

Design & Access Statement

For

Change of Use
From Mixed Use to C3

At

11 The Pallant
Havant
Hampshire
PO9 1BE

Martin Critchley, Chartered Architect

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

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1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for a Change of Use from Mixed Use to C3 (residential) at 11 The Pallant, Havant, Hampshire, PO9 1BE.
- 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, ref:

0629 -	111	Site Plans
	211	Existing Ground Floor Plan
	212	Existing Upper Floor Plans
	411	Proposed Ground Floor Plan
	412	Proposed Upper Floor Plans

2.0 Physical Context

- 2.1 The Pallant is within the town centre of Havant. It is part of the medieval street pattern of “twittens”, or footpaths, which are found throughout the town and runs to the east of North Street.
- 2.2 Development in The Pallant has been mixed in character, and includes Waitrose, St. Faith’s church house, the entrances to two public car parks, and a number of residential properties of varying style.
- 2.3 The subject site is on the north side of The Pallant. No.11 fronts directly on to the pavement and has a small passage to the east giving access to the rear of the site.
- 2.4 Waitrose goods yard is immediately to the north of the site and the property is terraced, with Waitrose to the west and two domestic properties to the east.
- 2.5 The site is within the St. Faith’s Conservation Area and No.11 is a Grade II Listed Building.

3.0 Social / Economic Context / Heritage

- 3.1 Havant is a busy little town, of the type often referred to as a ‘Market Town’, although it 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 No.11 was built in the 19th Century and was originally in residential use. Permission for change of use to offices was granted in 1979, and permission for internal alterations and a new rear window was granted in 2006. Change of use of ground floor from office (B1) to mixed use (retail, art gallery and coffee shop) was granted in 2007.
- 3.4 Although in theory No.11 houses the Nineveh Art Gallery, in practice it is rarely visited and is only in use as an office or small meeting space. The contents of the gallery could easily be transferred to the nearby Spring Arts and Heritage Centre where they would reach a wider audience.
- 3.5 Considering 3.4 above, the site is currently an under utilised space. It is therefore the intention of this application to re-establish the original residential use of No.11.
- 3.6 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.

- 3.7 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 3.8 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 By reusing the existing building with minimum alteration, the proposals are inherently sustainable by minimising demolition disposals and new construction supply and delivery.

Heritage Statement

- 3.10 The site is close to the cross roads of North, South, East and West Streets, as laid out by the Romans in their colonisation of southern Britain. A similar layout is observable locally in Emsworth, Chichester and Winchester. The town has grown and flourished on this layout ever since.
- 3.11 The name The Pallant indicates that this area of land once belonged to the Bishop of Winchester.
- 3.12 No.11, built in the early 1800's, is a good example of the traditional South Hampshire style. The English Heritage 1952 listing describes it as follows:
- "House. Early C19. Brick, with a tile roof. 2 storeys and attic, 1 window. hipped roofed dormer, with a Victorian sash, brick dentil eaves. Blue header walls, with red flush verticals and quoins, plinth. 2-storeyed bow, with 3-light sashes. Architrave to west side door, with 3-panelled door: east side doorway with round head."*
- 3.13 Given that the original listing refers to a house, it would clearly be appropriate to return No. 11 to a domestic use. No further alteration to the fabric of the original building would be required to do this.

4.0 Involvement of Local Interests

- 4.1 There has been no formal involvement of local interests.

5.0 Amount

- 5.1 The area of the subject site is approximately 65 m2.
- 5.2 The gross internal floor area is approximately 125 m2.
- 5.3 No demolition or additions are proposed as part of this application.

6.0 Layout

- 6.1 No alterations to the overall site layout are proposed.

7.0 Planning Policy

7.1 The subject proposals were prepared under the objectives of the National Planning Policy Framework of 27th March 2012. Of the policies, we were mindful of the following:

2. Ensuring the Vitality of Town Centres

7.2 Section 23.

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.
- Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.
- Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

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.

12. Conserving and Enhancing the Historic Environment

7.6 Section 126

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account :

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local character and distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Havant Borough Council Adopted Core Strategy – 1st March 2011

7.7 Section 3.04

Vibrant and viable town, district and local centres will be promoted by delivering the development of town centre uses within their boundaries.

7.8 Section 3.38 – Policy CS4

Planning permission will be granted for appropriate town centre development proposals that :

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map : Town Centres – Havant.
2. Enhance the evening economy of the town and district centres.
3. Retain and enhance local markets.
4. Support small and independent businesses.
5. Encourage high quality, mixed use development in designated centres that retain active ground floor frontages.

8.0 Design Principles

- 8.2 To provide an environment appropriate for amenable residential use within the town centre.
- 8.3 To create buildings that are commercially viable and as such have a positive future. The buildings are currently a partially wasting asset, as 3.4 above, with limited 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.
- 8.5 To maintain a positive contribution to the St. Faith's Conservation Area.

9.0 Scale

- 9.1 The scale of the present building remains unchanged, and is entirely appropriate for the site.
- 9.3 The roof 'horizon' of the buildings remains unchanged.
- 9.4 The 'rhythm' of the building frontages remains unchanged.

10.0 Landscaping

- 10.1 There is no scope for landscaping within the site.

11.0 Appearance

- 11.1 No alterations to the external appearance of the property are proposed.

12.0 Access

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 and 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 2006.
- 12.4 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 Pallant.
- 12.7 Emergency access is fully available from The Pallant, or from Waitrose goods yard if required.
- 12.8 Refuse bin storage and collection locations remain as existing.

13.0 Flood Risk

- 13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding. The Havant Rife is 100 metres north of the site, part of a series of channelled watercourses under the town centre, which do not represent a flood risk.
- 13.2 Homewell 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.

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 to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
 3. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.

14.3 Health and Wellbeing.

It is the applicant's intention to:

1. Ensure occupants have easy and accessible control lighting within each relevant building area.
2. Reduce the risk to health associated with poor indoor air quality.
3. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
4. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.

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 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. 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. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.

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 re-use of existing structures that previously occupied the site.

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 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.
3. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.

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. Minimise the long term impact of the development on the site's, and surrounding areas', 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. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
3. 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.

4. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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