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architecture



**DESIGN, ACCESS &
HERITAGE STATEMENT**

FOR

**FLATS AT 10A & 12
EAST STREET
HAVANT
PO9 1AQ**

Client

East Pallant Developments

Job No. 16036

**DESIGN, ACCESS & HERITAGE STATEMENT
FOR
10a & 12 East Street, Havant, PO9 1AQ**

Site Address 10a & 12 East Street, Havant. PO9 1AQ

Applicant East Pallant Developments

1.0 Introduction

1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for a second floor extension to provide 1no. 2-bed flat & 1no. 1-bed flat Flats at 10A & 12 East Street, Havant, Hampshire, PO9 1AQ.

1.2 Reference should be made to the planning submission drawings for details of the proposals, ref :-

- 16036-102 - location plan
- 16036-405 – existing plans elevations
- 16036-404 – proposed plans elevations

2.0 Assessment of Setting / Surroundings

2.1 East Street is within the town centre of Havant. It is one of the principal streets within the town, running east-west. The site is on the south side of the street, such that the principal elevation faces north.

2.2 The north side of the street has been heavily developed with 2 and 3 storey buildings. Immediately opposite is The Bear Hotel.

2.3 The south side of the street contains Cubitt and West (estate agents), Barclays Bank and several dwelling houses. Further west on the corner with South Street is St Faiths Church. The Church was rebuilt in the 19th Century, on the site of an earlier 12th Century church.

2.4 The rear boundary of the site is a walled yard that backs on to a private business centre. The business centre has vehicle access via South Street only.

2.5 The current use of the site is residential, 2no.2-bed flats & 2no. 1-bed flats over ground & first floor.

2.6 The site is level throughout. There are no trees on the development site. The frontage is on the 'back of pavement' line.

2.7 To the east the site is bounded by a two storey building, currently in use as a photographer studio on the ground floor with a self

contained flat above. To the west is an office building formed by combining four 17C cottages, two storeys in height with dormer roofs.

2.8 The general character of East Street, from the crossroads at North Street to the crossroads at Town Hall Road, is a mixture of uses. This includes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), A4 (Drinking Establishments), B2 (General Industry), C1 (Hotels), C3 (Dwelling houses), D1 (Non-Residential Institutions) D2 (Assembly and Leisure) as well as Sui Generis. Previously, East Street was one of the principal retail streets in the town. This has declined dramatically in recent years, with the development of new retail facilities in West Street, and further west beyond Park Road. Progressively the dominant use in East Street is becoming residential.

2.9 At the site, East Street is a local distributor road and a bus route. There are parking restrictions both sides. There are footpaths both sides with full street lighting.

2.10 The site is within the St. Faith's Conservation Area.

3.0 Social / Economic Context

3.1 Havant is a busy little town, of the type often referred to as a 'Market Town', although it never had a cattle market. The basic street pattern of the town centre was laid down by the Romans – north, south, east and west streets - and there has been a retail element on the street ever since. Current economic forces are driven by the railway station with good connections to London Waterloo, the location of the Borough administration, and by social and tourist activities related to the adjacent coast and harbours. Outside the town are industrial estates with high technology manufacturing in computing, aerospace and pharmaceutical industries.

3.2 The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth.

3.3 East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables. It is this variation that provides interest and vibrancy to this part of the conservation area.

3.5 Although the subject building is in a conservation area, the building is post WWII and is not of any architectural merit.

3.6 Local views are characterised by the funnelling effect of the tightly enclosed townscape. St Faith's church can be glimpsed over the roofs of East Street where the strong presence of the tower provides reassurance and a sense of the intimate scale of the town.

3.7 Within 1000 metres of the site there are:-

- * Public Houses
- * Health Centre
- * Library
- * Town Park - Recreation Ground
- * Havant Railway Station
- * Bus Station
- * Primary and Secondary Schools
- * Churches
- * Super Stores.

Noting all of the above the site is considered to be highly sustainable in that all of the facilities listed (and more not listed) are available within easy walking distance.

3.9 Public Car Parking is available in the Meridian Centre Multi Storey car park 120 M to the west and in the Bulbeck Road Multi Storey car park 320 metres to the south west. Running parallel to East Street is Grove Road which has free on street parking 24 hours a day.

3.10 The site is considered highly sustainable for residential use, in that the services and facilities for modern life are all available within walking distance. The local streets are all paved, with footpaths and with effective street lighting.

3.11 There is a proven and actual demand for rented, residential accommodation in Havant, based on the variety of local facilities, as 3.7 above, and on the good local employment opportunities, as 3.1 above. All of the local Estate agents (5 within 100 metres of the site) have strong and active letting departments.

4.0 Involvement of local interests

No discussions have currently been held with Planning on this application

5.0 Amount .

5.1 There is no available on site parking.

5.2 The residential accommodation proposed is :-

Flat 6	1 Bedroom	First Floor	44M ²
Flat 7	2 Bedroom	First Floor	69M ²

6.0 Layout

6.1 The basic layout of the site has pedestrian access from East Street. Access to the first floor is via a existing internal staircase. A new staircase will be taken up to serve the second floor

6.2 The ground & first floor are existing residential (Class C3)

7.0 Planning Policy, Evaluation & Heritage

7.1 The subject proposals were prepared under the objectives of the National Planning Policy Framework of 14th September 2015. Of the policies, we were mindful of the following :-

2. Ensuring the Vitality of Town Centres

7.2 Section 23.

- ☐ Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
- ☐ Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.
- ☐ Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.
- ☐ Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

6. Delivering a Wide Choice of High Quality Homes.

7.3 Section 49

- ☐ Housing applications should be considered in the context of the presumption in favour of sustainable development.

7.4 Section 50

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should :-

- Plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

12. Conserving and Enhancing the Historic Environment

7.5 Section 126

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account :

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local character and distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Havant Borough Council Adopted Core Strategy – 1st March 2011.

7.7 Section 3.04

Vibrant and viable town, district and local centres will be promoted by delivering the development of town centre uses within their boundaries.

7.8 Section 3.38 – Policy CS4

- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

Planning permission will be granted for appropriate town centre development proposals that :

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map : Town Centres – Havant.
2. Enhance the evening economy of the town and district centres.
3. Retain and enhance local markets.
4. Support small and independent businesses.
5. Encourage high quality, mixed use development in designated centres that retain active ground floor frontages.

Heritage Statement

7.9 The site is close to the cross roads of North, South, East and West Streets, as laid out by the Romans in their colonisation of southern Britain. A similar layout is observable locally in Emsworth, Chichester and Winchester. The town has grown and flourished on this layout ever since.

7.10 It is reasonable to assume that there has been commercial activity on the application site since roman times.

7.11 There was some redevelopment of the street frontages during the Georgian period, and more extensively during the Victorian period, particularly following the development of the railways in the 1850's.

7.12 The East Street frontage of the site is a survivor of pre- Victorian small scale provincial building.

8.0 Design Principles

8.1 The design of the additional works and the refurbished parts should make a positive contribution to the community and visually enhance the character of the area.

8.2 To provide an environment appropriate for town centre use, for amenable residential use.

8.3 To create buildings that have a positive future.

8.4 To make best use of the available site and building assets.

8.5 To maintain a positive contribution to the St. Faith's Conservation Area.

9.0 Scale

- 9.1 The scale of the present building will be extended at first floor level over the existing balcony, and is entirely appropriate for the site.
- 9.2 The form and mass of the buildings is only extended slightly at the rear
- 9.3 The roof 'horizon' of the buildings remains unchanged.
- 9.4 The 'rhythm' of the shop fronts is changed to reflect the sub division of the new flats, and that of the original cottages immediately to the west.

10.0 Landscaping

- 10.1 There is no landscaping opportunity to the street frontage or rear.

11.0 Appearance

- 11.1 The appearance of the street frontage has no changes
- 11.2 Proposals for the rear extension will be in scale with the existing structure & roof line. The second floor rear elevation will be clad with Eternit Cedral cladding to match the first floor and ground floor will be rendered
- 11.3 There are no overlooking issues.

12.0 Access

- 12.1 The site is flat with no physical constraints.
- 12.2 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2012.
- 12.3 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.4 Pedestrian access is available from the East Street frontage.
- 12.5 Refuse bin storage is located in the private passage. Access and collection is from East Street, within 25m of the carriageway.

13.0 Flood Risk

13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding. The Hermitage River is 650 metres west of the site, and The Havant Rife is 150m North West, both part of a series of channelled watercourses under the town centre, which do not represent a flood risk.

13.2 Homewell 300 metres west of the site is potentially at risk from flooding. In such circumstances, full access is still available

13.3 The guidance datum level given by the Environment Agency to be safe from flooding is 4.200 O.D. The ground floor level of the site will be very close to the existing floor level of 8.500 O.D. which is a considerable margin of safety.

14.0 Sustainability

14.1 The following measures and proposals are made in the terms recommended in the BREEAM (Building Research Establishment, Environmental Assessment Method).

14.2 Management.
It is the applicant's intention to:-

1. Recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.
2. Recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner.
3. Recognise and encourage construction to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
4. Recognise and encourage the guidance for the non technical building user so they can understand and operate the building efficiently.
5. Recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development.
6. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.

7. Recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.

14.3

Health and Wellbeing.

It is the applicant's intention to:-

1. Give building users sufficient access to daylight.
2. Reduce the risk of health problems related to the flicker of fluorescent lighting.
3. Ensure lighting has been designed in line with best practice for visual performance and comfort.
4. Ensure occupants have easy and accessible control lighting within each relevant building area.
5. Recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned / mechanically ventilated buildings for the future conversion to a natural ventilation strategy.
6. Reduce the risk to health associated with poor indoor air quality.
7. Recognise and encourage a healthy internal environment through the specification of internal finishes and fittings with low emissions of volatile organic compounds. (VOC's).
8. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
9. Recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.
10. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.
11. Recognise and encourage the provision of external amenity space for building users.

14.4

Energy.

It is the applicant's intention to:-

1. Recognise and encourage buildings that are designed to minimise CO² emissions associated with their operational energy consumption.

2. Recognise and encourage the specification of energy-efficient light fittings for external areas of the development.
3. Reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.
4. Recognise and encourage the specification of energy-efficient transportation systems.
5. Recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

14.5

Transport.

It is the applicant's intention to:-

1. Encourage building users to cycle by ensuring adequate provision of cycle facilities.
2. Recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.
3. Recognise the consideration given to accommodating a range of travel options for the building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.
4. Encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.
5. Ensure that safety is maintained and disruption due to delivery vehicles minimised through well planned layout and access to the site.

14.6

Water.

It is the applicant's intention to:-

1. Minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
2. Ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.

3. Reduce the impact of major water leaks that may otherwise go undetected.
4. Reduce the risk of minor leaks in toilet facilities.
5. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.
6. Reduce the consumption of potable water for ornamental planting and landscape irrigation.

14.7

Materials.

It is the applicant's intention to:-

1. Recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.
2. Recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.
3. Recognise and encourage the in-situ re-use of existing building facades.
4. Recognise and encourage the re-use of existing structures that previously occupied the site.
5. Recognise and encourage the specification of responsibly sourced materials for key building elements.
6. Recognise and encourage the use of thermal insulation which has a low embodied environmental performance relative to its thermal properties and has been responsibly sourced.
7. Recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

14.8

Waste.

It is the applicant's intention to:-

1. Promote resource efficiency via the effective and appropriate management of construction site waste.
2. Recognise and encourage the use of recycled and

secondary aggregates in construction, thereby reducing the demand for virgin material.

3. Recognise the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that such waste is diverted from landfill or incineration.
4. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.
5. Encourage the provision of facilities that help facilitate the reduction in volume of compostable organic waste going directly to landfill during the building's operation.

14.9

Land Use and Ecology.

It is the applicant's intention to:-

1. Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building.
2. Encourage positive action to use contaminated land that otherwise would not have been remediated and developed.
3. Encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.
4. Minimise the impact of a building development on existing site ecology.
5. Recognise and encourage actions taken to maintain and enhance the ecological value of the site as a result of development.
6. Minimise the long term impact of the development on the site's, and surrounding area's biodiversity.

14.10

Pollution.

It is the applicant's intention to:-

1. Reduce the contribution to climate change from refrigerants with a high global warming potential.
2. Reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.
3. Reduce the contribution to climate change from refrigerants