

Design, Access & Flood Risk Report Including Heritage Statement

Proposed Terrace and Boundary Walls and Alterations to Access Ramp

Flat 8, The Royal,
Sea Front,
Hayling Island,
PO11 0AD

1.0 Generally

1.1 This Design Report is in support of a Planning & Listed Buildings Application to Havant Borough Council for a terrace, new boundary walls, and alterations to the access ramp at Flat 8, The Royal, Sea Front, Hayling Island, PO11 0AD.

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 submission drawings for details of the proposals, ref:

9348	-	131	Site Plans
		231	Existing Floor Plan
		331	Existing South Elevations
		431A	Proposed Floor Plan
		532A	Proposed Elevations

2.0 Physical Context

- 2.1 Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is accessible from Havant via a bridge at Langstone. Hayling Island was originally a small farming and fishing community that saw considerable development for leisure related purposes during the 20th Century, although latterly there has been a reduction in leisure use.
- 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 site lies on the southern coast of Hayling Island, accessed from Sea Front. The apartments have open views of the Beachlands foreshore area and the Solent waters.

3.0 Context and Heritage Statement

- 3.1 The Royal was formerly known as the Royal Hotel. It is a Grade II listed building in the Georgian style, built about 1825 shortly after the first bridge to Hayling Island was completed.
- 3.2 The Royal Hotel, along with the neighbouring Norfolk Crescent, was originally intended to be part of a grand scheme similar to the Royal Crescent at Bath and the Seafront at Brighton. The scheme never came to fruition and the hotel was eventually converted into apartments in 1998.
- 3.3 The principal façade of the building faces south. The building is north of seafront, and separated from it by the road and grass verge.
- 3.4 Parking for The Royal is at the rear of the building.
- 3.5 No. 8 is a ground floor apartment with views to the south.

4.0 Involvement of Local Interests

- 4.1 The applicant has had private discussions with the company who manage the apartments to clarify ownership and intentions.

5.0 Proposals

- 5.1 The proposal is for a terrace, boundary walls, and alterations to the access ramp.
- 5.2 It is the intention of the applicant to reuse the existing access ramp.
- 5.3 The proposed boundary walls will match the existing walls along the south of the building.
- 5.4 No alteration to the fabric of the Listed building is intended.

6.0 Evaluation

- 6.1 The proposals will have no impact on the fabric of the existing building and will be visually in keeping with the overall appearance.
- 6.2 The proposals are intended to make better use of external space owned by the applicant. The space is currently not well defined and does nothing to take advantage of sea views to the south.
- 6.3 Similar south terrace arrangements can be seen in neighbouring apartments.
- 6.4 The repositioning of the access ramp would be less intrusive for apartment 9, as the entrance would shift to the south away from their boundary.

7.0 Landscaping

- 7.1 There is no scope for a landscaping scheme in this instance.

8.0 Access

- 8.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 8.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 8.3 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).

- 8.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 8.5 Vehicle access remains unchanged.
- 8.6 Emergency access is fully available from the public highway.
- 8.7 The existing refuse collection arrangements remain unaffected.
- 8.8 The existing pedestrian access ramp will be reused. The new position of the ramp will be of benefit to Apartment 9, as entrance to the ramp is currently in front of one Apartment 9's doors.
- 9.0 **Flood Risk**
- 9.1 The Environment Agency flood map for planning indicates that the site is not within a flood zone.
- 9.2 The addition of a terrace would not, in any case, increase the risk of flooding.

Martin Critchley, Chartered Architect

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

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