

Heritage Report

For

Replacement Single Storey Extension

At

**70 West Street,
Havant, Hampshire,
PO9 1LN**

For

Mr L.Kane

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PO9 1BU

December 2016

Heritage Report

Demolish existing single storey rear extension. Erect replacement single storey rear extension, alterations to fenestration and replacement front wall

70 West Street,
Havant, Hampshire,
PO9 1LN

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1.0 **Generally**

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council to demolish and rebuild a single storey rear extension at 70 West Street, Havant, PO9 1LN.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

16103 -	101	Location and Block Plan
	201	Survey Ground Floor Plan
	202	Survey Upper Floor Plans
	301	Survey Elevations
	401	Proposed Ground Floor Plan
	402	Proposed Upper Floor Plans
	501	Proposed Elevations

2.0 **Physical Context**

- 2.1 West Street is within the town centre of Havant. It is an extension one of the principal shopping streets, running east-west. The site is on the north side of the street, such that the principal elevation faces south.
- 2.2 The north side of the street retains much of the late Georgian and Victorian development plan, with domestic sized plots and an almost rural charm.
- 2.3 The south side of the street is a 1960's (typical style) two storey shop and office over block. Immediately opposite the is the former 'Black Dog' public house, now converted and extended into a small housing development in a vernacular style.
- 2.4 The rear boundary of the site extends through to the Havant Stream, which separates it from a retail park to the North. There is vehicular access from the south.
- 2.5 The site has been used for residential purposes for at the past 10 years.
- 2.6 The site is generally flat and level. There are no trees on the development site. The frontage is on the 'back of pavement' line.
- 2.7 The adjacent premises are residential to the west, and Fourtea's cafe to the east.

- 2.8 The general character of West Street to the west of Park Road is residential, although a number of commercial premises remain. There are recently opened retail parks 50 M to the north and 100 M to the south. The pedestrianised shopping precinct of West Street (East of Park Road) is 100 M to the east.
- 2.9 At the site, West Street is a single carriageway urban street with footpaths both sides. There is full street lighting. There is a 30 mph speed limit. There are parking restrictions. The junction with Brockhampton Lane is opposite the site.
- 2.10 The site is within the 'Black Dog' 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 has never had a cattle market. 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 The basic street pattern of the town centre was laid down by the Romans – north, south, east and west streets.
- 3.4 West Street, west of Park Road, is in transition. The small Georgian and Victorian shops are closing, and gradually reverting to residential use, or remain vacant pending an uncertain future. The combinations of the new retail parks nearby, and the prevalence of 'on line' shopping, have removed the need for, and the viability of, small local shops. The commercial and trading activity in West Street is therefore much reduced.
- 3.5 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.

3.6 Public Car Parking is available in the Meridian Centre Multi Storey car park 150 M to the east and in the Bulbeck Road Multi Storey car park 100 metres to the south west. 30 minutes free parking is available in the adjacent streets during working hours, and free overnight.

3.7 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.

3.8 There is a proven and actual demand for rented, residential accommodation in Havant, based on the variety of local facilities, as 3.5 above, and on the good local employment opportunities, as 3.1 above. All of the local Estate agents have strong and active letting departments.

4.0 **Amount**

4.1 The subject site is 100 M² in area.

4.2 The gross internal floor area of the existing is 121 M².

4.3 Following the proposed alterations to the rear the building, the gross internal floor area will be 109 M².

5.0 **Layout**

5.1 There are no changes to the layout of the site.

6.0 **Appearance**

6.1 The appearance of the street frontage will aesthetically improve through the removal of the 1970's shop frontage with replacement front wall. This will give the building a more residential aesthetic.

6.2 There are no overlooking issues.

6.3 The proposed extension will be more in keeping with the existing building.

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9th December 2016.