

Design and Access Statement
North Street Arcade, Havant. PO9 1PX

Construction of 30 No. one and two bed apartments in a part 2.5 / part 4 storey extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing 1 and 2 storey retail development to rear



Fig 1. View of site taken from Prince George Street car park looking south.

1.0 Introduction.

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

Construction of 30 No. one and two bed apartments in a part 2.5 / part 4 storey extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing 1 and 2 storey retail development to rear

It is prepared on behalf of the site owner, Zionstone Ltd.

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

- PLC drawings: 16.2199.100P2, 101P2, 102P2, 154P10, 155P6, 156P6, 157P3 & 103P3.
- Planning Statement prepared by Pickup Town Planning.
- Transport Statement prepared by Paul Basham Associates.

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.

Planning permission (ref:18/00530) was granted on 13 December 2019 in connection with the proposed construction of 21No. one and two bed apartments in a 2 storey extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing one and two storey retail development to rear.

Following this, it is understood that Dominoes and Grastar; two commercial unit tenants have since vacated their premises, located at ground and first floor. This now overcomes earlier legal constraints and affords the applicant the opportunity to consider further design options in order to improve the cohesiveness and appearance of the proposed development. In particular, this would relate to the infilling of the commercial undercroft along with the creation of additional residential units to the rear.



Figs 2 & 3: North Street frontage



Figs 4 & 5: Prince George Street frontage



Figs 6 & 7: Prince George Street frontage. South eastern corner



Figs 8-13: Courtyard views.

2.0 Site description

The application site (0.1ha) 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 southern boundary lies adjacent to residential uses.

North Street Arcade includes open central courtyard accessed via a pedestrian undercroft, around which are a mix of residential uppers and ground floor retail units. The retail uses at ground floor aspect primarily towards the open undercroft to North Street, resulting in a sterile and unattractive crescent facing Prince George Street, in front of which are car parking and delivery bays.

The site includes pedestrian access from Prince George Street through to North Street.

North Street has a strong commercial frontage unlike Prince George Street which is secondary and has a weak urban edge along the length of the plot.

The rear/ courtyard retail element of North Street Arcade has suffered neglect due to the poor trading position whilst architecturally the building itself is of limited quality. The building does not make a positive contribution to the local environment and Town Centre and is recognised as being an 'opportunity area' in the Core Strategy.

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

3.0 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.

Please refer to PTP Planning Statement for further details.

4.0 Use / Amount

The existing retail accommodation (including ancillary first floor storage area) comprises the following (GIA) areas:

Retail Unit	Ground floor		First floor	
	Area (sqm)	(Sqft)	Area (Sqm)	(Sqft)
R1	242.5	2610	36.8	396
R2	51.5	554	21.9	235
R3	44.8	482	21.8	234
R4	39.3	423	25.4	273
R5	34.0	365	24.6	263
R6	83.7	936	21.6	470
R7	47.4	505	21.5	231
R8	34.2	365	21.7	232
R9	99.0	365	22.4	263

The application proposes the reconfiguration and extension of the frontage retail units, demolition and replacement of the rear retail units resulting in the following accommodation:

Ground floor

Retail Unit	Area (sqm)	(Sqft)
R1	88.0	947
R2	56.0	602
R3	46.0	495
R4	45.0	484
R5	43.0	462
R6	64.0	688

Apt No.	Area (sqm) (sqft)		No. beds
Apt 1	39.0	419	1B (1P)
Apt 2	38.0	409	1B (1P)
Apt 3	39.0	419	1B (1P)
Apt 4	43.0	462	1B (1P)
Apt 5	46.0	495	1B (1P)
Apt 6	44.0	473	1B (1P)
Apt 7	44.0	473	1B (1P)
Apt 8	48.0	516	1B (1P)
Apt 9	61.0	656	2B (3P)
Apt 10	50.0	538	1B (2P)
Apt 11	42.0	452	1B (1P)
Apt 12	55.0	592	1B (2P)
Apt 13	39.0	419	1B (1P)
Apt 14	44.0	473	1B (1P)
Apt 15	46.0	495	1B (1P)
Apt 16	51.0	548	1B (2P)
Apt 17	40.0	430	1B (1P)
Apt 18	50.0	538	1B (2P)
Apt 19	41.0	441	1B (1P)
Apt 20	41.0	441	1B (1P)
Apt 21	43.0	462	1B (1P)
Apt 22	62.0	667	2B (3P)
Apt 23	42.0	452	1B (1P)
Apt 24	45.0	484	1B (1P)
Apt 25	43.0	462	1B (1P)
Apt 26	61.0	656	1B (2P)
Apt 27	62.0	667	2B (3P)
Apt 28	62.0	667	2B (3P)
Apt 29	62.0	667	2B (3P)
Apt 30	42.0	452	1B (1P)

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 building. The existing 14 x car parking spaces to the rear would be removed.

5.0 Scale & Mass

The locality includes buildings of 2 and 3 storeys in height. The existing building comprises two, 2 storey, flat roofed blocks located behind the mixed use, 3 storey frontage block.

The application proposes the construction of a replacement part 2.5 /part 4 storey, building in crescent form, reinforcing the curvature of Prince George Street. The proposals also include the infilling of the open undercroft area fronting North Street.

The rear part of the site is considered to be more of a transition area between the higher density North Street and the residential environment of Lawn Close and The Pallant. The introduction of a four storey element alongside the existing three storey frontage building would serve to provide a transition between the two, adding interest by breaking up the roof line. The scale of the proposed development would be appropriate to the locality, better reflecting the scale of buildings within the adjacent Conservation Area.

6.0 Design & Appearance.

Planning permission ref:18/00530 has established the acceptability of a replacement mixed use scheme following the demolition of the existing one and two storey retail development to rear. This application seeks to complete the infilling of the North Street frontage with additional commercial floorspace along with the introduction of further residential units where currently occupied by ancillary commercial space. The proposals represent continuity of design approach resulting in a more comprehensive and cohesive development which seeks to reinforce the street scene.

The proposals would result in the provision of 30 new dwellings – 25 x one-bedroom apartments and 5 x two-bedroom apartments. These units would be constructed following the demolition of the existing 1-2 storey arcade development which backs onto Prince George Street. The replacement building would consist of a 2.5 storey 'Mews' styled building that would follow the curvature of Prince George Street and include a return wing along the southern boundary of the site. The elevations of the 'mews' styled façade would be finished in a combination of contrasting red / grey coloured facing bricks, together with grey windows and doors beneath an artificial slate roof with GRP dormers. The eaves and ridge lines of this element would tie in, and align approximately, with the built form at No.8 Prince George Street to the south.

A distinctive four storey element, located at the western end of the crescent form has been introduced to highlight a main residential entrance whilst acting as a transition with the existing three storey frontage building. This more contemporary form would include timber clad elevations and distinctive fenestration arrangement in contrast to the more traditional 'Mews' styled element to the south and east.

The infilling of the commercial undercroft area would provide separation of the commercial and residential uses and result in the formation of a private residential courtyard to the rear. This would include pedestrian access to the apartments along with associated refuse and cycle storage located away from the Prince George street frontage. The courtyard would be resurfaced using high quality materials and would include ornamental tree serving to soften the urban space.

As with the consented scheme, the Prince George Street frontage would be set back from the pavement with protective railings and planting introduced to soften the environment and ensure privacy to ground floor units.

A vehicle lay-by, located towards the North Street corner would provide opportunity for servicing and drop off for both commercial and residential users alike.

In summary, the proposals which seek to add enhancement to the consented scheme:

- Would ensure that the proposed part redevelopment would be of appropriate use, scale, layout, density and appearance and would be respectful of existing neighbouring buildings and setting.
- Would provide a building of improved appearance and quality.
- Would enhance the currently poor environmental context.
- Would ensure that cycle and refuse storage are secure, well designed and integral to the scheme and convenient to users.
- Would improve the quality of retail environment.

7.0 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.

A 2.0m depth lay-by is proposed alongside the main entrance area which will facilitate deliveries and drop off for both residential and commercial purposes.

Please refer to Transport Statement by Paul Basham Associates for further details.

8.0 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) Adaptation measures:

Surface water: measures to prevent increases in surface water runoff include:

- Minimising the amount of non-porous hard standing areas in favour of grass, planting beds or permeable paving

4) 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

5) Landscaping and planting

- Drought tolerant, low maintenance, native planting is proposed

9.0 Conclusion

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

The development proposals have been revised following the departure of two commercial tenants which has provided the opportunity to make improvements to the design of the consented scheme. This revised development would result in the provision of 30 residential units contributing to the Borough's Housing Need. In addition, the proposal would retain an active commercial frontage to North Street Arcade through the continued presence of reconfigured commercial units. It is considered that the revised development would have an acceptable impact on the character of the area providing an enhanced frontage to Prince George Street, lacking with the current form of development. As such and, in common with the consented scheme, the proposals are considered to conserve the character and

setting of the adjacent conservation area. In relation to neighbouring uses, careful consideration has been given to this relationship and the development is not considered to have a significant adverse impact.