

Design and Access Statement

23 SOUTH STREET, HAVANT

Part Re-development Proposal



Revision 03

1. Introduction

Martin Ralph Architects have been instructed to redesign part of a previously approved scheme behind 23 South Street for Hillcrest Properties (Hampshire) Ltd.

2. Background and Purpose

Land at 23 South Street is the subject of a previous planning approval (Case No – 09/58042/007) for the refurbishment of a Grade II building of architectural and historic importance (listed building) demolition of outbuildings, workshop and garages, together with the construction of five new apartments.

The approved residential development consisted of two building units: (i) 3 apartments situated in a new housing unit at the back of the site, with access directly into the rear lane ("Twittens Link") a pedestrian route running north-south between Twittens Way and Grove Road; and (ii) 2 apartments which would be contained in a second new housing unit placed across the site and facing into the backs of 23 South Street and the other proposed apartments at the back of the site.

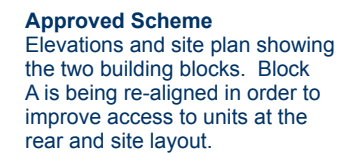


Google Earth
Site location

THE
MARTIN RALPH
GROUP



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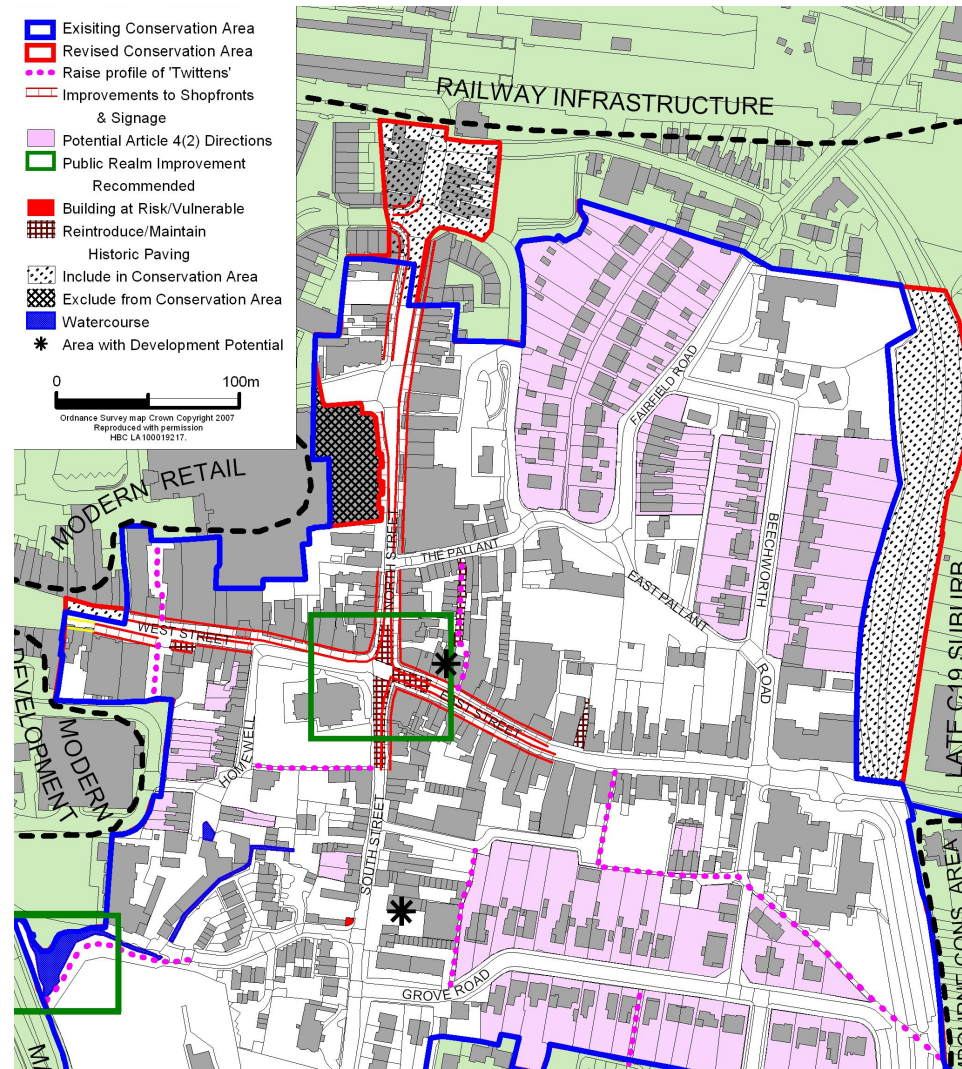
Refurbishment and single storey extension of the Grade II Listed building has previously been carried out. The applicant is in the process of constructing the block at the rear containing Units 3, 4 and 5.

This planning application relates to the revised proposal for the second building unit only. The applicant will continue to implement any outstanding issues related to general making good of the site, including the flint boundary walls in accordance with the existing planning approval.

3. Planning and Conservation Policy Context

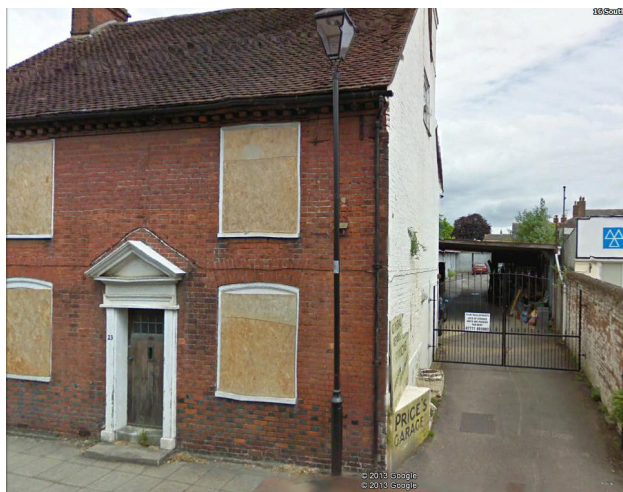
The site is situated in a primarily residential area, south of the town centre, which is part of the St Faith's conservation area. The residential properties on South Street, are of mixed type, mainly 2-storeys, and generally providing a blend, with the overall character of the conservation area (with the notable exception of South Street/Grove Road corner). In parts the harmony of the visual environment is disrupted by commercial/business uses of a marginal nature.

The site of 23 South Street is one of these marginal areas, which has presented the opportunity for regeneration and conservation area enhancement through new residential development.





Site Photo - South Street
Looking north towards the entrance of the site.



Site Photo - 23 South Street
Narrow entrance leading to the rear development site. Refurbishment of no. 23 including the new extension has been completed.

This fits well with the policy context provided by the adopted Havant Borough Local Plan Part 1 (Core Strategy), which emphasises the value of urban regeneration (**Policy CS 6 – Regeneration of the Borough**) as a means to achieve social, economic and physical improvement and of the need for conservation area enhancement and the retention and upgrading of listed buildings (**Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough**).

The proposed building will enhance the appearance of the conservation area in general and provide a much better setting to the rear of the listed building. In particular, the proposed building is part of a design concept, which respects its “courtyard setting”, a characteristic of some parts of the conservation area, particularly in South Street and The Parchment and which provides a much better appearance for the frontage onto Twittens Link (ie at the back of the site).

In the interpretation of both policies, there is rightly an insistence on high quality design (**Policy CS16 – High Quality Design**), which draws inspiration from and respects the local context, including historic and local character. The design of the proposed building achieves high quality design in compliance with the policy context, such that: (i) the nature, scale and appearance of the building will enhance the setting of the conservation area; and (ii) the use of materials, colours and detailing will provide a good blend with the dominant characteristics of South Street and the conservation area in general.

This is further explained in section 5 below, which describes the design of the proposed building and the surrounding space in detail.

Also of importance is compliance with the relevant transport policy context, such that new development does not increase congestion and promotes the better use of existing transport networks (**Policy CS20 – Transport and Access Strategy**).

It is abundantly clear that the scale of proposed development and the traffic implications of the proposed building will not raise any significant transport and access implications and where local/town centre amenities and good public transport (road and rail) are within comfortable walking distance. Provision is made for adequate cycle storage for units 1, 2 and 5. To this extent the situation will be identical to the previous planning approval, where the proposed traffic and access arrangements were deemed to be acceptable.

4. Reasons for Change

Although construction has commenced on the rear block containing Units 3, 4 and 5, our client felt that the layout of the first block was unsatisfactory.

In the previous layout, that block is oriented north / south and thus blocks the whole site (outline of which is shown as a dotted purple line on the site plan and any elevation or site section). In order to reach the 3 units at the rear, you had to navigate down a narrow side alley, which apart from visually segregating the site, did not create a welcoming first impression of the site.



Main Entrance and First Impressions

The aim of this development is to create a high quality mews that responds positively to the character of the area.



Site Photo - South Street

High quality mews development across the street.



Proposed Site Plan

Improved layout results in a unified and logical arrangement of accommodation blocks, bin and bike stores and a suitably located communal landscaped areas.

5. Project Proposal

AMOUNT

Approved Scheme

Unit 3 2 bed unit - no change

Unit 4 2 bed unit - no change

Unit 5 1 bed unit - no change

Grade II Listed Building at the front - no change

Proposed Scheme

Unit 1 2 bedroom maisonette @ 65.3 sqm.

Unit 2 2 bedroom maisonette @ 65.3 sqm.

Following feedback from the planning authorities, we have improved the arrangement of both communal bins and secure bike store. Bin and bike stores will be part white rendered walls and good quality timber construction. Lightweight timber roofs with lead look-alike roofing membrane (Sarnafil).

We are happy to suggest that on bin days the previously proposed bin collection point will be used (see site plan)

Communal Garden

Located right at the heart of the site and along the flint wall that will be retained, the communal area will make it comfortable for all residents to sit and enjoy this space.



Concept Proposal
Initial proposal for the re-aligned block



Site Photo - South Street
Looking north towards the entrance of the site.

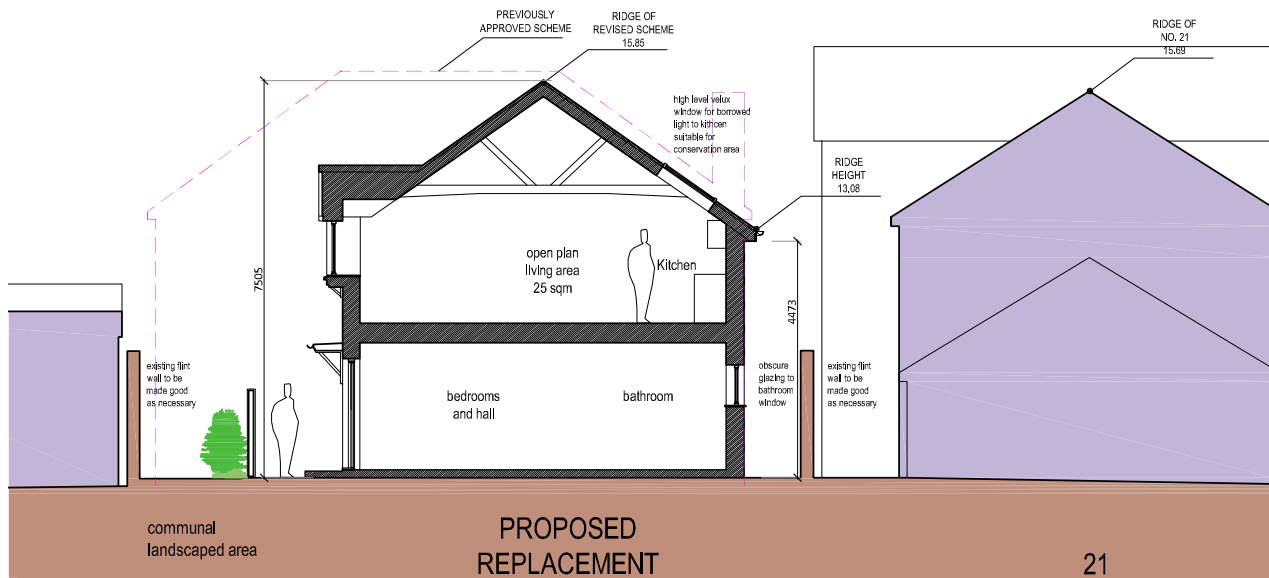
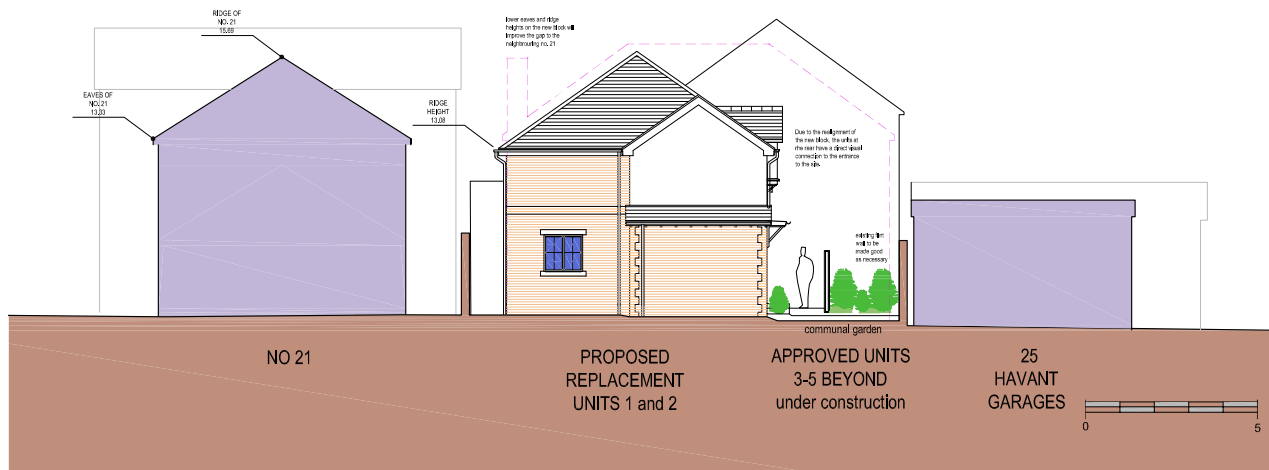


SCALE

Following our discussions with the Planners, it was clear that any change to the previous approved scheme might potentially affect the occupants of Unit 21. In particular, the Officers stressed that the building must be “carefully considered to minimise any loss of light or appear overbearing on the neighbouring property”.

We have carefully redesigned this block to ensure that this impact is indeed minimal. Therefore:

- The overall ridge height has been lowered.
- The eaves height is lower
- The building will therefore feel less overbearing although slightly wider than the previous scheme.



Site Cross Sections

Previously approved scheme shown dotted purple, demonstrating that the overall impact has been reduced.

APPEARANCE

The choice of materials and finishes in the new block will be along the same lines as in the Approved Scheme.

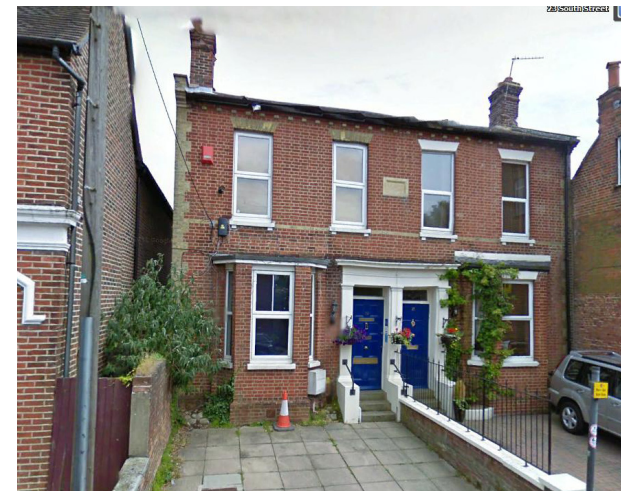
Face brick will be buff with contrasting red brick used on some corner - quoin details. There will also be a contrasting band of brick running horizontally along the side and rear of the block - all to match previous approved scheme.

White painted render to part of upper floor to match the gable to no. 23 and other rendered walls in the area. We have not proposed to use any tile hanging.

Roof to be natural slate. All soffits and barge boards to be finished in white (painted softwood) with attractive and appropriate level of detail. Rainwater pipes and gutters to be black UPVC.

Windows to be white painted timber sash with Georgian style panes comparable with the windows currently under construction and as proposed in previous scheme. South facing dormer windows to first floor open plan living. To provide variety and interest, two of the dormers will form bays but all of them will include small brackets to replicate commonly used details below window cills (see no. 21 south street).

Doors will be painted timber (contrasting colour).



Site Photo - 21 South Street

Details such as double width entrance cover and small brackets to cills have been used on the new front elevation.



Alternative

Alternative study looking at predominantly brick elevation with all protruding bay dormers.





The heart of the development
Imaginary view from the upper floor (unit 5) showing how all the new layout improves the flow within the site.



Two alternative dormer options

The above option has two flat roof dormers in the centre which creates a lower, leaner appearance, whilst the alternative shown on the right gives more definition to the entrances.

Either alternative is equally suited to the site, offering variation and diversity.

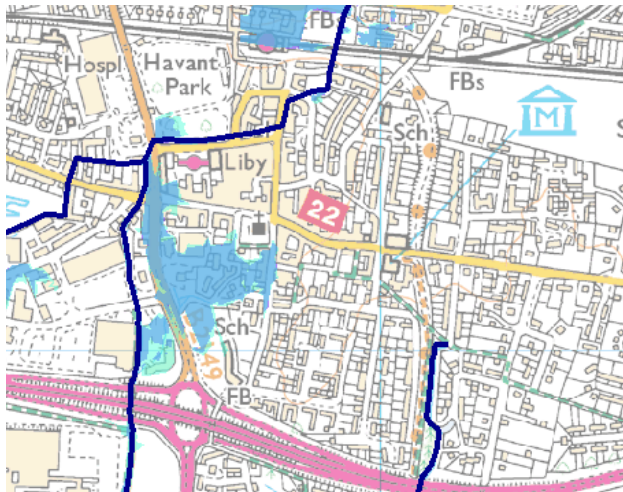


6. Landscape and Access

The site has no trees or vegetation. It was mostly characterised by large amount of tarmac and garages. The previously approved scheme and this one will therefore be a massive improvement to the quality of both soft and hard landscaping.

In addition to the private gardens to Units 3 and 4 and several small semi private landscaped beds within the site, the development will benefit from two small areas for communal landscaped uses. We will be working closely with the applicant to ensure that there is a good mix of local flora and appropriate variety of flowers, shrubs and trees planted within the site.

The site is not affected by flooding according to the Environment Agency (see extract below).



There is a natural slope from the pavement on South Street to the back. This slope will be accommodated within the hard landscaping to provide level access to all the units.



Communal Space

Functional bin and bike storage integrated within an attractive landscaping.

7. Conclusion

It is within this new policy and conservation context that the proposed re-orientation of the proposed building will provide a visually and functionally more integrated residential environment in comparison to the earlier planning approval. This will benefit whole site and its users. In particular it will:

- Provide less risk from crime and anti-social behaviour through the proposed re-orientation of the building; All communal areas can freely be viewed from the existing and proposed buildings. This is in contrast to the site layout contained in the previous planning approval, where a section of the link from South Street to the back of the site cannot be easily viewed from the residential properties;
- Provide a better visual connectivity east-west across the site, result in a less cramped appearance generally and better enhance the courtyard setting;
- Provide a direct, more pleasant, comprehensible and safer pedestrian route from South Street to the back of the site (and vice-versa). This will benefit residents, visitors and the emergency services. The fire services in particular will find it easier to reach the back of the site;
- Provide enhanced privacy for residents as no single building faces directly onto another. This is in contrast to the previous planning approval, where such privacy was not assured. At the same time views into community open space are retained for all residents;
- Provide a centralised communal area, which is easily accessible to the residents of all three building units. This will maximise the community value/spirit of the area and encourage communication. This compares favourably with previous planning approval, which separated the occupants of the listed building from the community open space;
- Provide a centralised communal area using materials which reflect the urban setting of the conservation area;
- Respect the environment of the adjoining residential property (21 South Street) through a design for the proposed building, which utilises a lower building height/roof line in comparison with the previous planning approval.



Aerial View

Looking south over the development with no 21 in the foreground



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