

Hall Place,
20 South Street
Havant
Hampshire
PO9 1DA

Design, Access, Heritage Statements and Additional Information

The proposal is to refurbish or replace a number of existing sash windows which have become dilapidated through the effects of weather and limited maintenance over a long period of time.

The application will not impact directly on either the buildings or grounds of the heritage asset; it relates solely to restorative works intended to conserve this heritage asset in keeping with its historic and local significance. It is the intention of the applicant (who is a recent purchaser), to carry out the immediate and near-term renovations required (in line with building regulations and subject to guidance and the appropriate consents) to restore the property to a state of good repair and secure the longer term preservation of the architectural and historic interest of this listed building.

Design and Access Statement

No Design and Access Statements have been provided on the basis the applications for planning permission does not meet either of the requisite criteria:

1. *Major development: 10 or more dwellings or creation in excess of 1000 sqm non-residential floor space* (the current property constitutes a single dwelling with permission for the creation of 2 dwellings on the site)
2. *The provision of one or more dwellings or creation in excess of 100 sqm of non-residential floor space in a Conservation Area* (no additional dwellings will be created).

More broadly, the intention of these works are to maintain and/or restore the historic features character of the Grade 2 listed building.

No additional dwellings will be created or floor space changed so the existing access methods and extensive vehicle parking areas should be more than sufficient for the future occupants with forecast volumes of traffic likely to be lighter than has historically been the case.

Additional Information

Affordable Housing Statement

Not required on the basis that the proposed works do not meet the criteria set out in Policy CS9 of the Local Plan (Core Strategy):

- Developments of 15 dwellings or more need to provide 30-40% affordable housing on site
- Developments between 5 and 14 dwellings need to provide 30-40% affordable housing on site or a suitable contribution in lieu of this.

Air Quality Assessment

Not required on the basis that the proposed works do not meet any of the requisite criteria:

- Development in excess of 100 dwellings or 10,000m² new floor space
- Development falling within Use Class B2 with floor space of 1000m² or more
- Development where more than 300 new parking spaces are proposed.
- Major development within/or adjacent to an Air Quality Management Area (AQMA).

Biodiversity/Ecological Statement

This site is not within a statutory designated wildlife site nor does it constitute a legally protected site for nature conservation according to the criteria set out in the Hampshire Biodiversity Checklist (for Full Applications). It does however fall within 100m of broadleaf woodland and veteran trees and is the type of site (*pre-1914 buildings or structures within 400m of woodland and/or water and pre-1914 buildings with gable ends, peg tile / traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location*) which may feature bats and bat roosts.

The proposal and associated construction method (to refurbish existing sash windows on a like for like basis via interior removal and replacement using hand tools with access via the current wide shingle drive) should not impact on the habitats contained within the grounds of the property or adjoining areas as it will not change or impact any feature of the landscaping.

Although the works should not affect the spaces potentially occupied by any bats or bat roosts, a manual inspection of the loft and work areas found no evidence of habitats and/or species listed within the Section 41 of the Natural Environment and Rural Communities Act (2010 Update).

Community Infrastructure Levy (CIL)

No Additional Information provided on the basis that the applications does not meet any of the requisite criteria:

- New residential development over 100sqm
- The creation of 1 or more dwellings (even if it is less than 100 sqm)
- Development in excess of 100 sqm of new/additional out of town retail floor space
- Extensions over 100 sqm

Environmental Impact Assessment

Not required on the basis that the proposal does not relate to a major development.

Foul Sewage

Not provided as this application does not constitute to a *Major development* (10 or more dwellings or creation in excess of 1000 sqm non-residential floor space).

No changes or replacement to the existing system.

Flood Risk Assessment

Not required on the basis that the proposed works do not meet the criteria set out in Local Plan (Core Strategy) policy CS15:

- Development proposals of 1 hectare or greater in Flood Zone 1
- All proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency
- Any development other than minor development in a designated critical drainage area which has been notified to HBC by the Environment Agency.
- No changes will be made to the floor levels or the drainage characteristics of the property.

Land Contamination Assessment

No Additional Information provided on the basis that the applications does not meet any of the requisite criteria:

- Any new development of dwellings, greater than 10 units
- Any site where contamination is known to exist
- Excluding householder application, any site situated within 250 metres of existing or former landfill site listed by the Environment Agency (see 'Further Guidance').

Landscaping

No changes will be made as a consequence of this application to either soft or hard landscape features.

Lighting Assessment

No Additional Information provided on the basis that the applications does contain any of the stipulated elements:

- External lighting systems associated with sports pitches, car parks and garage forecourts

Marketing Statement

Not applicable – the proposal does not constitute either a loss or a change of use.

Noise Impact Assessment

No Additional Information provided on the basis that the application does not meet any of the requisite criteria:

- Developments that are considered to be noise sensitive and which are close to existing sources of noise or vibration, e.g. major roads, national railway lines and industrial developments.
- All applications for B2 use.
- Any application for motor sports or motor hobbies, e.g. model aeroplane flying

- Any application for clay pigeon shooting
- Any application for wind turbines (except where permitted development applies).

No change of use or occupancy will result from this application.

Parking Provision

The site currently features ample parking, having gravelled spaces for 10+ cars (although domestic usage will be much lower than this level). This application constitutes no change to the parking provision for the property.

Photographs

Photographs of all of the windows proposed to be refurbished have been included on the Existing and Proposed Elevations. Selected evidence of decay and dilapidation have also been depicted in some cases.

Planning Obligations

Not applicable.

Playing Fields and Sporting Facilities Assessment

Not required as the application will not result in the loss of playing fields and major sporting facilities.

Sustainability Statement

Havant Council's Energy Strategy: 2016-20 provides a strategic framework and direction for Havant Borough. The first 'Energy Principle' is to improve energy efficiency. The proposed plan will contribute directly to the stipulated reduction in energy demand and consequent environmental benefits through the refurbishment of an existing building introducing improved insulation afforded by well fitted windows and the brush system.

Following pre-application planning advice, the refurbishment method selected was the one deemed to offer the best environmental performance within the constraints of maintaining the character and appearance of a listed building. Although traditional, the window design feature brushes between the sashes to reduce draughts and an interior removal system to facilitate easy maintenance in order to maximise the longevity of the windows.

The anticipated contractor is of longstanding national reputation, citing successful work on several listed properties. The works will utilise sustainably sourced wood where required.

Telecommunications Development Information

Not required – this is not a Telecommunications application.

Town Centre Uses/Sequential Assessment

No Additional Information provided on the basis that the applications does not meet any of the requisite criteria:

- All applications for main town centre uses that are not in an existing centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1
- All applications for retail, leisure and office development of more than 2,500 square metres that are not in an existing centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1

Transport Assessment

No Additional Information provided on the basis that the application does not constitute a *Major Development* or would lead to significant transport implications.

No additional dwellings will be created or will the overall floor space be changed under this application. As such, the existing access and transport methods, combined with the extensive vehicle parking areas, should be more than sufficient for the future occupants and forecast (reduced) movements.

Travel Plan

No Additional Information provided on the basis that the application does not meet any of the requisite criteria:

- Any residential development over 100 dwellings
- Food and non-food retail
- Cinema and conference facilities
- Other leisure (D2) uses (excluding stadium) from and above 1000 sq.m gross floor space
- B1 (including office, higher and further education establishments from and above 2500 sq.m gross floor space
- Stadia of 1500+ seats
- Other service developments such as hospitals,
- Smaller traffic attracting developments in rural areas
- The area between A27 and south of Elm Road.

Tree Survey/Arboricultural Implications

The grounds contain 4 trees subject to individual Tree Preservation Orders and a number of less mature specimens. No trees will be put at risk as all works will be conducted inside the existing property. The working method to be employed will not require the use of scaffolding or excavation with the only external activities likely to be required being the use of existing access routes for the delivery of materials and the creation of a temporary working area for the use of hand tools. Both

will utilise the existing gravelled driveway to the front of the building. As such, it should have no impact on the existing trees or soft landscaping.

Utilities Assessment

No change - The current utilities connections and services will be retained.

Ventilation/Extraction Details

No Additional Information provided on the basis that the application does not meet any of the requisite criteria:

- All applications for the use of premises for purposes within the following Use Classes:
- A3 (i.e. Restaurants and cafes – use for the sale of food and drink for consumption on the premises)
- A4 (i.e. Drinking establishments – use as a public house, wine-bar or other drinking establishment)
- A5 (i.e. Hot food takeaways – use for the sale of hot food for consumption off the premises)
- B2 (general industrial)
- Required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed (excluding odour abatement techniques unless specifically required).

Viability Statement

Not applicable – The work is not being undertaken for profit.