

Design & Access Statement

Replacement Window on First Floor East Elevation

**3, East Street
Havant
PO9 1AA**

January 2025



Architects

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1.00

Introduction

1.00 INTRODUCTION

- 1.01 Peter Galloway RIBA has been commissioned to provide design proposals to replace a window on the first floor (Ease elevation) of no. 3, East Street, Havant, in order to prevent a physical clash with the adjacent 4 storey residential development (5/7 East street).
- 1.02 The site has hitherto provided Private Community facilities of varying quality.

2.00

Design Objectives

2.00 DESIGN OBJECTIVES

- 2.01 To provide a replacement window on the first floor East elevation of the existing building (3 East Street, Havant).

3.00

Site Analysis

3.00 SITE ANALYSIS

- 3.01 The site for development lies in the centre of Havant, extending from East Street to land towards The Pallant.
- 3.02 In climatic terms, the site is protected.
- 3.03 The site lies within the Town Centre Conservation Area, and No. 3, East Street is not a Listed Building.
1 East Street to the West of the site is a Grade 11 Listed Building
- 3.04 There is no incumbent landscaping on the site.
- 3.05 The Southern boundary is fronted by East Street.

4.00

Conservation Issues

4.00 CONSERVATION ISSUES

4.01 The site lies within the St. Faith's Conservation Area within Havant Town Centre.

4.02 3, East Street is NOT Listed Building.

4.03 No. 1, East Street is a Listed Building

5.00

Planning Policies

5.00 PLANNING POLICIES

5.01 Havant Borough Council planning guidelines state that within defined urban areas, such development will be permitted where the environmental quality of an area will be respected.

5.02 The site lies within the St. Faiths Conservation Area.

Policies seek to ensure both the minor demolitions and the conversion developments would not have a detrimental effect on the character and setting of the Conservation Area.

5.03 1 East Street is a Listed Building - List Entry 1421943 (Historic England).

5.04 *Policy DM20 Historic Assets Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that: 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal. 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets*

5.05 The remaining existing exterior elevations of 1, East Street remain unaffected by this proposal.

5.00 PLANNING POLICIES

5.05 The proposal is not subject to Havant Borough Council's Community Infrastructure Levy, and no contributions in respect of the current Nitrates issue will pertain.

5.06 Servicing will be via North Street and The Pallant

5.07 East Street lies at the heart of the historic town centre in St Faith's Conservation Area and is in need of comprehensive regeneration.

It contains a number of listed buildings and development proposals would therefore need to conserve or enhance the setting of the area.

6.00

Site Concept

6.00 SITE CONCEPT

- 6.01 The planning strategy adopted involves the change and replacement of a window on the first floor of the East Elevation.

The existing building generally takes up the footprint of the existing site, with the northernmost element having some modest alterations.

- 6.02 Principal entrances are available from East Street.

7.00

Building Concept

7.00 BUILDING CONCEPT

- 7.01 The orientation of the development offers North and South aspects
- 7.02 Traditional construction is envisaged, the majority of which is existing.
- 7.03 Townscape
Not applicable.

8.00

Appendices

A.01

Access Statement

A.01 ACCESS STATEMENT

A.01.01 Appraising the Context

The character of the site comprises older style commercial buildings in various stages of dilapidation.

A myriad of roof forms, styles and materials from the essence of this character

The southern boundary fronts East Street.

The site does not lie in a flood risk area zone.

A.01.02 Design Principles

- a) The proposed development is introspective therefore further protecting occupants from any intrusion on amenity.

A.01.03 Access Principles

- a) Access to the site is proposed from East Street, and lies within 200metres of Havant Station, Havant Town Centre and its community facilities/Public Transport Links.

The site is therefore sustainable.

- b) The new access to the site accommodates -

Pedestrian Access
Public Transport Access
Cycle Access
Emergency & Service Access
Sustainability

A.01.04 Access Solution

- a) All users will have equal and convenient access to buildings, spaces and the public transport network.
- b) Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.
- c) Access for emergency vehicles remains intact via The Pallant, and North Street.

A.02

Party Wall Issues

Party Wall issues apply to the relationship with the adjoining development to the East on 5/7 East Street which are currently in the hands of independent consultants.

