

**Design, Access,
Sustainability
And
Heritage Report**

For

Conversion to 5 Flats

**Cobden Arms,
74-76 West Street,
Havant, Hampshire,
PO9 1LN**

For

Avalon Studios

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Design, Access, & Sustainability Report

Conversion to 5 Flats

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1.0 **Generally**

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council to Convert the Cobden Arms Public House, into 5 self-contained flats at 74-76 West Street, Havant, Hampshire, PO9 1PG. An application of the same description was previously granted permission on 14th July 2015, this is a resubmission with revisions intended to retain more of the fabric of the original building.
- 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:

1044	-	131	Site Plans
		231	Existing Ground Floor Plan
		232	Existing Upper Floor Plans
		331	Existing Elevations
		431	Proposed 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 no vehicular access from the north.
- 2.5 The site is a vacant public house – see below. It is believed that 74 West Street was the original Victorian Public House, which was extended into No.76 c. 1910.
- 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 The adjacent premises are residential to the west, and vacant retail with residential above to the east. The more modern retail units across the street are currently in use.
- 2.8 The general character of West Street to the west of Park Road is residential, although a number of commercial premises remain – see below. 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 **Social / 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 site has been in commercial use for at least 150 years, in something like the present form. 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.
- 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 No.74 is the original Victorian public house, now the eastern two thirds of the frontage. This is a typical town public house of the period, with a bow fronted, frosted, saloon window, and with two bar entrance doors, one to the front saloon, the other to the rear ‘public’ bar. Originally there would have been a central servery covering both bars. That servery was lost, probably in the 1910 extensions (see below).
- 3.6 The original No. 74 frontage was symmetrical, with the central bow window and matching bar doors either side, and with a pair of typical late Victorian sash bay windows at first floor level. Rusticated quoins define the limits of the frontage.
- 3.7 In approximately 1910, the premises were extended to include No.76, presumably a house prior to the conversion. A third bar was added (probably a ‘Snug’ bar), with a third entrance door at the west end of the frontage. A third matching bay window was added to the first floor and the quoins to the west end corner. Although harmonious, the combined frontage is not symmetrical, and the ‘middle’ superfluous quoins are an anachronistic feature. The simple bar window of No.76 is a poor imitation of the original No.74 bar window.
- 3.8 In parallel with the decline of the commercial activities of small towns is a change in the ‘demographics’ of Public House uses. A combination of the drink/drive laws and the availability of cheap alcohol from supermarkets have reduced the numbers of pub visitors. Also, the development of large town centre ‘theme’ pubs

have drawn the free spending young drinkers into the town centres, away from the local 'neighbourhood' pubs. Some country pubs have continued successfully by developing their restaurant trade, and marketing their rural credentials. The net losers in this process are the traditional neighbourhood pubs, such as the Cobden Arms. Nationally, according to the Licensed Victuallers Association, public houses are closing at a rate of twenty five per week.

- 3.9 It is significant that the former 'Black Dog' P.H. opposite has closed and been redeveloped for housing. To the East in the town centre, 'The Star' and the 'White Horse' in North Street have both recently closed. The former Dolphin P.H. in Park Road is now a Care Hostel.
- 3.10 The Cobden Arms closed after Christmas 2009. The Tenant closed the pub without stock or assets. There had been a number of Police complaints about activities and disturbances from the pub during the Autumn of 2009. (This reflects the increasing residential use of this part of West Street.) The Pub was boarded up and marketed by commercial agents (Fleurets), as a Public House, from January 2010 until March 2011. There was no interest and no takers, until the present owners bought the site with a view to redevelopment.
- 3.11 The subject proposals are an opportunity to optimise a residential use on the site. Residential use in the town centre is desirable to stimulate a balanced community and to prevent a 'ghost town' after hours. The Change of Use to residential is consistent with current Government policies to make 'best use' of brownfield sites.
- 3.12 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.

- 3.13 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.
- 3.14 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.
- 3.15 There is a proven and actual demand for rented, residential accommodation in Havant, based on the variety of local facilities, as 3.12 above, and on the good local employment opportunities, as 3.1 above. All of the local Estate agents have strong and active letting departments.
- 3.16 Converting the Cobden Arms into flats is an efficient and effective use of the premises, in that relatively little alteration work is required to the building fabric to achieve the required changes.
- 3.17 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.

4.0 **Involvement of local interests**

- 4.1 Planning pre-application advice was sought, ref: **GEN/10/00589**, on 26th October 2010, for possible conversion for self contained flats. The advice given was particularly concerned with the loss of commercial and community use for the site. It is considered that in the intervening years the commercial viability of the site has been demonstrably lost as 3.4 – 3.9 above, and that a change of use is now the only viable option.
- 4.2 Further pre-application advice was sought, ref: **GEN/11/00423**, on 4th August 2011, for possible conversion for six self contained flats.

The advice given was similar to that previously given, and our comments on changed circumstances also apply equally.

4.3 A planning application for conversion to a nine-room HMO, ref: **APP/12/003**, was submitted on 30th March 2012. Although initially refused, on the grounds that the proposal would have a negative effect on neighbours' amenities and on the character and appearance of the locality and conservation area, it was later granted permission at appeal (ref: APP/X1735/A/13/2190181) on 4th June 2013.

4.4 Planning permission for conversion to 5 self-contained flats was granted on 14th July 2015. On commencing works to the interior of the building the applicants were able to reveal more of the existing structure. The subject proposal reflects this additional information and aims to retain more of the existing building where possible.

5.0 **Amount**

5.1 The subject site is 0.06 Ha in area.

5.2 The gross internal floor area of the existing P.H. building is 305 M².

5.3 Following the proposed alterations to the rear the building, the gross internal floor area will be 337 M².

5.4 The proposal is for 2 no. 1 bed flats and 3 no. 2 bed flats.

5.5 There is no on site vehicle parking. Areas for cycle and refuse storage are included in the proposal.

6.0 **Layout**

6.1 The principal access is from the front, (south) directly from West Street.

6.2 The site has rights of way over the alley immediately to the west, which will allow for refuse removal and cycle access.

6.3 The proposals utilise the existing Public House building where possible, with relatively little change to the original structure.

- 6.4 In this revised proposal only one existing rear extension will require demolition. All other existing extensions will be repaired and retained.
- 6.5 The proposed additions will provide space for a new communal staircase allowing access to all floors. The proposed flats are mostly within the existing Public House.
- 6.6 The proposed addition to the east of the building will contain a second bedroom for Flat 4. This addition is discussed further in 11.3.
- 6.7 There is an outdoor communal area, incorporating cycle and refuse storage, of approximately 160 M² with access from the ground floor hallway and from the side alley.
- 6.8 An area at the rear of the site, of approximately 275 M² is not included in the proposals.

7.0 **Planning Policy & Evaluation**

- 7.1 The subject proposals were prepared under the Town and Country Planning Acts in Force prior to the approval of the National Planning Policy Framework on 27th March 2012. Of the prior policies, we were mindful of the following:

Development Plan Context

- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any determination under the Planning Acts must be made in accordance with the Development Plan unless other material considerations indicate otherwise.

National Planning Guidance

- 7.3 **PPS1: Delivering Sustainable Development**

PPS3: Housing (updated June 2010)

- 7.4 PPS3 seeks to improve the affordability and supply of high quality housing in all communities. Key objectives of the guidance seek to

achieve the provision of a mix of high quality housing to increase housing supply, accessibility and affordability.

Local Planning Guidance

- 7.5 The Havant Borough Council Core Strategy was adopted in March 2012, to cover the period up to 2026, and supersedes the previous Local Plan.
- 7.6 The Havant Borough Local Plan (Allocations) was adopted in July 2014.

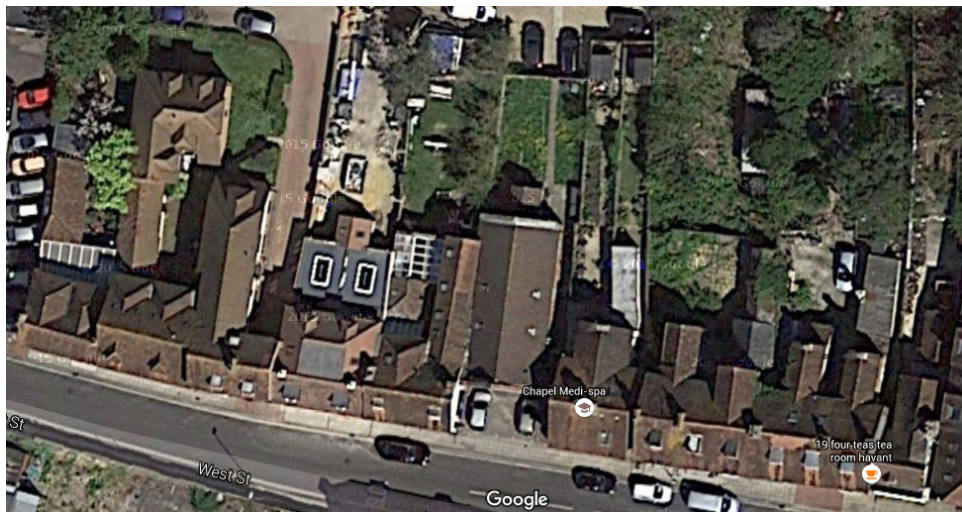
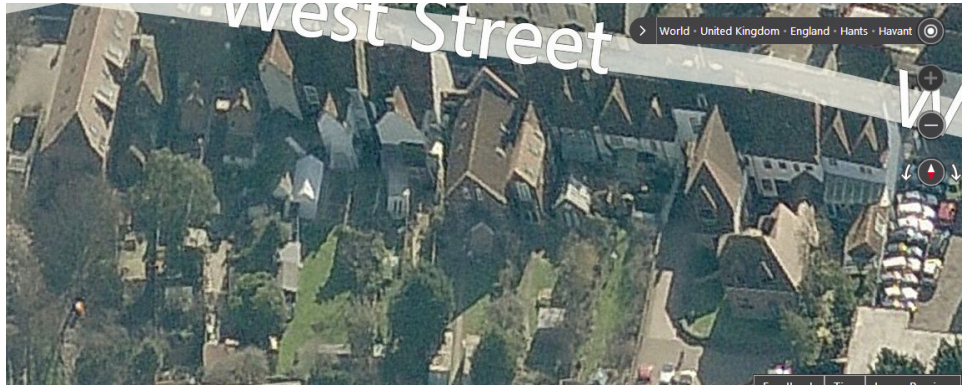
National Planning Policy Framework

- 7.7 Para. 14
It is considered the current proposals meet the objective of **sustainable development** (see 3.0 above and 14.0 below).
- 7.8 Para. 23
The subject proposals will contribute positively to the **vitality of the town centre**. The vacant public house makes no such contribution.
- 7.9 Para. 34
The proposals are located where the **need to travel is minimised**.
- 7.10 Para. 50
The proposals for town centre flats is entirely consistent with the need to provide a **mix of housing based on current and future demographic trends**.
- 7.11 Para. 131
By retaining the existing public house premises largely in tact, and in particular the street frontage, the proposals **sustain and enhance the significance of heritage assets, and put to a viable use**.
- 8.0 **Design Principles**
- 8.1 The design of the proposed buildings for the site should make a positive contribution to the community and visually enhance the character of the area.

- 8.2 To provide an environment appropriate for town centre use and for high density residential use.
- 8.3 To create buildings that are commercially viable and as such have a positive future. The site is currently a wasting asset, as 3.10 above, without benefit to the applicants or the community. The proposed residential use will bring the site back into beneficial use.
- 8.4 To make best use of the available site. The subject proposal is the result of many draft proposals, consultations and previous submissions to the L.P.A as at 4.0 above.
- 8.5 To maintain a positive contribution to the Black dog Conservation Area.
- 9.0 **Scale**
- 9.1 The scale of the present building remains unchanged, and is entirely appropriate for the site.
- 9.2 Minor changes to the rear of the building create a net gain of 32 M² in floor area.
- 10.0 **Landscaping**
- 10.1 New landscape planting is proposed for the rear courtyard area to enhance the appearance of the courtyard, and to maintain biodiversity within a town centre environment. We will be pleased for details of such landscaping to be a subject of Condition to any approval given.
- 10.2 There is no landscaping opportunity to the street frontage.
- 11.0 **Appearance**
- 11.1 The appearance of the street frontage (south) is virtually unchanged. However it is the applicants' intention to block the existing curved windows using small format glazed brown and gold "Victorian" wall tiles to continue the "pub" aesthetic.

11.2 Proposals for the rear of the building (north) copy details, and elements (new dormers, new windows etc.) from the existing building, to maintain a similar overall appearance and minimise any visual impact on the neighbourhood. As the front of the building is already rendered, it is the applicants' intention to use a mixture of render and cladding elsewhere. The suggested materials are feather-edged cladding board in black and Sandtex render in "Umber Stone". The new roofs will be finished in reclaimed plain clay tiles. Windows will be white UPVC at the rear and painted softwood at the front.

11.3 There is a mix of rear outbuildings and extensions found in the neighbouring properties. It is considered that the proposed rear extensions would not appear incongruous in context.



11.4 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 Acts 1995 and 2005, and the Disability Discrimination (NI) Order 2006, in all ways possible.
- 12.3 It is the applicant's intention to meet the requirements of the Employment Rights under the Equality Act 2010.
- 12.4 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.
- 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 West Street frontage.
- 12.7 Emergency access is fully available from West Street and from the side alley.
- 12.8 Refuse bin storage and collection locations are in the rear courtyard, accessed via the side alley within 25 metres of the footpath.

13.0 Flood Risk

- 13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding. There is a seasonal fluvial water course on the north side of the site, part of a series of channelled watercourses under the town centre, which do not represent a flood risk.
- 13.2 Park Road North, 100 metres south east of the site is potentially at risk from flooding. In such circumstances, access to the site is still freely available from the north and west.
- 13.3 The guidance datum level given by the Environment Agency to be safe from flooding is **4.200 O.D.** The ground floor level of the site will be very close to the existing floor level of **7.500 O.D.** which is a considerable margin of safety.

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) "Healthcare 2008 Assessor Manual".

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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