

HERITAGE,
DESIGN and ACCESS
STATEMENT

7d WEST STREET

Havant, Hampshire

Conversion of property
7D West Street, Havant into
a “Dark Kitchen” for hot
takeaway food.
Use Class Sui Generis

1.0 Introduction

Martin Ralph Architects were appointed to prepare drawings for a Change of Use of the existing premises. The building had previously been used as a bank but been vacant for some time.

2.0 Proposal

The client is hoping to convert the two storey unit to a “Dark Kitchen” to provide hot takeaway food only. No consumption of food will be provided and it is estimated that the majority of food orders will be via online booking system and delivery companies.

Ground floor will be become a modern kitchen with minimal internal changes needed.
First floor will be unchanged and will continue to be used as offices and storage



7D West Street is located in the commercial centre of Havant



Suggested advertising graphics to be used in main windows

3.0 Design and Access

No 7D West Street is part of the main pedestrian heart of the Commercial centre of Havant.

Building has a multi type brick. Pitched roof has grey concrete tiles with grey membrane on the flat roof. Windows are brown and dark grey finished aluminium frame.

None of these will be changed. Window frames and doors will be cleaned and improved. New window graphics will be added to the ground floor glazing.

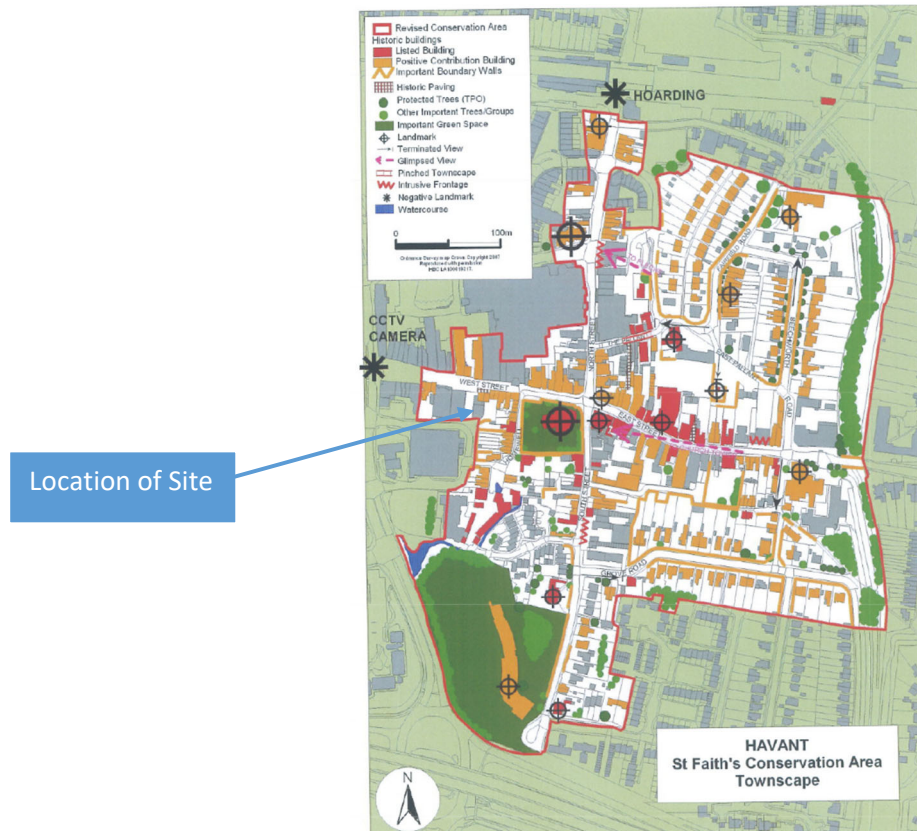
The site is in a highly accessible location. Most people using shops and business in the area park in any one of the parking parks or arrive by bus, bike or scooters.

The function of the new business will be a Takeaway and as such, overwhelming majority of those arriving will be delivery driver – again the overwhelming majority uses bikes or scooters. The generous pavement to the side of the building will comfortably accommodate such a brief pickup. No formal parking can take place though.

Access to the building will be unchanged from either the single front door or the staff only exit door at the rear.

4.0 Heritage Statement

7d West Street sits at the edge of the St Faiths Conservation Area. The site, the immediate neighbouring buildings and indeed those opposite are identified as offering little positive contribution. The only Listed building in the immediate vicinity is the Robin Hood Public House, which backs onto this site.



St Faith's Conservation Area

As explained before, the changes proposed are minimal. No changes to windows, doors or the building fabric are proposed. The building previously operated as a bank whereas the new use will be a Takeaway.

Both of these businesses are identified by signage, so differences are minimal as well.

There are no key views affected.

We believe that this proposed Change of Use will have no negative impact on the immediate or larger context of the Conservation Area.