site from Catherington Lane (standing to the west of the site), when viewed from the main residential farmhouse with a courtyard of barns. The barns have a variety of uses, including car ports, tack rooms, the granary, and stables.



Figure 1

- 2.4 To the rear (which would be standing to the east of the site) there is the piggery and access to the agricultural fields.



Figure 2

- 2.5 Standing on the south east corner to the rear of the barns, you can see the rear of the main two storey height barn, and the rear of the farmhouse.



Figure 3

- 2.6 Behind the closeboarded fence you can see above, is an existing swimming pool. Adjacent to this is an open sided barn, which was used as a pool house and bar.



Figure 4

- 2.7 It is the intention of the applicant to convert the barns so they match in style and appearance as closely as possible to the existing barns. Where interventions are required due to the change of use, they will be modern and complementary to the

existing buildings. See full schedule of materials submitted, and precedent images below.

- 2.8 The barns which are being converted to residential dwellings will have cottage style doors and windows:



Figure 5

- 2.9 Other barns that are being converted to the spa will have more modern glazing, with thin aluminium frames so they sit discreetly in the existing openings.



Figure 6



Figure 7



Figure 8



Figure 9

3.0 Social and Economic Context

3.1 The Adopted Local Plan defines East Hampshire as follows:

Section 2.1:

“East Hampshire is an exceptionally attractive part of southern England. It is a popular place in which to live, work or visit with historic market towns and attractive villages set in beautiful countryside with rich biodiversity most of which is internationally or nationally protected. The buildings, open spaces and particularly the landscape, all contribute to the special character of the area. Together, they provide a rich heritage that adds to the quality of life for residents and people who work here, and attracts visitors and tourists”

3.2 Under 4.11 of the Adopted Local Plan, Horndean is defined as a Large Local Service Centre, as follows:

“Level 2 Large Local Service Centres have a range of services and are suitable locations to accommodate new development. Their role will be maintained to ensure they continue to serve a wider, rural hinterland with vibrant centres and a range of local services. They will complement the market towns by providing for main convenience food shopping and a reasonable range of other shops and other services.”

3.3 Horndean is a village and civil parish in the East Hampshire district of Hampshire. It is located 8 miles north to Portsmouth. Horndean started to grow due to its convenient position as a staging post on the road from Portsmouth to London. The village went through rapid growth in the 20th century and the building of A3 (M) in the 1970 and easier access to Horndean encouraged the arrival of light industry to the village (Horndean Parish Council, n.d.).

3.4 The site is part of Catherington Conservation Area.

3.5 The barns at Randells Farm are not Nationally Listed by Historic England but they are defined as ‘Buildings of local importance’ as issued by East Hampshire District Council within the Catherington Conservation Area Appraisal.

3.6 The site is located within Flood Zone 1, which is the lowest risk.

3.7 Considering the above, the site is considered to be in a sustainable location.

4.0 Involvement of Local Interests

- 4.1 The purpose of this application is to form a basis for discussion with the local authorities.
- 4.2 A parallel application has been submitted for the temporary change of use of the farmhouse, which is proposed to run the spa out of, until this application is approved and the building works have been implemented.

5.0 Amount

- 5.1 The site within the ownership of the applicant is 2.63 hectares (6.49 acres).
- 5.2 The Gross Internal Areas are proposed as follows:

	GIA in m ²
Dwelling 1	74
Dwelling 2	50
Dwelling 3	61
Spa	240

- 5.3 The three dwellings have their own gardens, proposed each at 10m deep.
- 5.4 Each dwelling has the use of a designated carport for vehicular parking. The cobbled spaces in front of the property will also be assigned for second vehicles or visitors to the residents.
- 5.5 The existing farm track, accessed from Five Heads Road, will be retained and used for additional parking and rear access to the barns.

6.0 Design

- 6.1 In addition to the design notes outlined in the Physical Context above, the proposals relate to **NPPF Section 12: Achieving well-designed places:**

“127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.2 Character and appearance

- The character and appearance are sympathetic to the local character and history, including the surrounding built environment and landscape setting. The external appearance of the site will remain very much in keeping with the existing, as it is desirable to retain as much of the open space as possible to create places which are pleasant to work and live.

6.3 Scale

- The scale of the proposals are not out of keeping with the existing use of the site, as the footprint of the barns remain the same.

6.4 Layout

- The layout of the site remains mainly as existing.

6.5 Biodiversity and Landscaping

- All planting, hedgerows, trees and grass areas are proposed to remain as existing.

7.0 Access

- 7.1 Access to the site will remain as existing, which is via Catherington Lane. There is also access to the rear via the farm track off Five Heads Road. These are both vehicular and pedestrian access points.

8.0 Sustainability

8.1 The Building Research Establishment (BRE) offers comprehensive guidance on identifying and achieving sustainable building design. The following points are drawn from the BREEAM UK New Construction for Non-domestic Buildings Technical Manual.

8.2 **Project brief and design**

Encouraging an integrated design process and considering BREEAM performance targets early to influence decision-making and optimise building performance, while avoiding unnecessary costs.

8.3 **Life cycle cost and service life planning**

Promoting the business case for sustainable buildings through the enhanced understanding of capital cost. Improving design, specification, maintenance and operation by encouraging the use of life cycle costing.

8.4 **Responsible construction practices**

Encouraging construction sites to be managed in an environmentally and socially considerate and responsible manner. Monitoring to encourage continuous improvements and utility consumption reduction.

8.5 **Commissioning and handover**

Encouraging a well-managed handover and commissioning process, which will ensure building services and fabric defects are identified and rectified. Ensuring that the building responds to the needs of the occupants.

8.6 **Aftercare**

Encouraging aftercare support during the first year of the building operation, to ensure the building operates in accordance with the design intent and in response to the building occupants' needs.

8.7 **Visual comfort**

Providing occupants with the conditions that facilitate good visual comfort by designing out the potential for glare, achieving good practice daylight factors and having an adequate view out. Designing internal and external lighting systems to provide appropriate illuminance (lux) levels, thereby giving a more comfortable environment for occupants. Internal lighting is zoned to allow for occupant control.

8.8 Indoor air quality

Facilitating good indoor air quality by considering indoor air pollution early in the design process so that a mitigation strategy can be put in place. Managing harmful emissions from construction products by specifying finishes and products that have been tested in accordance with the appropriate standards. Specifying an appropriate ventilation strategy that maintains good indoor air quality.

8.9 Thermal comfort

Thermal modelling informs the building design to provide a comfortable thermal environment that considers current climatic conditions, and projected climate change scenario conditions. Giving occupants control over their environment through appropriate temperature control strategies and thermal zoning.

8.10 Acoustic performance

Enabling occupants to experience best practice acoustic performance levels appropriate to the functional activities in occupied spaces.

8.11 Security

Designing the building to consider and take into account security needs to ensure occupants safety and wellbeing.

8.12 Safe and healthy surroundings

Providing external site areas that are safe for occupant use. Enhancing the wellbeing of building users by giving access to an outdoor space.

8.8 Reduction of energy use and carbon emissions

Encouraging the design of energy efficient buildings with energy performance above national building regulations. Encouraging the accurate modelling of operational energy consumption.

8.14 Energy monitoring

Helping to identify and reduce high energy demands where possible by accurate measurement of the energy consumption of the building by end use.

8.15 External lighting

Reducing the building's energy consumption through the specification of energy efficient external lighting.

8.16 Low carbon design

Reducing the building's energy consumption through the adoption of passive design solutions, free cooling and low or zero carbon (LZC) energy sources.

8.17 Energy efficient cold storage

Reducing the building's operational greenhouse gas emissions(CO₂-eq)through the design, installation and commissioning of energy efficient refrigeration systems.

8.18 Energy efficient transportation systems

Reducing the building's energy consumption by specifying the optimum number and size of energy efficient transportation systems.

8.19 Energy efficient laboratory systems

Reducing the building's operational greenhouse gas emissions (CO₂-eq) by specifying best practice energy efficient laboratory equipment.

8.20 Energy efficient equipment

Demonstrating a meaningful reduction in the total unregulated energy demand of the building by using energy efficient equipment.

8.21 Transport assessment and travel plan

Recognising developments in proximity to good public transport networks, thereby helping to reduce transport-related pollution and congestion.

8.22 Sustainable transport measures

Recognising developments in close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants.

8.23 Water consumption

Reducing the demand for potable water through the provision of efficient sanitary fittings, rainwater collection and water recycling systems.

8.24 Water monitoring

Specification of water meters to allow for management and monitoring of water use in the building. This encourages reductions in water use by identifying areas of high usage and investigating potential causes.

8.25 Water leak detection

Reducing the unintended water consumption due to leaks by installing leak detection systems and flow control devices.

8.26 Water efficient equipment

Reducing water consumption for non-domestic scale, non-sanitary water uses by specifying efficient systems and improving the design efficiency of any water-using processes

8.27 Environmental impacts from construction products

Building life cycle assessment (LCA) Up to 7 credits. Reducing buildings' environmental life cycle impacts through conducting Life Cycle Assessment and integrating its outcomes in the design decision-making process.

8.28 Environmental Product Declarations

To encourage availability of robust and comparable data on the impacts of construction products by rewarding the specification of products with environmental products declarations.

8.29 Responsible sourcing of construction products

Recognising and encouraging responsible sourcing of construction products. This includes the source of products and the intermediary companies processing and transporting the product to site.

8.30 Designing for durability and resilience

Increasing the lifespan of the building through designing for durability and protection from degradation and specifying appropriate construction products.

8.31 Material efficiency

Encouraging the reduction of environmental impacts through optimising the use of materials during all stages of the project.

8.32 Construction waste management

Improving resource efficiency through developing a pre-demolition audit and a Resource Management Plan, maximising the recovery of material during demolition and diverting non-hazardous waste from landfill.

8.33 Use of recycled and sustainably sourced aggregates

Encouraging the use of recycled or secondary aggregate or aggregate types with lower environmental impact to reduce waste and optimise material efficiency.

8.34 Operational waste

Encouraging the diversion of operational waste from landfill through the provision of space and facilities allowing the segregation and storage of recyclable waste.

8.35 Speculative finishes

Specification of floor and ceiling finishes only where agreed with the occupant or, for tenanted areas where the future occupant is unknown, installation in a show area only, to reduce wastage.

8.36 Adaptation to climate change

Encouraging consideration and implementation of measures to mitigate the impact of more extreme weather conditions arising from climate change over the lifespan of the building.

8.37 Design for disassembly and adaptability

Encouraging consideration and implementation of measures design options related to adaptability and disassembly, which can accommodate future changes to the use of the building and its systems over its lifespan.

8.38 Site selection

Recognising the reuse of previously developed and contaminated land where appropriate remediation has taken place.

8.39 Identifying and understanding the risks and opportunities for the project

Identifying and understanding the ecological risks and opportunities associated with the site to inform the determination of the strategic outcome for the site.

8.40 Managing negative impacts on ecology

Recognition of steps taken to avoid impacts on existing site ecology as far as possible.

8.41 Change and enhancement of ecological value

Recognition of steps taken to enhance site ecology.

8.42 Long term ecology management and maintenance

Encouraging the long term maintenance and management of ecology on site to ensure both new and existing ecological features continue to thrive.

8.43 Impact of refrigerants

Rewarding buildings that reduce the impact of refrigerant gas emissions.

8.44 Local air quality

Recognising buildings which limit their impact on local air quality, by consideration of the combustion plant and fuel used on site.

8.45 Flood and surface water management

Rewarding buildings and their sites that limit on-site and off-site local flooding and hence the damage this can cause.

8.46 Reduction of night time light pollution

Avoiding or reducing the impact of night time light pollution, through careful design and specification of light sources.

8.47 Reduction of noise pollution

Avoiding or reducing the impact of external noise from the building.