

6th November 2014

PROPOSED DEVELOPMENT OF 4NO. RESIDENTIAL UNITS AT 10A THE PALLANT, HAVANT

Knight Architectural Design have been appointed by Tom Holloway of Holloway, Iliffe & Mitchell on behalf of the owner Cliff Harries to submit an outline application for the proposed development of 3No. Residential units to replace the existing single storey shop unit at 10a The Pallant. This document supplies details for the Design & Access Statement and Flood Risk Assessment along with images relating to the area and proposed scheme.

Having withdrawn our previous application earlier in the year (APP/14/00504), we now feel the design for this resubmission is more suitable for the area. Before the withdrawal of the previous application, the below comments were given:

1. There are listed buildings in the area
2. Sensitive redevelopment could be good for the area
3. Proposals lack in quality
4. Proposals fail to preserve or enhance the character or appearance of the conservation area
5. Proposals contrary to local level policy CS11 and the adopted St. Faith's conservation area Character Appraisal and Management Plan

Our solutions to the above for this resubmission application are:

1. Proposals improved to be more in-keeping with recent neighbouring development
2. As above - will reduces the impact of the proposed development on the area, helping it blend in
3. Proposal plans and planning statement given more detail.
4. The proposal, now very similar to the neighbouring development, enhances the character and appearance of the area, removing a dilapidated, unused building.
5. Utilising elements of neighbouring buildings within the St. Faith's conservation area, we've designed this building to, where possible, follow the vernacular of the area. An example of this is the use of sash windows. This follows local policy CS11. We also believe that replacing this run-down, derelict building with functional and desirable housing enhances the areas.

Contents

In the report below are the following documents relating to the proposed development:

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	-	Heritage Statement
<u>Page 8</u>	-	Appendix - Images and details of other documents

1.0 - Introduction

1.1 - Existing building

The premises form the end of a terrace unit and is of single storey brick construction, under a mono pitched roof. Historically the unit was in retail use (bespoke picture frame manufacturers). Internally the property is predominantly open plan with a rear kitchenette and toilet facility. The property has escape rights over the land to the side and rear of the property. Net internal area 62.61 sq.m / 674 sq.ft

1.2 - Location and Background

The Pallant is situated to the east of North Street in Havant Town Centre with the subject premises on the south side of The Pallant opposite Waitrose Supermarket.

Comprising singles, couples and families, these neighbourhoods are exemplified by council and housing association tenants with few owner occupiers and retired persons.

There is a predominance of households with a single income, some of those being single parents. Fairfield infant school is 0.1 miles away as well as Bosmere junior school and Havant College is 0.5 miles away.

Located in the centre of Havant, it is well positioned to take advantage of local amenities including health and leisure centre, local shopping facilities to include Waitrose, Boots and the Meridian shopping centre. The Market on a Tuesday and Saturday is situated in West Street. Located to the South of Havant is Langstone. which provides shore walks and sailing facilities. Havant has transport links including a mainline train station & bus station, and the A27, A3M providing access to London, Portsmouth and Chichester. West of the main Park Road South (that intersects Havant) two retail parks comprise of retailers such as Aldi, Wickes, Pets At Home, Halfords, Next and the Tesco superstore.

1.3 - Proposal

The proposal is to replace the existing building with a three storey residential block containing 1No. studio apartment and 3No. 1 bed flats - their sizing being suitable for this inner city location. The units are not designed specifically for families or the infirm given the constraints of the site.

1.4 - Highways

There is already a vehicular entrance into the rear of the property with other neighbouring units sharing this access. The proposed structure would not make the present visibility any worse.



1.5 - Vacancy

The site has been vacant now since February 2010 and has since been marketed by Holloway Illife & Mitchell. On the 31st May 2011, Holloway Illife & Mitchell produced a marketing report to prove a year with no interest to buy or let the property. This report will be included in this application. The property has been on the market ever since and no interest has been shown to occupy the site.

2.0 - Design & Access Statement

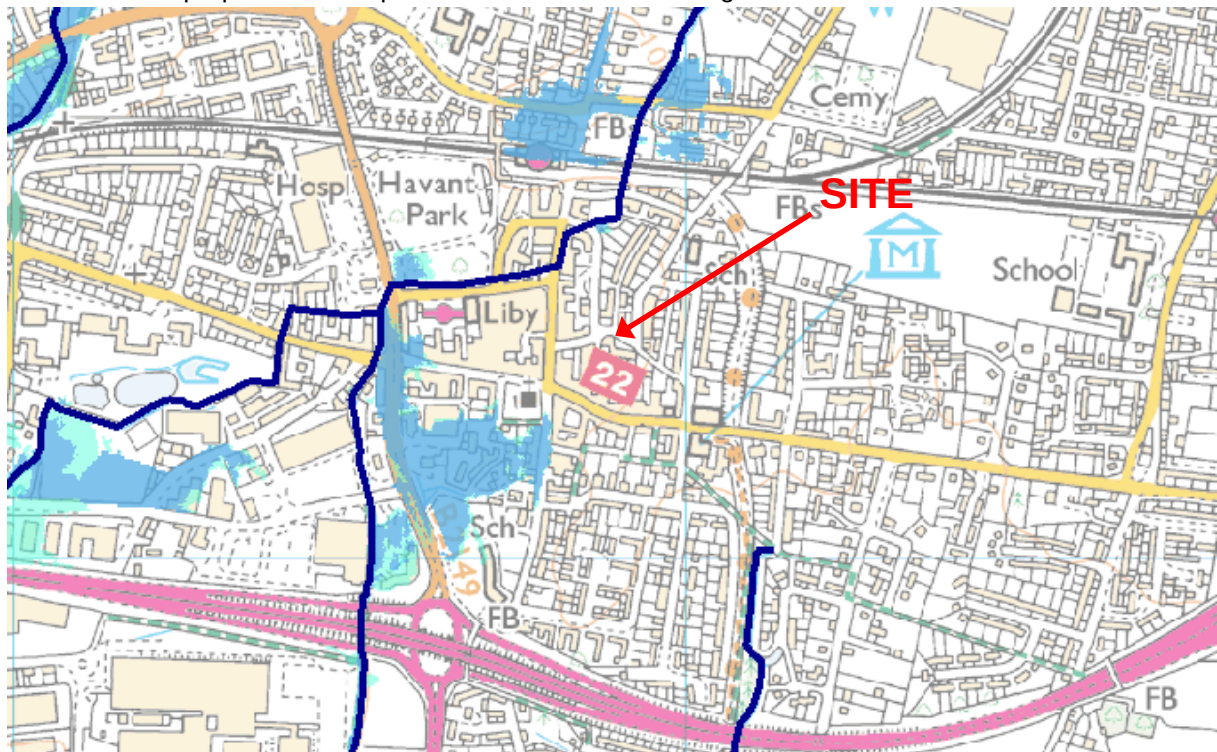
This Design and Access Statement has been prepared to accommodate best practice guidance to the “Guidance on change to the development central system” and CABE’s (Commission for Architecture and the Built Environment published 2006) interpretations of government policy.

2.1 - The Site

The site is currently quite run-down in comparison with the properties in the neighbouring area, which have been either well preserved or recently developed. It has been vacant for almost five years now. The site is located just off of North Street, Havant - only a minutes’ walk from the Meridian Centre and the town centre. Havant train station is also within walking distance at only a five minute walk away.

2.2 - Flood Risk

The site of the proposed development is not at risk of flooding from either fluvial or tidal sources.



3.0 - Design & Scale

All of the flats have been design in accordance to the building regulations and all share a bin store area situated in the proposed front under croft of the building. Presently the building and un-used property is out of place among the neighbouring properties. Given how run-down and derelict the unit is compared to its neighbours, development would positively impact the site. It is the only single-storey building in the area, so additional floors would help the unit blend in with the current vernacular. It would also be built to match the recently developed rendered building directly next door to avoid appearing out of place.

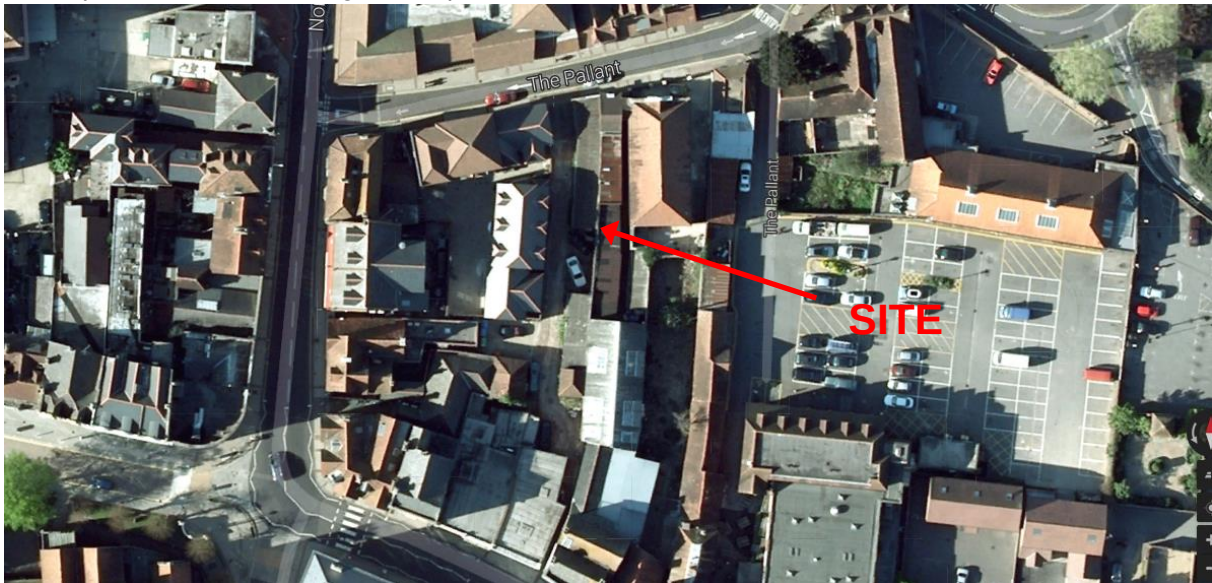
3.1 - Number of Dwellings

We propose 1No studio flat and 3No 1-bed flats, most suitable for couples of new property owners. All of the flats would be accessed from a central staircase, accessed via the front under croft. There are no official parking spaces allocated to this site, however there will be a communal bin/cycle store on the ground floor, with enough storage for up to 6 bicycles.

The residents of the area will also benefit along with the local council through the form of CIL (Community Infrastructure Levy) payments, which can go towards upkeep of the local environment and community, and open spaces.

3.2 - Shadows

The area around the site is already built up, with two storey buildings either side of the site and 3 storey buildings next to those. Also there are no properties nearby which have private amenity spaces. The majority of shadows cast in the area are cast over the rooftops of neighbouring/nearby properties. Therefore the shadows cast over the neighbouring properties by the proposed development will have no negative impact.



3.3 - Environmental

Reducing the carbon footprint: All dwellings to be designed to meet CSH Code 4 standards or greater. The scheme will incorporate the latest methods of reducing carbon emissions by the utilisation of solar PV and solar thermal. To obtain greater efficiency the panels need to be south-facing. There is sufficient roof space to produce approximately 200Kw hours per year. The building would likely be of rendered blockwork construction which can achieve high insulation standards.

3.4 – Materials

Externally the build will be a rendered block work. The scheme will have a hip-pitched roof finish which would be fitted with solar panels to help meet code 4 standards. Windows would be white

uPVC sash windows to mimic the neighbouring buildings with reconstituted stone sills and a soldier course detail over.

3.5 - Surfaces

Currently, the entire site is covered by the existing building. This will remain the situation after the proposed development.

3.6 - "Secure by Design"

The proposed development will be designed in accordance with "Secure by Design" guidelines.

3.7 - Ecology

The site has 100% man-made surfaces, so there will be no effect on the local ecology.

4.0 - Landscape

4.1 - Roadway

Access to the property will remain to the front of the building and the property will no longer utilise it's access rights over the adjacent land.

4.2 - Soft Landscaping

The site is 100% man-made surfaces. There is no possibility for soft landscaping.

5.0 - Heritage Statement

5.1 - A description of the heritage asset and its setting

The property is within the St. Faith's Conservation Area. The building is a post-war garage conversion. The building is a small, single storey building of brick construction with a shallow asbestos roof. To the east is a vacant 1980's two storey brick building. To the west is a post millennium two storey rendered building. The majority of the nearby buildings are residential, and those which aren't are no vacant.

5.2 - Assessment of significance

The building appears run down in comparison with most of the neighbouring properties, indicating the site's need for development. The building itself is of no significance to the area and is in no way similar to any neighbouring properties. There are no distinctive architectural features. The poor construction of the building would also seem to be a major factor in its difficulty being let/sold.

5.3 - An explanation of the design concept for the proposed development

See **3.0-7** for design details. The proposal remains within the existing footprint of the building. The proposed height raises the property up to a height which is more in keeping with its neighbours and the surrounding area. Efficient use of the roof space allows for a three-storey building with a similar height to the neighbouring two-storey buildings.

5.4 - Describing the impact of the proposed development

The proposal is visible from the public road The Pallant. The proposal would completely replace the existing garage-style building. There are no features worth preserving. The proposal will mimic the more recently developed buildings in the area.

6.0 - Appendix

Contents:

<u>Page 8</u>	-	Details of drawings to accompany application
<u>Page 9</u>	-	Photos of the site

Additional documents to accompany this application are as follows:

1. KAD 01 A EX1 - Existing Floor Plans (Drawing)
2. KAD 02 A EX1 - Existing Elevations (Drawing)
3. KAD 03 A PR2 - Proposed Floor Plans (Drawing)
4. KAD 04 A PR2 - Proposed Elevations (Drawing)
5. Holloway Iliffe & Mitchell Marketing Report

6.1 - Existing Photos

Aerial photograph of the site



Aerial photograph of the site



View of site from The Pallant

