

Design & Access Statement

Residential Conversion

11 East Street

Havant



ARCHITECTS

**October 2015
(amended Dec. 15)**

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1.00

Introduction

1.00 INTRODUCTION

- 1.01 PGP Architects have been commissioned to provide design proposals for the adaptation of 11, East Street, Havant, to create 3 no. 2 bed apartments.
- 1.02 Following a series of discussions with the Local Planning Department a pattern of design criteria has evolved, the solution to which is outlined within this document.
- 1.03 Preliminary planning enquiries made over the past few years have confirmed that there would not be any principal objections to such a proposal, but urban design criteria would require satisfactory responses, and Conservation Area issues requires consideration.
- 1.04 The whole of the site edged red was in a single ownership until recently. However, the front part of the site adjacent to East Street, is now being transferred into the ownership of the applicant.

2.00

Design Objectives

2.00 DESIGN OBJECTIVES

2.01 To provide the following residential accommodation:

- 3no. 2 Bed Apartments

2.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

2.03 To reinforce the various street scenes, and integrate the proposal with existing and proposed developments within the conservation Area.

2.04 To offer a solution articulating the existing undulating patterns of roofscapes.

3.00

Site Analysis

3.00 SITE ANALYSIS

- 3.01 The site for development lies in the centre of Havant, fronting East Street.
- 3.02 The site is flat within a substantial urban area.
- 3.03 There is no vehicular access to the site, therefore no car parking is offered in the solution. Pedestrian access is available from East Street, at present. However, with the development of the adjacent site (no. 9) – already having received approval -access to the rear of the property will become available in the near future.
- 3.04 All major services are currently available around the perimeter of the proposed building zone.
- 3.05 In climatic terms, the site is protected.
- 3.06 The site lies within the Town Centre Conservation Area, and No. 13 adjacent to the East in East Street is a Grade II Listed Building.
- 3.07 There is no incumbent landscaping on the site.
- 3.08 The Northern boundary is currently formed by an existing link building in poor condition, and it is proposed to demolish this link in the first instance to enable the development to take place independently.

The Southern boundary is fronted by East Street.

The Western boundary lies adjacent to a proposed residential development and access court.

The Eastern boundary is bordered by the garden land behind 13 East Street.

4.00

Conservation Issues

4.00 CONSERVATION ISSUES

- 4.01 The site lies within the St. Faith's Conservation Area within Havant Town Centre.
- 4.02 13 East Street is a Grade II Listed Building, having planning consent for change of use to residential, and has now been completed and occupied.
- 4.03 None of the remaining buildings on the site are Listed.
- 4.04 Many of the existing buildings are in a poor and dilapidated state.
- 4.05 Few, if any, of the features of the buildings can presently be visually accessed from the surrounding pedestrian routes, with the exception of the larger central mass of building.
- 4.06 Due to the nature of Havant and its associated history, space and time may be required to accommodate archaeological inspection prior to construction.
- 4.07 Separate reports have been prepared which seek to justify the demolition of all existing buildings with the exception of 11 East Street, which has previously had the benefit of planning consent for conversion of the upper floors to residential use back in 2003. These works were never carried out.
- 4.08 Details of materials and surfacing treatments are an important consideration, and have been identified on the proposal drawings.

5.00

Planning Policies

5.00 PLANNING POLICIES

5.01 Havant Borough Council District Wide Local Plan (Policy 2) states that within defined urban areas, such development will be permitted where the environmental quality of an area will be respected.

5.02 The site lies within the St. Faiths Conservation Area.

As such, Policies HE1-HE4 will apply.

These policies seek to ensure both demolition and development would not have a detrimental effect on the character and setting of the Conservation area.

HE2 will be applicable regarding the demolitions, and in this regard we have previously met on site with the Conservation Officer (Mr Ricketts).

5.03 The shopping frontage of the property in East Street and falls within the previously defined tertiary frontage where Policy TC8 would have applied.

This states that residential uses will be permitted provided they are appropriate in scale and contribute to the vitality and viability of the Centre as a whole.

5.00 PLANNING POLICIES

- 5.04 Cycle parking for all residential units has been provided, and fire fighting access has been maintained.
- 5.05 The scheme may be subject to Havant Borough Council's CIL policy.
- 5.06 Most deliveries were historically by vehicles via East Street to No. 11, and this is expected to remain the case upon completion.

6.00

Site Concept

6.00 SITE CONCEPT

- 6.01 The planning strategy adopted involves the development of the majority of the site, respecting the privacy and amenity to existing surrounding residential and retail occupancies.
- 6.02 The buildings generally take up the footprint of the existing buildings on the site.
- 6.03 The proposal is conceived to respond to the East Street frontage, and has a scale which is in context with adjacent planning consents and existing mass of surrounding buildings.
- 6.04 Principal entrance access is offered from East Street.
- 6.05 Due to the town centre location of the site, car parking spaces have not been provided to the general accommodation in accordance with current national planning guidance.
- 6.06 Further, it is intended to achieve a high Eco-rating which is reinforced by such non-provision of car spaces.
- 6.07 6 no. cycle spaces have been provided at ground level.
- 6.08 The servicing arrangements will remain as they are from East Street, with bins trolleyed through from the rear in the short term.

When No. 9 is redeveloped, a shared accessway will be available, enabling bins to be brought to East Street without coming through the common hallway on the ground floor.

7.00

Building Concept

7.00 BUILDING CONCEPT

- 7.01 The orientation of the dwellings offer a North/South aspect.
- 7.02 The ridge lines of the building remains unchanged.
- 7.03 There are no windows directly on the East elevation in order to respond to the boundary proximity and maintain rights to light and ventilation, while not prejudicing any future potential development on the adjacent site.
- 7.04 Views from the North across the site to the existing residential beyond have been maintained and enhanced.
- 7.05 Traditional construction is envisaged with articulated spaces and forms complemented by variations in materials.
- 7.06 Demolitions
Refer to Demolition Plan.
- 7.07 No. 11 is not a listed building but forms a significant element on the East Street frontage. We were advised that the red line should encompass the entire site. However, the works proposed are limited as defined in the application.
- 7.08 We have also attached an indicative plan for the future of the remaining parts of the site which puts this proposal into context.
- 7.09 The regeneration of this site reinforces the extant approvals for residential use in respect of Nos. 7 & 9 East Street, and takes into account the future residential redevelopment proposals for the lands to the rear of No. 11 leading to the Pallant without prejudicing these opportunities. This proposal therefore fits in appropriately with the wider regeneration of this quarter of the town.

8.00

Appendices

A.01

Access Statement

A.01 ACCESS STATEMENT

A.01.01 Appraising the Context

- a) The character of the site comprises older style commercial buildings in various stages of dilapidation.
- b) A myriad of roof forms, styles and materials from the essence of this character
- c) The immediately adjacent site has recently received planning consent for conversion of part outbuildings to residential.
- d) The southern boundary fronts East Street.
- e) The northern boundary fronts a potential redevelopment site.

The site does not lie in a flood risk area zone.

A.01.02 Design Principles

- a) The site can adequately support the dwellings, which, by nature of its scale is protected from possible visual intrusion from all vantage points.

The proposed development is introspective therefore further protecting occupants from any intrusion on amenity.

A.01.03 Access Principles

- a) Access to the site is proposed from East Street, and lies within 200metres of Havant Station, Havant Town Centre and its community facilities/Public Transport Links.

The site is therefore sustainable.

- b) The new access to the site accommodates -

Pedestrian Access

Public Transport Access

Cycle Access

Emergency & Service Access

Sustainability

A.01.04 Access Solution

- a) All users will have equal and convenient access to buildings, spaces and the public transport network.
- b) Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.
- c) Access for emergency vehicles remains intact via East Street.

A.02

Party Wall Issues

A.02 Party Wall Issues

A.03.1 There is one Party Wall situation to be aware of:

- a) Junction between existing/proposed residential conversion development on 9 East Street with the proposal site.

Negotiations with this adjacent owner are currently taking place.

