

APP/13/00891 12 West Street, Havant

Conservation Officer – comments

12 West Street is a non listed building located in the St Faiths Conservation Area. The front elevation in particular is of significance and is attractive when viewed from the public realm. The timber and tiled shop front and the traditional appearance of the sash windows are of particular note.

The principle of converting the upper floors to residential would appear to be a positive move in this case as this part of the building is deteriorating. These proposals would mean that this part of the building is put to use and will ensure the long term viability of the building.

As part of the proposals a number of external additions are sought. These include extensions to the rear, new dormer windows to the front elevation and some changes to the shop front. These are dealt with in turn below:

Extensions to the Rear

The rear of the building has a number of modern additions and alterations and is screened from any important views by the Meridian Centre. The impact of these changes on the conservation area are therefore minimal. The extensions will have more of an impact on the host building as some of the symmetry will be lost that currently exists (rear gables). However, these changes are necessary to undertake the improvements to the building as a whole and are of level that would not give rise to any unreasonable harm. As previously suggested the proposed tile hanging has been replaced with render and a window has been introduced into the second floor which now breaks up the formerly bulky appearance.

Dormers

Although dormer windows have not been a feature of this building for some time it could be seen from my site visit that a number of the roof timbers had historically been altered to allow for some form of dormer windows on the front elevation. It is possible the dormer windows were in situ during the 19th century. On the sight of this evidence the introduction of two reasonably sized dormer windows would not appear to harm the historical significance of the property. Following the previous submission I suggested that the number of dormers be reduced from four to two. This change has been submitted by the applicant which reduces the clutter on the roof allowing for greater visibility of its simple form.

Whilst I accept that the dormer may make the building more busy the consideration that dormer windows had previously existed and the reduction in the number of dormers in my consideration preserves the character of the conservation area.

Shopfront

The alterations to the shopfront are considered appropriate as they will preserve the character of the conservation area and the host building. They would not harm the traditional shop front appearance ensuring the important character of this is retained.

Subject to the aforementioned amendments I would recommend the following conditions are attached to any permission:

- 1) Material Samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted