

Briefing Note

New Headquarters building for Portsmouth Water and new employment buildings, land north of Solent Road, Havant



Portsmouth Water are looking to move from their existing premises on West Street to a new purpose built office building off Solent Road, to the rear of the Bosmere Medical Practice. This will allow their existing dated offices to be redeveloped and enable them to provide new modern offices for their staff and to ensure the company remains in Havant.

Chancerygate is the UK's largest multi-unit industrial property development and asset management company, with nearly 25 years' experience in the UK commercial property sector and they are leading on the development proposals. This will include providing the new Portsmouth Water building and also providing circa 2,000m² of additional commercial floor space consisting of B1c, B2 and B8 (storage, distribution or trade counter) uses. The site is within the built-up area of Havant and is currently allocated for 6,600sqm of new office floorspace in the adopted Havant Borough Local Plan (Allocations) under policy BD14. The current allocation was created to facilitate the relocation of Portsmouth Water and this proposal brings the long term plans forward.



Figure 1 : Layout plan demonstrating how the buildings could be developed

The development will utilise the existing access but will be widened to ensure adequate access for all vehicles. The layout for the new commercial buildings has been designed to ensure that commercial traffic will be able to pull off the access road and to manoeuvre away from those using the medical facility. There is a demand locally for smaller, more affordable high-grade units to cater for smaller and start-up businesses and the units have consequently been designed to appeal to this market. A flexible approach to the range of uses on site maximises attractiveness to a range of occupiers.

The three commercial units have been positioned to the western side of the site access, set back from Solent Road to provide visual relief from the road in order to maintain a green boundary. The units have also been positioned to respect the existing residential uses to the west and preserve the setting of the Listed Old Manor House and Brockhampton Conservation Area. The units are no higher than 10m in height to minimise visual impact. They have also been designed to ensure the yard area is away from the houses to minimise any adverse impact on the residential uses.

The proposed Portsmouth Water HQ building has been designed in a contemporary style with extensive glazing and detailing to create an attractive, modern, 2-storey building. The entrance has been positioned such that the main entrance will be visible on entry to the site, providing a clear focal point and improving legibility on entry to the site. The building has also been positioned and orientated to take account of site constraints whilst maximising solar gain.



South Elevation

Figure 2 - Indicative Portsmouth Water HQ building front (southern) elevation

The proposals will ensure Portsmouth Water can remain in the locality for the foreseeable future and that the rest of the site provides high quality commercial units to retain jobs in the area, all set within a well landscaped area, and designed to minimise impact on those neighbouring the site.

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