

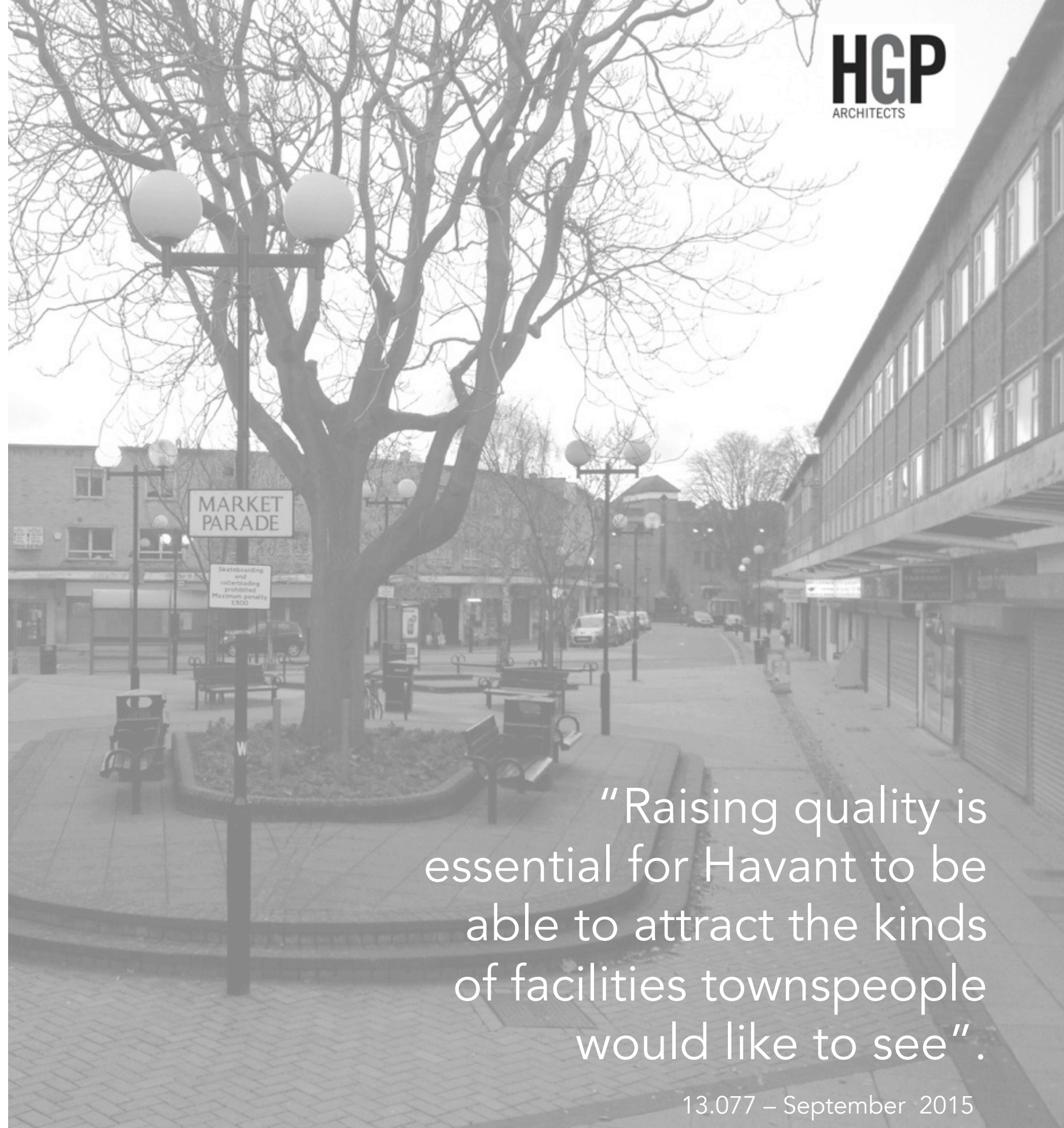
Market Parade

Design and Access Statement



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“Raising quality is essential for Havant to be able to attract the kinds of facilities townspeople would like to see”.

13.077 – September 2015

1. Contents

2. Introduction

- Site Location
- Site Photos
- History
- Policy
- Design Framework

3. Site Analysis

- Site Constraints and Opportunities

4. The Concept

- Development Models
- Havant Borough Council Development Consultation Forum (DCF)
- Public Consultation

5. The Design

- Use
- Amount
- Layout
- Scale
- Landscape
- Tall buildings

6. Appearance

7. Artistic Views

Introduction

This Design and Access Statement has been prepared by HGP Architects on behalf of Hampshire and Regional to accompany an Outline Planning Application on the Market Parade development site.

The development is intended to provide:

130 Residential Units broken down as follows:

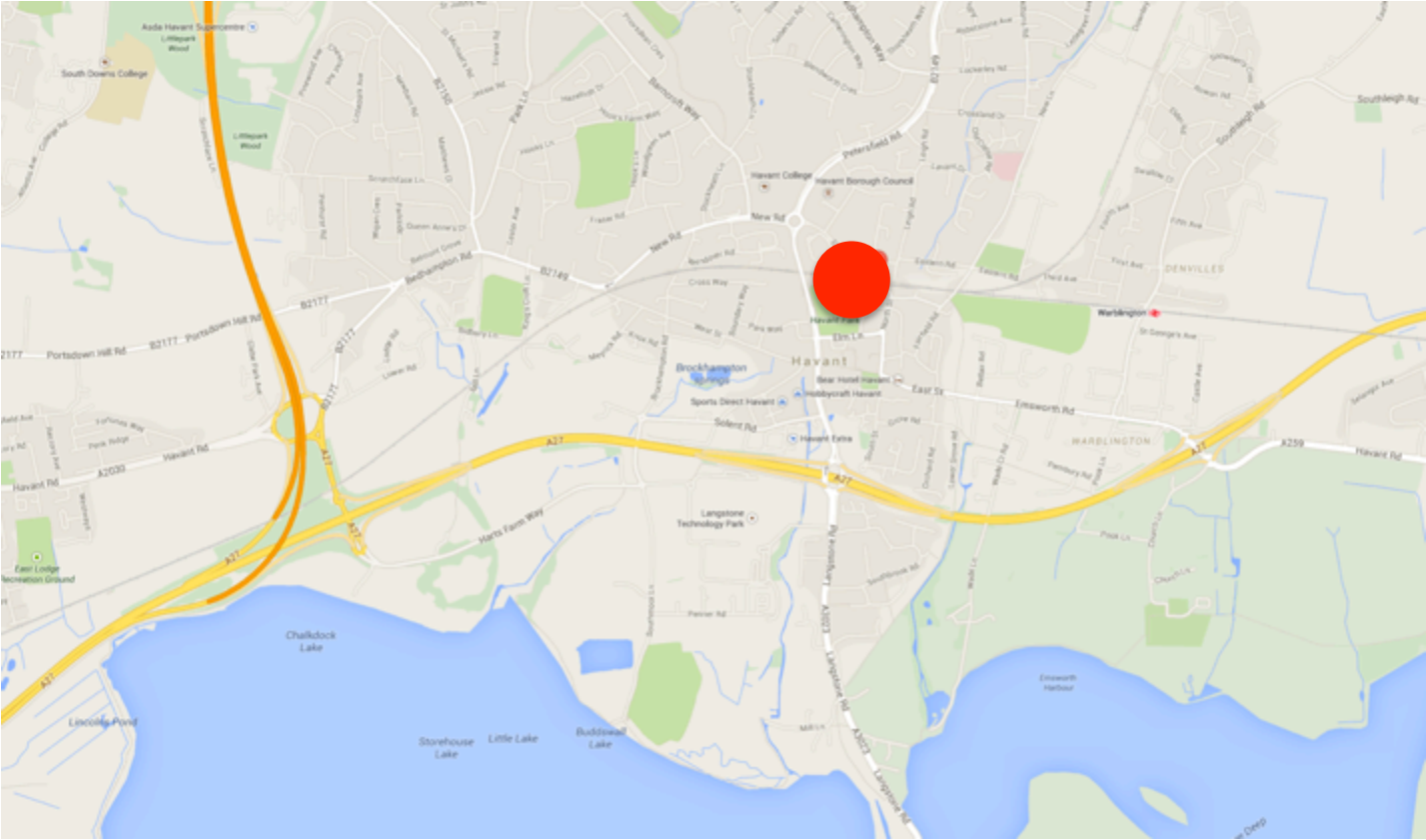
- 6x Retail Units
- 36x 1 Bed Units
- 94x 2 Bed units

A basement will be provided for parking with Retail units at Ground floor level. The residential units step up to form a feature tower / Gateway next to the Railway Station forecourt and entrance.

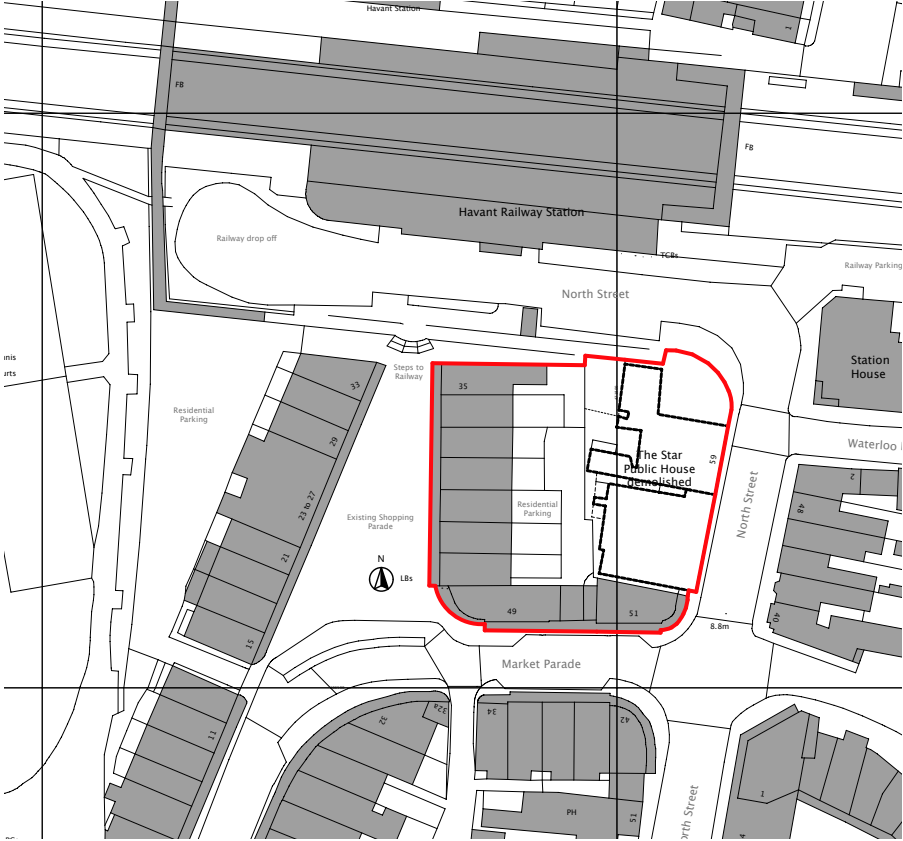
This statement should be read in conjunction with the submitted application drawings and reports.



Market Parade – Site Location



Site Location



Site Location Plan

The existing site

The site is located in the centre of the village of Havant. It is directly opposite the Havant Railway Station on the Market Parade development site.

The A3(M) from Portsmouth to London runs to the West of Havant and the A27 runs to the South.

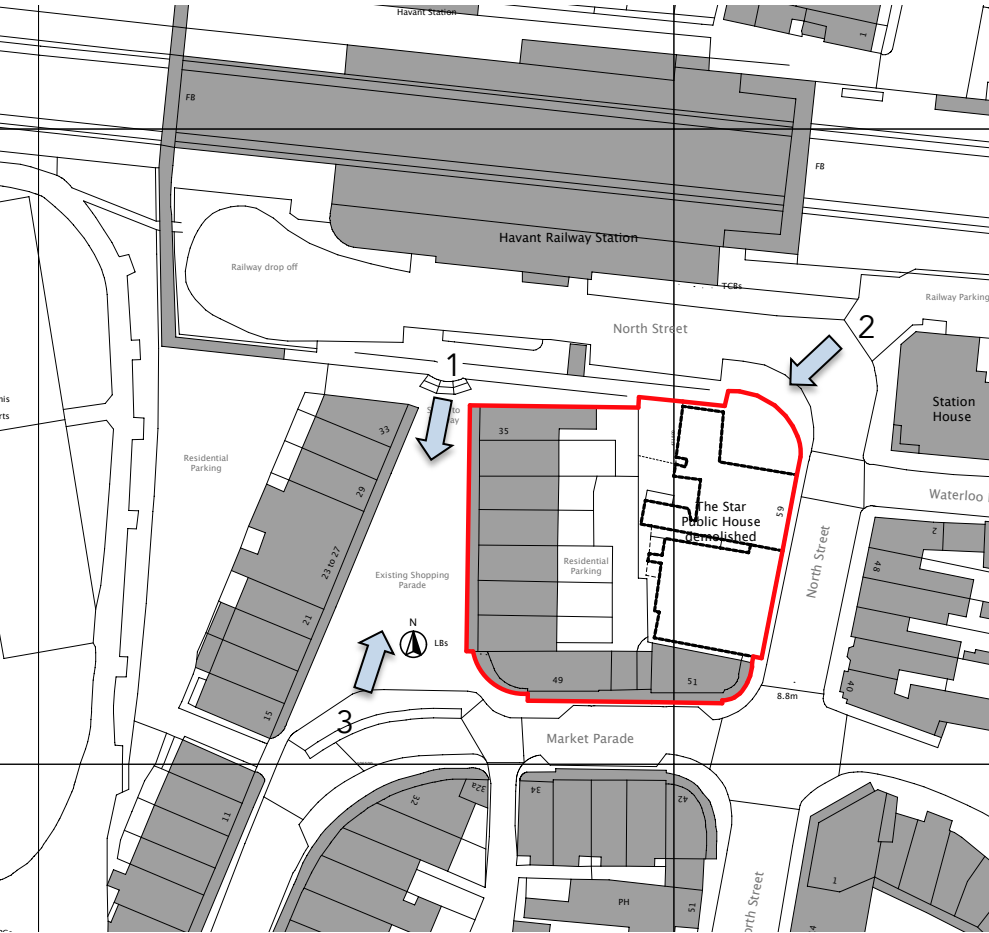
The site itself is a pocket of land contained by North Street and the one way system around Market Parade. To the North of the site is the Main Railway Station that has links to the Bus terminal. Havant Park is located within a short distance to the West.

The site is served well by public transport and has close links to the shopping centre.



Site Location in relation to the Park

Market Parade - The Site



Site Location Plan



1. Existing Central Plaza viewed toward the Town Centre

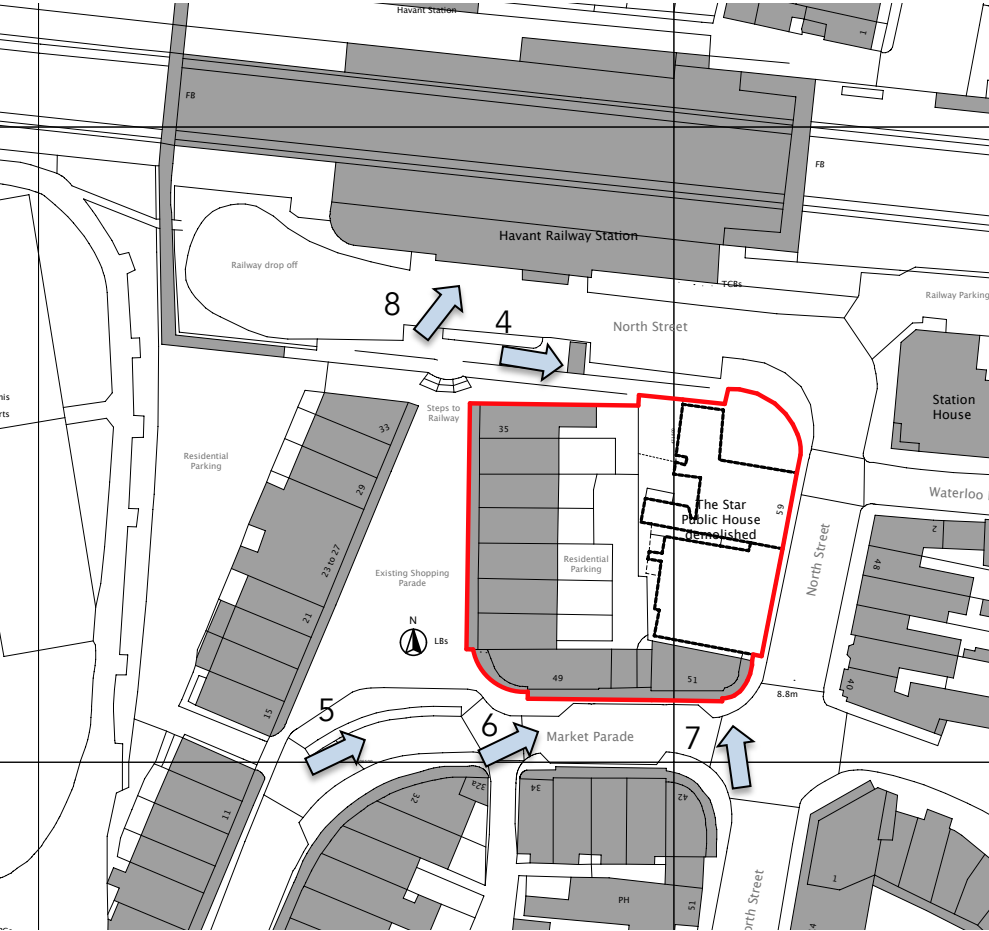


2. Site viewed from the Railway Station



3. Central Plaza viewed to the Railway Station

Market Parade - The Site



Site Location Plan



4. Existing Ramp leading from Railway to Plaza



5. Existing Central Plaza



6. Existing access



7. Existing Building



8. Existing Railway Station

Market Parade – History

In 1784 there were seven inns recorded in Havant, The White Hart, The Dolphin, The Black Bear Inn, The Bell, **The Star**, The Black Dog and The George.

The Star, at the top of North Street, close to Havant Railway Station, was previously known as the Star Commercial Inn, and later The Star Hotel, and was one of the first Public Houses that greeted railway travellers as they entered the town. On the 11th November 1853, John Bridger Clarke and his son Samuel Clarke borrowed £500 from Henry Upton of Alnwick Farm, Pagham, for a mortgage of: A certain Copyhold Message or Dwelling House called "The Star" together with the Stables, Outbuildings, Close of Pasture thereto adjoining and all other appurtenances situate in the said Parish of Havant as the same are now in the occupation of Walter Lellyett, yearly tenant thereof and held under the manor of Havant.

It remained under the ownership of Samuel Clarke until its sale to George Gale & Co. in June 1903, although from the early 1850s, and for over fifty years, it was managed by members of the Tier family. After being acquired by Gales, the inn, in 1904, went through a major alteration and renovation at a cost of £2,400. The work was carried out by Portsmouth architect A.E. Cogswell who was responsible for designing and renovating many Portsmouth public houses. The sales particulars from June 1903 record the premises as: The Most Advantageously and Prominently Situated FREEHOLD FULLY-LICENSED SPIRIT TAVERN, THE STAR INN



The Star, North Street (on the left) with a Foden steam powered brewer's dray.

Historic photograph of the North Street and the Star Inn – Left.



Historic photograph of the Star Inn

The Star Inn

The building was arranged with Double Bar, Small Private Bar adjoining, Bar Parlour, Large Market or Club Room and Commercial Room with Good Hotel Entrance, Two Parlours on the First Floor, Four Bedrooms and Four Attics, W.C. and ample Cupboard Accommodation. On the Ground Floor in the rear is Kitchen, Wash-house fitted with Copper, Small Cellar and other Domestic Offices, as also a small lawn at the side and good kitchen garden in rear. Conveniently placed are TWO STABLES WITH THIRTEEN STALLS, Open Coach-House, Store, Coal and Wood Houses, Enclosed Yard with W.C. and Public Convenience.

Through time, the Public House has changed hands and name many times, to include "The Trax", until it returned back to its original name of "The Star".

Today the Public House has now been removed allowing the redevelopment Havant badly needs.

Market Parade - Policy

Introduction:

The following is an extract from the Havant Borough Council Framework document that states:

Policy CS6 of the Local Plan relates to regeneration in the Borough and this specifies that Havant Town centre is an area in need of regeneration, with particular focus on Market Parade and Havant Railway Station. In order to comply with this policy, the development would need to positively contribute to the social, economic and/or physical regeneration of the whole Borough.

7.5 Further to this, the whole of the Market Parade area, including the application site, is allocated in the Draft Allocations Plan for mixed use redevelopment. Policies H10 and BD30 state that Market Parade (H10/BD30) is a key development site that forms the gateway to the town centre from the railway station. It is identified in the Core Strategy Policy CS6.1 as a focus for regeneration and should link with the regeneration at the Public Service Plaza. It is suitable for a mix of town centre uses including retail at ground floor level and residential on the upper floors. Approximately 1,500 square metres of offices, providing 125 jobs, could also be provided on the upper floors. Development proposals should be in keeping with the design proposals set out in the Havant Town Centre Urban Design Framework SPD and could include a landmark building visible from the railway and town centre.

H10/ Market Parade - Housing (225 dwellings)
BD30 - Offices (1,500 sq m)
Main town centre uses

The supporting text to this policy states:- "A significant amount of new development is planned for the borough up to 2026 and it is fundamental to the achievement of the council's vision that the Borough's natural and built environment assets are central to the delivery of this development. The council will seek ways of ensuring that new development not only protects the Borough's environmental assets but also uses them to generate higher quality development, to bring environmental enhancement benefits and put the assets at the centre of the regeneration of the borough. This idea is referred to by English Heritage as a 'win, win, win' and is strongly supported by the council.

Market Parade - Objectives

- Create a Landmark development visible from the railway and town centre
- Create development that maximises the frontage to the Park
- Enliven the link between the Station and Town Centre
- Create activity on the Park Edge
- Introduce a quality cafe or leisure activity

Design Criteria

Character

Light and contemporary a statement of Architecture

Streets and Access

Service access from the Street and the interior block. A new architecturally designed footbridge over the railway as part of the development.

Urban Form

4 storey with Landmark features up to 8 Stories.

Landscape and Public realm

New Street link to the station and a square located against the Park. Major enhancement to the Station forecourt.

Activities

Residential and Retail with Restaurant and café



Extract from the Framework document

Market Parade – Design Framework

Market Parade area redevelopment.

Havant Borough Council's Urban Design Framework outlines the redevelopment of the Market Parade area which in turn also include the current adjoining and Station.

Area **A**

"The redevelopment of the Market Parade area into a landmark mixed residential and leisure development, which addresses the park and the station, and creates new stronger links between the station, the park and the retailing core".

Area **B**

Public Realm improvements to the space outside the station.

"Market Parade (H10/BD30) is a key development site that forms the gateway to the town centre from the railway station. It is identified in the Core Strategy Policy CS6.1 as a focus for regeneration and should link with the regeneration at the Public Service Plaza. It is suitable for a mix of town centre uses including retail at ground floor level and residential on the upper floors. Approximately 1,500 square metres of offices, providing 125 jobs, could also be provided on the upper floors.

Development proposals should be in keeping with the design proposals set out in the Havant Town Centre Urban Design Framework SPD and could include a landmark building visible from the railway and town centre.

The area is set to provide:

- Market Parade - Housing (255 dwellings)
- BD30 - Offices (1,500 sq m)
- Main town centre uses

"Raising quality is essential for Havant to be able to attract the kinds of facilities townspeople would like to see".



Extract from the Havant's Urban Design Framework



Proposed inclusion to the H10/BD30 development

