

APP/13/00386 (Planning Application)
Address: 86 West Street, Havant PO9 1LN

COMMENT

This scheme has been the subject of protracted discussion. In the absence of accurate and reliable plans, the earlier scheme APP/11/00320, has been withdrawn, and a new Agent taken on to progress.

The loss of the building is unavoidable. Effort has been concentrated on finding an acceptable replacement which preserves and enhances this important site in the conservation area. I prepared a sketch elevation in April 2011 as a basis to progress the scheme and to identify the key issues based on the current design.

The latest scheme is a marked improvement and provides more confidence that it is practical to implement. The element of flat roof referred to by the Agent is unfortunate, but within the totality of the scheme acceptable. In design terms I feel the rear composition is well thought through. The front elevation is the most significant to the conservation area..

The porch canopies are disappointing but a nod to what was intended. The elevation drawing shows and confirmed by the D & A statement traditional vertically sliding sashes on the ground and first floor with flush framed symmetrical full height casements for the two dormers. Casements are most appropriate for the dormers to give the correct proportions. The detailing is most appropriately tied up by condition. The first floor windows are not far off but need a little more thought and tweaking. The resulting proportions as shown are rather squat. There appears to be an opportunity to improve this by increasing the height slightly, possibly tucking the head of the window tight under the eaves. – the vertical proportions of the ground floor are correct. Because the section shows several layers of building I can not readily judge the intersection of the floor to judge what is possible. If the head of the window remains as shown then a flat brick arch or soldier course is needed. This may be intended but is not articulated on the elevation. Although a relatively small detail, it is these elements in combination which provide the desired quality and interest.

Subject to these minor modifications I advise planning permission being granted conditional on the following:-

1. Possible timescale for commencement, in lieu of normal 3 yr duration condition as discussed.
2. Prior to the commencement of development a sample brick panel to be constructed on site for approval of lpa. Condition used modelled on Bedhampton Arts Centre – condition 4 of APP/12/01104.
3. No development shall be commenced until full details of materials, design and finishes of the proposed windows **[and doors]** has been submitted to, and approved in writing by the local planning authority. Window and door details to be at 1:20 scale (minimum) and shown in plan, elevation and

section in relation to the masonry in which they are to be set. A full scale glazing bar detail to be provided where applicable. The windows **[and doors]** shall thereafter be provided and maintained in accordance with the approved details.

Reason: To protect the special character of this Listed Building and having due regard to saved Policy H7 of Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4. No external meter boxes, flues or mechanical ventilation extracts shall be provided unless and until full details have been submitted to and approved in writing by the Local Planning Authority. Any such installations shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To preserve the character and appearance of the conservation area and having due regard to policies XXX and XXX of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework.

John Townsend
Conservation Consultant

24/05/13