

30th April 2014

PROPOSED DEVELOPMENT OF 3NO. 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.

Contents

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

<u>Page 2</u>	-	Introduction
<u>Page 4</u>	-	Design & access statement
<u>Page 4</u>	-	Flood Risk Analysis
<u>Page 5</u>	-	Design & scale details
<u>Page 7</u>	-	Landscape information
<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 vehicular and pedestrian rights of way 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. Langstone 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 erect a three storey residential block containing 1No. studio apartment and 2No. 2 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 Iliffe & 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

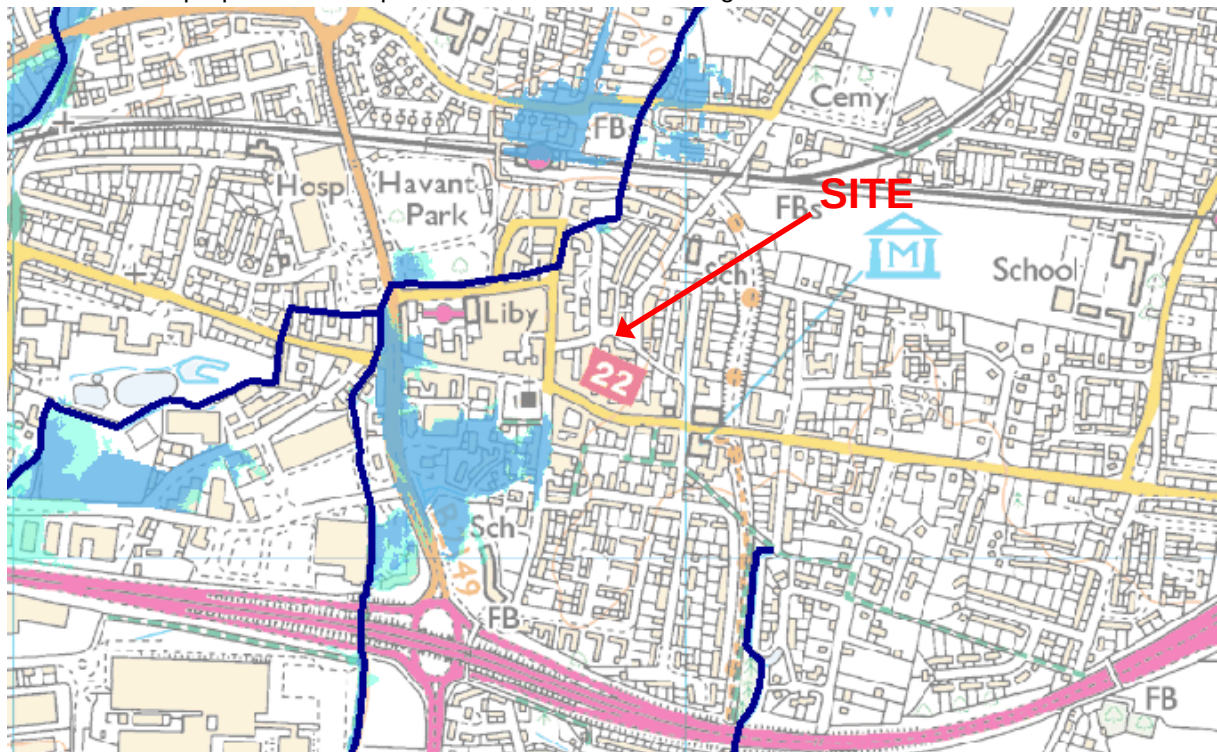
This Design and Access Statement has been prepared to accommodate best practice guidance to the “Guidance on change to the development central system” and CABE’s (Commission for Architecture and the Built Environment published 2006) interpretations of government policy.

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 at least four 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 towards the rear 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.

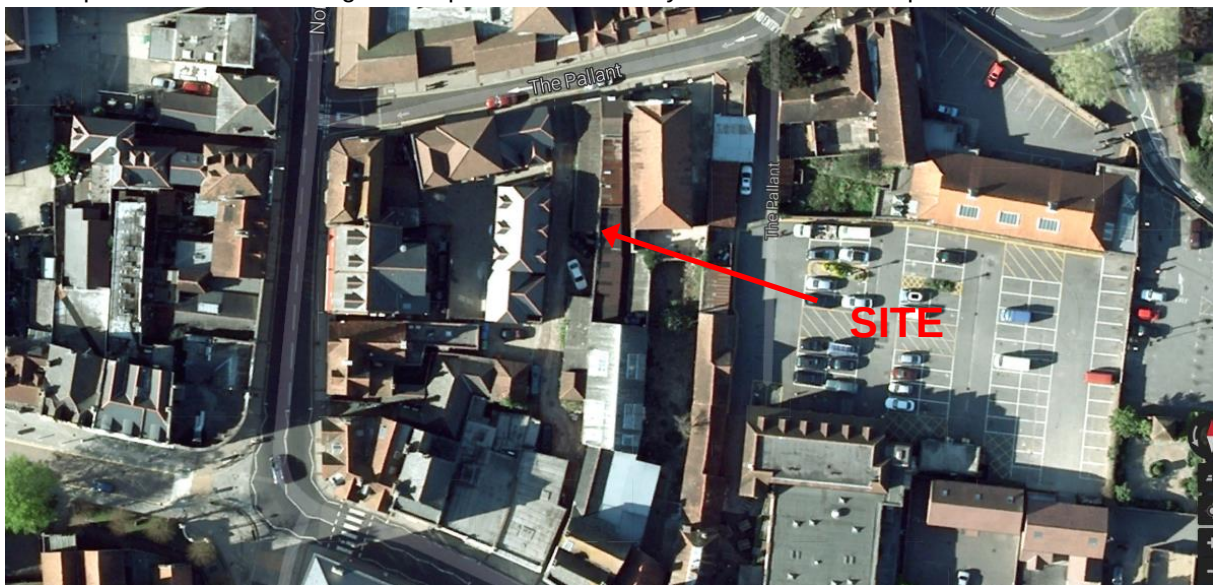
3.1 - Number of Dwellings

We propose 1No studio flat and 2No 2-bed flats most suitable for couples, or professional sharers. The studio flat would be accessed from the existing shop front and the other two flats would be accessed via their own separate doors to the side of the property. There are no official parking spaces allocated to this site, however there will be a bin/cycle store assigned to each flat to the side of the building.

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 open spaces.

3.2 - Shadows

The area around the site is currently quite built up, and there are no properties nearby which have private amenity spaces. Also, the majority of shadows cast in the area are cast over the rooftops of nearby properties. Therefore the shadows cast over the nearby properties by the proposed development will have no negative impact and will mostly be cast over rooftops.



3.3 - Environmental

Reducing the carbon footprint: All dwellings to be designed to meet 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 with panels being installed on a flat roof, there is efficient roof space to produce approximately 200Kw hours per year. The building would be of block work 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 could be fitted with solar panels to help meet code 4 standards. Windows would be casement with faux transom to mimic the neighbouring buildings in white uPVC with reconstituted stone sills.

3.5 - Surfaces

Currently, the entire surface of the site outside of the building is concrete or tarmac. This means that there is a huge amount of low-permeable surfaces. This will not be possible to change given that the side-road is also used as access for neighbouring properties.

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

The access way into the proposed scheme will not be altered in anyway as it currently works alongside the development.

4.2 - Soft Landscaping

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

5.0 - Appendix

Contents:

<u>Page 7</u>	-	Details of drawings to accompany application
<u>Page 8</u>	-	Photos of the site

Additional documents to accompany this application are as follows:

1. KAD 04 A SK1 C - Abacus House Southampton existing and proposed floor plans (Drawing)
2. KAD 01 A SK1 - Land to rear of 56 Portswood Road Southampton proposed flats (Drawing)
3. Holloway Iliffe & Mitchell Marketing Report

5.1 - Existing Photos

Aerial photograph of the site



Aerial photograph of the site



View of site from The Pallant

