

Judges' Citation RTPI South East Awards for Planning Excellence 2018

Category: Excellence in Planning for Homes

Commendation: The Ordnance Yard, Gosport

Elite Homes

The Ordnance Yard is part of the former Priddy's Hard Ministry of Defence Ordnance Depot in Gosport and comprised a series of shell filling and emptying rooms with surrounding blast walls (traverses) and a concrete access road.

The site is within the Priddy's Hard Conservation Area, with a Scheduled Monument to the east and a Site of Special Scientific Interest, Special Protection Area and Ramsar site to the south. The site forms a small part of the Priddy's Hard Development Area.



A previous permission for the demolition of six shell filling rooms and associated structures and the construction of nine dwellings was commenced but then work was abandoned. Elite Homes took the site on with John Par dey Architects. Looking for a suitable design for the houses set within the traverses to reflect the site's naval heritage and to contrast with the heavy masonry structures, the architects designed buildings that 'float' within the bays allowing the traverse walls to remain visible around and beneath the houses, clad in dark grey metal to reflect the industrial nature of the site and naval battleship grey.

The judges were impressed by the courage and drive of Elite Homes in taking on this very challenging site with a range of characteristics that other developers saw only as constraints but which Elite Homes saw as opportunities, and which demonstrates that the site was developable with imagination and which has instigated the wider regeneration of Priddy's Hard.

We were also impressed by the bold approach to the design of the houses; not only their appearance and choice of materials to but also their sustainability - energy-efficient air source heat pumps, an on-site drainage and sewage system which converts wastewater into potable drinking, and the exceedance of building regulation levels for energy performance.