

Design and Access Statement

Proposed Mixed Use development
North Street Arcade, Havant.



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:

Residential part redevelopment following demolition of existing retail units to rear of North Street Arcade to form 21, one and two bed apartments. Construction of. infill retail units to frontage.

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, 103P3, 134P9, 135P5, 136P5 & 137P2
- Planning Statement prepared by Pickup Town Planning.
- Transport Statement prepared by Paul Basham Associates.
- Marketing Statement prepared by Holloway Iliffe & Mitchell

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.



Figs 2 & 3: North Street frontage



Figs 4-7: Prince George Street frontage

This application follows extensive Pre-App discussions with LPA Case Officers and the resultant scheme reflects comments and advice received between March 2017 and July 2017 (refer to Appendix 1 for details). Various proposals have been explored throughout the Pre-App duration and, following latter discussions with tenants, the final scheme design provides a solution which will enhance the environment, provide much needed sustainable housing whilst accommodating commercial aspirations.



Figs 8 & 9: Prince George Street frontage. South eastern corner



Figs 10-15: Internal courtyard and adjacent properties to south.

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 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 part demolition of the unattractive rear retail units and replacement with the following residential accommodation:

Apt No.	Area (sqm) (sqft)		No. beds
Apt 1	38.2	411	1B (1P)
Apt 2	37.6	404	1B (1P)
Apt 3	70.4	757	2B (4P)
Apt 4	43.7	470	1B (1P)
Apt 5	46.5	500	1B (1P)
Apt 6	61.0	656	2B (3P)
Apt 7	50.7	545	1B (2P)
Apt 8	39.7	427	1B (1P)
Apt 9	37.3	401	1B (1P)
Apt 10	50.3	541	1B (2P)
Apt 11	45.8	492	1B (1P)
Apt 12	50.8	546	1B (2P)
Apt 13	39.4	424	1B (1P)
Apt 14	51.0	548	1B (2P)
Apt 15	41.5	446	1B (1P)
Apt 16	51.2	551	1B (2P)
Apt 17	38.6	415	1B (1P)
Apt 18	56.0	602	1B (2P)
Apt 19	64.2	691	2B (3P)
Apt 20	63.8	686	2B (3P)
Apt 21	63.1	679	2B (3P)

In addition, the application proposes the infilling of the open undercroft area to North Street, with high quality retail space. This will result in the following retail accommodation:

Retail Unit	Ground floor		First floor	
	Area (sqm)	(Sqft)	Area (Sqm)	(Sqft)
Retail Unit 1 – 242.5 sqm	242.5	2,610	36.8	0
Retail Unit 2 – 45.0 sqm	45.0	484	0	0
Retail Unit 3 – 57.2 sqm	57.2	615	0	0
Retail Unit 4 – 100.0 sqm	100.0	1,076	22.4	241

All proposed residential accommodation complies 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 storey, building in crescent form, reinforcing the curvature of Prince George Street. The proposals also include extension of the two storey block within the courtyard area along with the partial 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 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.

The site is within a highly sustainable location, being in proximity to public transport links and town centre facilities. The location is recognised by the LPA as one which would be suitable for higher density development subject to normal Development Control policies.

To the west of the site, Market Parade has been earmarked by the LPA as a future regeneration site which will positively assist in uplifting the area by providing extensive facilities for supporting new residential and business uses.

North Street Arcade itself has experienced little investment in recent years due to its poor retail trading position and architecturally, the building fails to make a positive contribution to both the local environment and Town Centre. It impacts negatively upon the environment and the site is recognised as being an 'opportunity area' in the Core Strategy. The Prince George Street elevation, although not a defined key frontage, is nevertheless in need of significant improvement and this application seeks to regenerate the rear part of the site which has low environmental quality.

The applicant is now seeking to add to the existing residential accommodation on site with a building which reinforces the street scene and adds to the architectural quality. The intention being to provide more appropriately sized, affordable units replacing the poorly located retail units.

In addition, the application proposes the retention and reinforcement of the North Street commercial frontage with the inclusion of additional high quality retail space, infilling the existing undercroft area but retaining pedestrian access through to the rear.

The resultant courtyard area to the rear would comprise residential use only and 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.

The proposed building at 2.5 storeys in height is designed to reflect the character and scale of development in the vicinity and would not compromise neighbouring residential amenity in terms of overlooking or overbearingness.

The proposed palette of external materials will include artificial slate roofing, lead look GRP dormers and facing brickwork elevations in keeping with the locality. Windows and doors are to be in grey upvc.

The Prince George Street proposed frontage will be set back from the pavement with protective railings and planting introduced to soften the environment and ensure privacy to ground floor units.

In summary, the proposals seek to:

- 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.
- Provide a building of improved appearance and quality.
- Enhance the currently poor environmental context.
- Ensure that cycle and refuse storage are secure, well designed and integral to the scheme and convenient to users.
- Improve the quality of retail environment with better located frontage accommodation.

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 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 formulated following extensive site analysis of the current accommodation and facilities on site. The Havant Borough Design Guide SPD (December 2011) outlines key principles of good design, including the following:

- a) Distinctive character
- b) Ease of movement
- c) Good legibility
- d) Good continuity and enclosure
- e) Good quality Public Realm
- f) Diversity and detailing

g) Adaptability and sustainability.

The development proposals have been designed in accordance with the above where possible.

The anticipated Market Parade regeneration scheme will positively impact upon the whole area by providing extensive facilities for supporting new business and residential uses. North Street Arcade on the other hand, has experienced little investment in recent years. Its appearance impacts negatively upon the area. This proposed regeneration scheme will provide a catalyst for regeneration of the Town Centre.

APPENDIX 1

PRE APP HISTORY:

Pre- App enquiry submission #1: 15 March 2017.
Pre-App meeting with LPA: 27 April 2017.
Written response (GEN/17/00301) from LPA: 27 April 2017

Pre- App submission # 2: 16 May 2017
Written response: 24 May 2017

Pre- App submission # 3: 5 June 2017
Written response: 29 June 2017.

Pre-App meeting with LPA: 4 July 2017
Written response: 10 July 2017

See below for details.

Pre-App meeting with LPA: 4 July 2017
Written response: 10 July 2017

From: Lewis Oliver
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 2.5stories 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

**Pre- App submission # 3:
Written response:**

**5 June 2017
29 June 2017.**



From: Lewis Oliver
Sent: 29 June 2017 09:47
To: 'Matthew Pickup'
Subject: RE: GEN/17/00301 - North Street Arcade, 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

From: Matthew Pickup
Sent: 05 June 2017 12:18
To: Lewis Oliver
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

**Pre- App submission # 2:
Written response:**

**16 May 2017
24 May 2017**



From: Lewis Oliver
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

Pre- App enquiry submission #1: 15 March 2017.
Pre-App meeting with LPA: 27 April 2017.
Written response (GEN/17/00301) from LPA: 27 April 2017

From: Lewis Oliver
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

