

Design, Access, Sustainability and Heritage Report

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

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

Former White Hart Pub,
East Street,
PO9 1AA

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1.0 Generally

- 1.1 This Design Report 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 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
402B	Proposed First Floor Plan
403B	Proposed Second Floor Plan
404A	Proposed Roof Plan
501A	Proposed West Elevation
502A	Proposed South Elevation
503A	Proposed Rear Elevations

2.0 Physical/Historic 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.
- 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 ground floor of the building is 'The Golden Slots' (Sui Generis) amusement/gambling centre. This is not part of the planning application.

- 2.5 The last use of the site was residential (C3). The applicant has recently purchased the site and the site has been vacant for a substantial period of time.
- 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 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.
- 2.8 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.
- 2.9 The site is within the St. Faith's Conservation Area.
- 2.10 The building is Grade II Listed. The listing is as follows:

The White Hart of 1889 by Alfred Edwin Stallard is listed at Grade II for the following principal reasons:

*Architectural interest: an **exuberant example of a late-Victorian corner pub** designed by a noted local architect; the exterior combines vernacular elements with polite features associated with the Queen Anne revival;*

*Group value: the White Hart has **strong group value with the Grade II-listed Havant War Memorial**, also designed by A.E. Stallard, and with St Faith's Church (Grade II*).*

The proposed works to the Former White Hart do not include any changes to the exterior principal facade, therefore has no direct effect on any features that are connected to the above listing.

- 2.11 The building can be split into 2 parts, the original Victorian pub and a later single storey addition to the rear which is excluded from the listing. The rear element does not form part of this planning application.

3.0 Social / 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. 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. However a bicycle store is to be situated to the rear of the site in the private passage and provides storage for 5 No. bicycles, given the site is highly accessible, this is considered suitable.
- 3.11 A designated refuse store is created to the rear of the site in the private passage accessed from North Street, consisting of 1 No 660L bin for general waste and 1 No. 660L bin for recycling.
- 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 A previous full planning application was granted on 24th July 2017 (APP/17/00250) for 3 No.1 Bed and 1 No.2 Bed Flats.

5.0 Amount

- 5.1 The subject site is approximately 160 sq. m. in area.
- 5.2 There are a total of 5 proposed flats, the areas are:
- | | |
|---------|------------------|
| Flat 1: | 41m ² |
| Flat 2: | 37m ² |
| Flat 3: | 32m ² |
| Flat 4: | 41m ² |
| Flat 5: | 40m ² |
- 5.3 There is no available on site parking.

6.0 Layout

- 6.1 The basic layout of the site has pedestrian access from North Street via a private passage.
- 6.2 There are no proposed changes to the ground floor 'The Golden Slots'.
- 6.3 Bin and Bike storage (17094_401) is provided via the access passage.

7.0 Planning Policy, Evaluation & Heritage

- 7.1 The subject proposals were prepared under the objectives of the National Planning Policy Framework of 14th September 2015. Of the policies, we were mindful of the following :-

2. Ensuring the Vitality of Town Centres

- 7.2 Section 23.

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.
- Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.
- Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

6. Delivering a Wide Choice of High Quality Homes.

- 7.3 Section 49

- Housing applications should be considered in the context of the presumption in favour of sustainable development.

- 7.4 Section 50

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should :-

- Plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

7.5 Section 51.

Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies.....They should normally approve planning applications for change to residential use and any associated development from commercial buildings.

12. Conserving and Enhancing the Historic Environment

7.6 Section 126

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account :

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local character and distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Havant Borough Council Adopted Core Strategy – 1st March 2011.

7.7 Section 3.04

Vibrant and viable town, district and local centres will be promoted by delivering the development of town centre uses within their boundaries.

7.8 Section 3.38 – Policy CS4

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.
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.

8.0 Design Principles

- 8.1 The design of the additional works and the refurbished parts should make a positive contribution and visually enhance the building.
- 8.2 To provide a residential environment appropriate for town centre use.
- 8.3 To create buildings that have a positive future. The buildings are 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.
- 8.4 To make best use of the available site and building assets.
- 8.5 To maintain a positive contribution to the St. Faith's Conservation Area.

9.0 Scale

- 9.1 The scale of the present building remains unchanged, and is entirely appropriate for the site.
- 9.2 There are no extensions or change in the size of the building proposed.
- 9.3 The roof 'horizon' of the buildings remains unchanged.
- 9.4 All proposed flats meet the Minimum Space Standards.

10.0 Landscaping

- 10.1 There is no landscaping opportunity to the street frontage.
- 10.2 There is no landscaping opportunity to the rear.

11.0 Appearance

- 11.1 The appearance of the street frontage is remained unchanged.
- 11.2 There are no overlooking issues.

12.0 Access

- 12.1 The site is flat with no physical constraints.
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995, in all ways possible.
- 12.3 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.4 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2012.
- 12.5 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.6 Pedestrian access is available from the North Street frontage.
- 12.7 Emergency access is fully available from North Street.
- 12.8 Refuse bin storage is located in the private passage. Access and collection is from North Street, within 25m of the carriageway.

13.0 Flood Risk

- 13.1 The Environment Agency 'flood map' indicates that the site is within Flood Zone 1.

14.0 Sustainability

14.1 The following measures and proposals are made in the terms recommended in the BREEAM (Building Research Establishment, Environmental Assessment Method).

14.2 Management.

It is the applicant's intention to:-

1. Recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.
2. Recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner.
3. Recognise and encourage construction to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
4. Recognise and encourage the guidance for the non technical building user so they can understand and operate the building efficiently.
5. Recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development.
6. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.
7. Recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.

14.3 Health and Wellbeing.

It is the applicant's intention to:-

1. Give building users sufficient access to daylight.

2. Reduce the risk of health problems related to the flicker of fluorescent lighting.
3. Ensure lighting has been designed in line with best practice for visual performance and comfort.
4. Ensure occupants have easy and accessible control lighting within each relevant building area.
5. Recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned / mechanically ventilated buildings for the future conversion to a natural ventilation strategy.
6. Reduce the risk to health associated with poor indoor air quality.
7. Recognise and encourage a healthy internal environment through the specification of internal finishes and fittings with low emissions of volatile organic compounds. (VOC's).
8. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
9. Recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.
10. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.
11. Recognise and encourage the provision of external amenity space for building users.

14.4

Energy.

It is the applicant's intention to:-

1. Recognise and encourage buildings that are designed to minimise CO² emissions associated with their operational energy consumption.
2. Recognise and encourage the specification of energy-efficient light fittings for external areas of the development.
3. Reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.

4. Recognise and encourage the specification of energy-efficient transportation systems.
5. Recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

14.5**Transport.**

It is the applicant's intention to:-

1. Encourage building users to cycle by ensuring adequate provision of cycle facilities.
2. Recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.
3. Recognise the consideration given to accommodating a range of travel options for the building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.
4. Encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.
5. Ensure that safety is maintained and disruption due to delivery vehicles minimised through well planned layout and access to the site.

14.6**Water.**

It is the applicant's intention to:-

1. Minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
2. Ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.
3. Reduce the impact of major water leaks that may otherwise go undetected.
4. Reduce the risk of minor leaks in toilet facilities.
5. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.
6. Reduce the consumption of potable water for ornamental planting and landscape irrigation.

14.7 Materials.

It is the applicant's intention to:-

1. Recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.
2. Recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.
3. Recognise and encourage the in-situ re-use of existing building facades.
4. Recognise and encourage the re-use of existing structures that previously occupied the site.
5. Recognise and encourage the specification of responsibly sourced materials for key building elements.
6. Recognise and encourage the use of thermal insulation which has a low embodied environmental performance relative to its thermal properties and has been responsibly sourced.
7. Recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

14.8 Waste.

It is the applicant's intention to:-

1. Promote resource efficiency via the effective and appropriate management of construction site waste.
2. Recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.
3. Recognise the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that such waste is diverted from landfill or incineration.
4. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.
5. Encourage the provision of facilities that help facilitate the reduction in volume of compostable organic waste going directly to landfill during the building's operation.

14.9 Land Use and Ecology.

It is the applicant's intention to:-

1. Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building.
2. Encourage positive action to use contaminated land that otherwise would not have been remediated and developed.
3. Encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.
4. Minimise the impact of a building development on existing site ecology.
5. Recognise and encourage actions taken to maintain and enhance the ecological value of the site as a result of development.
6. Minimise the long term impact of the development on the site's, and surrounding area's biodiversity.

14.10 Pollution.

It is the applicant's intention to:-

1. Reduce the contribution to climate change from refrigerants with a high global warming potential.
2. Reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.
3. Reduce the contribution to climate change from refrigerants with a high global warming potential.
4. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
5. Reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.
6. Ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.
7. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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