

APP/14/01243 - 37 East street, Havant, Havant PO9 1AA

The site occupies a prominent location at the junction of East Street and Beechworth Road. The loss of the retail unit is unfortunate as it helps provide vibrancy to the street corner. However the decline in commercial activity and changes made to the shopping area in the Local Plan make the proposal acceptable in principle. The Heritage interest lies therefore predominantly in the changes required to the external façade. I welcome the treatment to the East Street Elevation. The vertical sub-division of the present plate glass shopfront is to be commended.

I feel improvements to the return elevation are desirable to retain more of the architectural detail. I am accompanying these comments with an illustrative sketch. You will see from this that I am wishing to retain the fanlight over the entrance door and the opening to be blocked. I am suggesting the window treatment proposed ding area is mainted as is, with perhaps the creation of opening fanlights in the fixed toplights to assist with ventilation. The door to be blocked has a moulding detail above the fanlight which should be retained in context. I have looked to see what has informed the changes proposed and it seems to relate to the mezzanine floor. I have to seriously question whether the newly created upper floor with a maximum headroom of 1.05m is a practical proposition or something that the lpa should condone.

In my opinion the property lends itself to conversion to a bed-sit/studio flat.

SUMMARY

No objection to principle of conversion. Seriously question practicality of sleeping accommodation proposed. It would entail crawling on your hands and knees and hitting your head were you to sit up in the bed. For these reasons can not see a mezzanine is a practical proposition. Building would lend itself to a studio flat/bed-sit. Proposal not feasible as it stands. Revisions to internal layout combined with improvements to external treatment as described an illustrated would make for a more acceptable scheme which I could support. No details are provided for proposed materials. Would expect the use of painted timber joinery. Clarification sought.

John Townsend
Conservation Consultant
14/02/14

37. EAST STREET, HAVANT

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Illustrative sketch to be read in conjunction with comments dated 14 Feb 2014.

WELCOME IMPROVED
DESIGN OF SHOPFRONT.

RETAIN FANLIGHT
OVER DOOR.



RETAIN WINDOW
ADAPT TOP FIXED
LIGHTS TO OPENABLE
FANLIGHTS FOR
VENTILATION.

MODIFY OPENING.
RETAIN FANLIGHT
SIT WINDOW BENEATH.
NEED TO CONSIDER
HOW RELATES TO
KITCHEN UNITS
BEHIND.

RETAIN
ARCHITECTURAL
MOULDING &
CURVED HEAD
TO DOOR
SURROUND TO
WHICH IT IS
RELATED

ALL NEW WINDOW/DOORS
TO BE PAINTED TIMBER
JOINERY

IF WINDOW ETC SET
IN REVEAL OPTIONS
TO OFFSET IMPACT.

JMT
14/02/14