



**BROWNFIELD RELEASE FUND**  
BULBECK ROAD MULTI-STOREY CAR PARK - HAVANT TOWN CENTRE  
AUGUST 2022

# EXECUTIVE SUMMARY

**This bid document illustrates the importance of the Brownfield Release Fund in kick-starting regeneration opportunities within Havant Town Centre. It provides the opportunity to improve an area of the town, improving the everyday life of people living and working in the town.**

For many in our community, life is hard. Parts of Havant are among the 5% most deprived wards in England and have been identified as one of just six 'Left Behind Places' in the South East. Educational attainment and cultural engagement fall below the national average, and we have more children living in poverty and higher rates of unemployment. We also have significant health inequalities in comparison with the wider region. We have a bold and imaginative regeneration strategy to address these issues and starts with identifying opportunities within the heart of Havant and assessing the performance of our assets.

Our bid for £2 million from the Brownfield Release Fund will enable the demolition and clearance of Bulbeck Road multi-storey car park, clearing the existing structure, resulting in a 0.57 hectare (1.4 acres) opportunity site. Demolition of the existing structure would present a cleared site to potential development partners to deliver much needed homes and regenerate this key town centre location.

This document outlines our ambition for the future of the Bulbeck Road multi-storey car park site. Whilst the proposal is indicative, it sets out the character and quality of the development, as well as the aspiration to encourage people of a mix of ages to live in the town centre, including families. These new residents will benefit from the current and proposed town centre services and facilities, including as part of Havant's regeneration access to arts and heritage events, festivals, community events, exercise classes and exhibitions. These will build social and cultural capital, enhance health and wellbeing outcomes, and reduce inequalities.

Havant Borough Council has a commitment to ensuring projects deliver on our climate change net zero carbon targets. Together we will transform Havant, achieving economic growth, improved equality and long-term sustainability for our town. Our proposals for the site align with our aspirations for the wider town centre regeneration in bringing forward a rejuvenated and leading town centre.



A REJUVENATED BULBECK ROAD

# SETTING THE SCENE: HAVANT TOWN CENTRE AMBITION

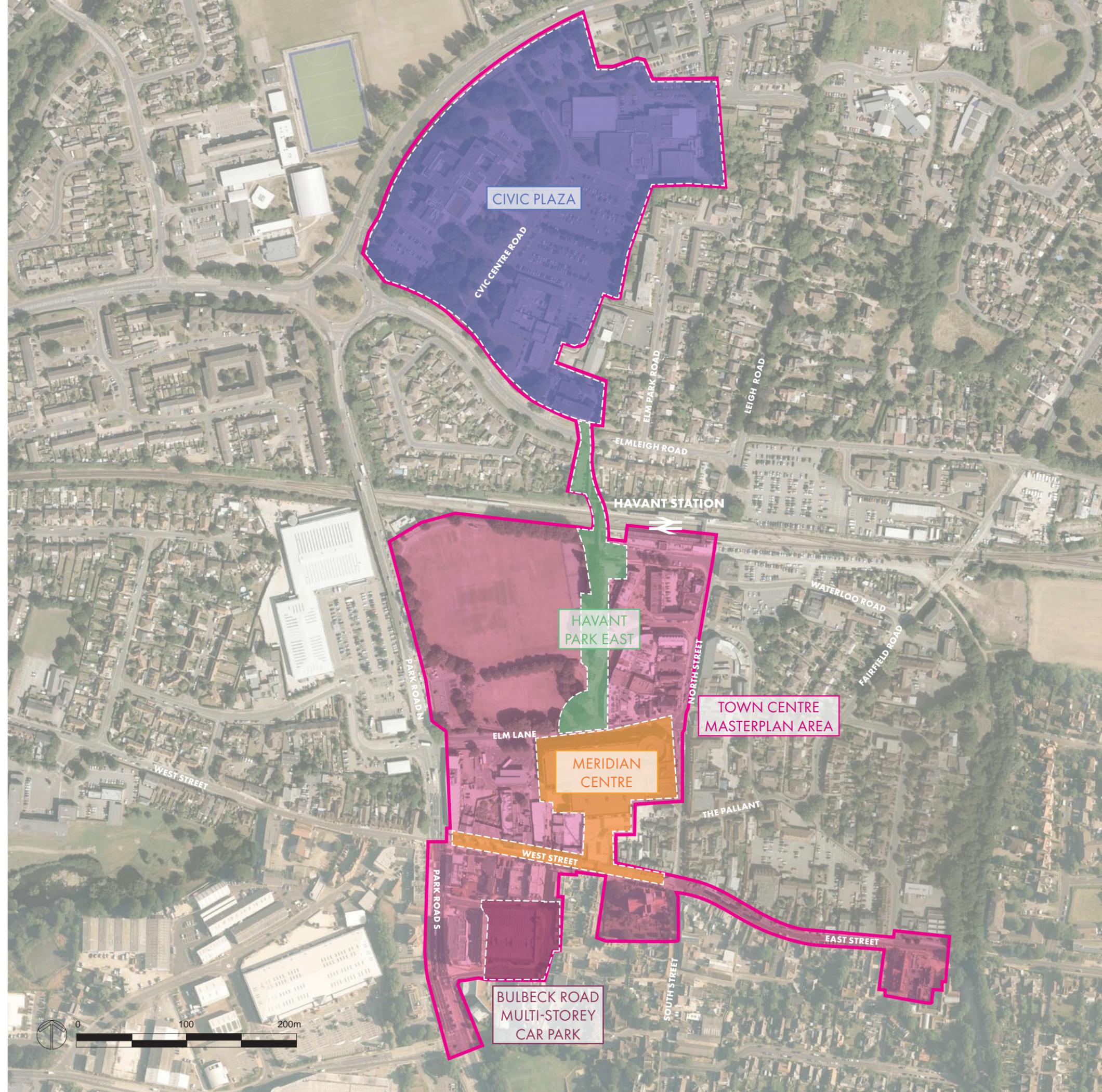


## OUR AMBITION FOR THE TOWN CENTRE

Havant town centre has previously been the subject of a Town Centre Masterplan, which identified a number of opportunity areas with key impacts on the regeneration of the town centre. These include:

- **The Civic Plaza** - focussed on the civic uses clustered around Civic Centre Road, to the north of the railway line
- **Havant Park East** - providing a vital new foot and cycle link between the Civic Plaza, Havant railway station and the town centre
- **Meridian Centre** - regeneration of a dated shopping centre and improvements to West Street
- **Bulbeck Road multi-storey car park** - redevelopment of an underused multi-storey car park.

These opportunity areas are able to be brought forward independently, but as a whole combine to deliver our overall ambition for the town centre. This ambition will bring in new homes to the town centre, improved retail and commercial offerings and the provision of new public realm works that create safer and more attractive links and spaces.



**BROWNFIELD RELEASE:  
BULBECK ROAD MULTI-STOREY  
CAR PARK**



## THE CHALLENGE

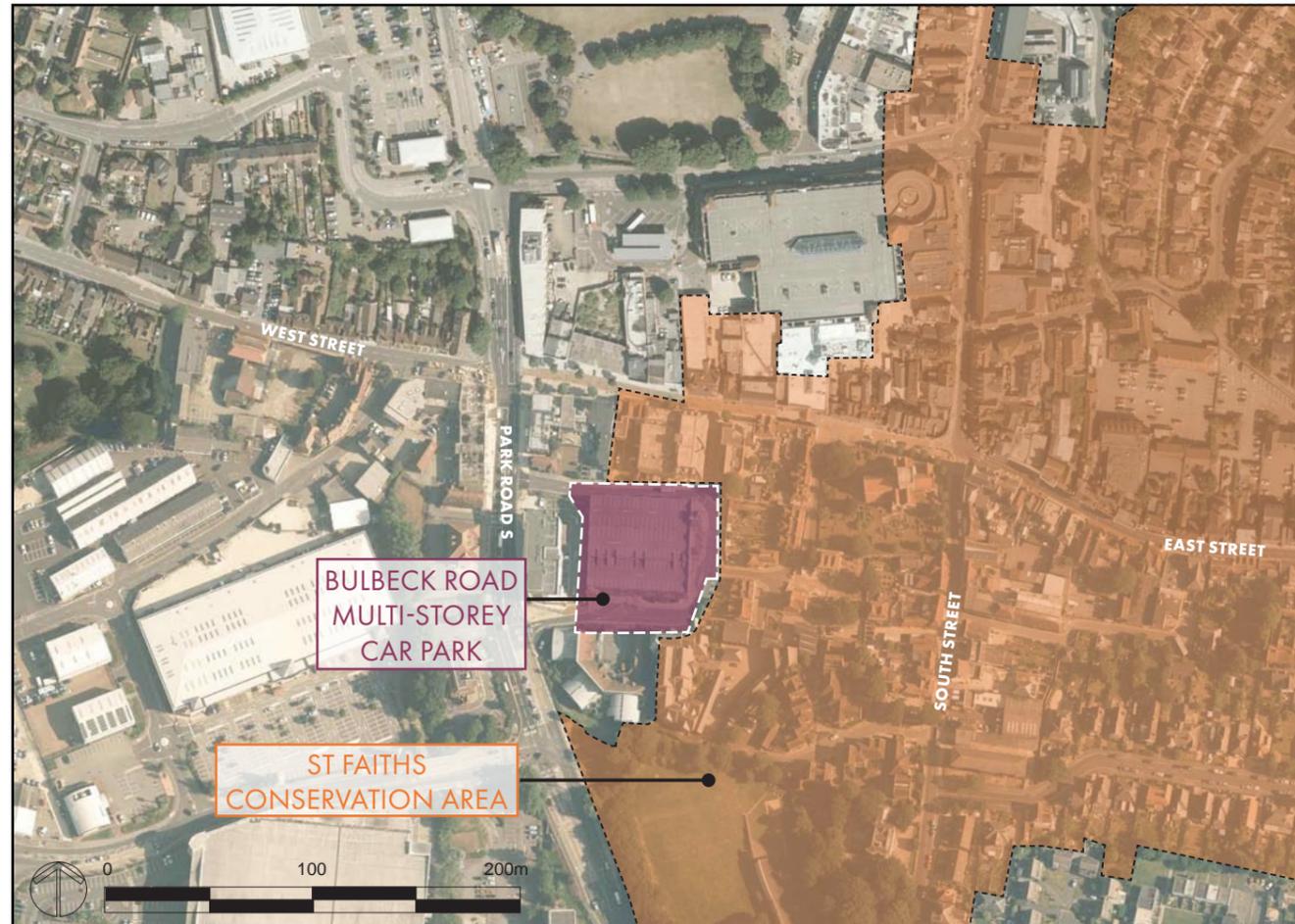
The site's location presents a unique opportunity to address the need for town centre homes within a sustainable location. The site is located on the boundary to St Faiths Conservation Area, which covers the town centre of Havant. The location of the car park does not contribute positivity to the setting of the Conservation Area and to St Faiths Church. The redevelopment of the multi-storey car park can contribute to an overall-positive influence on the Conservation area and create safer, more-welcoming street environment for people to live and walk through good place-making, high-quality architecture, public realm treatment and landscaping. It offers the potential to regenerate the immediate area and resolves issues of anti-social behaviour that are currently encouraged by the existing car park use and environment.

The impact COVID-19 has been having on the decline on the function of town centres and their uses is key to understanding and managing under-utilised assets within the Council's ownership, so that they can have a positive influence on the town centre. Studies on town centre parking and capacity have also been carried out, which show the utilisation over a number of years and the changes COVID-19 has had on car parking use and the predictions of future utilisation. Result

from the study have shown the car park's usage has dropped from approximately 10,000 cars per month in 2015/2016 to 2,500 currently in 2022, functioning at 23% capacity. Other car parks within the town centre have also dropped in usage and could therefore pick up the current capacity from Bulbeck Road multi-storey car park.

Bulbeck Road multi-storey car park is formed of a reinforced-concrete frame structure with eight split-level decks. Whilst the structure appears in a well-maintained condition, there are defects within the structure that need to be rectified to prolong its serviceability, with some defects requiring more immediate attention. The structure, being split level with reduced floor-to-ceiling heights, would not be suitable for repurposing and converting into a residential use and would be a more costly process, presenting a future development partner greater limitations in taking the site forward.

The funding we have requested through this bid to the Brownfield Release fund will enable the demolition of the existing car park, creating a vacant site, which can then be brought forward as a development opportunity, demonstrating our commitment to delivering the wider town centre ambition.



EASTERN EDGE OF BULBECK ROAD, LOOKING TOWARDS WEST STREET



EASTERN EDGE OF BULBECK ROAD, LOOKING SOUTH, AWAY FROM WEST STREET



SOUTHERN EDGE OF BULBECK ROAD, LOOKING TOWARDS PARK ROAD SOUTH, WITH THE EXISTING ACCESS POINT INTO THE CAR PARK



VIEW FROM PARK ROAD SOUTH TOWARDS THE CAR PARK ENTRANCE



VIEW FROM PARK ROAD SOUTH ALONG THE NORTHERN EDGE OF BULBECK ROAD

## BULBECK ROAD MULTI-STOREY CAR PARK

Our ambition is to work in partnership to deliver an exciting residential-led development, which will:

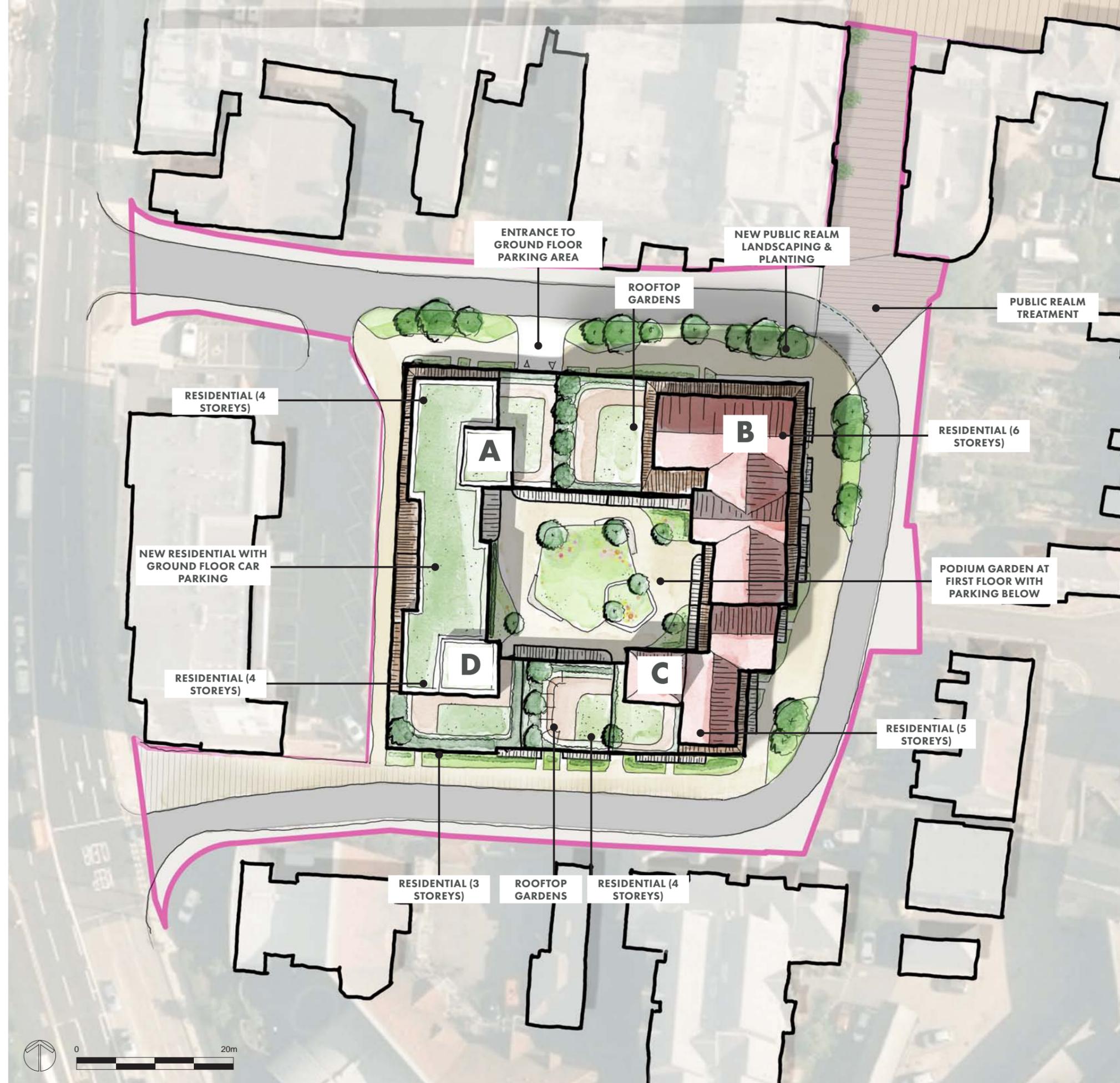
- Achieve greater economic performance from the land uses over the medium to long term
- Create new town centre housing, including affordable homes, to support the economic and social viability of the town centre
- Improve the aesthetic and environmental impact of the area
- Create a high-quality gateway development to kick-start the town centre regeneration programme.

The following pages provide illustrative plans and character visualisations for the site's redevelopment. It should be noted that this is just one way in which the site could be designed to bring forward new homes. This work builds upon earlier masterplanning work for the wider town centre, which set recommended massing and heights of development plots within the town centre.

Our initial plans indicate the potential for the delivery of circa 91 new homes. This location, within the heart of the town centre is suitable for either a reduction in car parking standards or potentially an entirely car-free living environment. Access to key services such as the bus station and railway station are within immediate walking distance of the site, and through the delivery of the Meridian Centre redevelopment, access will be further improved.

### INDICATIVE DEVELOPMENT SCHEDULE

BLOCK	NO. OF FLOORS	USE	TOTAL AREA (GEA)		TOTAL AREA (GIA)		UNIT SPLIT	NO. OF UNITS
			SQM	SQFT	SQM	SQFT		
A	4	RESI	1,300	13,993	1,235	13,293	1 BED	4
							2 BED	12
							APT TOTAL	16
B	6	RESI	3,170	34,121	3,012	32,415	1 BED	9
							2 BED	30
							APT TOTAL	38
C	5	RESI	1,709	18,395	1,624	17,476	1 BED	5
							2 BED	16
							APT TOTAL	21
D	4	RESI	1,320	14,208	1,254	13,498	1 BED	4
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							APT TOTAL	16
<b>UNIT TOTAL</b>								<b>91</b>



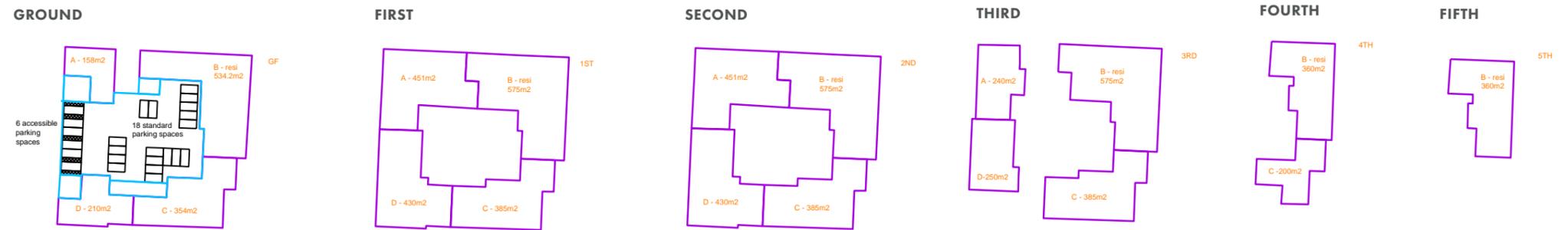


# BULBECK ROAD

# SUMMARY

The Brownfield Release Fund will enable the demolition of Bulbeck Road multi-storey car park, thereby supporting the regeneration of a key location within the heart of the town centre. The derisking of the site through the demolition of the existing structure will provide the opportunity to take the site forward with a development partner to ultimately deliver circa 91 new town centre homes.

The site forms part of the wider town centre regeneration, and fits within the overall framework set to provide new homes in a highly sustainable location. The illustrative masterplan and floorplans demonstrate the delivery of a range of 1 and 2 bedroom apartments could be provided, supporting the demand for housing in the area. The mix shown is indicative, with flexible floor plates which would support a change in the mix if required during more detailed stages of design.



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## TYPICAL MIX & UNIT SIZE

TYPE	SPLIT	AREA
1 BED APARTMENT	20%	55 SQM
2 BED APARTMENT	80%	65 SQM

## ILLUSTRATIVE MASTERPLAN

