

DESIGN AND ACCESS STATEMENT
CONVERSION OF RESIDENTIAL ACCOMMODATION AT FIRST & SECOND
FLOORS TO CONTAIN 1 X 2 BEDROOM AND 3 X 1 BEDROOM FLATS
1 EAST STREET (FORMER WHITE HART PUBLIC HOUSE), HAVANT

LOCATION

The site is located in the centre of Havant on the corner OF east Street and North Street.

SITE CONTEXT

The application site consists of two and half storey building with amusement/gaming centre at ground floor and accommodation over.

The site lies in St Faiths Conservation Area and the property is Listed (refer to Heritage Statement below).

AMOUNT / USE

The application converts an existing residential accommodation unit to form 4 separate self contained units (3 x 1-bedroom and 1 x 2 bedroom flats). Upper floors in this location are predominantly used as residential and therefore this use is considered suitable.

PARKING

No parking is proposed for the residential units, given the site is highly accessible, this is considered suitable.

REFUSE AND CYCLE STORE

A designated refuse store is created to the rear of the site accessed from North Street.

ACCESS

Existing entrance and access points are to be utilised. Currently the upper floors are accessed through a staircore via North Street, no change occurs.

No external alterations are proposed to facilitate access.

The entrance areas will be via a level threshold.

Pedestrian routes to accord with Part M.

Accessible WC's to accord with Part M.

Contrasting floors and walls.

SCALE / APPEARANCE

No perceived change from any public vantage point, only external changes relate to an extension and formation of flat roof between existing pitched roof at valley location on north elevation. All other changes are internal; refer to heritage statement.

AMENITY

Given its central location and proximity to all shops services no amenity areas are provided, this coupled with the fact the site is currently 100% built form, is considered suitable.

HERITAGE STATEMENT

The building, formerly known as the White Hart Public House at Havant is a Grade 2 Listed Building.

Built in 1889, The White Hart of 1889 by Alfred Edwin Stallard was listed in 2014 due to its architectural interest and example of a late Victorian corner pub.

The building can be split into 2 parts, the original Victorian pub and a later single storey addition to the rear which is excluded from the listing. The rear element does not form part of this planning application.

The listing notes the exterior of the building in detail, with the street facing facades at East and North Street receiving detailed mentions of considerable architectural features.

Internally, the listing details the ground floor and staircase to the upper floor.

Works

The rear single storey element (excluded from the listing), is not part of this application and no change occurs.

Ground Floor

To the ground floor, no changes are proposed to the existing unit, formerly the public house, now used as an amusement/gaming centre. No external works are proposed at all at ground floor level, all existing architectural features, windows, openings and materials are to be left as existing therefore no harm can be alleged as a result of the proposal.

To the rear, a side entrance from North Street which contains the original staircore to the upper floors is to be utilised. No change is proposed to this access neither externally nor internally. The listing text indicates that this double height staircase has turned newels and balusters, no change to this is proposed therefore no harm can be alleged as a result.

Internally, the remainder of the listing text relates to the ground floor only.

First Floor

The application drawings show the works proposed internally to the first floor. The majority of changes relate to the removal of internal walls to the buildings north-east corner, these are shown as dotted on drawing C17/019.12. The walls are to be removed to open up the space to create a large living / kitchen area. Remaining walls are to be made good with plaster finish and timber skirting board to match existing.

Several new walls are to be installed as shown on plans – these will be formed of timber stud and plasterboard (double sheet where applicable) and finished with a plaster skim. The majority of original walls are retained, where new openings are formed, timber skirting is to be utilised where applicable. New doors are to be painted timber to match existing. Where doors are removed, these will be re-used where appropriate.

Existing drainage runs are to be utilised for the bathroom and kitchen services to proposed unit 1. A new bathroom is created for unit 2 – the extract/ventilation for this room will be up through the existing fireplace.

All existing windows to the first floor are to be retained. Repairs where necessary to the windows will be made with materials to match existing.

All existing flooring, currently timber boarding loose laid over the existing timber boards is to be removed and replaced with a new loose laid timber boarding / carpet.

To the existing stair-core, the original timber flooring is to be retained and repaired where necessary.

Second Floor

The existing second floor has been compartmentalized into small rooms, currently redundant. Walls are currently plaster boarded with a suspended ceiling at c2.2m in height. Loft void above the plasterboard ceiling contains original timber joists and purlins.

Internally, It is proposed to remove the existing ceiling and open the roof to improve headroom. Several internal walls are also proposed to be removed as shown as dotted on plan drawing C17/019.13.

In addition, the existing valley roof is proposed to be removed and replaced with a flat dormer style extension to improve headroom and allow circulation to form 2 separate units. This is to be of timber construction and clad with clay tiles to match the roof. Where possible, those tiles removed from the existing roof to facilitate the extension will be re-used for the hanging tile cladding.

The changes to the roof are within a valley to the north of the building away from any street and public facing façade and therefore public perception to the change is minimal.

Material removed from the property will be managed appropriately.