



Design and Access Statement

Change of Use from A2 to C3 with Associated Fenestration Amendments

Ground Floor, 14 East Street, Havant, PO9 1AQ

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1.0 Generally

- 1.1 This Design and Access Statement forms part of 'Full Planning and Demolition in a Conservation Area' Application to Havant Borough Council for Change of Use from A2 to C3 with Associated Fenestration Amendments at Ground Floor, 14 East Street, Havant, PO9 1AQ.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

20025 -	101	Location and Block Plan
	203	Existing and Proposed Floor Plans
	301	Existing Elevations
	501	Proposed Elevations

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of July 2018. Of the policies, we were mindful of the following:

Section 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 117:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Havant Borough Draft Local Plan 2036, DR1: Delivery of Regeneration and Regeneration

"Delivery

a. The Council will plan positively and collaboratively to achieve high quality, sustainable development in Havant Borough;

b. The Council has a clear 'open for business' approach and supports sustainable growth in homes, jobs and services in principle. Planning applications that accord with

the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise;

c. The Council is committed to working proactively with applicants to jointly find solutions which mean that proposals for sustainable development are approved, particularly where they address the development needs of the Borough. The Council supports innovative design and development solutions in principle which will help to meet the Borough's development needs;

d. The Council expects applicants to be similarly proactive towards development proposals in Havant Borough. This will involve working collaboratively with the Council, infrastructure providers, regulators and communities to achieve high quality development. Such collaborative working should begin at an early stage, well before the submission of a planning application;

2.0 Physical Context

- 2.1 East Street is within the town centre of Havant. It is one of the principal streets within the town, running east-west. The site is on the south side of the street, such that the principal elevation faces north.
- 2.2 The north side of the street has been heavily developed with 2 and 3 storey buildings. Immediately opposite is The Bear Hotel.
- 2.3 The south side of the street contains Cubitt and West (estate agents), Barclays Bank and several dwelling houses. Further west on the corner with South Street is St Faiths Church. The Church was rebuilt in the 19th Century, on the site of an earlier 12th Century church.
- 2.4 The rear of the site is established as residential.
- 2.5 The last use of the site was a Professional Services unit (A2). The A2 unit is recently vacant.
- 2.6 The site is flat throughout. There are no trees on the development site. The frontage is on the 'back of pavement' line.
- 2.7 The site is within the 'St Faiths' Conservation Area. See accompanying Heritage Report.
- 2.8 The general character of East Street, from the crossroads at North Street to the crossroads at Town Hall Road, is a mixture of uses. This includes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), A4 (Drinking Establishments), B2 (General Industry), C1 (Hotels), C3 (Dwelling houses), D1 (Non-Residential Institutions) D2 (Assembly and Leisure) as well as Sui Generis. Previously,

East Street was one of the principal retail streets in the town. This has declined dramatically in recent years, with the development of new retail facilities in West Street, and further west beyond Park Road. Progressively the dominant use in East Street is becoming residential.

- 2.9 At the site, East Street is a local distributor road and a bus route. There are parking restrictions both sides. There are footpaths both sides with full street lighting.

3.0 Social and Economic Context

- 3.1 Havant is a busy little town, of the type often referred to as a 'Market Town', although it never had a cattle market. The basic street pattern of the town centre was laid down by the Romans – north, south, east and west streets - and there has been a retail element on the street ever since. Current economic forces are driven by the railway station with good connections to London Waterloo, the location of the Borough administration, and by social and tourist activities related to the adjacent coast and harbours. Outside the town are industrial estates with high technology manufacturing in computing, aerospace and pharmaceutical industries.
- 3.2 The town centre serves the immediate hinterland, and the adjacent communities of Hayling Island, Leigh Park, Rowlands Castle and Emsworth.
- 3.3 East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables. It is this variation that provides interest and vibrancy to this part of the conservation area.
- 3.4 The subject proposals are an opportunity to extend the residential use east street, and to provide new uses for the redundant and under-used unit. Residential use in the town centre is desirable to stimulate a balanced community and to prevent a 'ghost town' after hours.
- 3.5 Within 1000 metres of the site there are:
- * Public Houses
 - * Health Centre
 - * Library
 - * Town Park - Recreation Ground
 - * Havant Railway Station
 - * Bus Station
 - * Primary and Secondary Schools
 - * Churches

* Super Stores.

Noting all of the above the site is considered to be highly sustainable in that all of the facilities listed (and more not listed) are available within easy walking distance.

- 3.6 Public Car Parking is available in the Meridian Centre Multi Storey car park 100 M to the west and in the Bulbeck Road Multi Storey car park 300 metres to the south west. There is also a car park to the rear (north) of the Bear Hotel (as mentioned in 2.2 above). Running parallel to East Street is Grove Road which has free on street parking 24 hours a day.
- 3.7 The site is considered highly sustainable for residential use, in that the services and facilities for modern life are all available within walking distance. The local streets are all paved, with footpaths and with effective street lighting.
- 3.8 There is a proven and actual demand for rented, residential accommodation in Havant, based on the variety of local facilities, as 3.5 above, and on the good local employment opportunities, as 3.1 above. All of the local Estate agents (5 within 100 metres of the site) have strong and active letting departments.
- 3.9 As above, by re-using the existing building with minimum alteration, the proposals are inherently sustainable by minimising demolition disposals and new construction supply and delivery.
- 3.10 No parking is proposed for the residential units.
- 3.11 A designated refuse store is created under the existing staircase, with external access from the alleyway (which runs south off East Street). This provides 2 x 140L recycling bins and 2 x 140L refuse bins for the two 1 bedroom, 1 person apartments.
- 3.12 Given its central location and proximity to all shops services no amenity areas are provided, this coupled with the fact the site is currently 100% built form, is considered suitable.

4.0 Involvement of Local Interests

- 4.1 The applicant (Ms Austin) undertook a Pre-Application Enquiry (GEN/20/00196) with Rachel McMurray to discuss the proposals on 11/03/2020.

5.0 Amount

- 5.1 The Change of Use from A2 to C3 applies to 83.5m² of floor area.

- 5.2 Two new one-bedroom apartments are proposed with a floor area of 38.5m² and 45m².

6.0 Layout

- 6.1 Access to the front apartment will be via a new entrance door off East Street. Access to the rear apartment will be via the existing entrance off the alleyway. See plan 20025_203.
- 6.2 The proposed houses are designed in line with National Space Standards.

7.0 Design Principles

- 7.1 The design of the proposed works should make a positive contribution to the community and visually enhance the character of the area.
- 7.2 The overall design should provide an environment appropriate for amenable residential use within the Town Centre.
- 7.3 The aim is to create buildings that have a positive future. The site is currently a partially wasting asset, without benefit to the applicants or the community. The proposals will bring the site back into beneficial and active use.
- 7.4 The design should make best use of the available site and building assets.

7.5 ***Havant Borough Draft Local Plan 2036, E6: High Quality Design***

“Planning permission will be granted for development that:

a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;

b. Demonstrates that account has been taken of local design statements, neighbourhood plans and the design elements of conservation area appraisals which identify local character and distinctiveness;

c. Demonstrates that it:

i. Responds to, and draws inspiration from its local context and where appropriate, forge a new sense of place through design;

ii. Considers characteristics such as heights, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;

iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;

iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;

vi. Avoids over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance; and

vii. Plans for adverts, signage, lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.

d. In addition, all non-householder development which will create new floorspace is expected to:

i. Ensure the layout is appropriate in density, scale, and appearance and sufficiently flexible to respond to changing uses, lifestyles and demography;

ii. A setting for any new buildings is provided which is in keeping with the surrounding area

iii. Reduce opportunities for crime and anti-social behaviour and contribute to the creation of safe and inclusive communities;

iv. Consider new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;

v. Integrate with existing local landscape features and characteristics of the area protecting and enhancing local wildlife, biodiversity and ecology;

vi. Be well connected to and integrate with the local area by linking to existing pedestrian and cycle routes and encourages people to use public transport where possible;

vii. Ensure that it does not undermine the development potential of adjacent sites;

viii. Maximise opportunities for mixed uses and the co-location of facilities, particularly in town and district centres in accordance with the design principles set out by Policies KS4 and KS5;

ix. Promote and encourage healthy lifestyles and neighbourhoods in line with Policy E1.

x. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design in line with Policy IN3;

xi. Ensure safe and convenient access for all in the public realm, including the elderly, the disabled and less able; and

xii. Integrate and design affordable housing in a way that is indistinguishable from market housing.”

8.0 Scale

8.1 The proposal will not affect the overall scale of the building.

9.0 Landscaping

9.1 There are no landscaping opportunities.

10.0 Appearance

10.1 See accompanying Heritage Report for appearance proposals.

11.0 Access

11.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).

11.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

11.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).

11.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.

11.5 Pedestrian access to the site is available from East Street.

11.6 A bin area is proposed within 25 metres of East Street.

11.7 As the site is within the town centre, with excellent access to public transport, a limited number of parking spaces are proposed. It is the applicants' intention to “promote travel by non-motorised modes and by public transport”.

12.0 Flood Risk

- 12.1 The Environment Agency Flood Map indicates that the site lies within Flood Zone 1, and does not therefore require a flood risk assessment.

13.0 Sustainability

- 13.1 Based on BRE Home Quality Mark Guidelines. These address new policies E8 and E20.

13.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established at the rear of the site. There are no overlooking issues.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The proposals are on a modest scale and the applicant has already engaged in a Pre-Application Enquiry.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land by providing public amenity space in addition to private gardens and parking.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

This should be a given within a town centre location.

13.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

As above, the site is in a town centre location, with excellent access to public transport.

Local Amenities

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

A variety of local amenities are available.

13.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

13.5 Predicted In Use Energy**Cost**

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*

14.0 Nitrate Neutrality

14.1 The nitrate levels from the proposed development cannot be calculated in line with 'Advice on Achieving Nutrient Neutrality for New Development in the Solent Region' because the existing use class is not greenfield.

14.2 The existing building is used by 3+ persons per day, as the toilet/washroom facilities are used by both staff and customers (who are there for prolonged periods of time for photoshoots). The existing washrooms were also used by staff/customers for cosmetic use, which meant an above average (over 110L per person, per day, per washroom) amount of waste water was used.

3 x persons, x 110L per day = 330L per person, per day.

14.3 The proposed apartments are 1 bedroom, 1 person (maximum 2 persons total). The proposed water calculations are than 87.04L per person, per day (see water calculations in Appendix 1).

2 x persons x 87.04 per person, per day = 174.08L per person, per day.

Net reduction of 155.92L per day.

Appendix 1



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Water Calculator

14 East Street, Havant, Hampshire, PO9 1AQ
Per Apartment:

Installation Type	Unit of Measure	Capacity / Flow Rate	Use factor	Fixed Use l/p/p/day	Litres Person/day
Kitchen Sink	Fixed Use			10.36	10.36
Kitchen Dishwasher	Litres/ Place set	1.2	3.6		4.32
Wash machine	Litres/ Kg. dry	2.8	2.1		5.88
Bath Shower	Litres/ minute	9	4.37		39.3
WHB Plumlink	Litres	12	1.58		19
WC Concealed Cistern	Litres	FF 5.5	1.46		8.03
Sub Total					86.89
Normalise	factor		0.91		79.07
External use				5	5.0
Total	Person/day				84.07
Target	17.K				110