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HAVANT TOWN CENTRE LUF LOOKBOOK

JUNE 2021



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COMMENT: FINAL REPORT

FOREWORD



As the Chancellor outlined when he set out the importance of the Levelling Up Fund, infrastructure improves everyday life.

For Havant Town Centre to thrive, we need to have the right infrastructure in place. That's why I am delighted that Havant Borough Council is bidding for Levelling Up

Fund support to deliver on the Government's commitment to create new jobs, provide more housing, regenerate our high streets and deliver economic growth.

While it is a competitive process, Havant Borough Council has put forward a bold vision for the future of the Town Centre that has the potential to unlock our area as a key destination for retail, employment and housing.

As a coastal community that has historically missed out on investment, I believe the Havant Town Centre bid makes a strong case for this important Government funding.

I am already proud of the Havant Constituency's people and the success they have achieved in the past. A successful bid for Levelling Up Fund support will regenerate a key part of the constituency and play a key role in securing our economic future in the years ahead.

Alan Mak

Alan Mak MP
Member of Parliament for the Havant Constituency



This is an exciting time for Havant.

Our vision is to deliver a vibrant, active and future-proof town centre with a new creative retail offer, space for innovation and commerce and a mix of high quality homes - all supported by enhanced digital and transport connectivity.

Securing Levelling Up Funding will kick-start the comprehensive regeneration of Havant Town Centre; creating a sustainable mixed-use destination, which links our coast and communities with commerce in a new post Brexit and Covid environment.

Changing housing markets, changes in the way people will work and a change in shopping habits provide us with a real opportunity to make a transformational change to our town centre.

Our regeneration and economic interventions will stimulate market confidence and act as a catalyst to attract a range of investment, making Havant a better place to live, work, visit and do business.

We have set out an ambitious three phase development and delivery plan for the next decade.

*Our **first phase** will kick-start the process of transformation – we will redevelop the Bulbeck car park site to provide 80 residential units. We will demolish the Meridian Centre and create an innovative meanwhile space in the form of a reimagined Meridian Place. It will have new retail, restaurants and commercial space ; accessible, inclusive and attractive public realm with flexible outdoor dining, social, event and performance spaces and enhanced public realm at Havant Park, which will connect the new Town Plaza, the Bus Station and Havant Park to a new railway bridge, linking both Leigh Park and the Civic Campus to Havant Station. Levelling Up Funding will enable us to deliver this phase!*

*Through private sector investment and collaboration, **phase two** will provide a new mixed-use Havant Town Centre with up to 300 new homes; 6,000 sq.ft of commercial space including retail, an independent cinema, office space and a rooftop restaurant and bar, a community space incorporating library facilities and a new learning space. We will make enhancements to the popular Billy Trail route that connects the town centre with Langstone Technology Park and Hayling Island Seafront. We will deliver new homes and amenity space on the Civic Plaza site.*

***Phase three** will see us transform the Market Parade area as a key gateway to and from Havant railway.*

This regeneration plan will transform Havant Town Centre and create a new heart for the Borough. It will deliver new homes, provide new commercial space, create new jobs and enable enhanced community spaces and improved public realm, coupled with better digital connectivity and a series of new active travel routes around the town.

We will make Havant a first-class destination for business, residents and visitors – something we can rightly be proud of!

A Rennie

Councillor Alex Rennie
Leader - Havant Borough Council

A.T. Pike

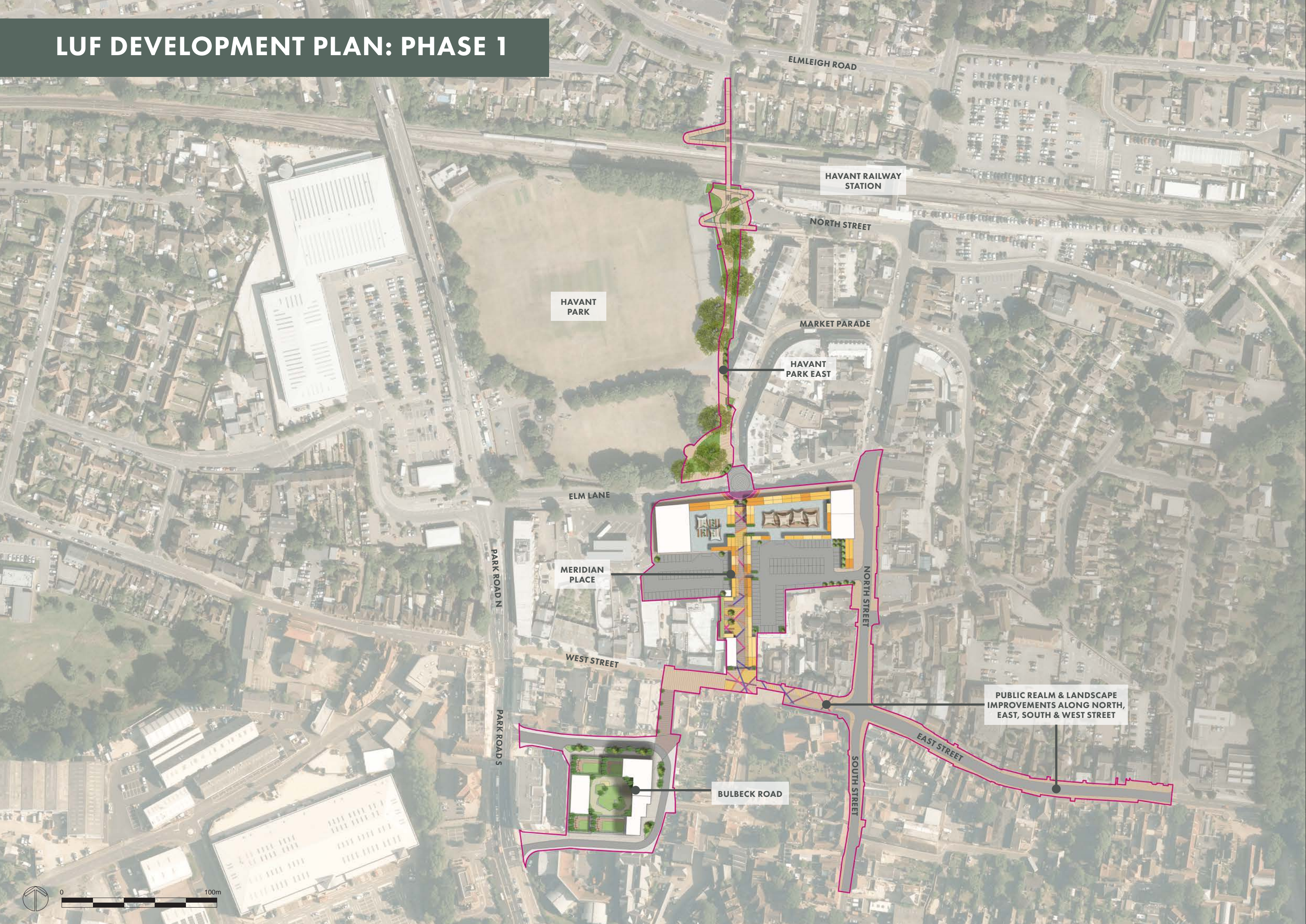
Councillor Tim Pike
Cabinet Lead for Finance, Regeneration and Estates - Havant Borough Council



HAVANT TOWN CENTRE VISION



LUF DEVELOPMENT PLAN: PHASE 1



HAVANT PARK

HAVANT RAILWAY STATION

NORTH STREET

MARKET PARADE

HAVANT PARK EAST

ELM LANE

MERIDIAN PLACE

WEST STREET

BULBECK ROAD

NORTH STREET

SOUTH STREET

EAST STREET

PUBLIC REALM & LANDSCAPE IMPROVEMENTS ALONG NORTH, EAST, SOUTH & WEST STREET

BULBECK ROAD



HIGH QUALITY PUBLIC REALM ACTING AS A GATEWAY TO MERIDIAN PLACE

PUBLIC REALM & LANDSCAPE IMPROVEMENTS ALONG NORTH, EAST, SOUTH & WEST STREET

DEVELOPMENT SCHEDULE

ELEMENT	AMOUNT (HA)
TOTAL SITE AREA	0.58
PUBLIC REALM	0.34
BUILT FORM	0.24

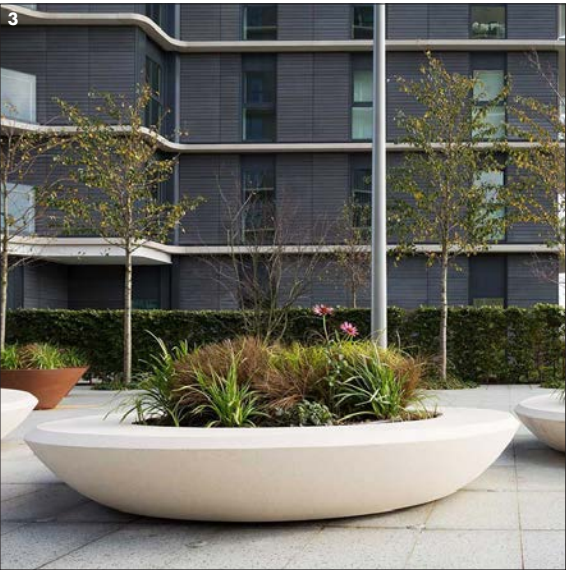
BLOCK	NO. FLOORS	COMMERCIAL	RESIDENTIAL UNITS
A	3-4	431 SQM	12 NO.
B	6	425 SQM	24 NO.
C	5	-	17 NO.
D	3-4	-	15 NO.
E	3	-	12 NO.
TOTAL		856 SQM	80 NO.

PRECEDENT IMAGERY - BUILT FORM



- 1 RESIDENTIAL/OFFICE SPACE ABOVE GROUND FLOOR RETAIL/LEISURE
- 2 A STRONG FRONTAGE TO OVERLOOK PUBLIC REALM
- 3 CORNER BUILDINGS ARE ACTIVE ON BOTH SIDES
- 4 PASSIVE SURVEILLANCE OF PUBLIC SPACES
- 5 VARIED MATERIALS PALETTE IN LOCALITY
- 6 VARIED MATERIALS REFLECTING LOCAL VERNACULAR
- 7 MIXED USES MAY EXTEND INTO THE SECOND FLOOR IF REQUIRED
- 8 MMC APARTMENT BLOCK MASS BROKEN DOWN BY ARCHITECTURAL INTERVENTIONS
- 9 STEPPED BUILDING FORM PROVIDING VISUAL INTEREST AND OPPORTUNITIES FOR ROOFTOP GARDENS

PRECEDENT IMAGERY - STREETSCAPE



1 WIDENED PEDESTRIAN PATH ALLOWS SPACE FOR TREE PLANTING, SUSTAINABLE DRAINAGE AND SEATING

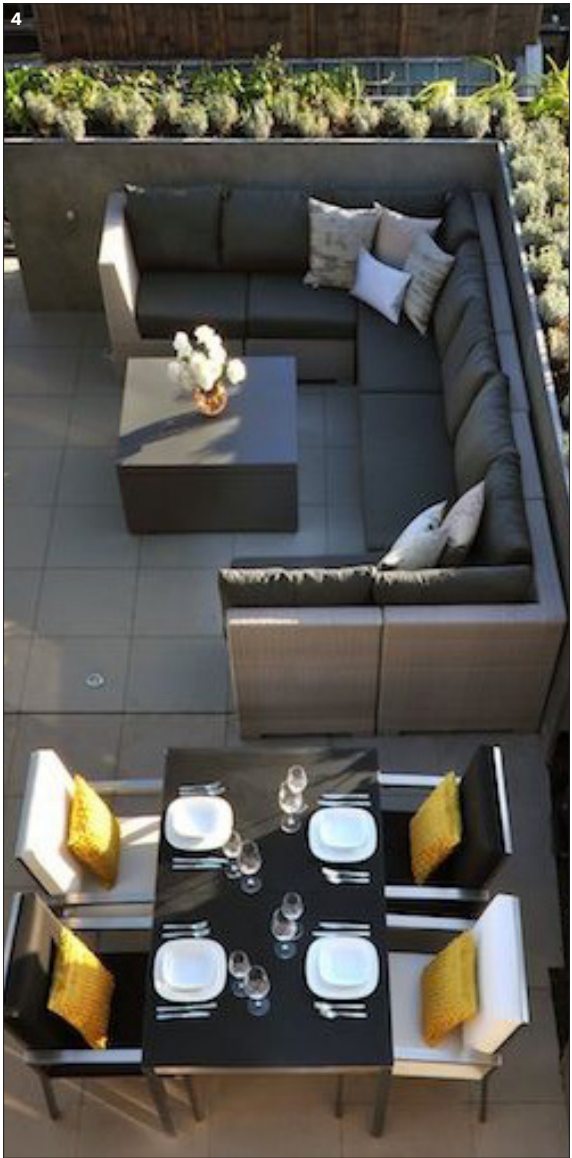
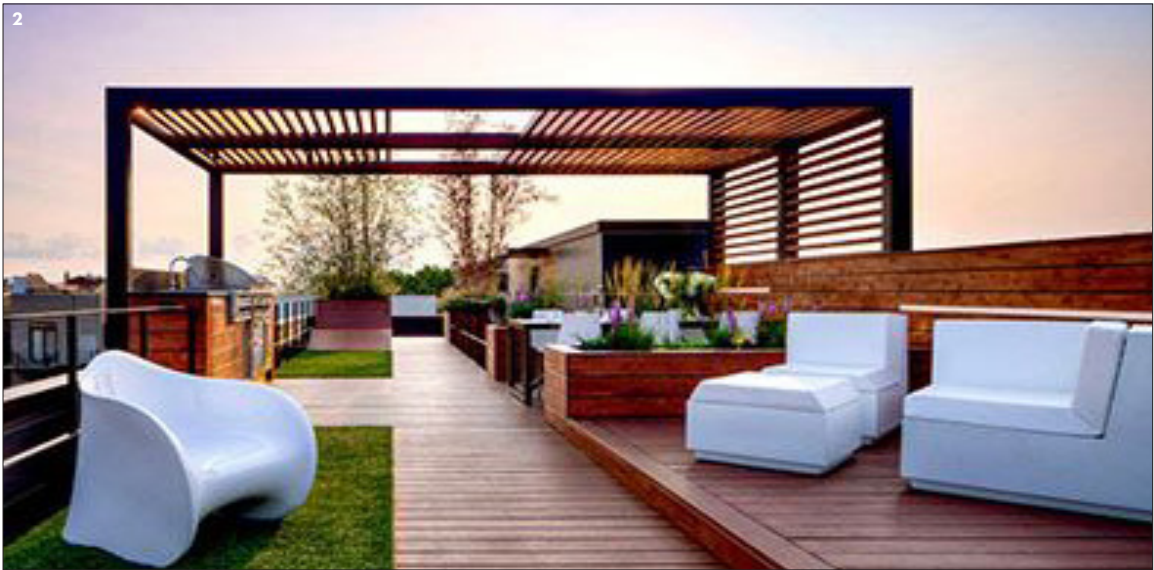
2 LOW MAINTENANCE PLANTING PROVIDES BIODIVERSITY TO THE URBAN ENVIRONMENT

3 SCULPTURAL PLANTERS

4 RAISED CONCRETE EDGES

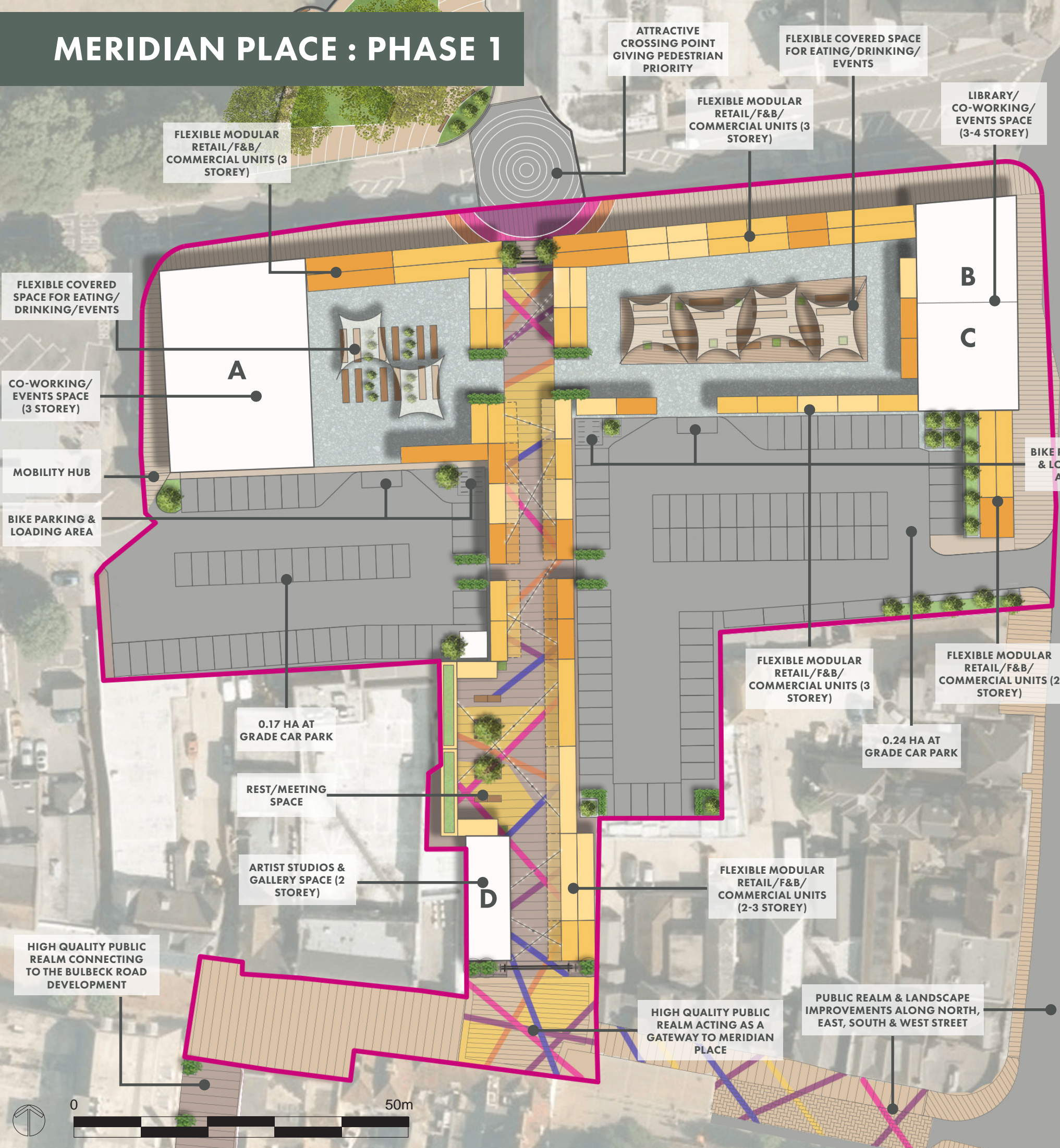
5 BANDED PAVING

PRECEDENT IMAGERY - ROOF TERRACES AND PODIUM COURTYARD



- 1 INTEGRATED PLANTER BOX BALUSTRADE AND VISTAS
- 2 PERGOLA AND DECKING
- 3 RAISED PLANTERS WITH SEATING AND FIREPIT
- 4 OUTDOOR SEATING AND DINING

MERIDIAN PLACE : PHASE 1



DEVELOPMENT SCHEDULE

ELEMENT	AMOUNT (HA)
TOTAL SITE AREA	1.14
PUBLIC REALM	0.27
FLEXIBLE SPACE	0.16
PARKING	0.41
BUILT FORM	0.30

HIGH SCENARIO (100%)

ELEMENT	TOTAL NO.	UNIT SIZE / FOOTPRINT (SQM)	STOREYS	FLOORSPACE (SQM)
MODULAR UNIT (SMALL)	134	15	2 & 3	2,010
MODULAR UNIT (LARGE)	44	32.5	2 & 3	1,430
BUILDING A	1	663	3	1,990
BUILDING B	1	232	4	926
BUILDING C	1	240	3	721
BUILDING D	1	162	2	323

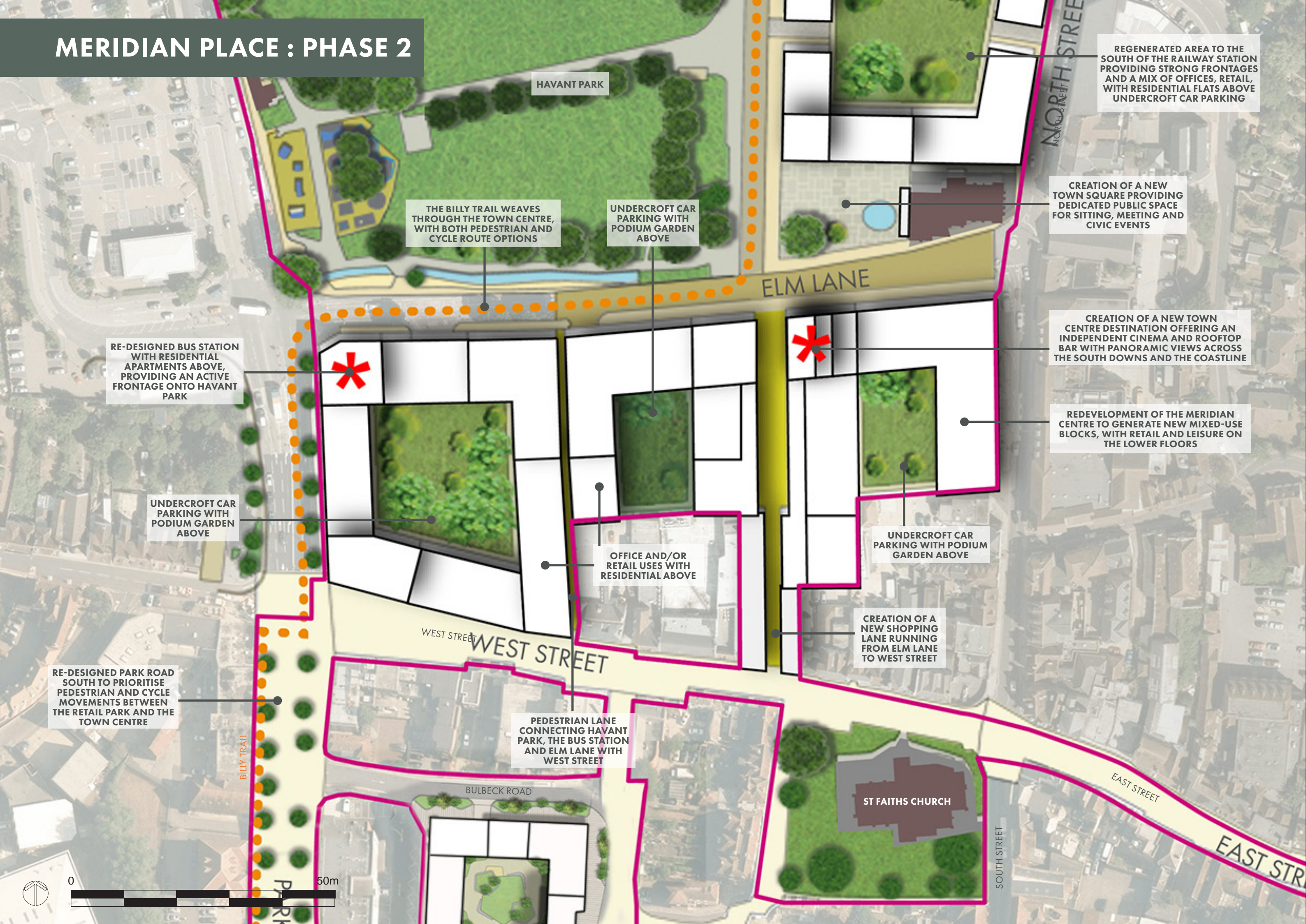
MEDIUM SCENARIO (50%)

ELEMENT	TOTAL NO.	UNIT SIZE / FOOTPRINT (SQM)	STOREYS	FLOORSPACE (SQM)
MODULAR UNIT (SMALL)	67	15	1 AND 2	1005
MODULAR UNIT (LARGE)	22	32.5	1 AND 2	715
BUILDING A	1	663	2	1326
BUILDING B	1	232	2	463
BUILDING C	1	240	1	240
BUILDING D	1	162	1	162

LOW SCENARIO (25%)

ELEMENT	TOTAL NO.	UNIT SIZE / FOOTPRINT (SQM)	STOREYS	FLOORSPACE (SQM)
MODULAR UNIT (SMALL)	33	15	1 AND 2	502.5
MODULAR UNIT (LARGE)	11	32.5	1 AND 2	357.5
BUILDING A	1	663	1	663
BUILDING B	1	232	1	232
BUILDING C	1	240	1	240
BUILDING D	-	-	-	-

MERIDIAN PLACE : PHASE 2



HAVANT PARK

THE BILLY TRAIL WEAVES THROUGH THE TOWN CENTRE, WITH BOTH PEDESTRIAN AND CYCLE ROUTE OPTIONS

UNDERCROFT CAR PARKING WITH PODIUM GARDEN ABOVE

REGENERATED AREA TO THE SOUTH OF THE RAILWAY STATION PROVIDING STRONG FRONTAGES AND A MIX OF OFFICES, RETAIL, WITH RESIDENTIAL FLATS ABOVE UNDERCROFT CAR PARKING

CREATION OF A NEW TOWN SQUARE PROVIDING DEDICATED PUBLIC SPACE FOR SITTING, MEETING AND CIVIC EVENTS

CREATION OF A NEW TOWN CENTRE DESTINATION OFFERING AN INDEPENDENT CINEMA AND ROOFTOP BAR WITH PANORAMIC VIEWS ACROSS THE SOUTH DOWNS AND THE COASTLINE

REDEVELOPMENT OF THE MERIDIAN CENTRE TO GENERATE NEW MIXED-USE BLOCKS, WITH RETAIL AND LEISURE ON THE LOWER FLOORS

RE-DESIGNED BUS STATION WITH RESIDENTIAL APARTMENTS ABOVE, PROVIDING AN ACTIVE FRONTAGE ONTO HAVANT PARK

UNDERCROFT CAR PARKING WITH PODIUM GARDEN ABOVE

OFFICE AND/OR RETAIL USES WITH RESIDENTIAL ABOVE

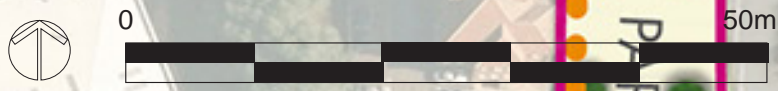
UNDERCROFT CAR PARKING WITH PODIUM GARDEN ABOVE

CREATION OF A NEW SHOPPING LANE RUNNING FROM ELM LANE TO WEST STREET

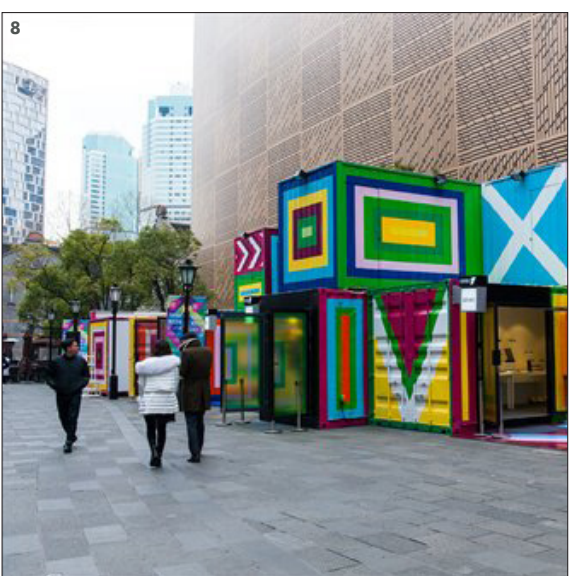
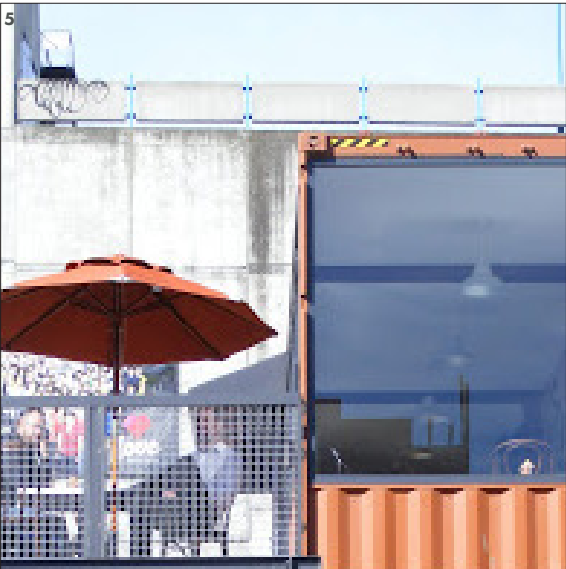
RE-DESIGNED PARK ROAD SOUTH TO PRIORITISE PEDESTRIAN AND CYCLE MOVEMENTS BETWEEN THE RETAIL PARK AND THE TOWN CENTRE

PEDESTRIAN LANE CONNECTING HAVANT PARK, THE BUS STATION AND ELM LANE WITH WEST STREET

ST FAITHS CHURCH



PRECEDENT IMAGERY - BUILT FORM / USES

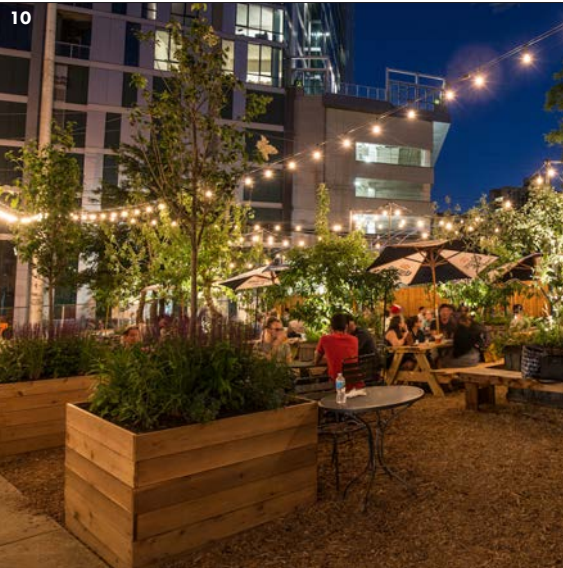
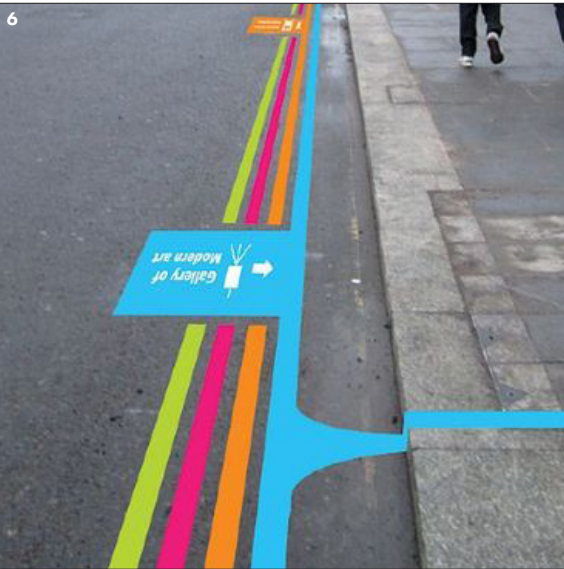


1 LARGER TEMPORARY BUILDING CONSTRUCTION, BASED ON MODULAR TYPOLOGY
2 SHOP
3 SEMI-COVERED OUTDOOR SEATING FOR FOOD/DRINK

4 MULTIPLE LEVELS WITH EXTERNAL SPIRAL STAIRCASE
5 INDOOR/OUTDOOR ON UPPER LEVELS
6 CATWALK IN EVENT INDOOR SPACE AND FLEXIBLE OUTDOOR SPACE

7 SPILL OUT SPACE FOR FOOD & BEVERAGE RETAIL
8 MOBILE ART GALLERY
9 MOBILITY HUB
10 FLEXIBLE USE OF CAR PARK AS DRIVE-IN CINEMA

PRECEDENT IMAGERY - PUBLIC REALM



1 MOBILE LIBRARY SERVICES

2 MOBILE STREET FOOD

3 TOURIST INFORMATION BOOTH/ BOOKSHOP

4 MODULAR SEATING AS SPILL OUT SPACE USING RECLAIMED MATERIALS

5 CELEBRATORY TEMPORARY OVERHEAD BANNERS/ BUNTING FOR SEASONAL EVENTS

6 STREET ART FOR WAYFINDING AT GROUND LEVEL

7 COLOUR CO-ORDINATED WAYFINDING TO LINK WITH DESTINATION BRANDING OF MEANWHILE SPACE

8 WAYFINDING AND SIGNAGE AT EYE LEVEL

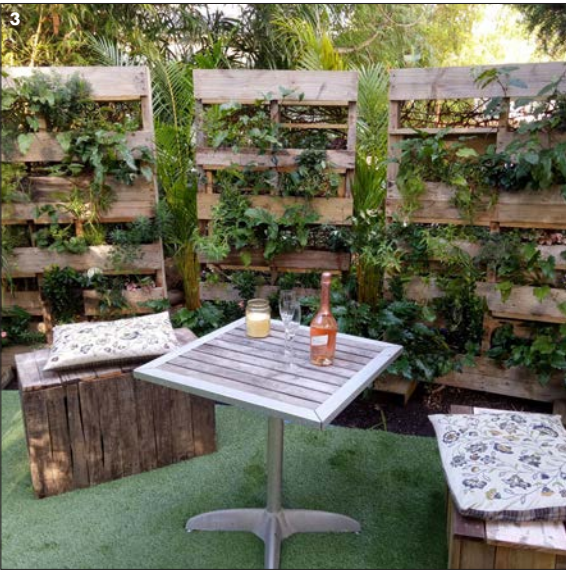
9 STREET BUBBLE

10 CATENARY LIGHTING FOR EVENING USE

11 MODULAR FABRIC TENSILE CANOPIES

12 GALLERY SPACE AND TEMPORARY STREET ART BY LOCAL ARTISTS

PRECEDENT IMAGERY - LANDSCAPE COMPONENTS



1 MOVABLE COMPONENTS ALLOW FOR FLEXIBILITY IN USE AND LAYOUT, FOR EVERYDAY USE OR CULTURAL EVENTS

2 STREET TREES IN MODULAR PLANTERS WITH INTEGRAL SEATING - LEGACY TREES TO ESTABLISH AND FORM PART OF ULTIMATE PROPOSALS

3 VERTICAL PLANTING THROUGH TENSILE WIRES OR RECLAIMED PALLETS

4 BIODIVERSE ROOFS AND BUG HOTELS ATTRACTS FLORA, FAUNA AND COMMUNITY ALIKE

5 URBAN ORCHARDS CATER FOR LOCAL BUSINESSES

6 POP UP PATCH ENTERPRISES FOR MINIATURE ALLOTMENTS

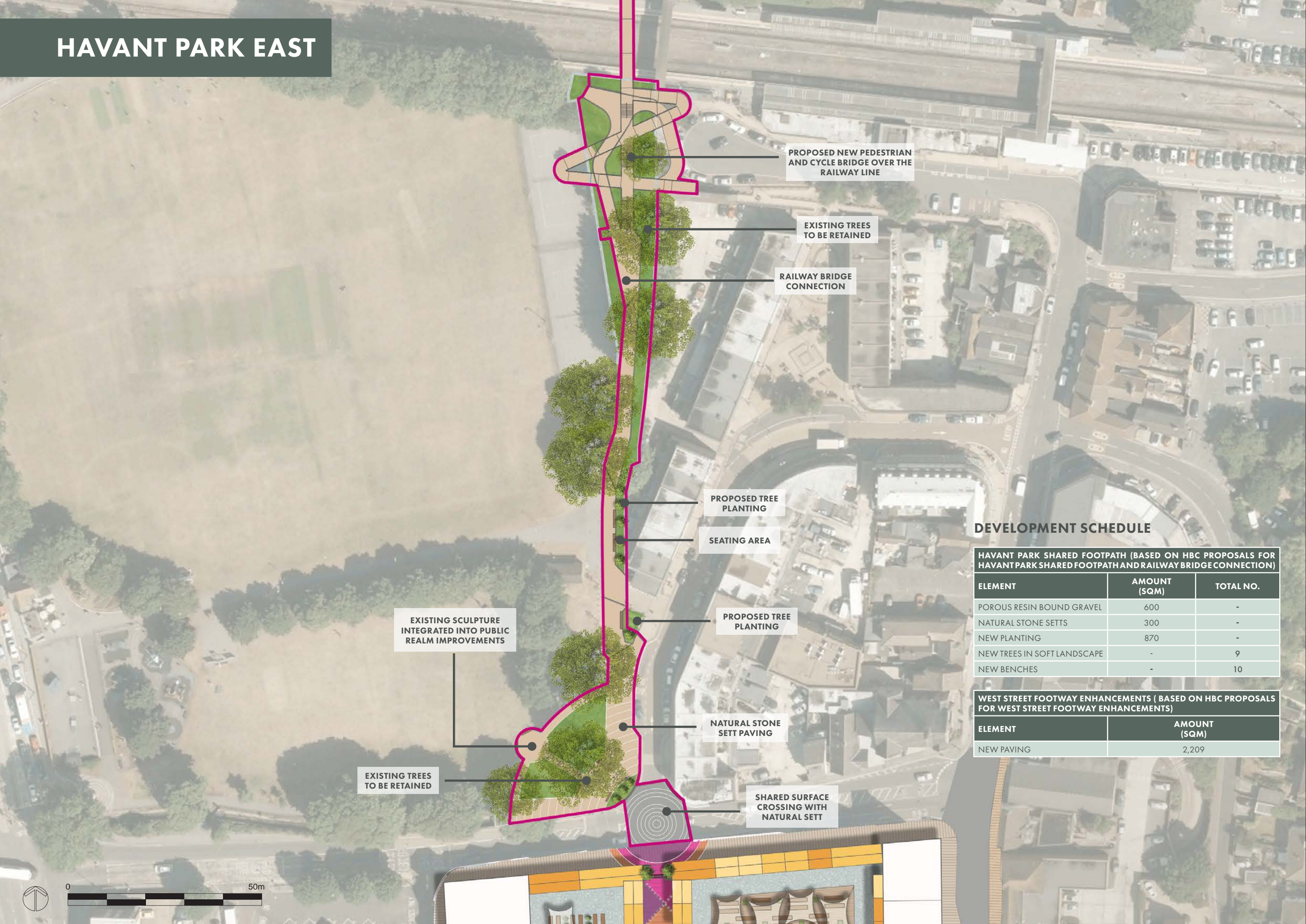
7&8 DEMOLITION STRATEGY TO RECLAIM MATERIALS FOR MEANWHILE SPACE AND ULTIMATE PROPOSALS

9 THE TEMPORARY NATURE OF THE SPACE ENCOURAGES TO LOCAL ARTISTS TO EXPRESS HAVANT'S CHARACTER IN THE NEW CIVIC HEART

10 RECLAIMED TIMBER AND METALWORK FORMS DECKING AND FEASTING BENCHES

11 CYCLE STANDS WITH HERB PLANTERS ENCOURAGE A GREENER COMMUNITY

HAVANT PARK EAST



DEVELOPMENT SCHEDULE

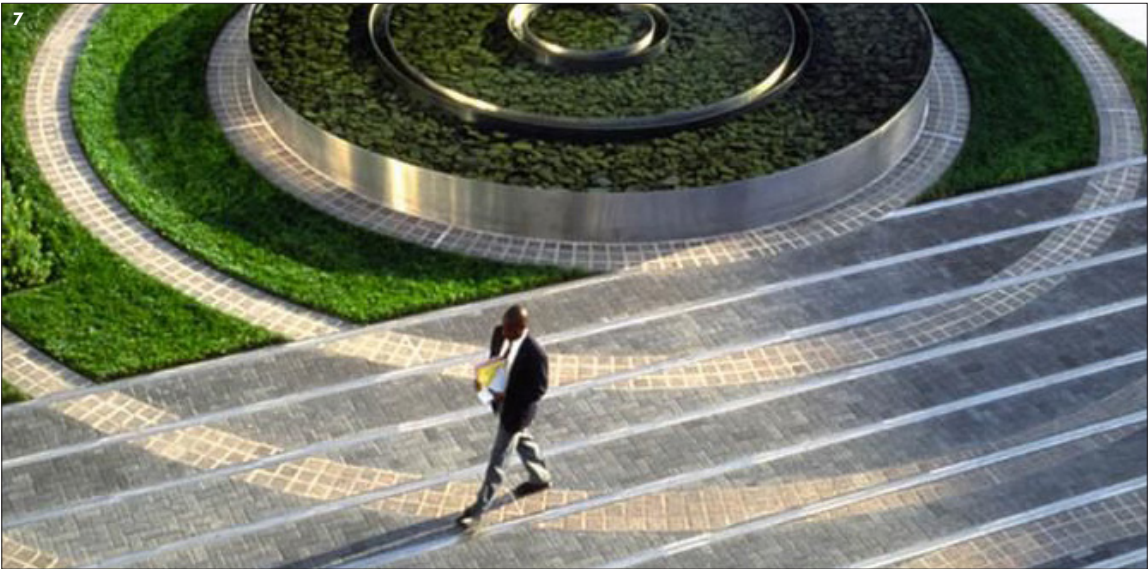
HAVANT PARK SHARED FOOTPATH (BASED ON HBC PROPOSALS FOR HAVANT PARK SHARED FOOTPATH AND RAILWAY BRIDGE CONNECTION)

ELEMENT	AMOUNT (SQM)	TOTAL NO.
POROUS RESIN BOUND GRAVEL	600	-
NATURAL STONE SETTS	300	-
NEW PLANTING	870	-
NEW TREES IN SOFT LANDSCAPE	-	9
NEW BENCHES	-	10

WEST STREET FOOTWAY ENHANCEMENTS (BASED ON HBC PROPOSALS FOR WEST STREET FOOTWAY ENHANCEMENTS)

ELEMENT	AMOUNT (SQM)
NEW PAVING	2,209

PRECEDENT IMAGERY



1 PROPOSED PEDESTRIAN CYCLE BRIDGE LINK WITH RESIN BOUND GRAVEL SURFACING AS PER HAVANT BC PROPOSALS
2 RESIN BOUND GRAVEL PEDESTRIAN CYCLE PATH CONNECTING BRIDGE LINK TO FORMER MERIDIAN CENTRE SITE

3 RESIN BOUND GRAVEL AS PAVING SURFACING AND TREE PIT SURROUNDS FOR EXISTING AND PROPOSED TREES
4 RAISED KERBS AND METAL EDGING CREATING SWEEPING FORMS
5 PAVING SETTS WITHIN RESIN BOUND GRAVEL

6 PAVING SETTS FORMING SHARED SURFACED PIAZZA
7 SHARED SURFACED PIAZZA WITH RADIATING CIRCULAR BANDS OF PAVING SETTS
8 CRISP METAL EDGING DEFINING HARD AND SOFT LANDSCAPE AREAS

9 COHESIVE USE OF TREE AND SHRUB PLANTING, SEATING AND PAVING FORMING A KEY NODE WITHIN THE MASTERPLAN
10 ELEGANT USE OF SIMPLE YET ROBUST MATERIALS

DEVELOPMENT SCHEDULES

PHASE 1 : 2021-2024

BULBECK ROAD

ELEMENT	AMOUNT (HA)
TOTAL SITE AREA	0.58
BUILT FORM	0.24

BLOCK	NO. FLOORS	COMMERCIAL	RESIDENTIAL UNITS
A	3-4	431 SQM	12 NO.
B	6	425 SQM	24 NO.
C	5	-	17 NO.
D	3-4	-	15 NO.
E	3	-	12 NO.
TOTAL		856 SQM	80 NO.

BULBECK ROAD STREETSACPE		
ELEMENT	AMOUNT (SQM)	TOTAL NO.
NEW PAVING	1,050	-
NEW PLANTING	210	-
RAISED CONCRETE EDGE	180 LIN	-
NEW STREET TREES	-	6

BULBECK ROOF TERRACES AND PODIUM COURTYARD		
ELEMENT	AMOUNT (SQM)	TOTAL NO.
NEW PAVING	1,050	-
NEW PLANTING	300	-
SLAB PAVING	64	-
COMPOSITE TIMBER DECKING	300	
NEW STREET TREES IN SOFT LANDSCAPE	-	6
TIMBER PERGOLA	-	3

MERIDIAN CENTRE

ELEMENT	AMOUNT (HA)	ELEMENT	AMOUNT (SQM)
TOTAL SITE AREA	1.14	TARMAC	4,270
FLEXIBLE SPACE	0.16	GRAVEL/RECLAIMED MATERIALS	2,400
PARKING	0.41	RECLAIMED UNIT PAVING	1,000
BUILT FORM	0.30	FESTOON LIGHTING	150 LIN

ELEMENT	TOTAL NO.	UNIT SIZE / FOOTPRINT (SQM)	STOREYS	FLOORSPACE (SQM)
MODULAR UNIT (SMALL)	134	15	2 & 3	2,010
MODULAR UNIT (LARGE)	44	32.5	2 & 3	1,430
BUILDING A	1	663	3	1,990
BUILDING B	1	232	4	926
BUILDING C	1	240	3	721
BUILDING D	1	162	2	323

ELEMENT	TOTAL NO.
TENSILE FABRIC STRUCTURES	6
MOBILE TIMBER PLANTERS (1M X 1M)	26
FEASTING TABLES/PICNIC TABLES FROM RECYCLED MATERIALS	26
SECURE COVERED CYCLE STORAGE FOR 10 CYCLES	2
PERGOLA AND BANNERS	2
BIODIVERSE GREEN ROOFS ABOVE MODULAR UNITS	2

HAVANT PARK EAST

HAVANT PARK SHARED FOOTPATH (BASED ON HBC PROPOSALS FOR HAVANT PARK SHARED FOOTPATH AND RAILWAY BRIDGE CONNECTION)		
ELEMENT	AMOUNT (SQM)	TOTAL NO.
POROUS RESIN BOUND GRAVEL	600	-
NATURAL STONE SETTS	300	-
NEW PLANTING	870	-
NEW TREES IN SOFT LANDSCAPE	-	9
NEW BENCHES	-	10

WEST STREET FOOTWAY ENHANCEMENTS (BASED ON HBC PROPOSALS FOR WEST STREET FOOTWAT ENHANCEMENTS)	
ELEMENT	AMOUNT (SQM)
NEW PAVING	2209

PHASE 2 : 2025-2029

MERIDIAN CENTRE

- Procurement of new Town Plaza development partner
- Re-development of the Town Plaza site as a mixed-use development and new town square providing:
 - 296 new homes
 - 6,049 sq.m total commercial floorspace, split into:
 - 4,601 sq.m retail
 - 451 sq.m independent cinema
 - 1,407 sq.m office
 - 131 sq.m rooftop restaurant/bar
 - 410m² ‘discovery centre’ community space – library/learning space
- 882m² public realm ‘shopping street’ through the middle of the development.

BULBECK ROAD

- Completion of new homes and commercial space on ground-floor.

CONNECTIVITY AND PUBLIC REALM

- Enhancement to the Billy Trail with both pedestrian and cycle route options.

CIVIC PLAZA EAST

- Procure a development partner to build new homes and reduced car parking need in light of post Covid-19 working arrangements.
- New community / amenity space.

PHASE 3 : 2029-2032

AREA SOUTH OF RAILWAY STATION/MARKET PARADE

- Land assembly to enable the comprehensive re-development of area south of the railway station at Market Parade to link to the new Town Plaza.

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR
STUDIO
4-8 EMERSON
STREET
LONDON
SE1 9DU

FABRIKUK.COM



Timeline Phase 1	Owner See 6.3a	2021	2021	2022	2022	2023	2023	2024	2024
Connectivity and Public Realm									
Enhanced public realm and landscape improvements along North, East, South and West Streets	Project Teams								
Enhanced public realm and landscape improvement connecting the town centre and Havant Park to Havant Station	Project Teams								
Evaluation and monitoring									
Monthly progress review at programme board	Programme resource and Project Teams								
Quarterly review of council papers for continued commitment to development	Project Teams								
Annual qualitative research and review of market, footfall, retail mix and vacancy rates	Programme resource and Project Teams								
Annual review and monitoring as part of interim and final evaluations and reports	Programme resource and Project Teams								
Evaluation of Phase 1 and market appraisal	Project Teams								
Completion of work and site sign off	Programme resource and Project Teams								