

APP/14/0008: Former Bedhampton Arts Centre, 29, Bedhampton Road, Havant

This scheme came forward at pre-app in a very basic form. At that stage it was not entirely clear how the roof configuration was to be formed. The current application provides a more rounded picture and to a larger scale. I am satisfied that development along the lines proposed is potentially achievable but with the benefit of the additional information, is found wanting in a number of areas, requiring revision.

Having revisited the scheme and the constraints, I feel in some areas the design is too reserved and has suffered as a consequence. Plot 1 is satisfactory. Plots 2 and 3 suffer from the contrived roof plan with large section of cropped/flat roof. This translates poorly in the elevations where there is insufficient depth to give meaning (it looks what it is), and presents a particularly poor elevation to the former school (side elevation).

I have looked at how this can be best addressed while trying to maintain roughly the same level of accommodation. Developing this site will foreclose views of the school. I feel there is scope to increase the height of the building adjacent to the school. In amenity terms the plot in the converted school benefits from a double aspect room. It is better to increase the height of the new building slightly to provide a better quality design, which will itself be an important component of the newly created setting.

To maintain a similar footprint I have mirrored the gable on plot 1 in plot 3. I have shown a chimney stack on the flank return as a mechanism for breaking up the elevation. If well executed it will also make a positive contribution to the townscape. I have raised the ridge on Plot 2 while still sitting lower than plots 1 & 3 and constructed as a truer double pitch. I have shown a small section of flat to help with first floor accommodation. It will result in a reduced first floor probably limiting to a 1 bed unit. There are more generous bedrooms to Plot 3 which partly compensates. To maintain the same ground floor footprint I have shown a small single storey flat roofed section at the rear.

I have sought to illustrate the overall concept in some quick thumbnail sketches. This is to show the general concept to provide something to work with. High quality materials will be sought. The roof will be a particularly prominent element, where good quality sandfaced double cambered tiles will be needed.

I trust the above will be helpful in moving matters forward to a positive outcome.

John Townsend
Conservation Consultant
24/01/14

UPDATE 14/02/14

The revised design submitted under cover of email from Southern Planning Practice dated 14 Feb 2014 is in accordance with the advice offered. The principles set out for the materials in the Design/Access and heritage Statement is acceptable. The success or failure to a large extent will be down to execution. According I am advising the following matters need to be controlled by condition.

1. Samples of all external materials to be submitted to and approved in writing by the lpa.
2. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Reason: To retain control over the development and to ensure the design is not compromised.
3. Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details. Reason: To ensure appropriate detailing to ensure an appropriately high quality design
4. Landscaping (Hard and Soft) and boundary treatment (walls/fences etc)