

Consultee Comments for Planning Application APP/18/00530

Application Summary

Application Number: APP/18/00530

Address: North Street Arcade, 1-3 North Street Arcade, Havant

Proposal: Construction of 21 No. 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 1 and 2 storey retail development to rear.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

This is a key town centre site and its development will have an impact in shaping the future of the town in a positive or negative way which will in turn affect its future prosperity. It lies immediately adjacent to the St Faiths conservation area.

The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is St Faiths Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation

The current proposals primarily affect the St Faiths conservation area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.

The NPPF and related guidance places a strong emphasis on good design. Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of

development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

At the local level the adopted Core Strategy (20011) requires that new development Protects and where appropriate enhances the boroughs statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest. Policy CS11 (4).

Policy CS16 is a more general policy which promotes high quality design. It sets parameters for the consideration of planning proposals and requirements that should be met. The more pertinent requirements from the policy are set out below :-

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art. .

THE CURRENT SCHEME

1. Form of the development

The scale of these buildings and their relationship to the immediate surroundings appears appropriate which is essential in such a prominent site. They also appear to be sensitively designed and would be a distinct improvement on the existing appearance.

It is inevitable that the new development will be visually dominant and in that sense, stand out. However, this appears to have been achieved in a subtle way that aids the developments legibility.

As it current stands the development would not appear harm the setting or character of the conservation area. However, any forthcoming application will need to be supported by a Heritage Statement of an appropriate level of detail, to support the planning application.

CONCLUSION

There is no argument that this section of the North Street Arcade is in need of regeneration. The quantum and form of development appears to have successfully picked up the character, grain or scale of buildings in the area. However, good quality materials will play and key part in the success of the scheme in this prominent location.

Conditions:

Materials to be submitted

Windows and door details to be submitted