

PERMIT

Design, Access & Flood Risk Report Including Heritage Statement.

Fenestration Alterations.

Flat 8, Royal Apartments,
Seafront,
Hayling Island.
PO11 0AD.

HAVANT BOROUGH
COUNCIL
07 OCT 2011
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1.0 **Generally**

- 1.1 This Design Report is in support of a Listed Buildings Application to Havant Borough Council for alterations to Flat 8, Royal Apartments, Seafront, Hayling Island, PO11 0AD.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Consultants Ltd.
- 1.3 Reference should be made to the submission drawings for details of the proposals, ref:-

9348	-	A4-01A	Location Plan
		312	Existing Plan
		313A	Proposal Plan
		413	Existing Elevation
		414	Proposal Elevation

2.0 **Physical Context**

- 2.1 Hayling Island was originally a small farming and fishing community.
- 2.2 There was considerable development for leisure related purposes during the 20th Century.
- 2.3 Latterly there has been a reduction in leisure use, in favour of cheap foreign holidays.
- 2.4 Uses generally are as a dormitory suburb to Portsmouth 10 miles to the west, and as retirement housing based on a large number of bungalows.

3.0 Social / Economic Context

- 3.1 The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The apartments have open views of the Beachlands foreshore area and the Solent waters.
- 3.2 Royal Apartments was formerly the Royal Hotel.
- 3.3 The building is Grade II listed and in the Georgian style.
- 3.4 The principal façade of the building faces south. The building is north of seafront, and separated from it by the road and grass verge.
- 3.5 The parking area for the Royal Apartments is at the rear of the building.
- 3.6 Flat 8 is a ground floor apartment.

4.0 Involvement of local interests

- 4.1 There have been no preliminary discussions with Havant Borough Council.

5.0 Proposals

- 5.1 The proposal is to replace an existing window on the south elevation with a set of new French doors and the window having been removed to replace the door on the south elevation.
- 5.2 The proposed French doors will be similar in style to the existing fenestration.

6.0 Evaluation

- 6.1 The site is within a Settlement Policy Area.
- 6.2 The existing residential use is established on the site.

7.0 Landscaping

- 7.1 Not applicable.

8.0 Access

- 8.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.
- 8.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 8.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.
- 8.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 8.5 Vehicle and pedestrian access remains unchanged.
- 8.6 Emergency access is fully available from the public highway.
- 8.7 The existing refuse collection arrangements remain unaffected.

9.0 Flood Risk

- 9.1 The Environment Agency 'flood map' indicates that the site is at risk from flooding.
- 9.2 Due to the risk of flooding we recommend the following:
 - A. All external drain and access covers should be fitted with sealed locking covers.
 - B. Ground floor door openings be fully sealed to the structure.

10.0 Heritage Statement

- 10.1 The schedule of works for Flat 8 is as follows:-
 - A. Remove existing window and retain (see drawing 9348-414).
 - B. Insert new French doors in existing opening.
 - C. Remove existing door (see drawing 9348-414).
 - D. Insert original window into existing door opening.

- 10.3 The Royal Hotel along with the neighbouring Norfolk Crescent was built as part of a grand scheme similar to the Royal Crescent at Bath and the Seafront at Brighton.
- 10.4 The Royal Hotel was converted into apartments but retains much of its original frontage.
- 10.5 The alterations seek to preserve the unique character of the listed building.

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