

Planning and Heritage Statement for a full application at the below property:

**Prince of Wales,
Havant,
PO9 1LR**



Fig A. Pub Front (Main Elevation)

Rev_A

1. Introduction

- i. This planning statement is prepared in support of our full application for 'alterations to the existing garden including the demolition of the existing cellar and erection of a timber framed pergola'.
- ii. The site is currently trading as a Public House and no change of use is proposed as part of this application.
- iii. The site is not a listed building.
- iv. The site is located within the Brockhampton conservation area
- v. No pre-application advice has been sought prior to this application

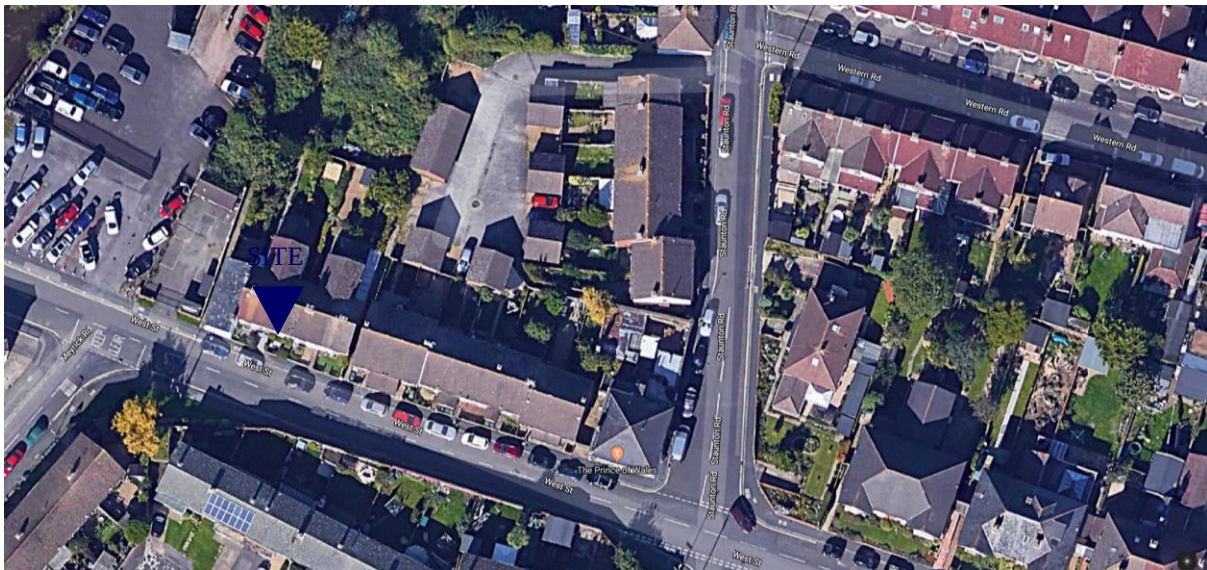


Fig B. Overview of the site – image taken from google earth

2. Context

- i. The site is located on the corner of a road and has residential properties located to the rear and the side.
- ii. The proposed works are located in the garden which is at the rear of the property and can be accessed via the pub trade area and a side gate which leads on
- iii. The site is currently trading as a Public House (Class A4) and no change of use is proposed.

3. Site Photos



Fig C. Existing Garden – existing bin store to be removed



Fig D. Existing Garden – Existing Cellar to be removed



Fig E. Existing Garden – view of the rear of the pub



Fig F. Existing Garden – view of rear wall

4. Proposal

- i. There is no extension to the existing building as part of this application. Therefore there is no increase in floor space.
- ii. The garden alterations do not include any extension of the Garden Area.
- iii. A timber framed pergola with a polycarbonate roof structure is proposed to the garden to be located to the rear of the pub - along the wall separating the garden and pavement.
- iv. The timber framed pergola will not exceed in height the existing wall that separates the garden and the pavement – therefore will not be viewable from the street.
- v. It is proposed to alter the seating arrangement to the garden which will comprise of existing loose furniture, new loose furniture and new fixed seating which will be formed in treated timber.
- vi. It is proposed to demolish the existing cellar and relocate all beer lines to the store located at the rear of the garden. This area of the cellar to be demolished is 16.4 m², the height of the cellar is 2.4m therefore the area demolished is 39.36 m³. Because it does not exceed 115 cubic metres there is no requirement for a planning application demolition of an unlisted building in a conservation area
- vii. The proposal includes change of floor finish to the main garden area
- viii. It is included within the proposal for new lighting to the garden area which includes festoon lighting. Additional information has been submitted outlining the light fittings.
- ix. It is proposed to remove the existing bin shed and install a new External Store formed in timber fencing which will be lockable.
- x. It is proposed to carry out repair works to the rear brick wall
- xi. There is no proposed change to the hours of use of the garden

Information regarding the design and proposed materials can be found on the supporting documents submitted with this application:

- POW_01A
- POW_02B
- POW_03A



Existing roof layout with neighbours property to rear
(Fig. G - left)



Existing plant on cellar roof to be removed
(Fig. H - Right)

5. Lighting Specification

This application has taken into account the ILP document 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. This document has been attached as supporting document for the application.

All lighting proposed is to be in line with the Luminaire Intensity levels for Environmental Zone 2 as set out in Table 2 of the document 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'.

Please see below image references and specifications of proposed lighting to be installed.

L01 – Proposed Festoon

Product Code: D5-PR10YWG
Connection Type: PRO Series
Bulb Colour: Warm White
Bulb Type: LED
Number of Bulbs: 50
IP Rating: IP44
Dimensions Bulbs: 5cm diameter
Dimmable: Yes
Lumens: 2.9-3.5lm
Colour Temperature: 2100-2500k
Bulb Spacing: 50cm
Length of lights: 25m
Voltage: 230v



L02 – Proposed up down lights – Bulb colour to be Warm White

Ravel 2 Light LED Wall Light - Black Resin		4904BK							
	Ravel 2 Light LED Wall Light Black Resin Resin wall light Ideal for use in coastal areas or areas where corrosion may be a concern. Twin lights output which may be mounted in any desired direction. 15 years anti-corrosion guarantee.								
	<table border="0"> <tr> <td>• IP44 rated</td> <td>• Supplied with 2 x 4w LED GU10 lamp. (Max 7w)</td> </tr> <tr> <td>• Height: 160mm</td> <td>• Total: 308 lumens</td> </tr> <tr> <td>• Projection: 90mm</td> <td>• Colour: 3000K</td> </tr> <tr> <td>• Width: 80mm</td> <td></td> </tr> </table>		• IP44 rated	• Supplied with 2 x 4w LED GU10 lamp. (Max 7w)	• Height: 160mm	• Total: 308 lumens	• Projection: 90mm	• Colour: 3000K	• Width: 80mm
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L03 – Proposed up Wall mounted lights – Bulb as above

Product Code – Clear: T45-7W-C
Shape: Tube
Glass Colour: Clear
Dimensions: 11x4.5cm
Wattage: 7W – 720 lumen – clear
Voltage: 220-240V
Fitting Size: E27 screw cap
Colour Temp: 2700K
Colour rendering index: CRI >80



6. Heritage Statement

The site is located in the Brockhampton Conservation area which is located just to the west of Havant town centre and primarily within the area defined by West Street in the north, Brockhampton Road to the west and Brockhampton Lane in the east. West Street is known to mark the historic Roman route from Chichester to Wickham and the earliest remaining buildings along this road are statutorily listed.

The site – Prince of Wales, Public House is considered a Landmark Building within the conservation area and is identified as a building of local interest.

The council's 'Significance Statement' outlines 'The importance of the approaches to conservation areas defining the boundaries and establishing the special characteristics of the area. The site – The Prince of Wales forms part of the approach from the west.'

'Travelling east along West Street from the railway crossing, the Prince of Wales Public House on the north side of the cross-roads with Brockhampton Road and Staunton Road, marks the entry point. This is flanked by a high brick wall on the south side of West Street, screening a modern housing development behind. From the junction the scale of the street changes, with substantial late 19th century semi-detached properties on the north side and a block of 1960s flats on the south east corner.'

'The Prince of Wales public house is a notable local building (Q) prominent on the corner with Staunton Road. Dating from the late 19th century, it still retains much of its original character externally with its pyramidal slate roof and green glazed tiles on its ground storey walls. The traditional sign on the side road reads..... 'Portsmouth and Brighton United Indian Pale Ale'. On the south side of the road on the corner with Brockhampton Road, there is a remaining section of high brick garden wall (now forming the rear of Nos 4 - 12 Brocklands), in Chinese or 'rat-trap' bond, which formerly enclosed a large Victorian house on the site of Brocklands and still provides a sense of enclosure at this point of the street (Q). (Item 3.9 – significance statement)

The following three aspects are outlined as the key elements assessed when considering if a development safeguards the visual quality of the Brockhampton conservation area.

- (1) Qualities (Q) – inherent factors which enhance the environment (positives requiring preservation or safeguarding).
- (2) Issues (N) – neutral or negative factors that add little or acting to the detriment of the area (i.e. problems or matters needed to be addressed).
- (3) Opportunities (O) – potential that may act as a basis for improvement (but require action to realise or enhance).

Our Proposal:

The proposal set out in this planning application is believed to be in line with the significance statement for the Conservation area for the following reasons.

- The existing cellar is clearly a later addition to the original building. It is also not visible to the public from the highway as the retaining wall is higher than the height of the cellar. Demolition of this building therefore will not have an effect on the visual quality of the building itself or the Brockhampton conservation area.
- The proposed installation of a timber framed pergola in place of the cellar has been designed to be lower in height than the existing retaining wall so that it will not be visible from the public highway. By ensuring the elevation is not altered from the public highway it is argued that we are not acting to detriment the area
- There are no alterations to the size of the garden or extension of the building included in the proposal
- The refurbishment of the area proposed is considered to be a cosmetic uplift of the finishes to further the trade potential of the site.

- There are no alterations to the licensing included in this application – they will remain as existing.

Summary

It is felt that this proposal does safeguard the visual quality of the Brockhampton Conservation area. There are not alterations to the original building or key features as part of this application and the demolition of the cellar and erection of the proposed pergola both finish below the height of the retaining wall resulting in no change in elevation from Staunton Road. The application primarily seeks to further the trade potential of the site by enhancing the visual quality of the garden.