

Design and Access Statement

Proposed residential development.

42 East Street, Havant. PO9 1AQ.



Fig 1: View looking south; East Street

1.0 Introduction.

This Design and Access Statement is submitted in support of a Planning Application in regard to:

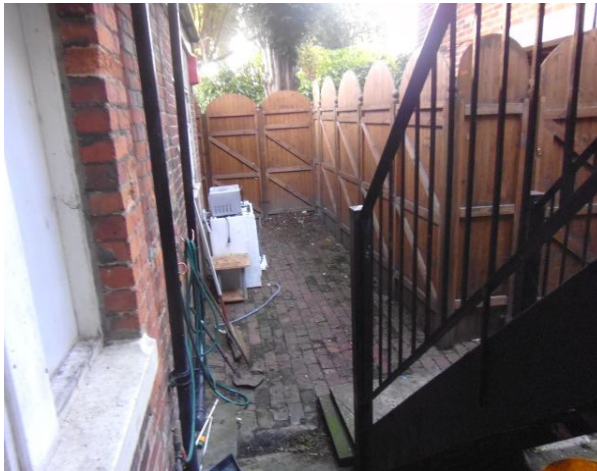
Alterations in connection with the conversion of existing ground floor, commercial unit to create 1 x two bedroom apartment.

It is prepared on behalf of Zionstone Ltd.

This statement is to be read in conjunction with the following drawings:

- PLC drawings;13_1969_100p2,101p2,102p1&103p1,
- Holloway, Iliffe & Mitchell, Marketing Report and evidence.
- Heritage Statement

In addition to National Planning Policy Framework, the application proposals have been designed to accord with the Policies contained within the Havant Borough Council Core Strategy (adopted March 2011) Council's Housing SPD (adopted July 2011), and Havant Borough Design Guide SPD (adopted 14 December 2011) and all relevant material considerations.



Figs 2 & 3: Views into rear courtyard and archway

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.

Although the building's original use was residential, from 2011- September 2013 the ground floor has been in use as offices (Care Agency). Before that it was Spooks Café, which was a combined café and clairvoyant use from 2008. Prior to that it was in use as offices for a Care Agency.

The failures of various businesses over recent years has demonstrated that the premises are not viable as a commercial use. This is backed up by the Commercial Agent's accompanying marketing report.



Fig 4 : Adjacent cottages.

The St Faith's Conservation Area appraisal document refers to it 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).

3.0 Relevant Planning History.

There is no relevant Planning history for this property.

4.0 Planning Policy

The redevelopment proposals have been designed in accordance with the National Planning Policy Framework 2012 and the policies set out in the Havant Borough Council Core Strategy DPD (adopted March 2011). (Policies CS 4, 11, CS16 & DM 2 /3)

In addition, the Housing SPD (adopted July 2011), Havant Borough Design Guide SPD (adopted 14 December 2011) and Havant Town Centre Urban Design Framework (May 2006) apply.

Havant Borough Council District Wide Local Plan states that within defined urban areas, such (residential) development will be permitted where the environmental quality of an area will be respected.

This states that residential uses will be permitted provided they are appropriate in scale and contribute to the vitality and viability of the Centre as a whole.

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.

5.0 Use / Amount

The existing ground floor commercial unit has a total gross internal floor area of 57sqm.

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

6.0 Scale & Mass

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.

7.0 Design & Appearance.

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.

8.0 Transport

The application site is located within a highly sustainable location.

Secure cycle storage will be provided serving the proposed residential unit.

9.0 Conclusion

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

The marketing report demonstrates that 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 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 Conservation area.

The site's location and proximity to local amenities and public transport will ensure that the proposed residential use is not only appropriate and sustainable but will enhance the locality.

Appendix 1.

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 ½-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.