



Design and Access Statement

North Street Arcade, Havant, PO9 1PX

Construction of Third Floor to Existing Frontage Building (Warner House) to Provide 5 x 1 Bedroom Flats together with refuse/recyclable & secure cycle storage facilities



Fig 1: Existing birds eye view of North Street Arcade

Introduction

This Design & Access statement is submitted in support of a Planning Application in regard to:

Construction of Third Floor to Existing Frontage Building (Warner House) to Provide 5 x 1 Bedroom Flats together with refuse/recyclable & secure cycle storage facilities.

This statement is to be read in conjunction with the following drawings/supporting information:

- PLC drawings: 23.3401.100P4, 101P4, 102P4, 103P4, 104P4, 105P4, 106P3, 107P3, 108P3, 109P3, 110P3, 111P3, 112P3.

The application proposals have been designed to accord with the Havant Borough Core Strategy (March 2011) Havant Borough Local Plan, Havant Town Centre Urban Design Framework SPD, Havant Borough Council Design Guide SPD (December 2011), National Planning guidance and all relevant material considerations.

This proposed design will integrate well with the surrounding neighbouring residential properties, including those under construction (APP/20/00251, APP/20/00689).

Planning History

15/10/2020 APP/20/00689 subdivision of existing units including blocking up of flank walls to create 3 No. units together with new shopfront.

31/03/2021 APP/20/00251 (AMENDED PROPOSAL) Construction of 29 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear. (Approved 31.03.2021). Request to discharge condition No/s 4, 5, 6 and 8 (27.05.2021). Request to discharge condition No. 14 (24.06.2021).



Figs 2 & 3: Existing North Street frontage.

Site Description

The application site (0.059 ha) is located within Havant Town Centre and is bounded by North Street to the west and Prince George Street to the north and east. The eastern boundary lies adjacent to residential uses, with a residential development currently under construction (APP/20/00251) to the east of the application site.

The application building has commercial use at ground floor and residential use at first and second floor levels.

The site is not located within a Flood Risk Zone and falls outside (although within proximity to) the St Faith's Conservation Area.



Fig 4: Residential construction within the area (Prince George Street) adjoining to North Street.

Planning Policy

The application proposals have been designed to accord with the Havant Borough Core Strategy (March 2011) Havant Borough Local Plan, Havant Town Centre Urban Design Framework SPD, Havant Borough Council Design Guide SPD (December 2011), National Planning guidance and all relevant material considerations.

Use / Amount

The application for an additional storey at third floor level would provide the following accommodation:

Apt No.	Area (sqm)	(sqft)	No. beds
Apt 1	49	527	1B (1P)
Apt 2	51	549	1B (2P)
Apt 3	51	549	1B (2P)
Apt 4	54	581	1B (2P)
Apt 5	55	592	1B (2P)

All proposed residential accommodation has been designed to comply with Nationally Described Space Standards.

Appropriate levels of cycle and refuse storage are included within the proposed new design. Ground floor cycle storage areas would be provided to accommodate 5 bicycles for the residents of the apartments.

Additional refuse and recyclables storage will be provided for the residents of Warner House to the south of the scheme being constructed under APP/20/00251.

Scale & Mass

The locality includes buildings of 2, 3 and 4 storeys in height. The existing building consists of commercial retail units at ground floor and apartments on the first and second floor. The proposed extension follows on from the second floor footprint providing a total of 365m² of additional floor space.

Opposite the application site is a four storey building fronting North Street which includes a 3rd floor extension. There is also a four storey building being constructed immediately east of the proposed extension. The locality is therefore considered an appropriate place where a taller scale of four storeys would be acceptable.



Fig 5 Adjacent 4 storey building

Design & Appearance

The proposed additional storey with flat roof would extend up from the existing building footprint, with both existing internal staircases continuing up to the third floor. The plans have been carefully designed so that proposed windows align with existing windows below.

Contemporary elements of the existing building would be utilised in the proposed extension to enhance the buildings overall appearance; this includes full height grey aluminium windows and horizontal timber cladding. A flashing detail between existing and proposed façade will provide a visual separation between the two. The brick façades wrapping around the stair cores would be continued up to the roof, as a visual linking element between existing and proposed.

Transport

The proposed development seeks to exploit the very accessible and sustainable location where lifestyle is not dependent upon use of the car. In this respect, no car parking is to be provided.

All new apartments will however include appropriate levels of secure cycle storage and refuse facilities.

Sustainability

The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The new accommodation will be designed to meet current Building Regulations standards.

The following measures are to be incorporated within the scheme:

- 1) Water efficiency:

- Low flush toilets, flow regulated spray taps and shower heads
- Water efficient appliances

2 i) Sustainable Construction measures proposed, include:

- Locally sourced materials where possible
- Use of recyclable and natural materials where possible
- Use of non-toxic materials and paints
- Use of low maintenance materials

2 ii) Energy efficiency measures include:

- High insulation values
- Draught proofed windows and doors/for maximum air tightness
- Double glazed windows with low –E glass
- Insulated hot water tanks and pipes
- Light sensors/movement sensors for outdoor or communal area
- Energy efficient white goods

2 iii) Sustainable heating systems/measures to include:

- Energy efficient condensing boilers
- Low energy light fittings

Each apartment has access to secure cycle storage, thus encouraging residents to choose this alternative means of transport.

3) Layout and Design

- The design proposals are of low environmental impact
- All proposed construction materials are to be resilient
- All windows are to be openable to allow natural ventilation
- Low maintenance materials are proposed
- The simple, contemporary detailing of the building ensures ease of construction – buildability

Conclusion

The proposals have been considered in regard to the Havant Borough Council Local Plan Policies and National Planning guidance.

The proposal seeks to construct an additional storey to the existing building providing 5No. one bed apartments. The extension will be built to a high standard, whilst maintaining a similar contemporary style as the existing lower levels of the building.

It is considered that the proposed development is entirely compatible and appropriate in the area and will provide much needed homes for the local area with an efficient use of urban land.