

Planning Application APP/16/01270 Smoking shelter

Heritage Statement

The proposed site of the Smoking Shelter nestles on land owned by LiveLink Technology Ltd. This was bought from Hampshire County Council in 2014, having previously served as their Adult Social Services Offices. The architectural design of the building (originally named Town End House) won a design award at the time and was completed in 1988. This has been renamed McCormack House by LiveLink and considerable works have been undertaken to improve the interior and, more relevant to this Heritage Statement, to the grounds... which had been neglected during the 2 years the building was up for sale and, it appeared, a few years prior to that as well.

To the East of the site, lies the old route of the Billy Line which used to connect Havant Station with Hayling Island but became disused in 1963 and the track removed in 1966. In 1984, a team of volunteers began the conversion of the route for cycling and leisure purposes. With some assistance from Havant Borough Council and other bodies, it became the Hayling Billy Trail in 2002 and has two car parks straddling it through LiveLink's property, one owned by the company, the other by Havant Borough Council.

One element of LiveLink's ground works has been the creation of retaining walls to the West of the Billy Line Trail and these utilise recycled railway sleepers, specifically so that they are in keeping with the heritage of the Billy Line. The top section of one of these sleeper walls is visible in the photo looking to the NE of the site. With the lower level of the Billy Line as it passes under the East Street Road Bridge, these sleepers and the hedge that has been planted behind them, will largely screen the Smoking Shelter from view.

On the other hand, the architecture of McCormack House has a modern design but with regular columns which hark back to a neo-classical style. In addition, the East and South facing wings have double-height glass atriums topped by a curved roof. This is reflected closely in the end design and roof of the proposed Smoking Shelter, which will also be positioned at the same angle to match the East Atrium.

With see-through sides, the surrounding greenery and features as described above, it is hoped that this design and placement of the Smoking Shelter is the best possible solution to fulfil LiveLink's legal obligation to provide such a facility.