

Design & Access Statement

Conversion of Outbuildings to 2 no. 2 Bed Apartments
&
Change of Use of 'Golden Slots' to Convenience Store

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

April 2023



Architects

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1.00

Introduction

1.00 INTRODUCTION

- 1.01 Peter Galloway RIBA has been commissioned to provide design proposals for a regenerative development of the ground floor of no. 1, East Street, Havant, to provide a Convenience Store, and convert existing outbuildings to form 2 no. two bed apartments.
- 1.02 Preliminary enquiries made earlier, suggested urban design criteria would require satisfactory responses, and cognisance of the Conservation Area requires consideration.
- 1.03 The site has hitherto provided Community facilities of varying quality and has remained unused for over 5 years.

2.00

Design Objectives

2.00 DESIGN OBJECTIVES

2.01 To provide the following residential accommodation:

- - 2 no. 2 Bed Apartments
- 4 no. Cycle spaces
- - 2 No. car parking spaces
-

2.02 To change the use of 'Golden Slots' to Convenience Store

2.03 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

2.04 To reinforce the various street scenes, and integrate the proposal with existing and proposed developments within the conservation Area.

2.05 To offer a solution articulating the existing undulating patterns of roofscape.

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 to the rear of The Pallant.
- 3.02 The site is flat within a substantial urban area.
- 3.03 There is limited vehicular access to this town centre site, therefore only 2 car spaces have been offered in the solution. Pedestrian access is available from both The Pallant and East Street.
- 3.04 All major services are currently available around the perimeter of the proposed building zone.
- 3.05 In climatic terms, the site is protected.
- 3.06 The site lies within the Town Centre Conservation Area, and No. 13, East Street is a Grade II Listed Building.
- 3.07 There is no incumbent landscaping on the site.
- 3.08 The Southern boundary is fronted by East Street.

The Western boundary lies adjacent to North Street

The Eastern boundary is bordered by land to the rear of 9, 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 13, East Street is a Grade II Listed Building, having planning consent for change of use to residential.
- 4.03 No. 1, East Street is Listed – refer to heritage Statement for details.

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 Residential uses will be permitted provided they are appropriate in scale and contribute to the vitality and viability of the Centre as a whole.

5.06 Cycle parking has been provided, and fire fighting access has been maintained.

5.07 The existing exterior elevations of 1, East Street remain unaffected

5.00 PLANNING POLICIES

- 5.05 The scheme is subject to Havant Borough Council's Community Infrastructure Levy, and contributions in respect of the current Nitrates issue.
- 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.
- 5.08 The regeneration area is suitable for residential use.

6.00

Site Concept

6.00 SITE CONCEPT

- 6.01 The planning strategy adopted involves the change of use of the existing ground floor of 1, East Street, and conversion of the outbuildings to the rear to residential use, primarily covering the footprint of the existing single storey buildings respecting the privacy and amenity to existing surrounding residential and retail occupancies.
- 6.02 The proposal generally take up the footprint of the existing buildings on the site, with the northernmost element having some modest demolitions.
- 6.03 Principal entrances are available from North Street and the Pallant.
- 6.04 Due to the town centre location of the site, no car parking spaces have been provided for the convenience store, however each apartment has been provided with a dedicated parking space..
- 6.05 Further, it is intended to achieve a high Eco-rating which is reinforced by such non-provision of car spaces.
- 6.06 4 no. cycle spaces have been provided at ground level for the apartments, and 4 no. spaces have been provided for the convenience store.

7.00

Building Concept

7.00 BUILDING CONCEPT

7.01 The orientation of the development offers East and west aspects

7.02 The central massing of the proposal has raised the existing roof by 500mm.

Traditional construction is envisaged, the majority of which is existing.

7.03 Townscape

There is a variety of ground surfacing materials, and attention to detail with regard to signage, street furniture, seating, lighting etc. to make the pedestrian routes safe and attractive.

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 northern boundary fronts The Pallant, the western boundary fronts North Street

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

A.01.02 Design Principles

- a) The site can adequately support a variety of dwellings, which, by nature of its scale is protected from possible visual intrusion from all vantage points.

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

No Party Wall issues apply to this application.

