

Design & Access Statement incorporating Heritage Statement for Dynamo Youth Theatre



Project No: 23002

Project: Alterations to the Coach House at St Faith's Church House, Havant

CONTENTS:

- HERITAGE STATEMENT
- STATEMENT FROM DYNAMO YOUTH THEATRE
- DESIGN & ACCESS STATEMENT



HERITAGE STATEMENT

Overview

Heritage Category: Listed Building

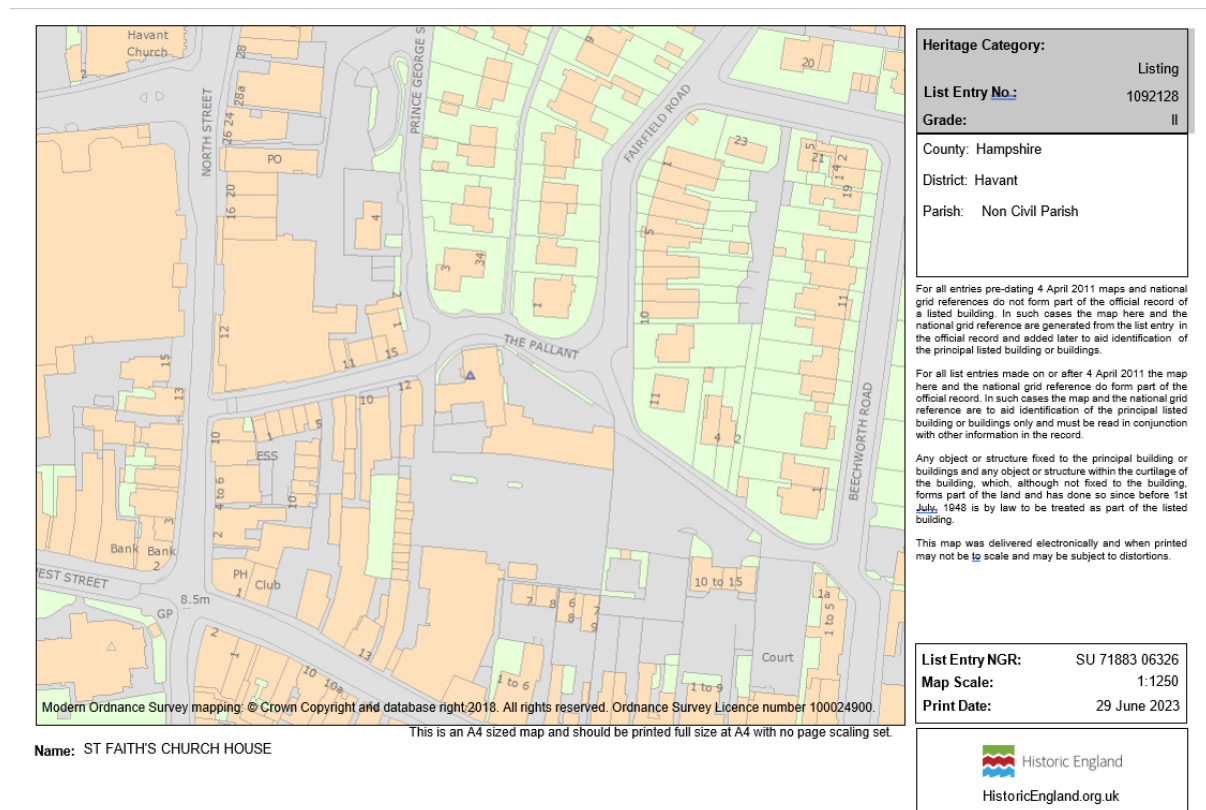
Grade: II

List Entry Number: 1092128

Date first listed: 05-May-1975

Statutory Address: St Faith's Church House, The Pallant, Havant

Built: C18



Official listing details

SU 7106 HAVANT THE PALLANT 5.5.75 10/9 St Faith's Church House II

House (church office). C18, with early C19 alterations. Brick, with a tile roof. Symmetrical north side of 2 storeys and attic, 3 windows. Tile roof with coved plastered eaves, 3 hipped dormers with sashes. Painted brick walling in Flemish bond, rubbed flat arches, plastered 1st floor band and plinth. Victorian sashes. The west gable, with southward extensions, includes decorated cusped bargeboards and a porch of 4 columns, with cornice, panelled frieze, 6-flush-panelled door between side windows. The long east wing has a tile roof, brick dentil eaves, red brick walls in Flemish bond, rubbed flat arches, and Victorian sashes. The plain, brick and tile, stable block at the south-west corner, is used as a shop.

Listing NGR: SU7116098966

History

Church House (as referred to in its Listing) was originally called Pallant House, prior to its acquisition by St Faith's Church in 1919. The overall building has been 'home' to numerous community groups over the last 100 years, including a Men's Club and a Day Nursery.

Currently the House is home to the 'Soldiers, Sailors, Airmen and Families Association (SSAFA) Forces Help Havant Division and Dynamo Youth Theatre.

Justification of works

The Coach House element of Church House has had a variety of uses over more recent years but has always suffered from a lack of accessible provision. It also has a lack of adequate heating to enable it to continue to support the local community. The works proposed will provide heating to create a comfortable atmosphere and also protect the building fabric. The accessible works will also, through sensitive and minimal alteration, allow the building to be accessible to a wide variety of users including those who are currently impeded by level changes and a lack of accessible WC.

Currently, Dynamo Youth Theatre have no provision for WCs without exiting the building and re-entering through facilities which are occupied by other users. This is currently a safeguarding issue for Dynamo Youth Theatre which they are seeking to mitigate through these proposals.

Furthermore, the listing of the building details the exterior fabric of the building, which will be virtually unchanged by these proposals – only a boiler flue within the rear courtyard elevation will be inserted and this will be lower than the surrounding boundary walls. Other works largely deal with the removal of non-original non-loadbearing walls and a 1970's secondary staircase.

Schedule of Works

Works are internal with the exception of a proposed boiler flue to the rear (courtyard) elevation. The works are described in detail on the proposed drawings 23002-P120, 121 & 122 and additionally within the accompanying Structural Engineer's report.

STATEMENT FROM DYNAMO YOUTH THEATRE

Coach House will be sympathetically refurbished to provide a permanent meeting space for Dynamo Youth Theatre.

This will accommodate the house with a rehearsal room, a small workshop and a flexible space to act as a studio or to hold meetings for the adult volunteers/members.

The youth theatre, now in its 43rd year is a registered charity, providing self-confidence building activities for teenagers aged between 11 and 18 years, through multi activities connected with the performing arts.

The installation of a wet gas-fired heating system, along with an upgrade to the electrical installation, will improve the house for all users and provide year-round activities and has been designed to augment the current community-based facilities in the adjoining Church House and Pallant hall (and where appropriate be used by wider sections of the community).

DESIGN & ACCESS STATEMENT

Location, Site and Context

See the provided location plan. The Coach House, part of Pallant House (formally known as Church House) is set within the Pallant in central Havant. It has parking facilities shared with other users of Pallant House and is accessed via its own independent front door accessed from the communal front courtyard on The Pallant. (See flood map below)

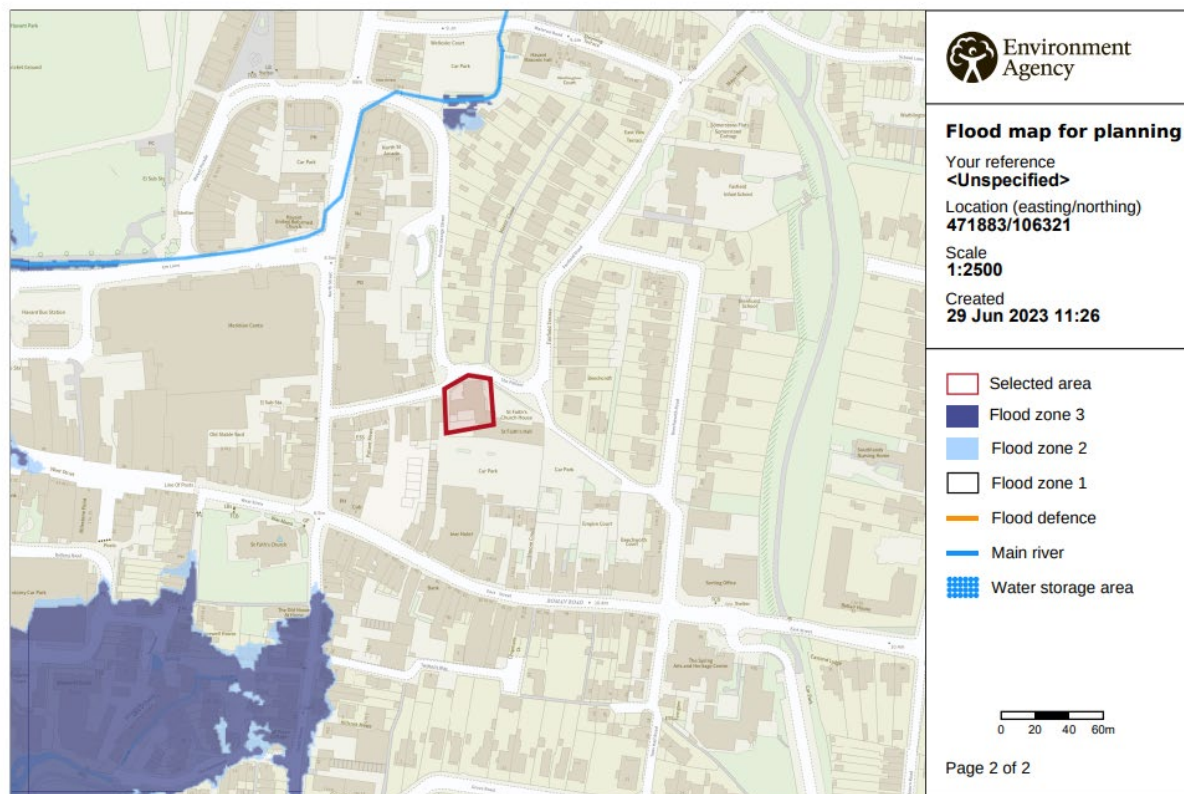
Proposed Design

The proposals have been previously described within the Heritage Statement. Further details are provided on a floor-by-floor basis on the proposed plans. The structural proposals for removal of walls and strengthening of the floor can be found within the Structural Engineer's report.

There are no new walls, internal or external, as part of the proposals. Existing non-original walls are proposed to be removed and there will be one new doorway formed within the ground floor to allow access to the WC facilities for Dynamo Youth Theatre; currently they have no provision without exiting the building and re-entering through facilities which are occupied by other users. This is currently a safeguarding issue for Dynamo Youth Theatre which they are seeking to mitigate through these proposals.

Flood Risk

The site is within Flood Zone One and as such, no further flood risk assessment has been deemed to be necessary for this application.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Drainage

The proposals make no alterations to the existing surface water drainage system. The proposals replace one WC with a new accessibility-compliant WC in the same location. Therefore, there is no change to the foul water drainage system.

Drawings List

Architectural

- 23002 – P100 – Location and block plan
- 23002 – P110 – Ground floor plan as existing
- 23002 – P111 – First floor plan as existing
- 23002 – P120 – Ground floor plan as proposed
- 23002 – P121 – First floor plan as proposed
- 23002 – P122 – Existing and proposed south elevation

Structural

- 23003np01 – Report Letter