

Viability Statement

For

**Conversion of Residential Accommodation
at First and Second Floors
to Contain 4 x 1 Bedroom and 1 x Studio Flats**

**Former White Hart P.H.
East Street
PO9 1AA**

For

Harris and Kane

Martin Critchley
Chartered Architect

The Old Brewery, 15E South Street,
Havant, Hampshire,
PO9 1BU

December 2017

Viability Statement

Conversion of Residential Accommodation at First and Second Floors to Contain 4 x 1 Bedroom and 1 x Studio Flats.

Former White Hart Pub,
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1.0 Generally

- 1.1 This Viability Statement is in support of a Full Planning Application to Havant Borough Council for the conversion of residential accommodation at first and second floors to contain 4 No.1 bedroom flats and 1 studio flat.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref :-

17094 -101A	Site Plans
201A	Existing Ground Floor Plan
202A	Existing First Floor Plans
203A	Existing Second Floor Plans
204A	Existing Roof Plan
301A	Existing West Elevation
302A	Existing South Elevation
303A	Existing Rear Elevations
401A	Proposed Ground Floor Plan
405A	Proposed First, Second and Roof Plan
501A	Proposed West Elevation
502A	Proposed South Elevation
503A	Proposed Rear Elevations
505	Approved and Proposed Elevations

- 1.4 The Former White Hart Public House is a Grade II Listed Building described as an *'exuberant example of a late-Victorian corner pub, which also has a strong group value with the Grade II Listed Havant War Memorial.'*
- 1.5 The site is within the St. Faith's Conservation Area.
- 1.6 The building has been vacant for a substantial period of time (+1 year); the previous use was for 1 No. residential accommodation that was connected to the ground floor use.

2.0 Previous Approval

- 2.0 Planning Approval (APP/17/00249) was given on 24th July 2017 for 'Conversion of upper floors from single residential unit to form 4No. flats (3 No. 1 bedroom, 1No. 2 bedroom flats).'
- 2.1 Shortly after this approval was given, the first and second floors of The Former White Hart Public House were sold to Harris and Kane to undertake the proposed, as per the above approval.
- 2.2 Consultations with Martin Critchley, Chartered Architect revealed that there were a number of Building Regulation issues with the approved drawings that made them unviable. The proposals not be constructed, as approved to meet current Building Regulations. Concerns were also raised over financial viability.
- 2.3 The proposal included retaining the existing staircases within the building as Common Access staircases within the communal areas. The staircase from first to second floor does not meet current Building Regulations.
- 2.4 The proposals included shower rooms that do not have sufficient headroom (under skilling walls) for the shower and toilet in flat No.3. Many of the spaces on the second floor have not been designed anthropometrically and, although there is no specific Building Regulation in regard to this, cannot be implemented as useable spaces.
- 2.5 The proposals included a large bulkhead to the Northern elevation. This was an unsightly proposal for access from the stairs at second floor level for access to flat No.4. The staircase and access do not meet current Building Regulations.
- 2.6 During the substantial period of time that the space was left vacant it fell in to disrepair and became derelict. Fenestration broke and was left unrepaired, which allowed access for feral pigeons to enter and live within the first and second floors. Pigeon guano is acidic and has damaged much of the interior historic fabric, some of which is now unfortunately beyond repair and maintenance.
- 2.7 Upon receiving the drawings for the approved application, it was identified that there were major discrepancies within the drawings. The plans and elevations do not align and are not consistent with one another. The drawings could be seen more as artist's impressions, which are neither reliable nor buildable.

3.0 Current Acts and Regulations

Building Regulations

- 3.1 Listed buildings are not currently exempt from being compliant to current building regulations.
- 3.2 The proposals would result in the need to carry out ‘building works’ as defined in Regulation 3 of the Building Regulations Act 2010 under ‘extending or altering an existing building’. Some key relevant building regulations that apply to the proposed works are as follows:

Part K: Protection from falling, collision and impact

K1 *‘Stairs, ladders and ramps shall be designed, constructed and installed as to be safe for people moving between different levels in or about the building’*

‘A lower standard of provision may be acceptable where access is required only for maintenance...’

Under the previously approved drawings, the proposed staircase from first to second floor would be in use as a common, general access stair (access for the use of two or more dwelling houses). The current design for this staircase is entirely undeliverable as a common stair; as it not for maintenance purposes a lower standard is not allowable.

K1.1 *‘The guidance provided in this document covers internal and external steps and stairs when they are part of the building’*

Table 1.1 *‘For existing buildings the dimensional requirements in Table 1.1 should be followed, unless due to dimensional constraints it is not possible...’*

In this instance, it is possible to provide a general access staircase that meets current building regulations. This is included as part of the current application.

Table 1.1 Rise and going

	Rise*		Going*	
	Minimum (mm)	Maximum (mm)	Minimum (mm)	Maximum (mm)
Private stair ^{1,2}	150	220	220	300
Utility stair	150	190	250	400
General access stair ³	150	170	250	400

Notes:

[1] The maximum pitch for a private stair is 42°.

[2] For dwellings, for external tapered steps and stairs that are part of the building the going of each step should be a minimum of 280mm.

[3] For school buildings, the preferred going is 280mm and rise is 150mm.

* The normal relationship between the dimensions of the rise and going is: twice the rise plus the going (2R + G) equals between 550mm and 700mm.

For existing buildings the dimensional requirements in Table 1.1 should be followed, unless due to dimensional constraints it is not possible. Any alternative proposal should be agreed with the relevant building control body and included in an access strategy (refer to Approved Document M).

K1.15 *'A minimum width between handrails of 1000mm'*

The previously approved common access using the existing staircase is only 750mm wide between handrails.

K1.20 *'At the top and bottom of every flight, provide landings the width and length at least as great as the smallest width of the flight'*

The previously approved common access using the existing staircase has a landing of only 650mm.

Part B: Fire Safety

B 5.19 *'The flights and landings of every escape stair should be constructed of materials of limited combustibility in the following situations:*

a) if it is the only stair serving the building or part of the building...'

The previously approved staircase is the only stair serving the second storey of the building (2 flats). The previously approved staircase is constructed of timber which is combustible.

Grade II Listing: Historic England

- 3.3 The Former White Hart Pub is Grade II Listed under Architectural and Group Value, specified by Historic England. Architectural Interest is defined by Historic England as follows:

‘To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship’

Given this, a higher quality of workmanship, finish, and decoration is required/desired to be given to the building, all of which would result in increased overheads for Harris and Kane.

Grade II Listing: Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3.4 54. *‘Urgent Works to preserve unoccupied listed buildings...’*

As stated in 2.6 above, the building has been left in a state of disrepair and cannot be functionally used at the moment. This could be deemed as urgent works to preserve an unoccupied building, however, the limitations and arduous task of receiving planning and Listed building consent for a viable solution is preventing this from taking place.

4.0 Proposed Viability Summary

- 4.1 Given the points above, the proposed design is deemed to rectify the stated issues with the previously approved application.
- 4.2 The proposed scheme is sensitive to the Listing of the building, there will be no material changes to the main view of the building (the feature ‘corner view’ which can be seen from Havant War Memorial and St. Faiths Church). The interior amendments to the previously approved application enhance the building; special care and attention will be given to the quality of finish.
- 4.3 Any changes to the exterior of the building are discreet and hidden from view from the street as to not affect the streetscape of North and East Street. It is believed that the proposed exterior changes are an improvement on the previously approved design.
- 4.4 Given the current state of the building, Harris and Kane are keen to work with the Local Planning Authority to come to a workable solution for the building. The advice given by the Planning Officer and Conservation Officer has been followed and amended plans submitted to rectify the concerns raised.

- 4.5 A replacement staircase is proposed which would meet Part B and Part K of the current building regulations. The existing staircase has also been subject to damage by pigeon guano and is in a serious state of disrepair. It is unlikely that it will be possible to restore the staircase effectively and a replacement staircase is therefore proposed in its place.
- 4.6 The staircase proposed in its place meets current building regulations; it serves one room only within flat No.1, which also meets current space standards. The staircase proposed is a wrought iron, Victorian style spiral staircase, designed to replicate the Victorian style of the building, but not to pastiche the original staircase.
- 4.7 Additional comments that have been raised throughout the duration of the application are in regard to the space standards. Flat No.4 measures 30m², but is however of a design that works as a 1 bedroom, 1 person flat. The previous approval had a flat approved (flat No.3) of 31m², which was proposed as a 1 bedroom, 2 person flat. As mentioned in 2.4 above, this flat also has a shower room which is not designed in accordance with anthropometric data and cannot be used effectively.

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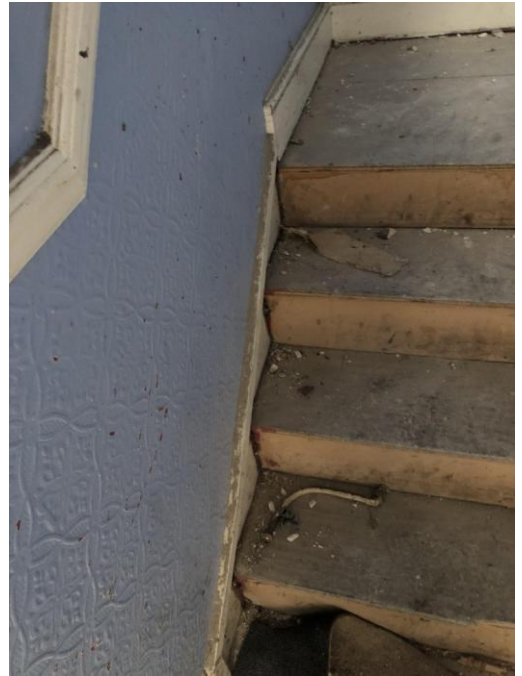
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Appendix A

Photographs prior to the purchase of The Former White Hart P.H



Former White Hart Pub, East Street, PO9 1AA



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