



DESIGN AND ACCESS STATEMENT

CLIENT : Mr I. Cockram
PROJECT : Proposed conversion of the existing ground floor Six Bells public house to a one-bedroom flat and a two-bedroom flat
LOCATION : 30 North Street, Havant, Hampshire, PO9 1PT
DATE : July 2019
PWP ref: 5245

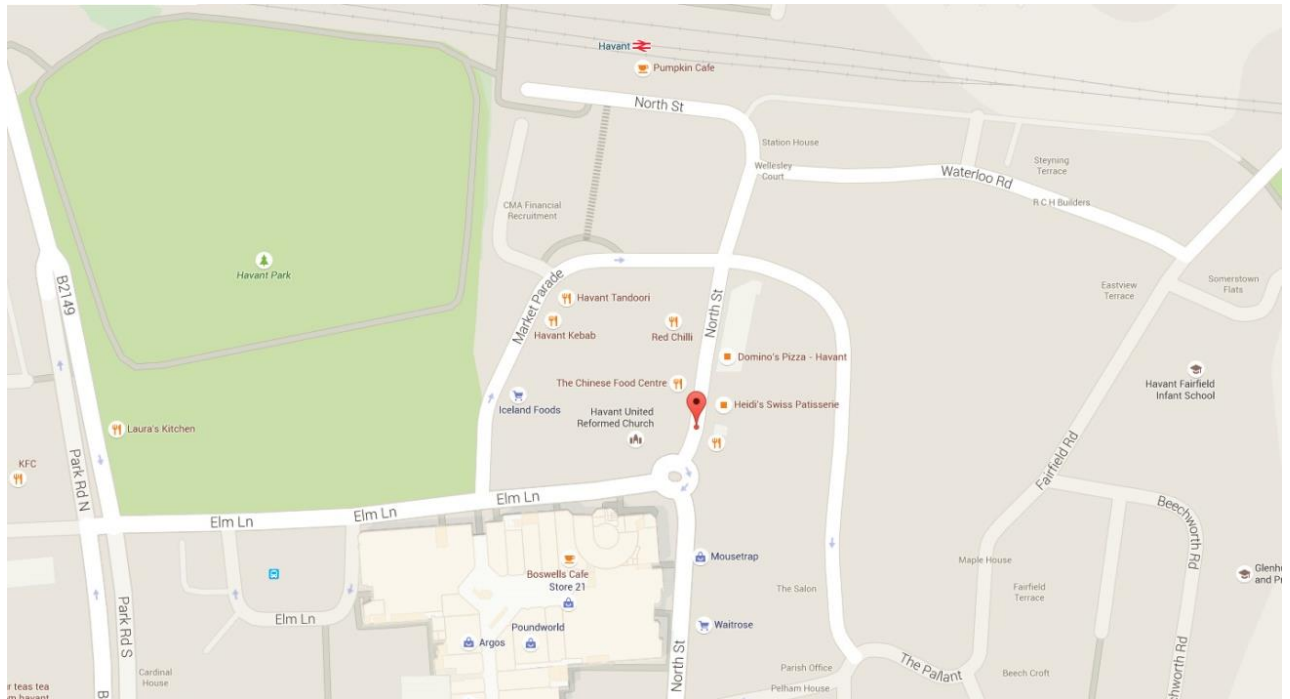
Six Bells public House, 30 North Street, Havant, Hampshire PO9 1PT

1. Introduction

- 1.1 This design and access statement has been prepared by PWP Architects in support of a planning application for the proposed conversion of the existing ground floor Six Bells public house into a one-bedroom flat and a two-bedroom flat.
- 1.2 This statement will: describe the character and appearance of the site; explain the design principles behind the scheme, and identify the relevant planning policies. This document should be read in conjunction with the submitted drawings and any appendices that have been referenced.
- 1.3 The Six Bells public house has had a difficult recent past. Numerous landlords have come and gone and unfortunately, the pub has gained a reputation for bad behaviour, with police attending the scene on multiple occasions. The pub has been on the market since the 1st of February but no offers have been received. It also received a closure notice from PC Jason Pearce on the 17th of February due to non-compliance of specified premises licence conditions and has been closed since the 1st of April.

2. Site and Area Analysis

- 2.1 The site is located on North Street, part of the main thoroughfare than runs through Havant. The site and North Street are part of the conservation area. The site is part of a group of buildings that form the collected mass of North Street; a series of two-storey buildings which a newer development of three-storey mix-use further down North Street. The site is opposite Havant United Reform Church a significant local landmark. The site's front side consists of render on the ground floor and painted brick on the first floor with painted timber windows and a slate roof. Although brick is prevalent on quite a few elevations, treatments including render and paint are also utilised; the church utilises an applied stone façade, and timber style cladding is also used on the three-storey mixed use development. *(see insert map below).*



Map 1: Map showing site position. Source: Google maps



Image 1: Aerial photo showing site position. Source: Bing maps

- 2.2 The building is currently a public house – Six Bells. The ground floor comprises the main public house and the first floor is two existing flats. The front two-storey building has a gable roof which lowers to a hipped roof at the rear of the site. There are also some single-storey flat roof additions at the rear of the site; these house the WCs and cellar.

- 2.3 Pedestrian access to the site is off North Street. North Street also provides the main vehicular access and refuse is also collected here.
- 2.4 Public car parking provision in Havant is widely available. In North Street, there are marking parking bays, which are restricted between Monday – Saturday, 8.00am – 6.00pm to 30 minutes – at other times there are no restrictions. Nearby in Prince George Street and East Pallant there are pay-and-display car parks available, which are free after 6 pm.
- 2.5 There are regular bus services to the local area and the town centre has a dedicated bus station that operates regularly throughout the day. There is a local railway station and there are direct and regular train services to Chichester, Portsmouth, Southampton, London and Brighton.

3 Planning Context

3.1 Relevant Planning Policies

The proposed development has been informed by the relevant policies of Havant Borough Council's Core Strategy (2011).

CS4 TOWN, DISTRICT AND LOCAL CENTRES

The council will seek to accommodate approximately 13,000 square metres (net) of new comparison goods retail floorspace within town and district centres up to 2016.

Planning permission will be granted for appropriate town centre development proposals that:

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map:

Town Centres - Havant and Waterlooville

District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head

Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.

2. Enhance the evening economy of the town and district centres.

3. Retain and enhance local markets.

4. Support small and independent businesses.

5. Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

In converting the problematic public house to two flats, it will provide residential accommodation within the town centre with close proximity to local facilities.

CS6 REGENERATION OF THE BOROUGH

Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough; particularly when it is focused in the following places as shown on the Proposals Map:

1. Havant Town Centre, with particular focus on:

a. Market Parade.

b. Havant Railway Station.

c. Connectivity with the Public Service Village.

d. Connectivity between Solent Road and West Street.

The proposal will positively contribute to the area by the creation of additional accessible residential accommodation within both the town centre and Havant's conservation area.

CS11 PROTECTING AND ENHANCING THE SPECIAL ENVIRONMENT AND HERITAGE OF HAVANT BOROUGH

The proposed changes involved are mainly internal and the proposed extension to the rear will have minor visual and heritage impact especially on the side facing North Street. The proposed flats on the first floor will provide residential dwellings to this part of North Street, increasing and enhancing the mix of building types available in this part of the Street.

D1 HIGH QUALITY DESIGN

Development will be permitted provided it achieves [in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials (finishes, details, features) spaces and views] all of the following:

- i) Creates an attractive environment that has its own distinctive identity but which respects and enhances local character.
- ii) Ensures the efficient use of land.
- iii) Provides safe and convenient access to facilities and public transport.
- iv) Does not adversely affect the amenities of occupiers of neighbouring properties.
- v) Includes existing built and natural features such as trees, walls, watercourses and historic boundaries.
- vi) Reduces the possibility of crime or anti-social behaviour.
- vii) Maximises solar gain and energy conservation.
- viii) Maximises water conservation and utilises sustainable urban drainage systems.

The proposed extension uses the existing ground floor footprint and creates an extension which would enhance the rear of the site. The external addition has been carefully considered and is in keeping with the existing building. The development would enhance the public house as a building overall. It is in keeping within the massing and scale of the surrounding context and is an appropriate solution.

4 Development Proposal

- 4.1 To convert an the existing public house to a one-bedroom flat and a two-bedroom flat, there will no additions or changes to the side of the building that address North Street – part of the main high street of Havant.

- 4.2 Layout
The layout of the flats uses many existing walls.
The main changes consist of:

- New internal walls to separate the two ground floor flats.
- New fenestration for the two-bedroom flat to provide daylight and ventilation

- 4.3 Form, Scale and Massing

Form

The proposed use of the existing cellars, follows the footprint of the existing ground floor which minimises the scale. The only openings to be added to the existing cellars are on this side. Each bedroom will also have a lantern roof light. The glazing will create suitable lighting provision for bedrooms and will also create natural surveillance to the rear of the site.

All fenestration has been carefully considered to maximise light into the space whilst prevent overlooking. The windows will provide ventilation and natural light will filter into the open plan living area.

Scale

All changes are internal so the building will remain at the same scale..

Massing

The massing of the building overall is the same. Due to the minor nature of the proposal, the massing of the built environment will be unaffected. Furthermore, due to its location, it will not impact on the mass or scale of the North Street – a main focus of Havant town centre and the town's conservation area.

4.4 Materials and boundary treatments

North Street has a variety of materials and styles; to the rear of the site, brick and render are the predominant materials. For the proposed entrance door to the flats on the West Elevation it is proposed that the frame will be painted timber to match the existing openings. For the proposed gabled roof, a slate roof is proposed with large overhangs as a design feature. On the North and South elevations it is proposed to use the facing brick to match the existing walls. On the East elevation there will be brick plinths with glazing here to break up the elevation and add interest. For the glazing, thermally efficient aluminium windows are proposed as the slimmer profiles are more aesthetically pleasing with clean crisp lines. Balustrading for the terrace will also create clean crisp lines with a timber handrail also proposed. It is proposed to use glazing on the balustrade to create a clear aesthetic finish to the terrace.

Boundary Treatments

The boundaries are defined by the confines of the site.

The North boundary by the curtilage of the adjacent building and a brick wall; the East boundary by the termination of buildings on the ground floor; the West boundary by the pavement and defined termination line of North Street; the South boundary by the curtilage of the adjacent building and a brick wall. The proposed development does not aim to change the existing boundary treatments. Current boundary treatments will be adhered to.

- 4.5 The creation of two flats will provide residential accommodation in the centre; this will help contribute towards the vitality and the variety of housing stock of the town centre of Havant. The minor nature of the proposal can be readily accommodated without any negative impact upon the significance of Havant as a place. It would be well served by local facilities.

4.6 Landscaping

No changes are proposed to the landscaping of the site.

4.7 Accessibility and Parking

The proposal will create two accessible ground floor flats in the centre of Havant.

Pedestrian Access

Access to the flats will be from the pavement of North Street, where pedestrians will enter a protected lobby and ascend / descend the existing stairs to a shared landing where there is entry to each flat.

Vehicular Access

Vehicular access to the site will remain at present, from the front side - North Street. There are marked parking bays near the site but there are restrictions on these during the day.

Parking and Cycle Provision

The site is within Havant town centre and within easy walking distance of local facilities. The public house has an existing flat on the first floor, and there is no parking provision for this. Therefore the proposal does not change this. Due to its town centre location, there is nearby parking provision and public transport can be

easily accessed. Due to the lack of parking, we have restricted the development to two flats.

We have actively sought to provide adequate cycling provision for the proposed flats and we have included secure bicycle storage lockers in the existing courtyard. We have included one space for the one-bedroom flat and two for the two-bedroom flat which complies with Havant Borough Council's guidance as outlined in the Parking Supplementary Planning Document (SPD) which was adopted 27 July 2016 (refer to insert table below).

TABLE 4D		
C3 Dwelling Houses – Cycle Parking/Storage Provision		
Size of Dwelling	Long stay	Short Stay
1 Bed Unit	1 space per unit	In larger developments (schemes of 10 or more dwellings), short-term visitor parking will be expected at 20% of the long-term cycle parking standard.
2 Bed Unit	2 spaces per unit	
3 Bed Unit	2 spaces per unit	
4+ Bed Unit	2 spaces per unit	

Table 1: Cycle Provision Standards - 'Parking Supplementary Planning Document'. Source: Havant Borough Council

We note that there is pay-and-display parking available nearby and "in the evenings this is free", located within walking distance on Prince George Street and East Pallant. Another mitigation point is that due to its close proximity to Havant bus station and train station, public transport can also be easily accessed to make many local and national journeys.

The 'Parking Supplementary Planning Document' also provides the following passage;

- 3.05 Proposals within the Havant and Waterlooville Town Centre boundaries will be expected to have a reduced or even zero standard of vehicle parking provision in order to maximise the use of land and discourage the use of private motor vehicles in accordance with the requirements of the NPPF. A reduced standard can also apply in instances where a site is located less than 800 metres from the centre of the town (when measured as an on the ground walking distance, not 'as the crow flies'). This should be demonstrated in the design and access statement accompanying an application. However, parking for people with disabilities should be provided.

Vehicular access for firefighting will continue as existing.

4.8 Sustainability / Energy efficiency

Due to the constraints of working with an existing building, the scope towards energy efficiency and sustainability are limited. However, where possible, elements will be incorporated into the building to promote a sustainable design.

These include:

- Thermally efficient windows
- High efficiency condensing boiler
- Low energy lights fittings and appliances
- Dual flush WCs
- Secure recycling provision for each flat

The conversion of the disused public house into flats compared with building new ones minimises resource depletion in terms of materials and the land required to build it.

5. Services

5.1 It is proposed that the existing external courtyard will be utilised for the storage of the required wheelie bins to comply with Havant Borough Council refuse requirements. Secure bin storage located here will provide waste and recycling provision for the flats. It is proposed to use the existing internal passageway and front door of the public house to transfer the refuse wheelie bins for collection at an adequate point in North Street. Refuse collection will be provided as existing services. It is proposed that on refuse collection day the appropriate bin will be wheeled to the place that the adjacent buildings use in North Street, where a suitable refuse collection vehicle will collect the waste.

5.2 Gas, electricity & telecommunications
As existing; it is anticipated that the ground floor flats will be connected to the existing gas, electric and telecom connections as the first floor flats and the adjacent buildings on North Street.

5.3 Drainage
As existing; due to the minor nature of the proposed works, existing drainage provision will continue.

5.4 Sewage
As existing; it is anticipated that there will connection to the existing main sewer.

5.5 Nitrate Mitigation
We are aware that Natural England have currently issued a directive that local planning authorities on the solent need to ensure that any approved development with overnight stay accommodation needs to prove that the proposals equate to a neutral or lower net nitrate emission. As each application site has to be assessed on a case by case basis, the issue of a conversion of a public house offers other possibilities of mitigation. We argue that the removal of the pub which was open 7 days a week for 12 hours per day generated a significantly higher amount of human waste and water than 2 flats. At present Havant Borough Council are currently debating internally and without a 'push', they will not be able to comment upon this proposed strategy until these deliberations are concluded.

6. Conclusion

This application is for the conversion of the public house into a one-bedroom flat and a two-bedroom flat. PWP Architects have developed a proposal that allows the creation of two flats but also responds to the opportunities and constraints of the existing building that will enhance it and the surrounding context.