

Design & Access Statement

Residential Development

10A, The Pallant
Havant



ARCHITECTS

October 2019

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1.00

Introduction

1.00 INTRODUCTION

- 1.01 Peter Galloway RIBA has been commissioned to provide design proposals for a regenerative residential development of 10A, The Pallant, Havant.
- 1.02 Following a series of discussions with the Local Planning Department a pattern of design criteria has evolved, the solution to which is outlined and amended within this document.
- 1.03 Preliminary planning enquiries have been made earlier, indicating that there would not be any principal objections to such a proposal, but urban design criteria would require satisfactory responses, and cognisance of the Conservation Area requires consideration.
- 1.04 The site has been hitherto been used as an Art Gallery and storage areas for Street's ironmongers.
- 1.05 Applications have been approved for the redevelopment of no. 11 East Street and no. 9 East Street for housing.
- 1.06 These proposals were designed to allow future development on The Pallant frontage without prejudicial effect.

2.00

Design Objectives

2.00 DESIGN OBJECTIVES

2.01 To provide the following residential accommodation:

- - 2 no. 3 Bed Houses
- - 1 no. 1 Bed Flat
- - 1 no. 2 Bed Maisonette

2.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

2.03 To reinforce the various street scenes, and integrate the proposal with existing and proposed developments within the conservation Area.

2.04 To offer a solution articulating the existing undulating patterns of roofscape.

2.05 To provide housing areas which aim to comply insofar as is practicable with the Nationally Prescribed technical Space Standards

3.00

Site Analysis

3.00 SITE ANALYSIS

3.01 The site for development lies in the centre of Havant, extending from East Street to The Pallant.

3.02 The site is flat within a substantial urban area.

3.03 There is limited vehicular access to this town centre site, therefore no car spaces have been offered in the solution. Pedestrian access is available from both The Pallant and East Street. However, there are 10 car spaces provided within the whole site area which is proposed to be developed by a single developer, and these car spaces may be allocated in such a way as to provide limited parking facilities for this development.

3.04 All major services are currently available around the perimeter of the proposed building zone.

3.05 In climatic terms, the site is protected.

3.06 The site lies within the Town Centre Conservation Area, and No. 13, East Street is a Grade II Listed Building.

3.07 There is no incumbent landscaping on the site.

3.08 The Northern boundary is fronted by The Pallant one way road.

The Southern boundary is fronted by East Street.

The Western boundary lies adjacent to existing 2 and 3 storey residential development.

The Eastern boundary is bordered by the Listed Chapel building which has been converted successfully into flats accommodation.

4.00

Conservation Issues

4.00 CONSERVATION ISSUES

- 4.01 The site lies within the St. Faith's Conservation Area within Havant Town Centre.
- 4.02 13 East Street is a Grade II Listed Building, having planning consent for change of use to residential, as is the Chapel Building on 10, the Pallant.
- 4.03 None of the buildings on the application site are Listed.
- 4.04 Due to the nature of Havant and its associated history, space and time may be required to accommodate archaeological inspection prior to construction.
- 4.05 Details of materials and surfacing treatments are an important consideration, and have been identified on the proposal drawings.
- 4.06 The remnants of an old cart track are visible on the ground. It is in a dilapidated condition and will be replaced by new surfacing.

5.00

Planning Policies

5.00 PLANNING POLICIES

5.01 Havant Borough Council planning guidelines state that within defined urban areas, such development will be permitted where the environmental quality of an area will be respected.

5.02 The site lies within the St. Faiths Conservation Area.

Policies seek to ensure both demolition and development would not have a detrimental effect on the character and setting of the Conservation area.

5.03 Residential uses will be permitted provided they are appropriate in scale and contribute to the vitality and viability of the Centre as a whole.

5.04 Cycle parking for all residential units and visitors has been provided, and fire fighting access has been maintained.

5.05 Planning Policy Update

In terms of a Planning Policy update, The Havant Borough Local Plan 2036 – Pre-submission plan, was heard by Full Council on Wednesday 30th January, which was approved and is now out to full public consultation. Compliance with relevant policies are addressed within Appendix A.04 below.

5.00 PLANNING POLICIES

- 5.05 The scheme is subject to Havant Borough Council's Community Infrastructure Levy.
- 5.06 The adjacent servicing area currently has pedestrian trolley service access (only) from The Pallant, under an easement agreement with the applicant's ownership.
- 5.07 East Street lies at the heart of the historic town centre in St Faith's Conservation Area and is in need of comprehensive regeneration.

The regeneration area is suitable for residential use.

6.00

Site Concept

6.00 SITE CONCEPT

- 6.01 The planning strategy adopted involves the development of the central area of the site, respecting the privacy and amenity to existing surrounding residential and retail occupancies.
- 6.02 The buildings generally take up the footprint of the existing building on the site, with the northernmost element respecting the relationship with the existing street scene.
- 6.03 The proposal is conceived to be integral with the approved proposals for no. 11 and no. 9 East Street
- 6.04 Principal entrances are offered from The Pallant and from within the East Street development areas.
- 6.05 Due to the town centre location of the site, no allocated car parking spaces have been provided.
- 6.06 Further, it is intended to achieve a high Eco-rating which is reinforced by such non-provision of car spaces.
- 6.07 Adequate secure cycle spaces have been provided at ground level.

6.08 There is an existing right of way across the application site to gain access to the rear of nos. 5 and 7 East Street, and this is to be retained as 1.2m wide.

7.00

Building Concept

7.00 BUILDING CONCEPT

- 7.01 The orientation of the development offers North, West and South aspects.
- 7.02 The ridge line of the building runs North/South. The central massing of the proposal reduces in scale as the building develops northwards and southwards, and has been designed to complement the approved applications for no. 9 & 11, East Street.
- 7.03 Traditional construction is envisaged with articulated spaces and forms complemented by variations in materials.
- Townscape
- 7.04 There is a variety of ground surfacing materials, and attention to detail with regard to signage, street furniture, seating, lighting etc. to make the pedestrian routes safe and attractive.

8.00

Appendices

A.01

Access Statement

A.01 ACCESS STATEMENT

A.01.01 Appraising the Context

The character of the site comprises older style commercial buildings in various stages of dilapidation.

A myriad of roof forms, styles and materials from the essence of this character

The northern boundary fronts The Pallant.

The site does not lie in a flood risk area zone.

A.01.02 Design Principles

- a) The site can adequately support a variety of dwellings, which, by nature of its scale is protected from possible visual intrusion from all vantage points.

The proposed development is introspective therefore further protecting occupants from any intrusion on amenity.

A.01.03 Access Principles

- a) Access to the site is proposed from East Street, and lies within 200metres of Havant Station, Havant Town Centre and its community facilities/Public Transport Links.

The site is therefore sustainable.

- b) The new access to the site accommodates -

Pedestrian Access

Public Transport Access

Cycle Access

Emergency & Service Access

Sustainability

A.01.04 Access Solution

- a) All users will have equal and convenient access to buildings, spaces and the public transport network.
- b) Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.
- c) Access for emergency vehicles remains intact via The Pallant.

A.02

Party Wall Issues

A.02 Party Wall Issues

A.03.1 There are two Party Wall situations to be aware of:

- a) Junction between existing residential development fronting The Pallant to the West, and roof junction with the Chapel to the East.

Negotiations with this adjacent owner are currently taking place.

A.03

Amendments to Proposals

- A.03.1 In my opinion the overall mass and bulk of the proposal is appropriate for this site.
- A.03.2 The roof design has been amended to be more appropriate, and no higher than that previously approved on this site.
- A.03.3 The bin and cycle stores have been relocated to the centre of the site and an additional staircase entrance has been provided.
- A.03.4 The proposed fenestration has been amended.
- A.03.5 Landscaping has been added within an enhanced red line application boundary.
- A.03.6 All units are sized to be acceptable to RSL requirements.
- A.03.6 Site security has been provided to all unit entrances with a gated entrance provided to the vehicular access.

- A.03.7 Rendering at pedestrian level has been omitted to avoid graffiti pollution, and security has been improved and limited access areas reduced.
- A.03.8 Corner window details have been omitted, and fenestration generally has been reappraised
- A.03.9 Comments from the Conservation Officer, Highways and Landscape Officers have been accommodated