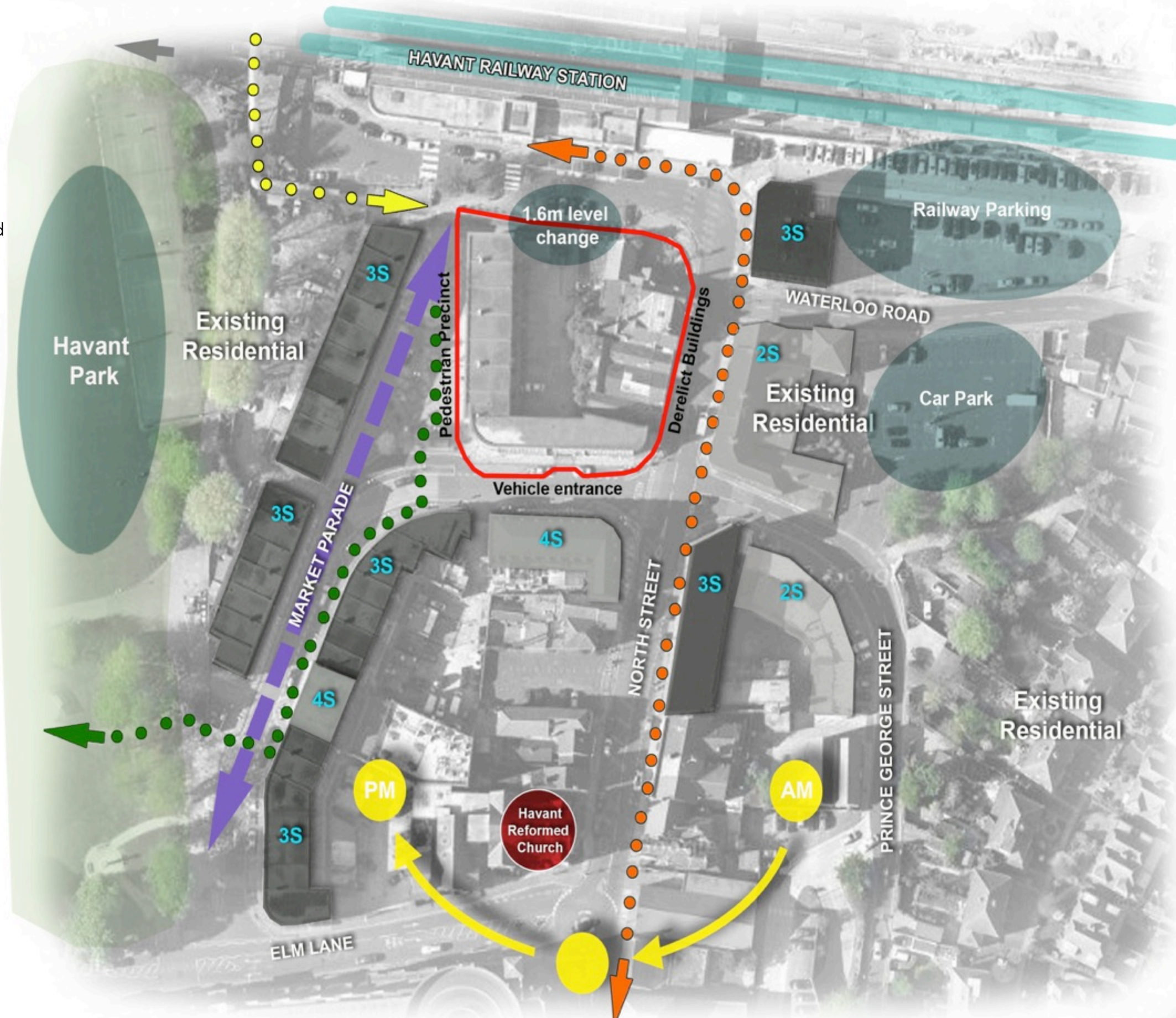


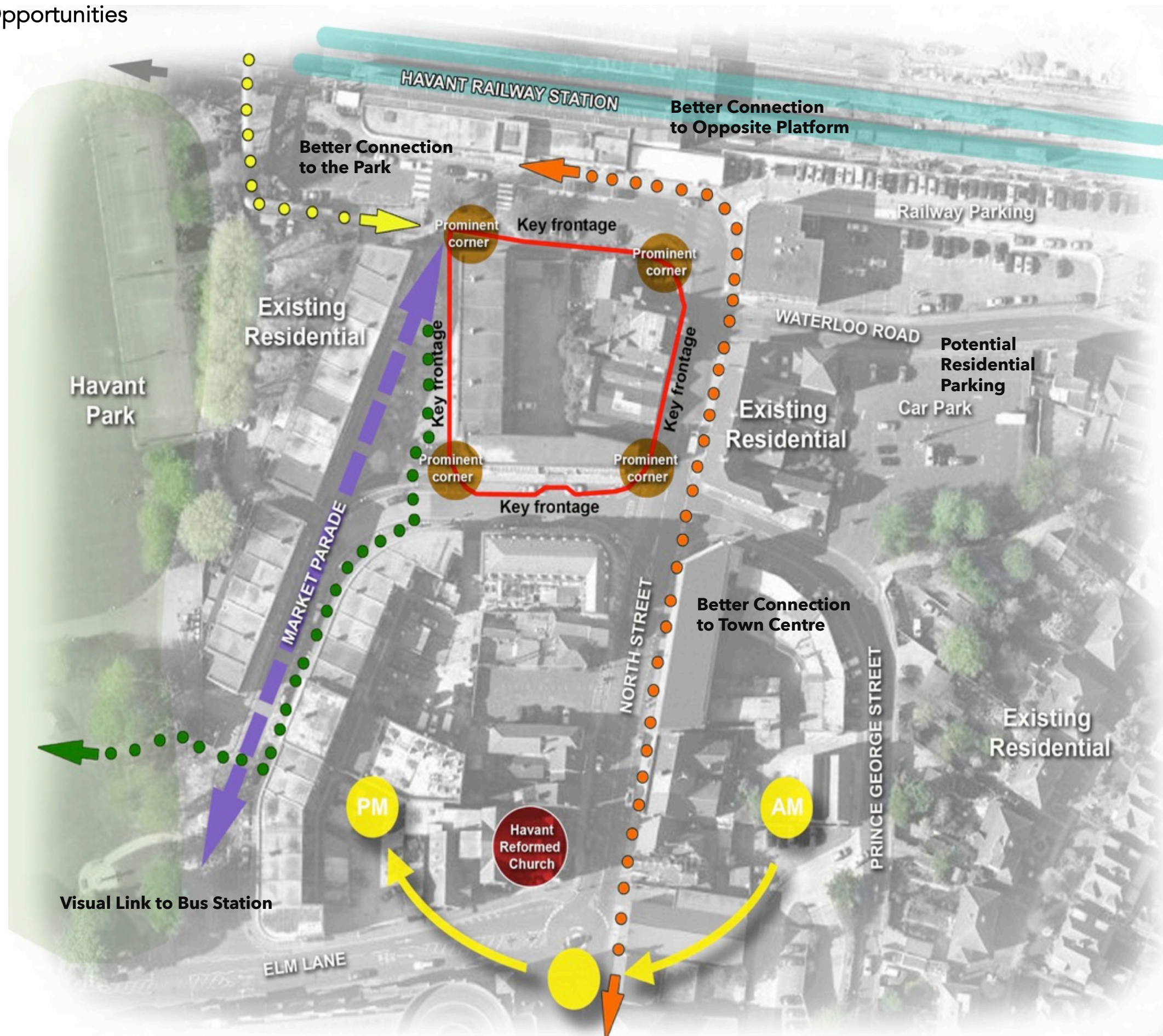
Market Parade - The Constraints

- Island Site
- Roads on all four sides
- Change in level between the site and the Railway forecourt
- Derelict buildings are currently on and surround the site
- Limited access to Havant park
- Potential noise from the railway
- Access required for Taxi drop off and railway access
- Narrow path along North Street



Market Parade - The Opportunities

- 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
- The development should be a Catalyst for further development.



Market Parade - The Constraints and Opportunities

Constraints

Introduction:

Site Ref/Policy Number:
H10/BD30

Description of Site:

Located in Havant Town Centre and provides a link from the train station to the primary shopping area of the town. Havant Park is located to the immediate west of the site. The existing built form is predominately three storey with town centre uses on the ground floor with residential (maisonettes and flats) above.

Known Constraints:

- Much of the site is in future Fluvial Flood Zone 3
- Part of the site is within St Faith's Conservation Area
- Many commercial units remain in active use along with the residential properties above
- Moderate potential for previously unidentified archaeological deposits

Existing Transport Provision:

- Close to Havant Railway and Bus Stations

Existing Accessibility to Local Services/Facilities:

- Town Centre location

Opportunities

Site Opportunities:

- Deliver regeneration at this key gateway location
- To provide a landmark building
- Improve links north of the railway line to the Public Service Plaza and Leigh Park
- To provide retail at the ground floor and approximately 1,500 sq m of office floorspace and a significant number of jobs
- New homes including affordable housing

Policy H10/BD30 - Site Specific Development Requirements:

- A coordinated approach needs to be taken to the delivery of this mixed use site
- Heritage Statement, of an appropriate level of detail, to support planning application
- Should preserve or enhance the character or appearance of the conservation area
- Access arrangements required to the satisfaction of the highway authority
- Provision of active ground floor frontage appropriate for the town centre location
- Due regard to the Havant Town Centre Urban Design Framework SPD
- Flood Risk Assessment to support planning application
- Employment and Skills Plan to support planning application
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/waste infrastructure



Existing Bus Terminal



Shopping Arcade

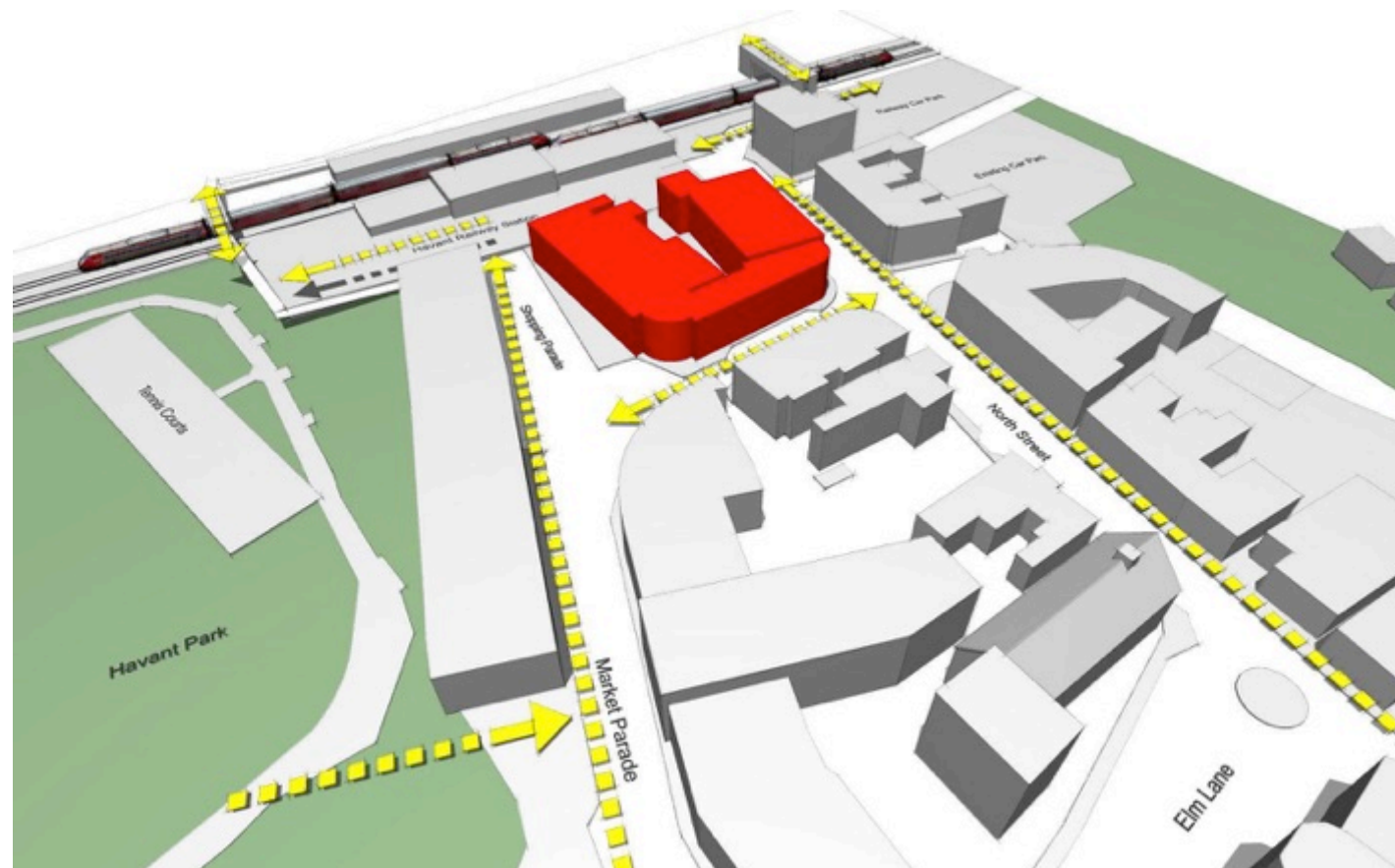


Railway Station Entrance

Market Parade – Existing Connections

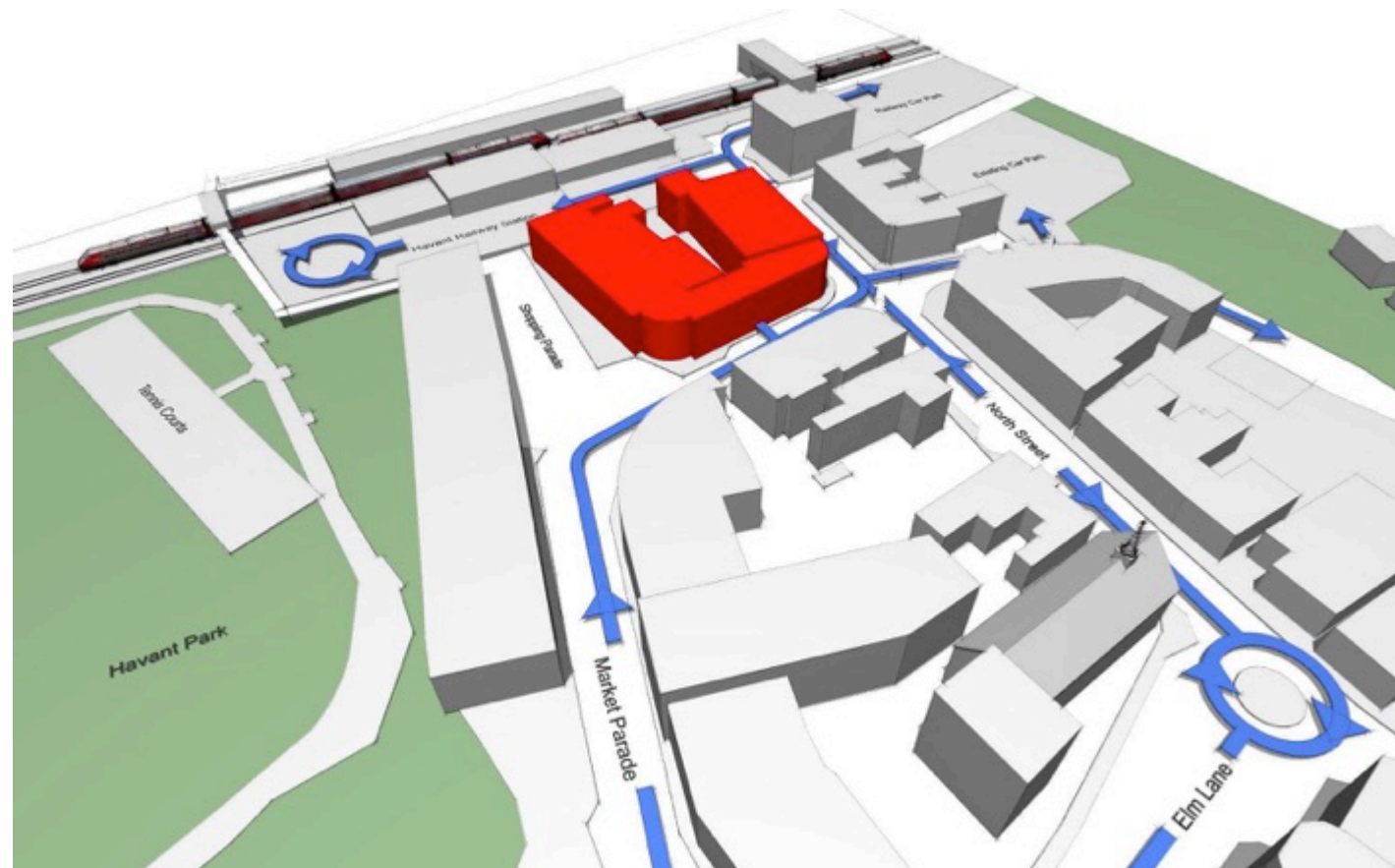
Pedestrian Connections:

- To the Town Centre via North Street and Market Parade
- To Havant Railway opposite the site
- To pedestrian links and bridges over the railway lines
- Shopping Plaza
- To Havant Park



Vehicle Connections:

- Vehicle Access from Market Parade and North Street
- To Taxi and Railway drop off forecourt opposite
- To Railway Car Park



Market Parade – Architectural Analysis:

- Current Architecture is split into regular bays
- Uniform Window openings
- Horizontal banding
- Active Retail at Ground Floor Level
- Amenity space in between buildings



Market Parade – Architectural Analysis:

- Feature windows with coloured Panels
- Uniform Square windows with frame edging
- Simple forms
- Active Retail at Ground floor Level
- Canopy Protection for pedestrians



Market Parade – Local Architecture Analysis:

- Tall rectangled feature windows
- Smaller Square Punched windows with protruding frame surround
- Vertical alignment
- Window form split half way
- Occasional Bay windows



Market Parade – Local Architectural Forms:

- Curved form with punched windows
- Coloured banding
- Mixture of materials
- Differing styles
- Tall windows
- Retail Base
- Flat Roofs

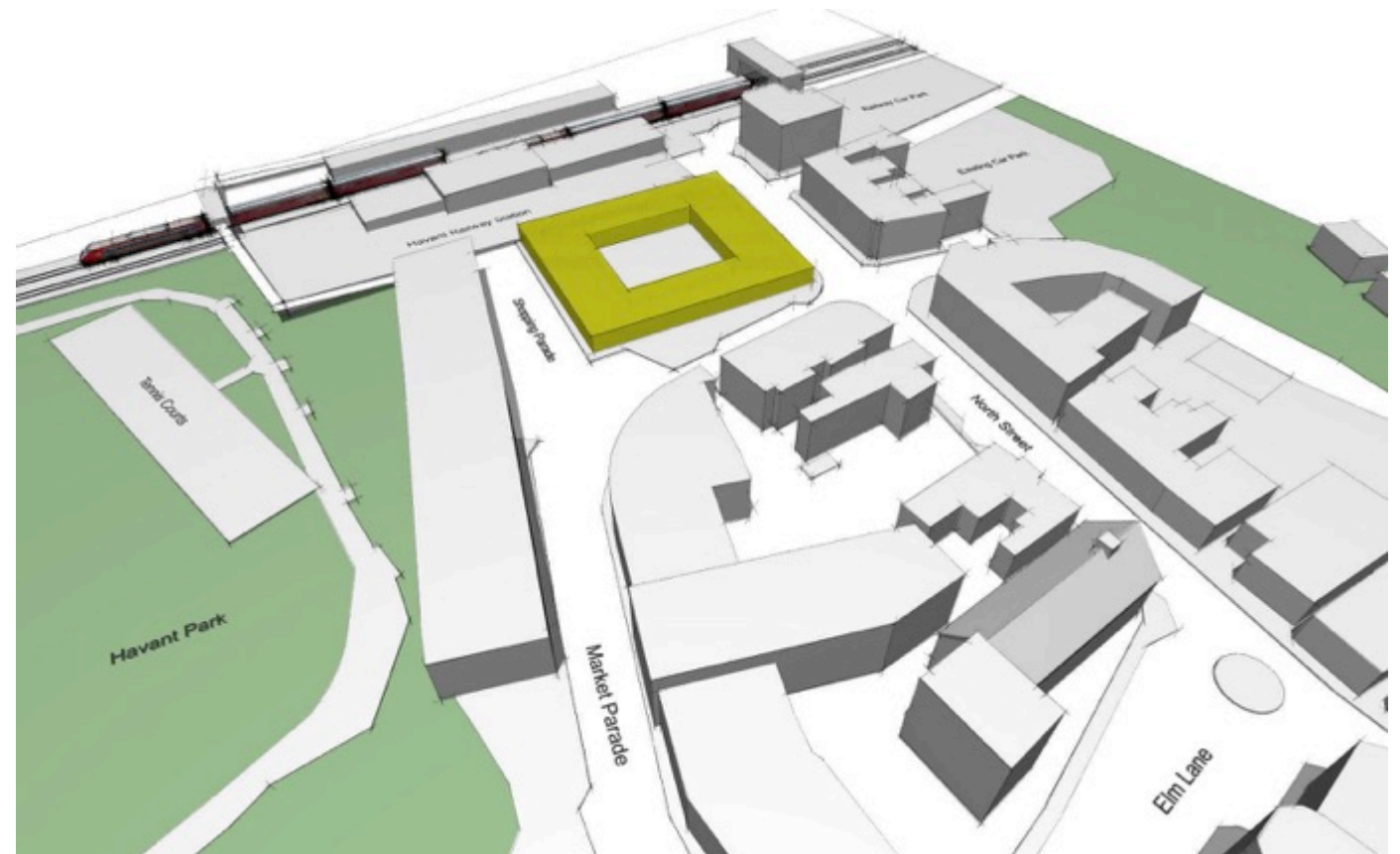




Market Parade – Concept:

Active retail frontage

- Basement Parking
- Commercial frontage at Ground Floor Level
- Connection to street
- Active street corners
- Expansion on existing
- Focal Point at Street Level
- Provides Activity on all 4 sides of the building



Serviced Core - Deliveries

- Multi- Functional Service Core
- Contains Bins / Bikes and Back of House facilities for Restaurants and Retail Units
- Uses Existing Access
- Takes advantage of Existing lay-by
- Clearly defined

