

Date: 13 June 2025

Statement for application APP/25/00482

Site Address: 25A East Street, Havant PO9 1AA

0.1 Development Site

No.25A East Street, Havant, Hampshire, referred to as 'the site' within this Statement, is located to the east of Havant Town Centre. The site is currently occupied by a semi-detached two storey building that accommodates Havant Housing Association on the ground floor, and a 1 bed 2 person flat on the first floor. Access to no.25A is at the rear of the building, with a side path to the east for access from East Street. A mixture of two, three and four storey buildings with varying uses surround the site, with East Street to the south and a rear parking court to the north.

0.2 Heritage Status

Whilst the site itself (along with the semi-detached neighbour, no.23/23A) is not listed, there are a number of properties locally that are heritage listed, including;

Magnolia House	Grade II listed (entry 1154546)
21 East Street	Grade II listed (entry 1340212)
19 East Street	Grade II listed (entry 1091620)
The Limes	Grade II listed (entry 1091623)

Although the buildings listed above are close to the site, the proposed works will have no impact on any of these buildings. The site does fall within a Conservation Area (see image 01 below).

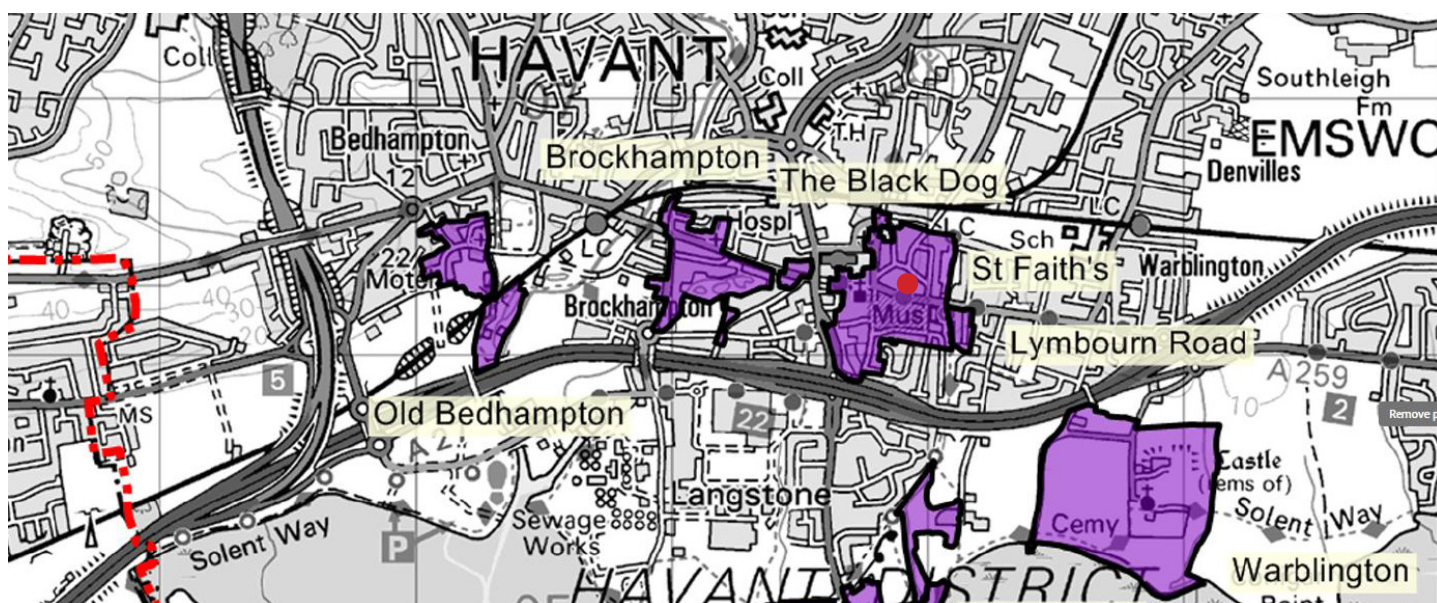


Image 01 Havant Borough Council's Conservation Area Boundary Map. The location of the site is shown with a red circle.

03. Existing Windows

The existing windows that feature on no.25 East Street & no.25A East Street are currently white painted timber windows. These existing timber windows have rotten timber beds, where the existing laminate glass has caused the frame to bow (see images 02, 03 & 04). The top panes on the bay windows feature patterned, stained glass; the proposal does not touch or impact on these top panes. See drawing 18217-PD02 Existing & Proposed Elevations for further details.

The windows on the neighbouring property, no.23 East Street & no.23a East Street, feature white UPVC windows (see images 05, 06, & 07). The overall style and design are similar to that of no.25 & 25A, however there are no stained glass panels.



Image 02
Interior of no.25A East Street, showing bay window.



Image 03
Rotting condition of existing timber window frames.



Image 04
Poor condition of bay window frames.



Image 05
Exterior view of UPVC windows of no.23 East Street.



Image 06
Wide view of building, accommodating no.23/23A (left) and no.25/25A (right).



Image 07
UPVC bay windows on no.23 East Street.

03. Proposed Replacement Windows

There are three base windows (of the bay window for no.25A East Street) that will be replaced as part of the proposal. These replacements will be 'slip ins', installed so that the main timber frame can be retained. The specifications for the proposed windows are as follows;

3no. new OPVC A-Rated Double Glazed Windows.

Finish: White Exterior, White Interior

Glazing: Toughened Clear

Handles: White

Trickle Vents fitted into sash heads

New external cills

04. Summary

Overall the proposed replacement of the three base windows for no.25A East Street will be minimally invasive, replacing windows that are in a poor condition with new A-Rated windows. The appearance of the building from the street will be retained as the stained glass windows are not to be touched as part of the proposal. The replacement of these windows will also have no impact on any neighbouring properties. The use of UPVC windows is in keeping with the principle elevation of the semi-detached neighbour (no.23/23A East Street) and so the development proposal will result in little to no visual change.

