

Matthew Pickup

From: Lewis Oliver <Lewis.Oliver@havant.gov.uk>
Sent: 25 July 2017 17:39
To: 'Matthew Pickup'
Subject: RE: GEN/17/00301 - North Street Arcade, 1-3 North Street Arcade, Havant

Dear Matthew,

Thank you for your email and attached plans.

I am pleased to see the alterations in these plans, which would in my view, strike the right balance of development on this unique site. The only comments I have is with regard to securing high quality materials and detailing on this site, as it is adjacent to the Conservation Area.

I have also contacted the Local Education Authority to see if they would be seeking a financial contribution, they have advised that given the proposed mix of mainly 1 bed units, with 3x2 bed units, that they would not be seeking a financial contribution, as it is unlikely that families would occupy these units.

In conclusion the Local Planning Authority does appreciate your patience, time and understanding during the thorough examination of development potential on this site.

I trust this is of assistance

Kind regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: Matthew Pickup [mailto:matt@ptplan.co.uk]
Sent: 24 July 2017 13:46
To: Lewis Oliver
Cc: rick@plcarchitects.com; Jason@plcarchitects.com; 'Lauren Atkins'
Subject: RE: GEN/17/00301 - North Street Arcade, 1-3 North Street Arcade, Havant

Dear Lewis,

Thank you for your email of 10th July regarding the pre-application proposal at North Street Arcade.

You will see from the attached drawings and CGIs that our clients have responded positively to your comments by revising their proposals again. The attached drawings indicate a transitional '4 Storey' contemporary building, at the western extremity of the site, which then drops down to a 2.5 storey scale replicating the form of the development as originally proposed at the street of the pre-application process. We believe that the 4 storey element, as you say, would "address the matter of providing more density/units on this highly sustainable site" that would be appropriate "at that point."

The proposals would deliver 28 apartments – 25 x one bedroom units; 3 x 2 bedroom units, together with secure cycle parking and refuse storage facilities.

The application submission will comprise: Drawings, Design and Access Statement, Planning Statement, Transport Statement and Viability Appraisal.

Should you have any comments please do not hesitate to contact me.

Kind Regards,

Matthew

Matthew R. Pickup

BSc (Hons) DMS MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

Tel: 023 9237 5050
Mobile: 07887 846983

www.ptplan.co.uk

This Email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed. If you have received this Email in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person. Pickup Town Planning has endeavoured to scan this Email message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: Lewis Oliver [<mailto:Lewis.Oliver@havant.gov.uk>]
Sent: 10 July 2017 10:02
To: 'Matthew Pickup'
Subject: RE: GEN/17/00301 - North Street Arcade, 1-3 North Street Arcade, Havant

Dear Matthew,

Further to our meeting last week, I have now had the opportunity to discuss these with my manager Steve Weaver.

It was helpful from my own point of view to go through the evolution of this scheme with Steve. This was particularly helpful about how our understanding of the context site has changed, especially regarding the extent of available developable area i.e. your clients do not have control of the upper floors on North Street. Our initial views, were that this whole site was available for redevelopment and could therefore have provided an opportunity for a high density, landmark form of development, which would have been seen within the context of North Street and the emerging/approved redevelopment opportunities of Market Parade. However given our discussions and our subsequent understanding the impact of the development would largely be focused on Prince George Street. This street is a transition zone between North Street – high density towards the less dense residential properties of Lawn Close and The Pallant, which is largely within the conservation area. Therefore a balanced approach to development needs to be taken in order to integrate into the area.

Given this understanding and the progression of the scheme, it is considered that a mixture of the first submission of drawings (2.5 storey townhouses) and the last set of visuals, the timber clad element (4 stories) adjacent to the North Street building would be appropriate. This is because, as I have been visiting the site every morning, it has become apparent that the majority of this site cannot be read in the context of the more intensive Market Parade. The four storey clad element would address the matter of providing more density/units on this highly sustainable site and would be appropriate at that point. As the site moves around the corner it is visually sensitive and the set close to the pavement and where the road begins to narrow. Having understood this point the visuals in the last set of drawings for the 4 storey element with balconies, would result in a significant vertical element at this point, and would not provide an effective transition between the characteristics of the site highlighted above. As such the original 2.5 storey recessive form of development in the original drawings would be appropriate in this context, as it wraps around the corner and its scale would be reflective of the less dense residential properties to the south and east. Whilst I appreciate that you may be frustrated, in that you have explored higher density developments on this site, at our request. Given the subsequent understanding and context of the site, and the limited developable area in your clients control, we are of the view that a mixture of the first set of drawings 2.5 stories and the four storey clad element on the corner, in the latest set of drawing, as highlighted above would provide an appropriate balance for this site. We continue to want to work with you on this site, so that we can achieve a high quality development, that would improve this existing dilapidated state of the site, and provide an appropriate level of housing that works with the character of this transition area.

Please feel free to contact me if you wish to discuss this matter further.

Regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk

www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: Matthew Pickup [<mailto:matt@ptplan.co.uk>]
Sent: 29 June 2017 11:19
To: Lewis Oliver
Cc: 'Lauren Atkins'; Malcom Atkins; 'Rick Carter'
Subject: RE: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Hi Lewis,

Thank you for your response.

So we better understand your concerns please could we meet up again – say for 20 mins - with the drawings on the table so we can annotate on them areas of concern?

Kind Regards,

Matt

Matthew R. Pickup

BSc (Hons) DMS MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

Tel: 023 9237 5050
Mobile: 07887 846983

www.ptplan.co.uk

This Email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed. If you have received this Email in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person. Pickup Town Planning has endeavoured to scan this Email message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: Lewis Oliver [<mailto:Lewis.Oliver@havant.gov.uk>]
Sent: 29 June 2017 09:47
To: 'Matthew Pickup'
Subject: RE: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Dear Matthew,

Firstly please again accept my apologies for the delay in my response, I have been involved in a Public Inquiry this month, which has taken up a large amount of my time.

Thank you for the opportunity to comment on these further plans and information. It is also helpful to understand that your client does not own the freehold of the two floors of the existing building on North Street.

Turning now to your revised perspective drawings, it is good to see that the size and scale of the proposal has been reduced, for which a scale of this nature could provide a balance between your first proposal and the request from us for a higher density of development in this sustainable location, however the overall impact is considered in more detail below.

With regard to the design, it is noted that it appears to comprises 3 different blocks of development. The first element on the corner of North Street and Prince George Street, does appear to be awkward, by virtue of its juxtaposition with the existing building, it appears to provide no natural progression from the existing building and would appear also appear at odds with the other sectors of the proposal wrapping round the corner. This element of the proposal could, by virtue of its visual prominence, be an opportunity to provide an innovative building, which enhances this corner part of the site. It is felt that at this point given the design concerns and scale of this building it would not be appropriately integrate with the character and appearance of the area.

Moving to the other part of the development, which would have a pent house style of living, with the mansard roof. Our thoughts on these parts of the scheme, is concern as to how it works and integrates with the overall scheme and its impact on the area. At the moment it appears to be 3 different design ethos's, which seem to be at odds with each other. From my understanding of these elements, it is that you are having the varying design elements to address the different characteristics of the area, as it moves round to a less visible/edge of town centre location. On these points we have noted the introduction of balconies, I do have concerns with regard to overlooking on the neighbouring properties at these points, It is my view that on the final sector (lowest part of the building) that the roof terraces could introduces a significant element of overlooking and this needs to be addressed.

I hope this feedback will be of assistance. We are of the view that some progress has been made in these latest proposal, however the above elements outlined will need to be addressed. We continue to want to work with you on this scheme and I am happy to look at further plans. I will be able to look at this in good time now that I have a number of other major projects behind me.

Regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk

www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: Matthew Pickup [<mailto:matt@ptplan.co.uk>]
Sent: 05 June 2017 12:18
To: Lewis Oliver
Cc: 'Rick Carter'; 'lauren atkins'; Malcom Atkins
Subject: RE: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Hi Lewis,

Thank you for your further comments on my clients proposals to redevelop North Street Arcade. We have carefully considered what you have said and attached some revised drawings which indicate a building of a much reduced scale (i.e. 3 and 4 storeys).

Can I clarify that whilst my clients own the freehold of the ground floor units, which front onto North Street, they do not control the two floors above. They do, however, control all of the site to the rear of the North Street frontage building. Consequently, it is not possible to redevelop the part of the site which is on the corner of North Street and Prince George Street.

I look forward to receipt of your further feedback. Thank you for your help.

Kind Regards,

Matthew

Matthew R. Pickup

BSc (Hons) DMS MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

Tel: 023 9237 5050
Mobile: 07887 846983

www.ptplan.co.uk

This Email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed. If you have received this Email in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person. Pickup Town Planning has endeavoured to scan this Email message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: Lewis Oliver [<mailto:Lewis.Oliver@havant.gov.uk>]
Sent: 24 May 2017 11:01

To: 'Matthew Pickup'

Subject: RE: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Dear Matthew,

Thank you for the opportunity to comment on the attached sketches.

I have discussed these sketches with my team leader and I have visited the site again, and I have the following comments.

In terms of the discussion at our meeting, I did highlight that there would be room for a more dense scheme, given its highly sustainable location. This could involve increasing the density/height on the junction with North Street and Prince George Street to provide a landmark building, which would then drop down along Prince George Street, in order to consider the impact on the amenities of neighbouring properties and address the neighbouring conservation area.

From the submitted sketches the bulk of the building is not located on the junction, but instead has a significant 10 storey building along Prince George Street and does not involve redeveloping the existing building along North Street, which is considered a missed opportunity. It is considered that this revised proposal does not create a landmark building in terms of design, and would by virtue of its size, scale and massing would out of keeping with the character and appearance of the area, and setting of the adjacent conservation area. Whilst I was not explicit at our meeting in terms of heights etc, I do not think that a 10 storey building in this proposed location is appropriate in this location. I am of the view that you could go higher than the originally proposed 2.5 storey pre-application submission, given that the neighbouring property opposite is a 3 storey higher. For a development to go higher than 3 storeys it would need to be a high quality innovative, with high quality materials, which would help it contrast and yet integrate with the surrounding building form and form a landmark building in its own right. Whilst I take the point about the approved development at Market Parade, this is set within a different context, in that this site is surrounded by a number of main streets of Havant and its relationship with the conservation area. Furthermore the bulk of the height was set back from the main roads, as such its sensitively is heightened.

In terms of the impact on the amenities of neighbouring properties given the layout and height of the development I do have concerns that the development would result in overlooking into the private amenity areas of the existing neighbouring properties on Manor Close.

I appreciate that this response will be disappointing to you and your clients, however I am happy to work further with you on revised proposals, as it was the suggestion of the LPA that a higher density could be achieved on this site.

Regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil

From: Matthew Pickup [<mailto:matt@ptplan.co.uk>]
Sent: 16 May 2017 17:51
To: Lewis Oliver
Cc: 'Rick Carter'; 'Lauren Atkins'; Malcom Atkins; Jason Bonner
Subject: RE: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Dear Lewis,

You will recall at our meeting on 27th April that you suggested that we should consider increasing the capacity of the North Street Arcade site, given its extremely sustainable, town centre location.

Having taken all matters into account, including the recent grant of planning permission for a 13 storey building to the north-west, PLC Architects have prepared the attached sketches. These indicate a building rising to 10 storeys and accommodating in the region of 47 apartments, which would be mainly 1 bed units.

I would be grateful for your comments. Should you have any queries please do not hesitate to give me a call.

Kind Regards,

Matt

Matthew R. Pickup

BSc (Hons) DMS MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

Tel: 023 9237 5050
Mobile: 07887 846983

www.ptplan.co.uk

This Email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed. If you have received this Email in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person. Pickup Town Planning has endeavoured to scan this Email message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: Lewis Oliver [<mailto:Lewis.Oliver@havant.gov.uk>]
Sent: 28 April 2017 07:31
To: 'Matthew Pickup'
Cc: 'Rick Carter'; 'Lauren Atkins'
Subject: RE: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Hi Matthew,

Thank you for your email.

I am more than happy to give you a few more weeks to put some sketch plans together.

Regarding your query over parking, I have asked for the thoughts of our Highway Engineer and will speak with Steve Weaver regarding the approach taken at Market Parade. Further to the Market Parade decision we did adopt the new Parking SPD in July 2016. I will revert back to with some detailed thoughts, once I have received a response from the Highway Authority, which is likely to be next week.

I trust this is of assistance.

Regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: Matthew Pickup [<mailto:matt@ptplan.co.uk>]
Sent: 27 April 2017 16:04
To: Lewis Oliver
Cc: 'Rick Carter'; 'Lauren Atkins'
Subject: RE: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Hi Lewis,

Thank you for meeting with us today and for giving us your thoughts on the proposed scheme at North Street Arcade.

Please could you give us an extra couple of weeks to put together some sketch plans of the larger building we discussed? Also, following on from our discussions, please could you clarify that the LPA would accept a car-free development in this location?

Thank you for your help today.

Kind Regards,

Matt

Matthew R. Pickup

BSc (Hons) DMS MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

Tel: 023 9237 5050
Mobile: 07887 846983

www.ptplan.co.uk

This Email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed. If you have received this Email in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person. Pickup Town Planning has endeavoured to scan this Email message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: Lewis Oliver [<mailto:Lewis.Oliver@havant.gov.uk>]
Sent: 27 April 2017 14:54
To: 'Matthew Pickup'
Subject: GEN/17/00301 - North Street Arade, 1-3 North Street Arcade, Havant

Dear Matthew,

Further to our meeting earlier today, I have spoken with my team leader and we have agreed, that given it was our suggestion to look at potential higher density schemes, that we would be happy to look at further indicative plans for a revised scheme, within the scope of the current pre-application. If you could let me know likely timescale, that would be helpful from my perspective.

As an interim measure I have attached all of the consultation responses that we have received, including the archaeology response, which we discussed. These responses do not offer any fundamental objection, but requirements for further details etc, particularly regarding an update regarding the marketing of the existing retail units that the Planning Policy response highlights, and which we discussed.

I trust this is of assistance and I look forward to hearing from you. I will be in the office until 4PM today, then in tomorrow.

Regards

Lewis

Lewis Oliver
Principal Planning Officer

Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

If you are requesting information under the Freedom of Information Act, Environmental Information Regulations or Data Protection Act then please re-direct your email to customer.services@havant.gov.uk. Any statutory timeframe for a response for requests will not commence until the request is received by the Customer Services Team.

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender and delete the message from your system immediately.

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender and delete the message from your system immediately.