

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

At

Warner House, North Street
Arcade, North Street,
Havant, Hants, PO9 1PX

Heritage Statement

On behalf of
Tristmire Sub Limited



Figure 1 *View Towards Development Site from North-West*

1.0 Introduction

1.1 A Heritage Statement has been requested by the Council's Principal Heritage Officer with regards to this planning application which proposes the construction of a flat roofed, third floor extension on top of the existing Warner House, North Street, Havant. In summary the applicant has been asked to provide "...a short heritage statement to acknowledge and assess the likely impact on the setting of the conservation area..." It is acknowledged that whilst the site itself does not fall within the St Faiths Conservation Area, it is surrounded on all sides by the conservation area.

1.2 Section 16 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 189 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This statement is in accordance with this guidance.

2.0 Application Site Description

2.1 The site is located on the corner formed by the east side of North Street and the south side of Prince George Street, within the defined Havant Town Centre. The site is approximately 100m to the south of Havant Railway Station and 50m to the east of the Market Parade shopping centre. The site is also within a 4-minute walk of both the covered Meridian Shopping Centre and Havant's Bus Station which are on Elm Lane. Beyond the Meridian Centre is the town's main pedestrianised shopping thoroughfare, West Street.

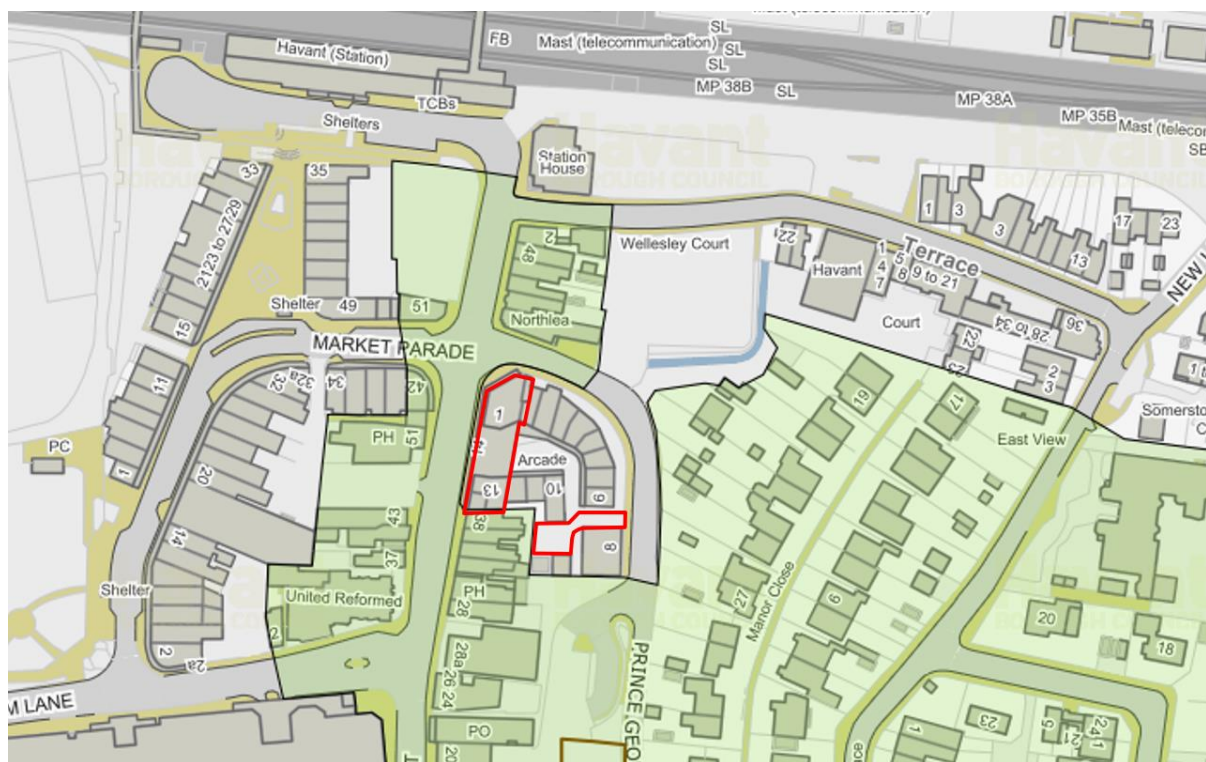


Figure 2 Application Site in a Context with St Faiths Conservation Area

2.2 The site's eastern boundary comprises the property frontage onto North Street. Immediately opposite the site on the west side of North Street is a surface level carpark, a two-storey, former Brickwood's Public House (now the Red Chilli Restaurant – 51 North Street) to the north of which is 42 Market Parade, a 4-storey high building that turns the corner from North Street to Market Parade. The north side of the application site fronts onto Prince George Street which curves around the site from its junction with North Street, to the west. To the north, on the opposite side of Prince George

Street, is a two-storey terrace of properties fronting onto North Street. Beyond 48 North Street is a relatively modern flat roofed, 3 storey high, red brick office block. To the east on the site is a development currently under construction relating to planning permission APP/20/00251. This is a part three storey, part 4 storey structure with the 4-storey element sitting immediately adjacent the northern part of Warner House.



Figure 3 Warner House on Corner of North Street & Prince George Street – 4-Story Block of Flats on Opposite Corner with Market Parade

2.3 Whilst the application site does not fall within the boundaries of the St Faith's Conservation Area properties adjacent the site within North Street, Market Parade and Manor Close do.

2.4 Warner House comprises the three-storey high mixed-use commercial / residential part of the site which has a prominent frontage onto the east side of North Street. The ground floor part of Warner House originally accommodated two town centre units which were last used as a restaurant and pizza take-away. The space between the two 'end' units, which was formerly a 3 bay pedestrian undercroft access to an arcade of small shops, has been infilled with three small town centre units. Above the frontage units are two floors of five residential flats.



Figure 4 Application Building Viewed from Carpark of Restaurant Opposite Site to West



Figure 5 North Street Arcade Site – To east of Warner House – Currently being Redeveloped with 29 Flats – View from North-East



Figure 6 View North up North Street from Roundabout Junction with Elm Lane

2.5 In addition to the existing 4 storey building immediately opposite the application site the applicants are aware that Outline Planning permission was issued by the LPA in August 2016 for the erection of a 5 to 13 storey building accommodating 130 residential flats as well as 1126sqm of ground floor commercial/retail space (Use Classes A1-A5 and B1(a)) (LPA reference APP/14/01225) on the corner site immediately opposite North Street Arcade to the north-west (i.e. 35-51 Market Parade and former Star Public House). This building would have been located within St Faiths Conservation Area. As such, it is apparent that a precedent for developments above three storeys in height within this part of Havant Town centre have been established.



Figure 7 View Towards Application Site from Waitrose Carpark to South-East

2.6 It is also apparent that the Borough Council has recently promoted the regeneration of Havant Town Centre. The images below at Figs 8 & 9 are from the Council's publication "Opportunities for Redevelopment" and the Business Hampshire website respectively.



Figure 8 Image from The Council's "Opportunities for Redevelopment" Publication



Figure 9 Image from [Business Hampshire Website](#)

2.7 Images at Figs 10 to 14 show how Havant town centre has evolved between 1859 and 1945.



Figure 10 Extract of OS Map Hampshire & Isle of Wight Sheet LXXVI; Surveyed: 1859 to 1866, Published: 1870



Figure 11 Extract of OS Map Sussex Sheet LX.NW; Revised: 1895 to 1896, Published: 1899



Figure 12 Extract of OS Map Sussex Sheet LX.NW; Revised: 1910, Published: 1914



Figure 13 Extract of OS Map Sussex Sheet LX.NW; Revised: 1932, Published: ca. 1934

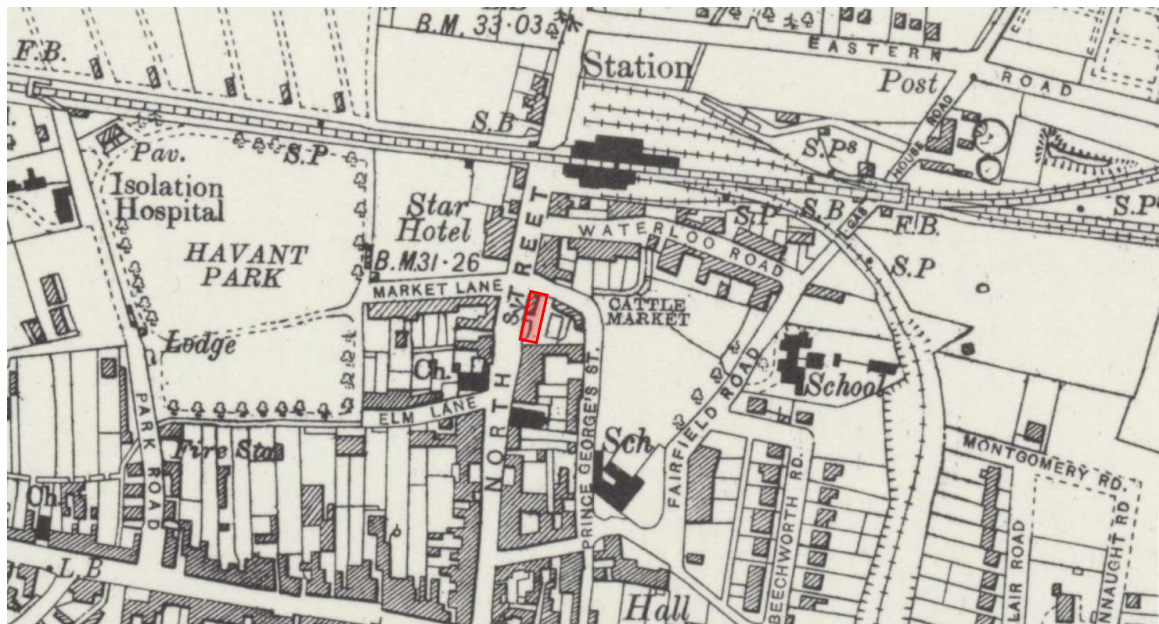


Figure 14 Extract of OS Map Sussex Sheet LX.NW; Revised: 1932, Published: ca. 1945

3.0 Proposed Development

3.1 Planning permission is sought for the construction of a flat roofed, third floor roof extension on top of the existing Warner House. The roof extension would accommodate 5 one-bedroom flats together with the provision of bicycle parking within the buildings existing entrance lobbies. Externally the proposed additional storey would be finished in horizontal timber cladding with grey, powder coated aluminium windows on its front and rear elevations (west and east) to match the existing building. The two flank elevations would be constructed of brickwork to match the existing building.

3.2 Additionally, it is proposed to provide refuse and recyclable storage facilities in a yard to the east of the roof extension with access from Prince George Street.

4.0 **Planning Policy**

4.1 The relevant planning policy documents in respect of this application are the National Planning Policy Framework, revised July 2021, (NPPF) and the Development Plan which comprises the Havant Borough Core Strategy, 1st March 2011 and the Havant Borough Local Plan (Allocations), Adopted 23rd July 2014.

Local Plan Policy

4.2 The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the Council's Development Plan and sets out the spatial planning strategy for the area up to 2026. The relevant policies are as follows:

4.3 Policy CS11 of the Core Strategy, Protecting and Enhancing the Special Environment and Heritage states, in part, that Planning permission will be granted for development that:

"4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest."

4.4 Additionally, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 states:

"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."*

National Planning Policy Framework

Conserving and Enhancing the Historic Environment

4.5 When making decisions paragraph 197 advises LPAs *"...should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness..."*

4.6 At paragraph 199 the NPPF advises *"...When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance..."* Paragraph 200 continues *"...Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification..."* Paragraph 202 sets out that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use..."*

4.7 Annex 2: Glossary of the NPPF defines “Setting of a heritage asset” as *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

5.0 Planning Considerations

The Historic Environment

5.1 A Heritage Statement has been requested by the Council’s Principal Heritage Officer with regards to this planning application which proposes the construction of a flat roofed, third floor roof extension on top of the existing Warner House, North Street, Havant. In summary the applicant has been asked to provide *“...a short heritage statement to acknowledge and assess the likely impact on the setting of the conservation area...”* It is acknowledged that whilst the site itself does not fall within the St Faiths Conservation Area it is surrounded on all sides by the conservation area.

5.2 It can be seen from the extracts of the OS Maps at Figs 10 to 14 that the site remained largely undeveloped until shortly after the end of World War 2. During the late 1950s and the early 1960s it is understood that the LPA (at that time) granted planning permissions HWU4305 & 11912/[X] for the redevelopment of the site with the building that forms Warner House together with a two-storey ‘arcade’ of shops to the rear (i.e. to the east).

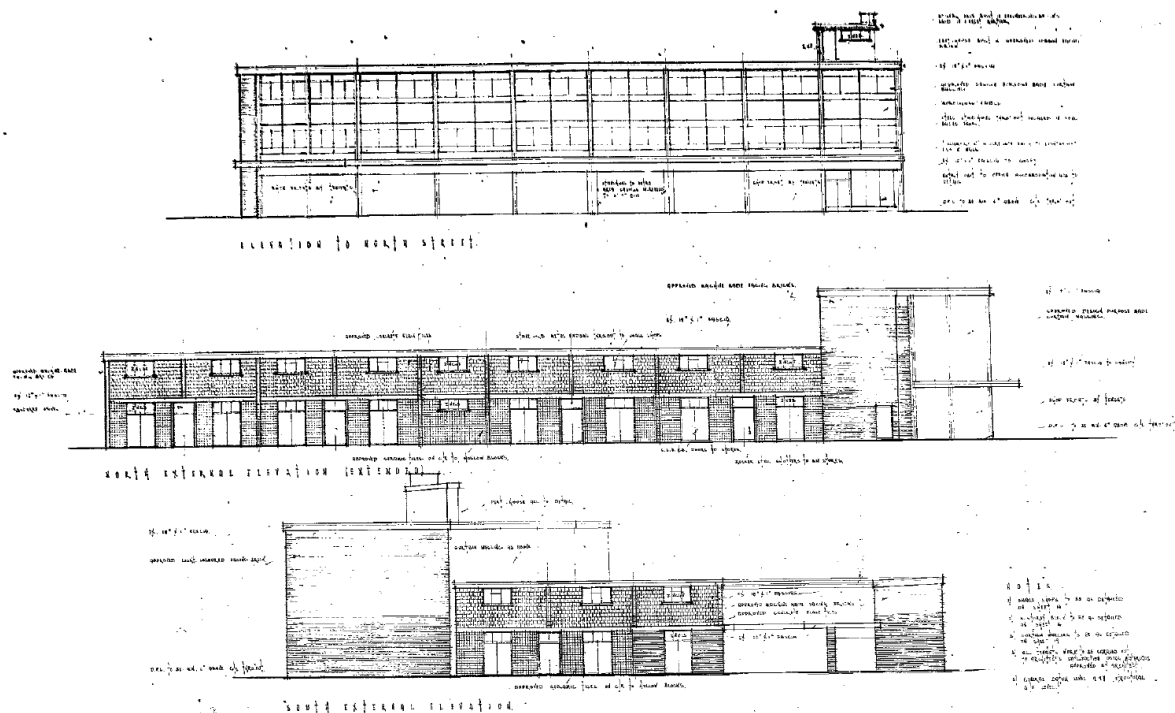


Figure 15 Site Developed between 1959 & 1962 under Planning Permissions HWU4305 & 11912/[X]

5.3 It is understood that the development of Market Parade (to the north-west), which included the block immediately opposite the site (on the west side of North Street turning the corner onto Market Parade), was built at much the same time. Consequently, a cluster of three and four storey buildings is constructed in close proximity to the application site. Both Market parade and the application site now both form an integral part of existing Havant Town Centre development which falls both within and outside the St Faiths Conservation Area.

5.4 The photos at Figs 3 to 7 show the application building from various points of the surrounding conservation area. Fig. 3 is taken from the middle of North Street, with a view of the application building (on the left) looking south. It will be noted that from this part of the conservation area the application building is viewed in a context with 42 Market Parade – a 4 storey building turning the corner onto Market Parade from North Street. Fig. 4 is taken from the car park of the Red Chilli Restaurant – again on the opposite side of North Street to the application building. From this direction Warner House is the dominant feature within the North Street streetscene. However, the building is still seen in a context with the 4-storey high return frontage of 42 Market Parade which fronts on to the south side of Market Parade. Fig.5 is a view from the north-east side of Prince George Street looking towards the south-west. The development of the rear part of the former North Street Arcade (with 29 apartments) dominates the streetscene at this point in Prince George Street. This development comprises a development of three and four storeys – with the four-storey element being immediately next to, and adjoining, the application building. Fig.6 is a view north up North Street from the roundabout junction formed by North Street and Elm Lane. The United Reformed Church dominates views north at this part of the conservation area. The application building is seen on the right-hand side of the street. Finally, the photograph at Fig. 7 shows the application building viewed from the Waitrose carpark, which is to the south-east of the site. Here the application proposal will be viewed amongst a mixture of existing two, three and four storey development.

5.5 It is clear that the proposed development would be visible on top of the existing flat roofed, 3-storey building, within the setting of the St Faiths Conservation Area. However, in many instances the proposal would be viewed against the backdrop of development of a similar scale. It is considered, therefore, that whilst it would be noticeable, the roof extension would not be harmful to, or have a negative effect upon, the setting of the surrounding conservation area. It is important to stress that the roof extension has been designed to reflect and mimic the appearance of the existing Warner House building which also serves to reduce any potential negative impacts.

5.6 Given that the proposed development would not adversely affect the setting of the St Faiths conservation area it is considered that the application proposal would be compliant with paragraph 199 of the NPPF. It is also noted that paragraph 202 of the NPPF states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use...”*. As it has been established that the application proposal would not constitute a development that would cause “less than substantial harm” to the setting of St Faiths Conservation Area it is considered that the proposed development would not be in conflict with paragraph 202 of the NPPF. As such, it is considered that the proposed development is compliant with paragraphs 199 and 202 of the NPPF in particular.

5.7 When viewed in relation to the Development Plan it is apparent that the proposals should be considered in the context of Core Strategy policy CS11 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014. Policy CS11 of the Core Strategy, Protecting and Enhancing the Special Environment and Heritage states that planning permission will be granted for development that: *Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.* Additionally, policy DM20 states that *“applications that ... have the potential to affect, heritage assets are expected to provide a Heritage Statement that ...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.”*

5.8 As has been explained above the proposed development is considered not to affect, or have any negative impacts upon, the setting of the St Faiths Conservation Area. It is, therefore, considered that the application proposal is compliant with Core Strategy policy CS11. Similarly, given that the

proposed development would have no adverse impacts upon the setting of the St Faiths Conservation Area it is also considered to be compliant with policy DM20.

6.0 Conclusions

6.1 A Heritage Statement has been requested by the Council's Principal Heritage Officer with regards to this planning application which proposes the construction of a flat roofed, third floor extension, on top of the existing Warner House, North Street, Havant. The applicant has been asked to provide *"...a short heritage statement to acknowledge and assess the likely impact on the setting of the conservation area..."* It is acknowledged that whilst the site itself does not fall within the St Faiths Conservation Area it is surrounded on all sides by the conservation area.

6.2 Having assessed the impacts of the proposed development upon the setting of the St Faiths Conservation Area it is concluded that the proposed development would have no negative impacts. As such, it is concluded that the proposed development is compliant with both the National Planning Policy Framework as well as Core Strategy policy CS11 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014.