

Heritage Statement

23 SOUTH STREET, HAVANT

In support of Planning Application APP/13/00830



Revision 01

1. Introduction

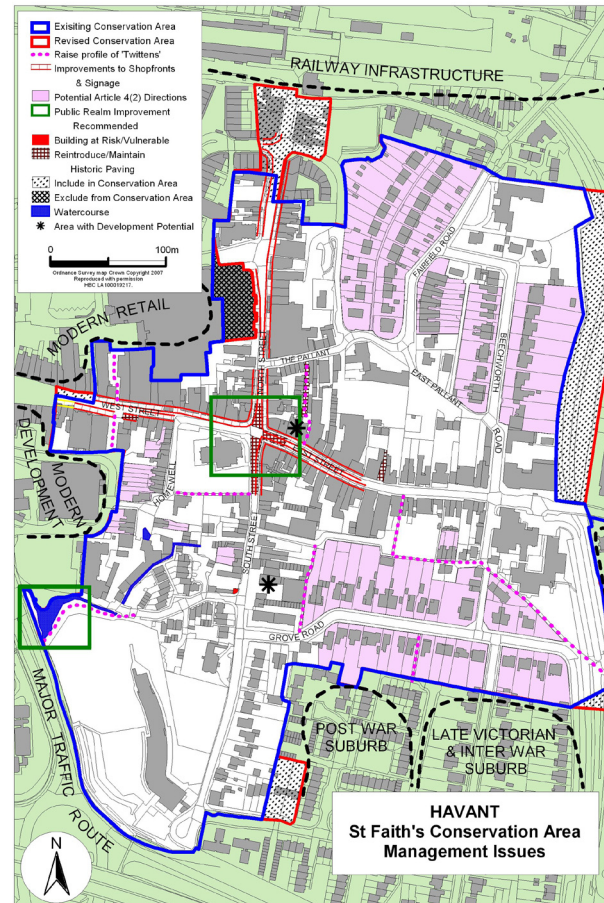
Martin Ralph Architects have been instructed to redesign part of a previously approved scheme behind 23 South Street for Hillcrest Properties (Hampshire) Ltd.

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.

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.

Refer to the Design and Access Statement prepared for the scheme for further details on materials and massing of the proposed development.



Havant Borough Council
Extract map showing Conservation Area



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.



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.

2. Heritage Statement

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).

No 23 South Street is a Grade II listed building on three floors, the main part of which is late C18. The front elevation is symmetrical and there are attic windows at the rear. The house is mostly brick with tiled roof. Gable wall on south elevation is painted.

As was pointed out in the previous approved application, the house was in a particularly bad state and needed extensive refurbishment. This has been satisfactorily carried out by the previous developers.

Our new proposal has been carefully considered to provide a visually and functionally more integrated residential environment in comparison to the earlier planning approval.

In particular, we have attempted to make references to the courtyards that exist along South Street.



Site Photo - South Street

Example of the character of one of the small lanes / courtyards along South Street.

"Small access lanes open out to courtyards on a couple of occasions. These small courtyards make a very positive contribution of the character and appearance of this part of the conservation area" St Faith's Conservation Area Appraisal & Management Plan

The elevations will benefit from attractive detailing, including variety of roof form and dormer windows that reflects the immediate surroundings.

We therefore believe that our new proposal will be appropriate to the character of the Conservation Area.



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