

Heritage Statement

For

Planning Applications

35-37 East Street
Havant
Hampshire,
PO9 1AA

For

P.J. Yeates Property Ltd

Martin Critchley,
Chartered Architect

7, North Street, Havant,
Hampshire, PO9 1PW.

January 2014

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1.0 **Generally**

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for alterations and additions, and Changes of Use at 35-37 East Street, Havant, Hampshire, PO9 1AA.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals.

2.0 **Physical Context**

- 2.1 East Street is within the town centre of Havant. It is one of the principal streets, running east-west. The site is on the north side of the street, on the corner with Beechworth Road.
- 2.2 The north side of the street, once a shopping street, is now prominently residential. Immediately to the west is a four storey, modern office building
- 2.3 East Street is a local distributor road, with busy car, bus and HGV traffic. There are parking and speed restrictions.
- 2.4 The site is within the St. Faith's Conservation Area.

3.0 **Social / Economic Context**

- 3.1 Havant is a busy little town, of the type often referred to as a 'Market Town', although it never had a cattle market. Current economic forces are driven by the railway station with good connections to London Waterloo, the location of the Borough administration, and by social and tourist activities related to the adjacent coast and harbours. Outside the town are industrial estates with high technology manufacturing in computing, aerospace and pharmaceutical industries.

3.2 The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth..

3.3 The site was in commercial use (retail) from early in 20 C (Edwardian) until 2003, when the principle use changed to residential.

4.0 **Planning Policy, Evaluation & Heritage**

4.1 The subject proposals were prepared under the objectives of the National Planning Policy Framework of 27th March 2012. Of the policies, we were mindful of the following :-

2. Ensuring the Vitality of Town Centres

4.2 Section 23.

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
- Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.
- Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

6. Delivering a Wide Choice of High Quality Homes.

4.3 Section 49

- Housing applications should be considered in the context of the presumption in favour of sustainable development.

4.4 Section 50

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should :-

- Plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

4.5 Section 51.

Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies.....They should normally approve planning applications for change to residential use and any associated development from commercial buildings.

12. Conserving and Enhancing the Historic Environment

4.6 Section 126

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account :

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local character and distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Havant Borough Council Adopted Core Strategy – 1st March 2011.

4.7 Section 3.04

Vibrant and viable town, district and local centres will be promoted by delivering the development of town centre uses within their boundaries.

4.8 Section 3.38 – Policy CS4

Planning permission will be granted for appropriate town centre development proposals that :

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map : Town Centres – Havant.
2. Enhance the evening economy of the town and district centres.

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4.9 The site is close to the cross roads of North, South, East and West Streets, as laid out by the Romans in their colonisation of southern Britain. A similar layout is observable locally in Emsworth, Chichester and Winchester. The town has grown and flourished on this layout ever since.

4.10 It is reasonable to assume that there has been human activity on the application site since roman times.

4.11 There was some redevelopment of the street frontages during the Georgian period, and more extensively during the Victorian period, particularly following the development of the railways in the 1850's.

4.12 The 'core' building forming the East Street frontage and 20 M of the return to Beechworth Road was a semi-detached pair of three storey Edwardian shops, with varied gables and corbelled features typical of the period.

- 4.13 The site is on a prominent corner and is a 'gateway' site approaching the town from the east.
- 4.14 The conversion works during 2003-4 retained much of the original character and materials from the Edwardian buildings.
- 4.15 The current proposals will not alter the external appearance of the building in any way.
- 4.16 The site is predominantly residential in use. This appropriate for the location and for the building itself.

5.0 **Design Principles**

- 5.1 The design of the additional works and the refurbished parts should make a positive contribution to the community and visually enhance the character of the area.
- 5.2 To provide an environment appropriate for town centre use, and amenable residential use.
- 5.3 To create buildings that are commercially viable and as such have a positive future. The proposals will keep the site in beneficial and active use.
- 5.4 To make best use of the available site and building assets.
- 5.5 To maintain a positive contribution to the St. Faith's Conservation Area.

Martin Critchley
Chartered Architect.

7, North Street, Havant,
Hampshire, PO9 1PW.

29th January 2014