



Former Substation Nutbourne Road

Repurposing of existing industrial/Services building to self contained Tourist
Accommodation

Planning, Design and Access Statement

20/10/21





Contents

- 1.0 Introduction
- 2.0 Site context
- 3.0 Site History
- 4.0 Design
- 5.0 Policy
- 6.0 Assessment
- 7.0 Conclusion



1 Introduction

1.1 This planning, design and access statement is prepared by Derek Lindsay of Solent Design Ltd to accompany an application for the conversion of a disused electrical sub station into self contained Holiday Accommodation.

1.2 The Applicant purchased the site in 2020 after the substation use had ended and the building had been stripped out and the electrical services relocated to the front of the building

1.3 The Building is of sound construction and benefits from ample space to the sides and rear and an existing vehicular access from the road

1.4 This application is accompanied by the following illustrations

- Location Plan
- Proposed Site Layout Plan
- Proposed Floor Plans
- Proposed Elevations
- Photographs

+

2 Site Context

- 2.1 The site is sustainably located in a residential area with good transport links near to the beach and local shops.
- 2.2 The site Lies within the Urban Edge and comprises of; The Switch room a parking area, the new electricity plant to the front of the site and unused space concentrated to the side and rear of the building.
- 2.3 Photographs above are provided to assist in the consideration of site context.

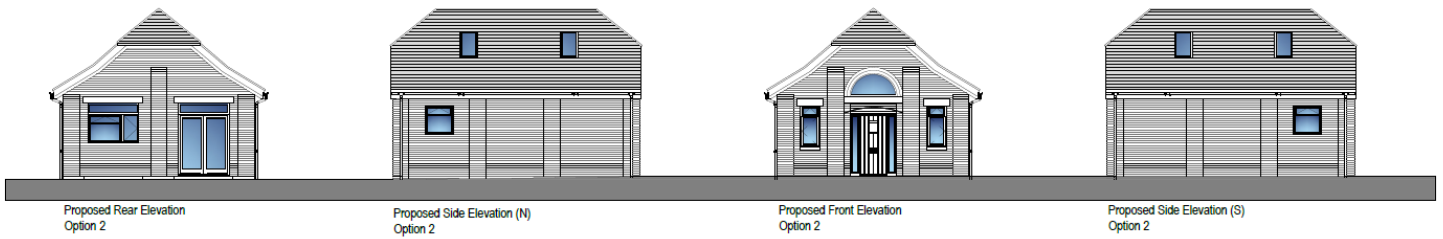
3 Site History

- 3.1 The Plot was originally built and retained as a switch room for the national Grid and has remained as built.
- 3.2 The Building/ Land forming the application site is currently empty and has been for some time.
- 3.3 The External space is currently over grown and unkept
- 3.4 The site can be classified as previously developed land

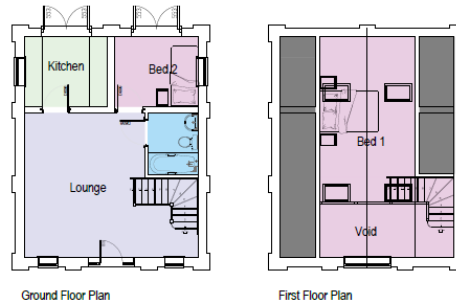


4 Design

- 4.1 The proposal is to retain the building in its current form and footprint, to open up some previously closed window openings and install new windows and doors, there is sufficient space / height for a mezzanine floor.
- 4.2 The unit would consist of a 2 bedroomed holiday let with master bedroom on the first floor and a single bedroom lounge and kitchen on the ground floor.
- 4.3 The proposal offers the scope to install environmentally friendly heating sources (Air Source) and the possibility of a solar roof.
- 4.4 It is proposed to provide SPD compliant parking to the front of the building.
- 4.5 A landscaping proposal will be submitted pursuant to any condition of planning permission. However, it is worth noting that the existing environs are largely impermeable hard surface and the proposal would result in an environmental improvement over the existing situation with regard to soft landscaping and planting resulting in a nett ecological gain.
- 4.6 The site including underground ducting has been cleared of all materials and cabling leaving a bare structure. The scheme does not require a new build element and no contamination is likely to be found around the site or in the building.
- 4.9 We note There is no on site requirement for social housing for sites of less than 14 units but contributions are required for developments of 5 units and over.



5 Policy



5.1 Policy CS5 Tourism Planning permission will be granted for appropriate development proposals around the borough that:

1. Provide sustainable and small scale recreational opportunities.
2. Provide hotel and other types of tourist accommodation.
3. Safeguard existing tourist facilities, hotels, holiday centres and caravan parks.
4. Improve existing tourist facilities, hotels, holiday centres and caravan parks.

6 Overall Planning Assessment

- 6.1 The building is surrounded with adequate external space for the enjoyment of guests
- 6.2 There is sufficient space on site for Amenity/ Parking/ Bins and Cycle Storage
- 6.3 The accomodation is only for Holiday use.
- 6.4 This site, as a previously developed site, allows the opportunity to bring the building back into a use compatible with the surrounding area
- 6.5 A high quality development, causing no material planning harm, the proposal will make a posotive contribution to Hayling Islands tourism industry.

7 Conclusion

- 7.1 The proposal, for the retention of the exiting building and its repurposing in a sustainable location will offer Holiday accommodation and bring additional tourist income to the Island along with employment for lettings staff and cleaners. The position of the plot is perfect for Holiday makers and the proposal offers the opportunity to improve the green credentials and ecological value of this disused plot. The Holiday let use is in keeping with policy and the proposal will not alter the character of the area.