

Design, Access, Flood Risk And Sustainability Statement V2

For

Change of Use from Shop,
Alterations and Additions to
Create Five Self-contained Flats

At

234 Sea Front
Hayling Island
Hampshire
PO11 0AU

Martin Critchley, Chartered Architect

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

January 2018

Design, Access, Flood Risk, and Sustainability Statement

For

Change of Use from Shop, Alterations and Additions to Create Five Self-contained Flats

At

234 Sea Front, Hayling Island, Hampshire, PO11 0AU

0.0	Contents
1.0	Generally
2.0	Physical Context
3.0	Social/Economic Context
4.0	Involvement of Local Interests
5.0	Amount
6.0	Layout
7.0	Evaluation and Policy
8.0	Design Principles
9.0	Scale
10.0	Landscaping
11.0	Appearance
12.0	Access
13.0	Flood Risk
14.0	Sustainability

1.0 Generally

- 1.1 This Planning Statement is in support of an application to Havant Borough Council for a Change of Use from A1 to C3 with alterations and additions at 234 Sea Front, Hayling Island, Hampshire, PO11 0AU.
- 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:

1694	-	101A	Location and Block Plans
	-	202	Ground Floor Survey Plan
	-	202	First Floor Survey Plan
	-	203	Roof Plans
	-	301	Survey Elevations
	-	302	Survey Elevations
	-	431	Ground Floor Proposal Plan
	-	422	First Floor proposal Plan
	-	423	Second Floor Proposal Plan
	-	531	Proposal Elevations
	-	532	Proposal Elevations

2.0 Physical Context

- 2.1 Hayling Island is separated from the mainland by a narrow channel, traditionally know as Sweare Deep. It is accessible from Havant via a bridge at Langstone.
- 2.2 Hayling Island is situated to the south of Havant. It lies between Chichester Harbour to the east and Langstone Harbour to the west. Historically, it could be accessed from Portsea Island by ferry, but this service ceased running earlier in 2015.
- 2.3 Sea Front is a main road in the south of Hayling Island that runs east-west across almost the whole width of the island. As the name suggests, the coast is immediately to the south.
- 2.4 The properties along Sea Front are mostly residential, with several recreational facilities relating to the nearby beaches. The houses are of a variety of styles and periods with detached houses, townhouses and blocks of flats along the seafront. The property immediately to the east of the subject site is a two-storey flat roofed brick block containing two independent shops, and the adjoining property to the

west is a two-storey rendered building with a shop below and flat at first floor level. Opposite the site is a large six storey block of flats.

- 2.5 The subject site is a currently vacant plot on the north side of Sea Front. It is mostly surrounded by blocks of flats and is a short distance from Funlands Amusement Park.

3.0 Social / Economic Context

- 3.1 The south coast of Hayling Island is primarily residential, and fairly densely populated. It is a popular tourist destination during the summer, with a number of seasonal attractions along the seafront.

- 3.3 The nearest shopping district is approximately ten minutes (0.5 miles) walk away in Station Road.

- 3.4 The site is 5.5 miles from the centre of Havant, where there are:

- High Street Shops
- Supermarkets
- Primary and Secondary Schools
- Railway station (direct connections to London)
- Bus Stations to all major towns
- Public Houses / Restaurants
- Motor Garages
- Churches
- Industrial Estates

- 3.5 There is a good bus route from Hayling Island to Havant, with regular busses from the seafront.

- 3.6 The shop and flat on the subject site are currently vacant and have been for some time. Given the predominantly residential nature of the surrounding area, a proposed residential use is deemed more appropriate than making further attempts to attract commercial tenants. According to Mr. Roy Pine of Millers Estate Agents, who marketed the property from 26th October 2016:

“we advertised on the internet and in local papers and had a board up but received no retail enquiries. It had been empty for about a year before that and the previous business failed and the tenants stopped paying rent some 5 years ago, it took that long to evict them, by which time the tenants had allowed the property to grossly deteriorate. It's use for the past 20 years or more started as an antique shop, then it closed it's doors to the public and became a junk yard operated from the rear.”

- 3.7 The property has now been vacant for at least a year and, after use as a junk yard, has been left in very poor condition.

4.0 Involvement of local interests

- 4.1 This is a Section 73 application for variations to the approved parking. The previous application, APP/17/00278, was granted permission on 19th May 2017.

5.0 Amount

- 5.1 The site in the ownership of the applicants is approximately 295 m².
- 5.2 81m2 of the existing building and outbuildings will be demolished.
- 5.3 A new mansard roof and rear stair tower is proposed, making an addition of 116.5m2. This will be a net gain of 35.5m2.
- 5.4 The site currently contains one shop with store buildings and a first floor flat. The proposals involve change of use from A1 to C3 and the creation of four additional residential units.
- 5.4 Rear parking will be made available.
- 5.5 Access is available from Green Lane.

6.0 Layout

- 6.1 The layout of the site will change very little. There is a shared access driveway at the rear of the site from Green Lane, and all access to the flats will be from the rear of the site. A new stair tower is proposed to accommodate this.
- 6.2 Refuse, parking, and cycle storage will be at the rear of the site.
- 6.3 Two existing doors to the south will be replaced with windows.

7.0 Evaluation and Policy

- 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:

6. Delivering a Wide Choice of High Quality Homes.

234 Sea Front, Hayling Island, Hampshire, PO11 0AU

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.

Havant Borough Core Strategy (March 2011)

7.8 Policy CS9: Housing

Planning permission will be granted for housing proposals that will:

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.....
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

8.0 Design Principles

- 8.1 The design of the additional works and the refurbished parts should make a positive contribution to the community and visually enhance the character of the area.

- 8.2 To provide an environment appropriate for amenable residential use.
- 8.3 To create buildings that have a positive future. The buildings are currently a partially wasting asset, as 3.6 above, 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.

9.0 Scale

- 9.1 Replacing the existing roof with a mansard will increase the overall height by 1.125m. the overall mass and bulk of the building will still be substantially less than that of the blocks of flats immediately opposite.
- 9.2 The footprint of the buildings on site will decrease by 51m².

10.0 Landscaping

- 10.1 Planting beds are proposed around the entrance, cycle, and bin areas. Planting is to be at the discretion of the management company.

11.0 Appearance

- 11.1 The property is currently a mixture of render, stonepaint, and brick, with slate roof tiles. The fenestration is a mix of painted softwood and white uPVC.
- 11.2 While the front and side elevations will remain much the same, the rear elevation, which is currently in poor repair, will be completed in brick, render, and stonepaint to match existing materials.
- 11.3 The new mansard roof will be finished in natural slates. There is no continuous roofline between neighbouring properties that would be disrupted by the addition.
- 11.4 Proposed fenestration will be in white uPVC, as found elsewhere on the property. This is also a more appropriate choice than painted softwood for a seaside location. New fenestration will, where possible, match the style of the existing.
- 11.4 The rear yard will be repaired with porous block paving to provide hardstanding for parking and bin storage.

12.0 Access

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.3 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).
- 12.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.5 Vehicle and pedestrian access to the site is available from Green Lane.
- 12.6 Five parking spaces, one for each flat, are proposed.
- 12.7 Emergency access is fully available from the public highway.
- 12.8 A bin area is proposed within 25 metres of Green Lane.

13.0 Flood Risk

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

14.0 Sustainability

- 14.1 Condition 16 of approved application APP/14/00959 requires a compliance with Level 3 of the Code for Sustainable Homes. As the Code for Sustainable Homes has been withdrawn since the approval was made, the proposal aims to obtain Level 4 in Energy and Water and Level 3 elsewhere. Initial calculations by Surecalc Ltd. are included in Appendix A as an example.

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.

Martin Critchley
Chartered Architect

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

14th March 2017
V.2 23rd January 2018