

Heritage Statement

Proposed residential development.
Ground floor, 42 East Street, Havant. PO9 1AQ.



Fig 1: View looking south; East Street

1.0 Introduction

This Heritage Statement is submitted in support of a Planning Application for

Alterations in connection with the conversion of existing ground floor, commercial unit to create 1 x two bedroom apartment.

This statement is prepared on behalf of Zionstone Ltd. and is written with advice taken from the Planning Policy Statement 5: Planning for the Historic Environment.

A Heritage Statement is required for all applications affecting heritage assets: ie listed buildings; unlisted buildings in Conservation Areas or locally listed buildings, including applications affecting the setting for any of the above. The impact and implications of development on heritage assets, such as historic buildings, archaeology, designed and historic landscapes, should be clarified. The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. In this instance minimal physical alterations are proposed to this unlisted building.

This application is to be read in conjunction with the following drawings/supporting information:

- PLC drawings;13_1969_100p2, 101p2,102p1&103p1,
- Design & Access Statement

The purpose of this statement is to illustrate the relationship between the development site, Conservation Areas and the nearby locally listed and listed buildings and monuments and the impact that the development would have.

2.0 Site analysis.

The site is located within the historic St Faith's Conservation Area, on the southern side of East Street within the Town Centre of Havant. East Street is a tertiary, mixed use area and frontage properties include residential and commercial uses.

There are a number of listed buildings located within this historic area.

The subject property comprises a mixed use, two storey building with ground floor undercroft passage leading through to a small rear courtyard. The upper floor being in residential use (accessed separately) whilst the ground floor is currently vacant.

The building has rendered front façade, recessed entrance doorway with 2 and 3 light casements either side at ground floor, victorian sash windows at first floor and slate roof.

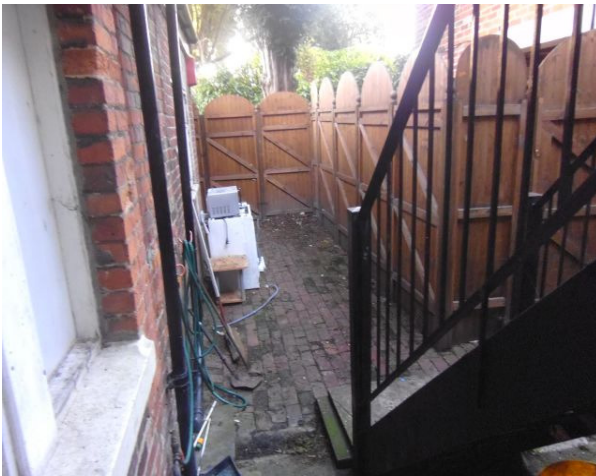
Although the building's original use was residential, more recent uses include offices (Care Agency), combined café and clairvoyant use. The failures of various businesses over recent years has demonstrated that the premises are not viable as commercial use.



Fig 2 : Adjacent cottages to the east.



Fig 3; The Limes adjacent to the west



Figs 4 & 5 Views into rear courtyard and archway



Fig 6. Rear window detail; No. 42

East Street lies at the heart of the historic town centre in St Faith's Conservation Area and is in need of comprehensive regeneration. It contains a number of listed buildings and development proposals therefore need to conserve or enhance the setting of the area. The regeneration area is suitable for residential use and a range of community facilities.

3.0 Conservation

Conservation Area

East Street lies within the St Faith's Conservation Area. The Conservation Area appraisal document confirms No. 42 as a 'positive contribution' building. It also lies directly adjacent to The Limes; a Grade II listed building to the west of the site. Directly opposite is Magnolia House (27 East Street) similarly a Grade II listed building. (See Appendix for details).

Scheduled Monuments:

There are no scheduled monuments identified as being within close proximity of the development site and therefore no further details are required.

Listed Buildings:

There are several listed buildings in East Street and the general locality. The following buildings have a designated listed status and are in the immediate vicinity of the development site.

The Limes, (Grade II)

House, now offices. Early C18. Brick, with a tile roof.

Symmetrical front (north) of 3 storeys, 2.1.2 windows. Walls of blue headers with red brick dressings: openings within vertical panels, end pilasters, cambered arches with blue header decoration, bands to parapet, 2nd and 1st floors: stone coping to parapet, moulded caps to pilasters, moulded cills: rendered ground floor. Victorian sashes in reveals, the ground floor having 2 x 3 light casements and narrow sash windows on each side of the central entrance. Doorcase with cornice on brackets, eaved architrave, panelled reveals, double-doors of 3 panels, above 2 stone steps.

Magnolia House, 27 East Street, (Grade II)

House (now offices). Early C18. Brick with a tile roof.

Symmetrical front (south) of 3 storeys, 3 windows, with a south side extension of 2 storeys, 1 window. Blue header brick walls with flush red dressings, parapet with moulded coping and dentilled cornice, openings with vertical panels, quoins, rubbed flat arches, 1st and 2nd floor projecting bands, cement plinth. Sashes in exposed frames. Doric porch with pediment, modillions, smooth 2 columns and 2 pilasters, 2 stone steps,

and 1/2-glazed later door. The extension has a modillion pediment to the parapet, a recessed panel (former carriage entrance) to the ground floor, and red brick walling in Flemish bond.

4.0 The proposals

The application seeks the change of use of the ground floor accommodation into a two bed apartment having the same internal area.

The work required to convert the ground floor back into a single dwelling is relatively minor. The building already has a domestic street frontage appearance and so there will be no loss of vitality to the street scene. The commercial market is unfavourable to letting in this location and the proposed conversion to residential is considered to represent the most appropriate use (in similar manner to other recent conversions to residential use in East Street)

The loss of the commercial use, in design and conservation terms, raises least difficulties. Design, character and appearance, use and impact upon amenity are considered material considerations in regard to proposals which seek to respect the adjacent listed buildings and Conservation Area.

The application proposes no alterations to the external elevations other than replacement of rear windows with ones of styling more sympathetic to the building. The majority of existing internal walls are to remain. Purpose built refuse storage is to be located externally whilst cycle storage would be located within the apartment itself.

The design ensures that there will be no detrimental impact upon the occupiers of adjoining properties due to loss of daylight /sunlight and overshadowing.

The application does not involve the increase in floor area or height. There will be no alteration to the scale or mass of the building.

5.0 Conclusion

The redevelopment proposals have been designed in accordance with the guidelines set out in the Council's policy and design guidelines.

The property is no longer viable as commercial premises in this tertiary location.

It is considered that the proposed conversion of the existing commercial use back to its original residential use to form a two bedroom flat is appropriate and will not result in any negative impact upon the amenity of the adjoining properties. Nor would it have a detrimental effect on the character and setting of the St Faith's Conservation area or nearby listed buildings.