

Proposed Apartments

5 & 7 East Street, Havant

Addendum to Design, Access & Heritage Statement

Appendix A.04

Statement of Conformity to The Havant Borough Local Plan 2036

1.00 Policy

E9 – Public Open Space

The proposal is for a residential development below 50 units, in this case only 8 apartments. No additional public open space is required for this category of development.

E12 – Low Carbon Design

The proposals offer higher than required thermal insulation levels along with the provision of solar panels on the roofs.

E15 – Protected Species

A Bat survey is not required since there are no existing buildings remaining on the site.

E16 + E17 – SRMS & SPA Bird Mitigation and Financial Contributions.

It is acknowledged that appropriate contributions *may* be applied.

E19 – Flood Risk

The site does not lie in a flood risk area - neither tidal nor fluvial.

E22 – Amenity

There is no noise, odour, vibration, light/water/air pollution generated from these proposals.

H1 – Space Standards for Dwellings

The designed proposals accord with the stated minimum housing standards both overall and in detailed space provision for all units.

H2 – Affordable Housing

Not applicable to this application.

H3 – Density

The recommended maximum density has been stated as 55 dph on greenfield sites.

Within the red line application of this brownfield town centre site our proposals offer 200 dph. (Site Area = 0.05Ha).

H4 – Housing Mix

The proposals offer the following housing mix:

1 no. 1 bedroom apartment, plus 7 no. 2 bedroom apartments.

2.00 Transport Assessment in support of no car Parking provision.

Car parking has not been offered.

- * The site is ideally located for immediate access to shops and services.
- * The site has immediate access to public transport services including rail, bus and taxis.
- The site is extremely well located for accessing employment areas.
- The site location offers good connectivity, and is located on the edge of the historic core in the Town.
- The Council also supports the provision and delivery of 750 housing units within the Town Centre.

3.00 Amenity

The impact of the proposal on its surroundings is the same as the previously approved application.

4.0 RELEVANT PLANNING POLICIES

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 requires that in making any determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless other material considerations indicate otherwise. Other material considerations in this instance relate principally to the advice contained in National Planning Policy Guidance, which includes the National Planning Framework (NPPF).

4.2 The local policies relevant to the scheme are contained within the adopted Havant Borough Core Strategy and the Havant Borough Local Plan (Allocations).

4.3 Sections of the National Planning Policy Framework (NPPF) 2012 and the National Planning Policy Guidance (NPPG) should also be considered in respect of the application. There are also some supplementary planning documents that are relevant to this proposal. Havant Borough Core Strategy - March 2011

4.4 Relevant Policies in this document include: • Policy CS4 Town, District & Local Centres • Policy CS6 Regeneration of the Borough • Policy CS9 Housing • Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough • Policy CS16 High Quality Design • Policy CS17 Concentration and Distribution of development within the urban areas • Policy DM13 Car and Cycle Parking on Residential Developments

4.5 Policy CS4 supports proposals that enhance the evening economy of the Town and District Centres including Havant, while Policy CS6 supports urban regeneration and renewal projects. Policy CS9 sets out criteria that ensure developments contribute to the housing land supply and mix. If proposals accord with any of these criteria planning permission will be granted. It should be noted that interpretation of this Policy has subsequently been amended following the Ministerial Statement of November 2014.

4.6 Policy CS11 refers to the protecting Conservation Areas and, in this case, is greatly supported by the Conservation Area Appraisal and Management Plan for the St Faith's Conservation Area. Policy CS16 states that planning permission will be granted for development that is designed to a high standard. It sets out criteria that developments must accord with. These include designing development so that it respects local context as well as creating a positive relationship between buildings, streets and spaces.

4.7 Policy CS17 ensures that land in the Borough is being used in an effective way. This policy states that development should be concentrated in the five urban areas of the borough. It also states that the Council prioritises development on previously developed land, including redundant, derelict or underused land within the urban area.

4.8 Policy DM13 states that car parking and cycle standards should accord with the standards set out in the parking and cycle provision supplementary planning document. Havant Borough Local Plan (Allocations) - July 2014

4.9 Relevant Policies are limited to Policy H22, East Street. The site forms part of this allocation, where the main purpose is the regeneration of this part of the Town Centre. Key aspirations within this Policy include the following: • A coordinated approach; • A Heritage Statement, of an appropriate level of detail, to support planning applications; • The development should conserve or enhance St Faith's Conservation Area; and • A pedestrian route between the Bear Hotel, The Pallant and Beechworth Road should be incorporated. The other aspirations within this Policy relate to parts of the site not within this application boundary, or land uses that are not proposed by this application.

4.10 It should be noted that the permitted application at 9 East Street provides a pedestrian connection from East Street to The Pallant. The site of 9 East Street is best suited to provide this, and this is reflected in the Management Issues Plan within the St Faiths Conservation Area Appraisal and Management Plan.

4.11 This Statement provides the appropriate level of assessment of the Heritage resource, and includes an assessment of the design (see below). This indicates

that the proposal would conserve and enhance the character and appearance of the Conservation Area. The application plans clearly show a co-ordinated approach to the site that is mindful of the recent permissions on this part of the wider allocation. Material Considerations

4.12 The following material considerations are considered to be relevant to this case: • National Planning Policy Framework (March 2012); • National Planning Policy Guidance (March 2014); • St Faiths Conservation Area Appraisal and Management Plan (July 2007); and • Parking SPD March 2010 National Planning Policy Framework, March 2012 (NPPF)

4.13 The NPPF sets out the Government's planning policies for England and how these should be applied.

4.14 Paragraph 6 of the NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 14 establishes the presumption in favour of sustainable development. Proposals that accord with the development plan are to be approved without delay.

4.15 Paragraph 50 of the NPPF states that it is important to deliver a wide choice of high quality, well designed, homes. The 1st bullet point of paragraph 50 goes on to state that local authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

4.16 Paragraph 56 of the NPPF states that the Government attaches great importance to good design. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.17 Paragraph 58 of the NPPF states that decisions should aim to ensure that developments respond to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should be visually attractive as a result of good architecture and appropriate landscaping. Paragraph 60 of the NPPF states that the Local Planning Authority should not attempt to impose architectural styles or particular tastes or stifle innovation or originality to conform to certain development forms or styles.

4.18 Paragraph 111 of the NPPF states that planning decisions should encourage the effective use of land by re-using land that has been previously developed. The National Planning Policy Guidance, March 2014 (NPPG)

4.19 The National Planning Policy Guidance (NPPG) was published in March 2014. It seeks to condense previous Government guidance, make it more accessible and more useful to everyone using the planning system. It provides guidance on how the NPPF should be interpreted.

4.20 The proposal adheres to all the material considerations that are set out above. St Faiths Conservation Area Appraisal and Management Plan (July 2007)

4.21 The relationship of the proposal to this document is considered in a separate section, below Residential Parking and Cycling Provision SPD

4.22 This document, adopted in March 2010, indicates parking standards. Havant Town Centre is defined within this as a highly accessible location, within which proposals “will be expected to have a reduced or ... zero standard of vehicle parking provision”.

4.23 This document also indicates that 1-bed units should have 1 cycle space, while all other unit sizes should have 2.

5.0 CONSERVATION AREA STATEMENT AND HERITAGE ASSESSMENT

Background & Context

5.1 The site lies in the St Faiths Conservation Area. A Conservation Area Appraisal and Management Plan (CAAMP) was prepared on behalf of Havant Borough Council by Forum Heritage Services in July 2007.

This was reported to the Development Management Committee on 26th July 2007 and subsequently underwent a six week consultation period between the 14th November and 19th December 2007.

5.2 The results of this consultation were reported to Development Management Committee on 13 March 2008. Article 4 Directions to amend the boundary of the Conservation Area to that recommended by Forum Heritage were then advertised in August 2009.

Accordingly, as the boundary of the Conservation Area now aligns with that recommended by Forum Heritage, the contents of the 2007 CAAMP remain valid for the application site, despite this document being nearly 9 years old. Review of Conservation Area Appraisal and Management Plan

5.3 The CAAMP identifies 8 Character Areas within the wider Conservation Area. The application site falls within the Historic and Commercial Core Character Area. According to paragraph 7.3.1 of the CAAMP, this is “the oldest section of the built conservation area”, and East Street itself is characterised by “long, deep, narrow plots”. While the presence of single storey shops within the Character Area is acknowledged, a section of the 2nd bullet to this paragraph is particularly relevant, and reproduced in full, below: “East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables....

It is this variation that provides interest and vibrancy to this part of the conservation area”

5.4 It is particularly relevant to notice that single storey units are not cited as making a positive contribution to the streetscene. In addition, there is no definitive style; rather the value arises from different built forms, materials and detailing.

5.5 Although there are a number of listed buildings to the east and west, and opposite, the date of the building itself is unclear. Historic mapping within the CAAMP suggest that the southern part of the site was developed by 1867, though it is not certain whether the buildings still present on site date from this period, as there appears to have been a courtyard to the rear of the built form at 5-9 East Street which is no longer present.

5.6 Photographic evidence dating from c1955 (Figure 1) appears to show the buildings on site in their current form, but the eastern elevation of The Havant Club clearly shows the legacy of a since-removed pitched roof. The crest to this scar is at 17.95m above Ordnance Datum, some 5.6m above the flat roof now present at 5 East Street.

It is clear that a taller building has stood on site in the past.

5.7 It would therefore appear that a flat fronted building and another structural form occupied the application site as recently as the turn of the 20th Century. The current building must therefore post-date this.

5.8 Section 15.4 of the CAAMP refers to this site specifically. This acknowledges that the run of shops that include 5 East Street “represents a disruption of the historic street scene” and the existing “nature of the development creates a major gap in the street elevation”.

5.9 A number of design objectives are then identified. A number of these relating to retail frontages have been overtaken in the 9 years since the CAAMP document was prepared. These changes in objectives include the considerations arising from the recently approved proposals at 5, 7 and 9 East Street, and the earlier pre-application response relating to part of this site. These accept the loss of retail uses from the ground floor.

Nevertheless, the remaining management objectives include: i. redevelopment proposals for the sites should re-instate a varied frontage; ii. access to upper floors should be via front doors on the street frontage; iii. uniformity in design for the units should be avoided; iv. the height of each unit should be subtly varied; v. windows should be vertically proportioned. vi. elevations could be articulated by the insertion of 1 or 2 (maximum) oriel windows at first floor; vii. ridgelines parallel to the alignment of the street; viii. materials could include brickwork or off-white, pastels or warm colours complementary to those seen in the Street; and ix. “Engineered” timber windows should be utilised.

Assessment of Proposals

5.10 It is clear that, when current proposals are considered alongside the recent approvals at 5, 7 and 9 East Street, that all of the above objectives are delivered. Of particular note: • the new units at 5-7 and those approved at 9 East Street would have differing roof heights; and neither of these would be the same as those in the immediate vicinity (accordingly objectives (i) and (iv) are satisfied); • the proposed ridgeline is parallel to the street (meeting objective (vii)); • uniformity of design is avoided and the proposed elevation of 5-7 East Street includes window detailing in the surrounds (though not as extensive as an oriel window), and the eastern

section of the frontage would be un-rendered brick. These details link the proposal to the approved scheme at 9 East Street as well as to that of the existing building at 3 East Street (objectives (i), (iii) and (vi)); • Access to upper floors is via doors on the street frontage (objective (ii)) and windows have vertical alignment and proportionality via surrounds that include a hierarchy of reducing height (objective (v)). The window units themselves would be painted timber (objective (ix)).

5.11 The inclusion of the columns, dentilation at the roofline and stone detailing surrounding the frontage windows add details to this part of the streetscene. These features also contribute to a number of the above objectives. One of these is that the columns supporting the projecting upper stories provide the appearance of a commercial activity at the ground floor.

Summary

5.12 The site has little intrinsic heritage value, and currently has an acknowledged negative impact on the character and appearance of the locality. It is therefore currently causing demonstrable harm to the Historic and Commercial Core Character Area of the St Faiths Conservation Area, and to the wider Conservation Area itself.

5.13 The proposals would therefore remove this negative feature, and replace it with a building designed mindful of the aspirations of the 2007 Conservation Area Assessment and Management Plan and the planning history since.

5.14 The scheme should would therefore both conserve and enhance the character and appearance of this part of East Street.

6.0 CONCLUSIONS

6.1 The proposal accords with relevant policies in the Local Plan, Supplementary Planning Guidance and the NPPF.

6.2 The proposals represent an appropriate form of development that makes an efficient use of a brownfield site that is acknowledged as being under-used and suitable for new development.

6.3 The proposals represent an acceptable form of development that has responded positively to acknowledged constraints and opportunities.

6.4 The proposal will not have an adverse impact on the character or appearance of the area. It represents a positive improvement to this consideration, by removing a building that is acknowledged as currently having a negative effect on the character and appearance of the St Faith's Conservation Area.

6.5 The proposal will not have an impact on the amenities of any residential properties, existing or proposed.

6.6 The proposals will not impact the safety of the adjoining highway.

