



HAVANT JUSTICE CENTRE – PLANNING STATEMENT

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Document history

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1. The Site

The Buildings:

The site is Havant Justice Centre of The Court House, Elmleigh Road, Havant, PO9 2AL. The site is currently used as a Court and Tribunal space operated by His Majesty's Courts and Tribunal Service. Directly attached to The Court House, is Havant Police Station. This is operated separately to Justice Centre, however there are areas of shared access for the purposes of maintenance and access.

The Building is of traditional construction built circa 1960, with a mixture of felt and liquid applied roofing systems, which are currently leaking and at the end of their serviceable life. The walls are of masonry construction with a mixture of brickwork and stone panelling. A front enclosure is formed to the main entrance of steel columns and glazed panels. The windows are generally UPVC while doors are either aluminium glazed units or decorated timber units. The roof has been inspected by a Structural Engineer and has been determined to be of concrete panel construction, this was subsequently tested for RAAC but negative results were returned. The surrounding areas are mostly walkways of tarmac and paving stones. To the North (herein referred to as the "Rear") is a car park for those working at the site, further parking is provided to the front driveway.

Internally the spaces are split in the main two areas; Court/Hearing Rooms and Office space. Welfare facilities are provided on each floor and a floor mounted wheelchair stairlift is provided to the East wing entrance.



Site Location

The site is bounded by Elmleigh Road, Civic Centre Road and to the rear Civic Centre Car Park. General use of the surrounding areas is both Residential and Leisure. This area is not deemed to be in a Conservation area, neither is the property of Listed Status.

2. Proposed Work

Roofs

The proposals will be to recover (by overlay) all 5 roofs at the Justice Centre using a bituminous felt system. Works will also include the installation of insulation to improve the thermal efficiency of the system inline with Part L of the Building Regulations. As part of these works all skylights will be removed in order to facilitate the installation of the new proposed solar array (described further on in the Statement)

Ventilation

Internally the ventilation systems to the Waiting Room and WCs, Judicial Retiring Room, Tribunal Room 3, Tribunal Room 2 and Tribunal Room 1 are to be overhauled with new MVHRs and associated grills, louvres and diffusers. This work will be largely internal however new grills may be installed externally depending on final execution.

Solar Panels

The proposal will also include installing a new Solar PV array. Your attention should be drawn to DR004 Proposed Plan View for the proposed layout of the Solar Panels. The total output will be less than 50Kw.

Edge Protection and Access.

The proposal will be to install a combination of *KeeGuard* and *KeeKlamp* (free standing edge protection and face fixed into the brickwork) with five Fixed Vertical Ladders to provide access to Roofs 1, 2 and 5. Additional two bespoke *KeePlatform* station will be formed to create access to and from Roof 1 and Roof 2. Finally a bespoke 45 degree access staircase will be installed to provide access to Roof 4. This will be installed to a concrete base and secured by Palisade fencing with a lockable access gate.

Proposed Materials Table:

Element	Existing Material	Proposed Material
Windows	White (UPVC) double Glazed	No Change
Door	Blue (Timber)	1 door to be White (Aluminium)
Wall	Masonry (mixture of brickwork and stone)	Additional Galvanised metal KeeKlamp Barriers

Impact of proposed changes to the appearance of the building

The main view of the building is from Elmleigh Road. The Justice Centre is set back from the road with some trees and grass land creating a barrier before the building. Due to the location of the Ladders and the edge protection being at a high level and set back from the roofs edge, it is believed that much of the edge protection will not be directly visible from ground level. Additionally the solar panels will be set back from the leading edges and are suitably low to not be visible from the ground level. There will be limited visible change to the buildings appearance.

Impact on Ecology

We have considered the impact on ecology for the proposed development and due to the type of construction (flat roof of concrete construction), locality of the works (exclusively internal or to the roofs) there will be limited impact on the existing ecology of the site.

The works will be away from any of the trees onsite and will be away from any ground dwelling animals or insects.

3. Statement of Requirement

The proposals are set to increase the thermal efficiency of the building by renewing the roofs, and to further increase the sustainability of the building by installing the Solar Panels and MHVRs. By adding the solar panels, the maintenance and cleaning of the panels is raised. As there is no existing edge protection of safe way of carrying out the task as the building is currently constructed, the edge protection will ensure not only that the solar panels can operate at their highest efficiency, but also ensure that the maintenance is carried out in a safe way.

Additionally To the first floor above the WCs of the Justice Centre, herein referred to as "Roof 1" access can only be provided by a door located within the Police Station or by fixed vertical ladder accessible via the Police yard. The proposal to include a bespoke platform and rear fixed vertical ladder will mean that routine maintenance and access tasks can be carried out by the Justice Centre without the need for coordination with the Police Station.

4. Conclusion

The proposals for the solar panels, access and edge protection will not only increase the sustainability and efficiency of the building but will also ensure the safety of those carrying out maintenance to the building for years to come. There will be a limited affect on the appearance and as such should be recommended for approval.

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