

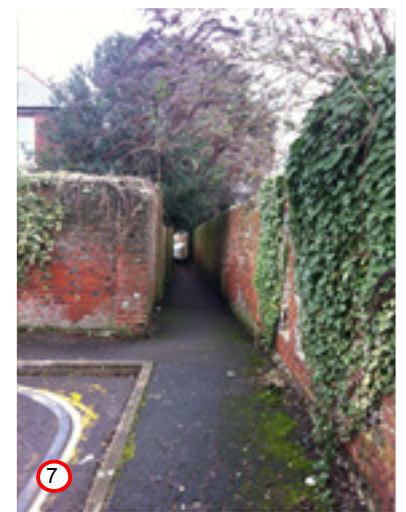
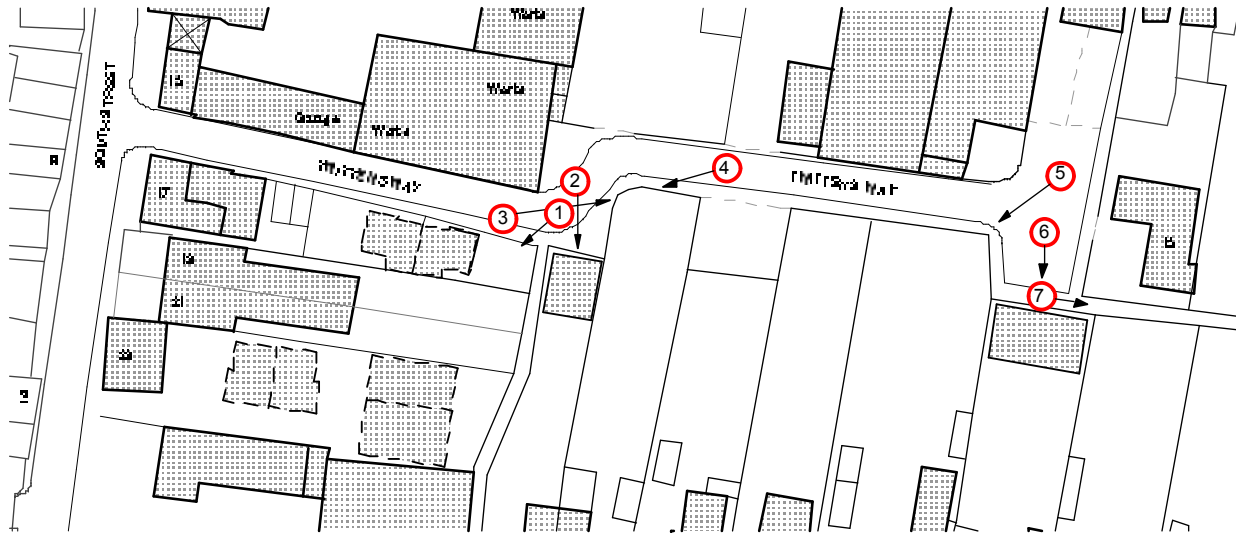
Photographic Survey

Remnants of the walls of the original 'Twitten' are present in Twittens Way, although would not be clearly identified as such.

Image 1 shows the cut-off point of the original wall, with images 2&3 identifying the newer walls built post 1974.

A section of the original brick wall can be seen in image 4, which is located on the boundary of our site and will be retained. Images 5&6 show the section of original flint wall which remains, although an opening has been made in the flint to allow access to the rear of No.11 Grove Road.

Photographical Survey showing the **remaining walls of the 'Twittens'** following the creation of Twittens Way



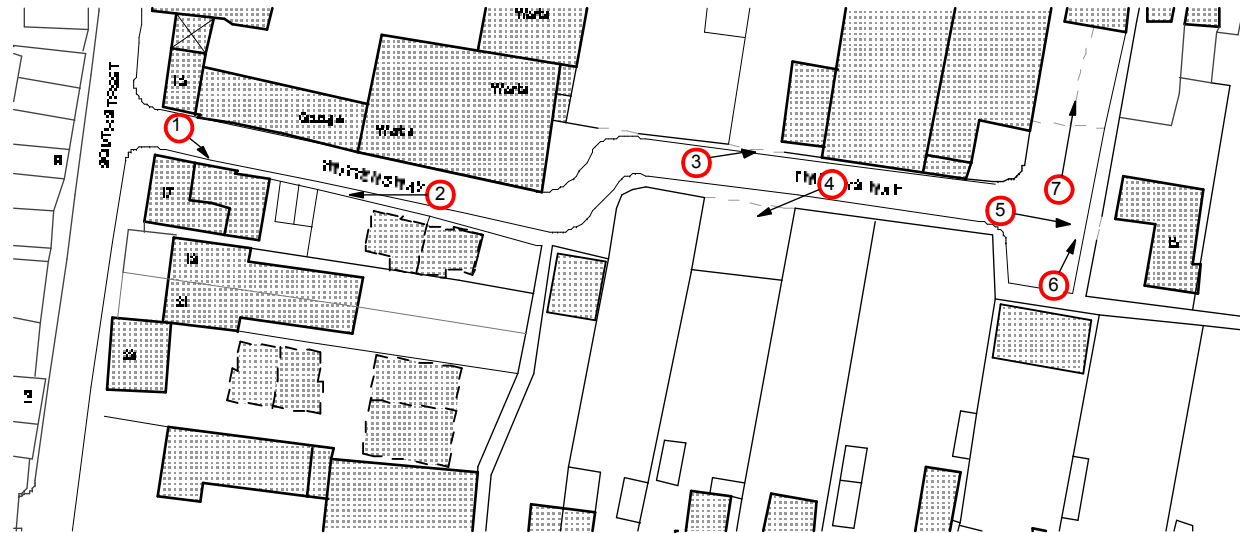
Photographic Survey

Over the years the demise of the service road has seen the construction of residential units to Twittens Way.

- 1-2 Rear of 17 South Street (4 flats)
- 3 Residential development to 20-24 East Street
- 4 Carparking to rear of 5 Grove Road
- 5-6 15 Twittens Way (detached house)
- 7 Residential development to 34-36 East Street



Photographical Survey showing recent **residential additions** to Twittens Way



Planning Policy

Our proposal is for the development of a single detached house to the back garden of No.5 Grove Road. Although we recognise that private gardens are no longer considered brownfield land, we believe the size of the garden in this location, along with the existing access from Twittens Way, lends itself well to a small scale residential development.

The proposal fits well within the policy provided by the adopted Core Strategy, which emphasises the value of urban regeneration within the Borough.

CS6 Regeneration of the Borough

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

- Contributes to the improvement of the public realm close to the development (increased activity to street scene, enhances public's perception of safety - self-policing)
- Respond's positively to the historic semi-industrial character of the site
- Produces a positive relationship between buildings, street and spaces both existing and proposed
- Adapts to the changing needs of the user (central location lends itself to use as a live/work unit)
- Integrates with existing pedestrian routes (encourages/promotes use of 'The Twittens')
- Makes the most effective use of land in the borough (town centre location currently underutilised by use as large rear garden, especially considering existing access from Twittens Way).

Pre-application

PWP Architects have submitted 2 separate pre-application enquiries to Havant Borough Council, with the full written response from the Planning and Conservation Officers included in appendix A.

1. GEN/12/00973 - September 2012

The Planning Officer **Mrs Racheal Hebden** responded on 6th November 2012, with the Conservation Officer **John Townsend** following up with a response on 22nd November 2012.

2. GEN/12/00381 - May 2013

The Planning Officer **Mrs Racheal McMurray** responded on 22nd July 2013.

Pre-Application

For full written response from
HBC see Appendix A

Response following Pre-App No.1 (GEN/12/00973) - single-storey development

Although Mrs Hebden acknowledged that the scheme positively responded to Core Strategy CS17, she raised concern over our response to CS16:

'All development should demonstrate that its design: responds to, draws inspiration from and respects local context and uses characteristics of the locality to help inform the design of new development including height, massing, existing building lines, plots widths and depths...'

Mrs Hebden stated that:

'Grove Road is characterised by substantial, two storey, detached and semi-detached dwellings set within long plots of land with generously sized rear gardens. No's 1-11 Grove Road back onto Twittens Way. The boundaries to the rear of no's 1-11 are represented by an historic wall which adds to the quality of the public realm. The gardens to the rear of no's 1-11 remain undeveloped with the exception of one or two, modestly proportioned, detached structures.'

I understand from the proposed design and access statement that the low profile design of the dwelling is intended to have a minimal presence when viewed from within the Twittens, however in my opinion the creation of a dwelling with such a low profile would appear artificial when compared to the traditional design of the dwellings within the area which have pitched roofs and a strong vertical emphasis.

I agree that the retention of the historic wall is essential, however this prevents the provision of an acceptable outlook to the north, east or west elevations of the proposed dwelling. As a result the proposed dwelling would be cramped. I'm also concerned that the limited outlook could result in undesirable living conditions.'

Response from the Conservation Officer, John Townsend (22.11.12)

Although it is fair to say that the Conservation Officer John Townsend was not in support of the *principle of development* on this site, he didn't rule it out completely. Mr Townsend suggested that *'if a convincing case could be made'* then a number of obstacle should be addressed with the proposed scheme prior to making a full application, principally:

'If the principle of development were to be acceptable, it would not be essential to hide the building. The key issue is the quality of the design. The adjacent parking and modern poor quality boundary walls detract from the quality of the area.'

Response following Pre-App No.2 (GEN/13/00381) - traditional style development

We submitted a further pre-app for a revised scheme in May 2013. The Planning Officer on this occasion was Mrs Racheal McMurray. The scheme we submitted at this time was very similar in size, scale and appearance to the 2 houses approved to the rear of 17 South Street (HBC ref: APP/11/00295). Mrs McMurray stated that the approved scheme (APP/11/00295) was considered a *'high quality design that makes a positive contribution to the Conservation Area, therefore its replication, in respect of scale and design would be appropriate'*.

Like the first application Mrs McMurray makes reference to the large spacious plots of the properties on Grove Road, and how this is considered a characteristic of the Conservation Area, however please see Point 3 on page 12.

Mrs McMurray suggests that a 2-storey development on our site when viewed from Twittens Way, would be seen as an *'incongruous feature that obstructs the current spacious backdrop to the dwellings along Grove Road.'* We would suggest that the view from South Street towards the site is unrelated to the Character Area of Grove Road identified in the St Faiths Conservation Area, and that the size of the gardens is a product of the site in which they were built, and not particular to the character of the properties (see drawing 1100).

It is stated that *'whilst individually there would be little harm in the creation of a new pedestrian access in the 1960's section of walling, cumulatively the increase of opening would damage the historic fabric and integrity of the walling to be detrimental of the visual appearance of the Conservation Area.'* Please see the Photographic Survey included in this statement, the integrity of the *'visual appearance'* of the conservation area as viewed from Twittens Way was lost along time ago. We believe that a well designed scheme situated at the end of the vista as viewed from South Street, would be a positive move in improving the character and local appreciation of Twittens Way as a whole.

Twittens Way is included in the 'Historic and Commercial Core' Character Area of the Conservation Area, as apposed to the Grove Road area. The Historical and Commercial Core states that *'Local views are characterised by the funnelling effect of the tightly enclosed townscape,'* which conflicts with the current 'spacious backdrop' described as a positive contribution by the Planning Officer.

Mrs McMurray rightly states that approval for a scheme on this site could lead to other properties along Grove Road seeking to replicate this development. However this would be limited to the properties with direct rear access from Twittens Way, 2 of which have already built large outbuildings to the rear of the their properties with access from Twittens Way, and 1 of which has sold off an area of their back garden for car parking by others.

Response to Pre-App

Key points taken from the Pre-application enquiry:

1. The characteristics of Grove Road should be considered in relation to the development
 - Any development to the rear of Grove Road would have no direct visual impact from Grove Road
 - Direct access would be achieved to the new development from Twittens Way, with no need to provide access from Grove Road itself
 - The 1980's development of Slindon Gardens and Juniper Square are situated closer to the rear of the houses on the south side of Grove Road, than our proposal would be to the north.
2. Boundaries represented by historic walls add to quality of public realm
 - We would not consider Twittens Way as positive 'public realm', the lack of identity and street lighting make it feel unsafe and uninhabited - although there are 10 properties accessed from it at present
 - Although part of the historic wall remains, the character of the 'Twittens' was lost when one half of the historic alleyway was removed to make way for the service road
 - Most of the garden wall to the rear of No.3 was built post 1974, which we would not consider 'historic' (see drawing 1001).
3. The gardens are undeveloped
 - The properties along the north side of Grove Road have exceptionally long gardens (over 40 meters in length), especially No's 3, 5, 7 & 9 - we would question whether this is considered a good use of space within the town centre
 - If you look at the historic maps you will note that the length of garden is a product of the shape of the field in which they were built, and not particular to the character of the properties. Hence the reason the larger, detached houses situated on the south side have gardens half the length of No.3 at only 20 meters
 - Exceptionally large gardens are generally underused, No's 1 & 9 have built large storage units to the rear of their gardens, accessed from Twittens Way
 - Over the years No. 5 has sold off over 9m of their rear garden to make way for parking for properties/businesses situated along East Street - with no regard to the 'historic' wall which must have been demolished in the process.

4. The low profile of the initial proposal appears artificial when compared to traditional pitched roofs of the surrounding properties
 - We would agree and have addressed this in our revised proposal.
5. The limited outlook of single storey dwelling could result in undesirable living accommodation
 - We would agree and have addressed this in our revised proposal.
6. The urban design guide states that gardens should be a minimum of 10 meters in length
 - It should be noted that none of the properties on Twittens Way have gardens expect for the 4 bedroom detached house at No.15, whose walled garden is limited in size, and less than 10 meters in length in all directions
 - Most of the properties situated within Juniper Square have gardens of approximately 5 meters in length
 - For a property in this central location a large garden would not be expected
 - The garden we propose to provide would be south facing, so would have the best aspect in terms of sun- and day-lighting, therefore we would consider that the reduced length of 5.5m would still provide a great amenity space for the dwelling.

In Summary

The Local Authority should recognise Twittens Way for what it is. It is not any more a sleepy historical backwater in the Conservation Area, but more a rear service road made to serve commercial properties that no longer thrive, and are never again likely to. The building of this service road ripped out nearly all of the historical characteristics of this particular 'Twitten'. Over recent years Havant BC have allowed some residential development to take place on Twittens Way, and this has set a precedent. A greater level of good quality development will enhance this part of the Conservation Area, and a small number of similar type developments on this road need not be feared. We feel that this would create an importance to the now redundant service road, and bring it back into use by all, as a rear through-route for pedestrians, and as a pleasant backwater just of the town for residents.

Proposed Development 1

We have taken the advice of the Planning Officer on board, and during the process of redesigning the scheme, have re-evaluated the site within its context to provide a more considered solution.

We have considered the site in terms of the following:

- Site Layout
- Historic Wall
- Style & Massing
- Design Approach
- Materiality

Site Layout (refer to image 9)

We have positioned the new rear wall to No.3 Grove Road over 25 meters from the back of the original house, maintaining a generous garden for the property. The development site is approximately 16m in length, and 9.5m wide, providing a site of roughly 150m².

We have positioned the 2 bedroom property within the site to provide a courtyard garden to 3 sides. Although the property is modest in scale, it provides a great opportunity for residential accommodation within the centre of Havant.

Due to the central location we have provided an opportunity within the proposal for a live/work unit, which made us rethink the traditional layout of a house. Should the occupants utilise the live/work aspect then there would be more street presence during office hours, which would go some-way in promoting the character of the area.

To maximise this feeling of 'street presence' on the otherwise abandoned Twittens Way, we have proposed that the living accommodation and office space be situated on the first floor - overlooking the street. The bedroom and bathroom accommodation is therefore situated on the ground floor, where the courtyard garden provides privacy to these intimate spaces.

The proposed dwelling is situated to the north of Grove Road, which would negate any issues of loss of daylight or sunlight to the existing gardens. However, to prevent any overlooking from the development towards the rear of Grove Road, we have provided high level skylights to the first floor of the South elevation, with all eye-level views from the property directed North and West.

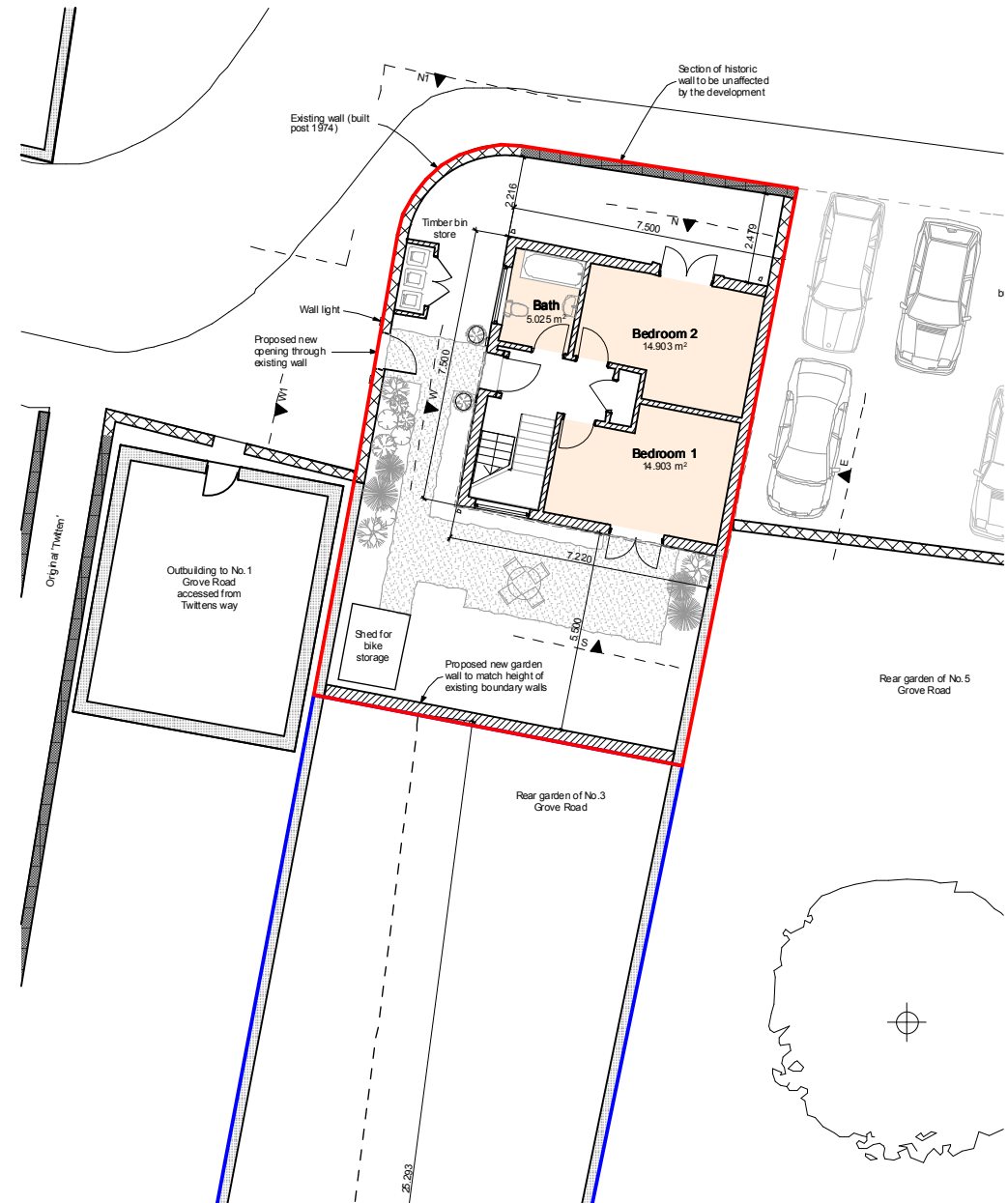


Image 9: Site layout of proposed development (PWP Architects)

Proposed Development 2

Historic Wall

We have identified the sections of the wall which are historic, and have ensured that these remain unaffected by our proposal. We have set the building away from the wall by over 2 meters to the north, to provide an attractive backdrop to the courtyard garden.

An opening has been indicated in the post 1974 section of wall, to provide pedestrian access to the site. The opening will be modest in scale and the door itself in a material to complement the brickwork. We have indicated exterior lighting to either side of the door, to identify the entrance when the light is low, and provide a feeling of increased security for the residents - as there is no specific street lights situated along Twittens Way at present.

Style & Massing

Due to the historical location of the site within the centre of Havant, and the proximity to the industrial buildings and warehouse situated off South Street and Twittens Way, we have designed the dwelling in a semi-industrial style. The steep pitch of the roof relates to the Edwardian properties of Grove Road; however the strong shapes and overall mass are more industrial in style. We have taken reference from the successful Springwell re-development situated within the centre of Havant (*see right*).

Although we recognise the Planning Officers comment regarding the approved development to the Rear of 17 South Street as being '*high quality design that makes a positive contribution to the Conservation Area*', we believe that a more modern design within a conservation area provides an opportunity for a distinction between old and new, whilst celebrating the industrial past of the area.

Although the approved properties to the rear of 17 South Street are yet to be built, we feel that their proximity to our site is of particular importance. For that reason we have included the approved properties on our CAD modelled of the site (see Architects Drawings).



Image 10: Gallows bracket to front of traditional parchment building in Havant town centre



Image 11: Painted bricks of Homewell development in Havant town centre (courtesy of google maps 2014)



Image 12: Black timber cladding of Springwell development in Havant town centre (courtesy of google maps 2014)

Proposed Development 3

Design Approach

We have included Appendix B with this planning statement to provide an insight into our design process for the development.

First of all we looked at the character of the existing area, and the interaction any building in this location would have with the remains of the historic 'Twitten'.

The feedback from the pre-app process recognised the importance of the boundary walls of the site, and originally we looked at incorporating the historic brick walls within the development.

The Planning Officers made comment regarding the low profile of our first design, stating that it would *'appear artificial when compared to the traditional design of the dwellings within the area'*.

We would agree with this comment, and therefore adopted a new stance with the revised proposal; rather than hide behind the wall, any development in this location should improve the character of the area by providing a good quality design that increases the aesthetic appearance of the street.

With this in mind we developed the design of a simple modest dwelling with a strong traditional form. We decided early on that up-side-down living accommodation would suit the site, and provide a sense of increased activity for pedestrians. The pitched roof lent itself to loft-style living accommodation to the first floor, and the industrial style suited the character of the area.

We carefully considered the palette of materials for the site, and purposely sought to create a contrast between the proposal and the existing historic buildings in the location by steering away from traditional red brick. We took reference from the industrial style, along with materials found in the locality, and believe we propose a building which would visually enhance the area.

Materiality

The palette of materials we propose are set out below:

- Black timber cladding laid in both a vertical and horizontal pattern - to provide interest and variation to the elevation. In a similar style to the cladding used at the Springwell re-development (*image 12*).
- White painted bricks - to provide a distinction between the old and new, and to reflect light around the courtyard. Many examples of painted bricks are found locally in the Hampshire district (especially Hayling Island), including examples within Springwell itself (*image 11*).
- Aluminium windows - with reference to the industrial style, whilst providing a modern element to the proposal. We would suggest these should be powder coated in the same heritage green/grey as used at Springwell.
- Standing seam Zinc roof - relating to the corrugated metal roof of the industrial units and warehouses situated within close proximity of the site.



Vertical cladding (black)



White painted bricks



Zinc roof

Conclusion

Our proposal is for the development of a modest detached 2-bed dwelling to be accessed from Twittens Way. Due to the central location of the site we propose that the dwelling be used as a live/work unit. A modest development in this location would enhance the aspect of Twittens Way from South Street, and would go some way to improve the character of the Conservation Area in this location.

A previous single-storey proposal was submitted to Havant Borough Council for a pre-application enquiry back in 2012, at this stage the nature of a single storey development was criticised for appearing 'artificial' when compared to the traditional style of the dwellings in this location.

We have redesigned the proposal taking account of the guidance provided through the pre-app process, and in accordance with local planning policy and Conservation Area guidance.

The internal layout of the house has been revised to provide the living accommodation and office to the first floor, to increase street surveillance throughout the day - which would go some way to encourage pedestrians to use Twittens Way to access the original 'Twittens'.

We have adopted an industrial style for the development, relating to the nature of the original buildings in this location, with the materiality relating to the successful Springwell development situated a stones-throw from the site, in the 'Former Parchment Works' within the St Faiths Conservation Area.

We believe the development we put forward enhances the character of Twittens Way, whilst providing a more attractive and welcoming through-route for pedestrians and a pleasant backwater development for residents.



Images 13 & 14: Perspective views of the proposed development as viewed from Twittens Way