

Design and Access Statement and Heritage Report

For

**Ground Floor Change of Use
From A1 to C3 and
Alterations to Fenestration**

At

**70-72 West Street,
Havant,
Hampshire,
PO9 1LN**

For

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March 2017

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1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough for Ground Floor Change of Use and Alterations to Fenestration at 70-72 West Street, Havant, PO9 1LN.
- 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, re:

16103 -	121	Location and Block Plan
	221	Existing Ground Floor Plan
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2.0 Physical Context

- 2.1 West Street is within the town centre of Havant. It is an extension one of the principal shopping streets, running east-west. The site is on the north side of the street, such that the principal elevation faces south.
- 2.2 The north side of the street retains much of the late Georgian and Victorian development plan, with domestic sized plots and an almost rural charm.
- 2.3 The south side of the street is a 1960's (typical style) two storey shop and office over block. Immediately opposite the is the former 'Black Dog' public house, now converted and extended into a small housing development in a vernacular style.
- 2.4 The rear boundary of the site extends through to the Havant Stream, which separates it from a retail park to the North. There is vehicular access from the south.
- 2.5 The ground floor of No.72 is currently a vacant shop. There is a flat at first floor level accessed from the rear of the site. No.70 is a 3 bedroom house.

- 2.6 The site is generally flat and level. There are no trees on the development site. The frontage is on the 'back of pavement' line.
- 2.7 No.74-76 is a former Public House converted into flats. No.68 is in use as a tea room.
- 2.8 The general character of West Street to the west of Park Road is residential, although a number of commercial premises remain. There are recently opened retail parks 50 M to the north and 100 M to the south. The pedestrianised shopping precinct of West Street (East of Park Road) is 100 M to the east.
- 2.9 At the site, West Street is a single carriageway urban street with footpaths both sides. There is full street lighting. There is a 30 mph speed limit. There are parking restrictions. The junction with Brockhampton Lane is opposite the site.
- 2.10 The site is within the 'Black Dog' Conservation Area.

3.0 Historic and Economic Context

- 3.1 Havant is a busy little town, of the type often referred to as a 'Market Town', although it has never had a cattle market. 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 The basic street pattern of the town centre was laid down by the Romans – north, south, east and west streets.
- 3.4 West Street, west of Park Road, is in transition. The small Georgian and Victorian shops are closing, and gradually reverting to residential use, or remain vacant pending an uncertain future. The combinations of the new retail parks nearby, and the prevalence of 'on line' shopping, have removed the need for, and the viability of, small local shops. The commercial and trading activity in West Street is therefore much reduced.

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 150 M to the east and in the Bulbeck Road Multi Storey car park 100 metres to the south west. 30 minutes free parking is available in the adjacent streets during working hours, and free overnight.

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 have strong and active letting departments.

3.9 The site is within the 'Black Dog' Conservation Area, however No. 72 is not Listed or considered to be of special architectural and historic interest.

3.10 The site is part of a group of buildings on the north side of West Street dating from the 17th to 19th Centuries. The frontage is still more or less continuous with a strong vertical emphasis.

4.0 Involvement of Local Interests

4.1 Please refer to approved applications APP/16/10278 and APP/17/00019, which relate to Nos. 70 and 72A.

5.0 Amount

- 5.1 The site in the ownership of the applicants is approximately 234 M². The adjacent plot No.74-76 and land to the rear is also under the control of the applicants.
- 5.2 The existing gross internal floor area of Nos. 70 and 72 is approximately 254 M².
- 5.3 The gross internal floor area to be converted from A1 to C3 is 46.5 M².
- 5.4 No additional floor space is proposed.

6.0 Layout

- 6.1 Access to No.72 will be from the front as existing.
- 6.2 A small garden, with provision for bin and cycle storage, will be created at the rear.
- 6.3 The layout of Nos. 70 and 72A will not change. A pass gate for private access to No.72A will be provided.

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.

- 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 proposed works 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 within the Town Centre.
- 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.

9.0 Scale

- 9.1 There are no additions to the existing building proposed, and no floorspace will be lost through demolition.
92. One chimney to the rear of No.70 will be removed as part of the proposals; the scale of the buildings will be otherwise unchanged.

10.0 Landscaping

- 10.1 Planting in private gardens will be at the discretion of the residents. No communal landscaping is proposed.

11.0 Appearance

- 11.1 Part of the purpose of this application is to generally improve the appearance of the site by bringing it more in line with the adjacent Cobden Homes.
- 11.2 Small changes proposed to the fenestration will enhance the traditional vertical emphasis that is a feature of this group of buildings.
- 11.3 Materials for fenestration and roofing will be as per previous approved applications for this site. The walls will be finished in Sandtex 'Umber Stone' render and stone paint and hanging tiles as per approved application APP/16/00849.
- 11.3 The buildings should appear to form a continuous block with Cobden Homes.

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 Pedestrian access to the site is available from West Street.

12.6 Emergency access is fully available from the public highway.

12.7 A bin area is proposed within 25 metres of West Street.

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 *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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21st March 2017