GEOFFREY J DUFFETT

ARCHITECTURAL CONSULTANT
PLANNING SERVICES

Design & Access Statement

Demolition of Retail Unit & construction of 3no. Town Houses at 10a The Pallant Havant, Hampshire PO9 1BE

Site & Surroundings

The site is located in the Conservation Area approx 36m from the junction with North Street. The location is to the east of the main shopping area and has become predominantly residential with some office/commercial uses but has a substantial residential population. The existing building most recently used as an art gallery and picture framing studio has a shop front of no particular merit with a large fascia concealing the low monopitched roof. Walls are of brickwork painted and there are 5no. Casement windows in west wall and there is also access at the rear to an open space approx. 30m x 3.25m currently used for vehicle parking. The east side abuts a vacant unit currently boarded up which is the rear of the premises known as Streets which has frontage to East Street. The usage of No.10a has ceased to be viable (see appendix) and is badly in need of regeneration.

Planning Policy Context

National& Local Policies support the objectives of sustainable development which include securing higher living standards and enhancing the environment and promoting the use of previously developed land in order to concentrate development where services and facilities are easily accessible. They also seek to develop housing within urban areas and maximise the re-use of previously developed land before greenfield adopting a sequential approach and ensuring sufficient housing is provided to meet current needs.

Transport & Sustainability

The aim is to reduce reliance on the private car by providing people with a choice of transport methods to ensure they can access services and facilities easily. The site is very close to the central shopping area and benefits from facilities including Public Library, Pharmacy, Supermarket, Banks, Post Office etc. Employment opportunities exist within the Town Centre and nearby Industrial Sites. Havant Railway Station and Bus Station are a few minutes walk away. Local schools and recreation ground are easily accessed on foot.

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Principles of Design

Any new development has to respect the context of its location and a decision made to provide a bold contrast to that which it adjoins or find a sympathetic visual relationship. In this case, the proximity of Listed Buildings i.e. Nos.10 & 11 The Pallant requires a design that respects both the style and proximity of these buildings. The design proposal aims to respect the architectural qualities of Havant itself with its typical streetscape characterised by a variety of building styles, sizes and materials.

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10a The Pallant Havant

No. 10 built in 1718 as a Dissenting Chapel became a warehouse and is now converted to Flats. It has a symetrical front of red brickwork in flemish bond with blue headers with a parapet and recessed panels on each side, an eaves level band and 2 large windows with rubbed arches. No.11 is a house circa 19c. with tiled roof with one hipped dormer. Brick dentil course eaves and blue header walls with red flush quoins and plinth. It has a 2 storey 3 light bow sash window and architrave to 3 pannelled front door.

Proposed New Development

The proposed development seeks to provide a natural continuation of the streetscene providing modest accommodation in the form of 2no. 2 Bed Town Houses (fl area app 60m sq each) and 1n. 1 Bed Town House (fl area 40m sq). Not wishing to be overelaborate the building takes a simple form using variation in ridge height and structural change in materials to provide variation and interest, although it is not appropriate to compete with the Listed Buildings or copy too much detail but be sympathetic to the general character of the area. Quality natural materials are essential to provide continuity of pattern, texture and colour so essentially a stock brick with the character of local bricks and plain clay tiles to be employed.

Access & Landscaping

There is an existing vehicle and pedestrian access of width varying from 4.3m to 3.6m which leads to the rear space to be used for a patio garden, cycle store and bin storage together with some small planting to encourage bio-diversity. Provision to be made for bat-friendly roof tiles and bird nesting boxes suitable for birds including sparrows.

Marketing relating to loss of Retail Unit

A marketing report prepared by Chartered Surveyor/Property Consultant has been submitted to satisfy the criteria of requirements under DM2 of the Core Strategy

Conclusion

The Town Houses have been carefully designed to avoid overlooking or loss of amenity to the recently constructed development of 10no. Town Houses on land to the west which was previously a Vehicle Repair & Hire Centre. Plan and elevations etc have been submitted for for pre-application advice and meetings held with the Planning Control Officer to discuss any matters arising. The received opinion was favourable and that the development is of appropriate mass and design respecting the character of the Conservation

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10a The Pallant

Area. We agree that finer details could be discussed further and dealt with by conditions in the event of Planning Permission being granted. We also agree that the Owner/Applicant is willing to undertake to enter a S 106 Agreement for the transport contribution in the suggested sum of £4368.

It is considered that the proposal meets with the requirements of planning policies and will create an attractive development to compliment the existing residential uses in The Pallant.

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