

Design, Access, & Heritage Statement

Alterations and Additions For Conversion From C3 (Rented Dwelling) to C1 (Boutique Hotel)

23 South Street,
Emsworth,
Hampshire,
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1.0 Generally

- 1.1 This document is in pursuance of a planning application to Havant Borough Council. The works are to convert the existing dwelling (formerly a Builders office and yard) into a Boutique Hotel, by adding a two storey extension at the rear of the property, and a new mansard roof at second floor level. A new glazed atrium is also proposed at the rear of the existing property.
- 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 drawings for details of the proposals, ref:

1530	-	103A	Existing Plans
		203	Site Plans
		304A	Proposed Plans
		305	Roof Plans
		403A	Existing Elevations
		406	Proposed Elevations
		407	Proposed Elevations

2.0 Physical Context

- 2.1 Emsworth has evolved from a fishing village. 3 miles to the west is the town of Havant and 8 miles to the east is the city of Chichester. Following the introduction of the railway in the 1850's there has been a steady expansion of Victorian and Edwardian housing, with much infilling in the 1960's and 70's.
- 2.2 South Street runs north / south between the square and the harbour quays. It is an attractive street of mixed development, with a combination of small shops, houses, and restaurants. Many of the shops have clearly been converted from houses in the past.
- 2.3 The site is within the Emsworth Conservation Area.
- 2.4 South Street is a single carriageway with footpaths both sides, a 30 mph speed limit, and limited on-street parking. There is good street lighting.

- 2.5 The subject site is on the west side of the street, between The Coal Exchange Public House, and a former shop premises, now with planning permission for conversion to a restaurant.

3.0 Social / Economic Context / Heritage

- 3.1 The site is considered sustainable in planning terms with all of the following within 2 minutes walking distance:

- * Local shops
- * Bus Services
- * Public Houses / Restaurants
- * Churches
- * Public Open Spaces

- 3.2 Emsworth is a popular tourist destination, based on the local sailing and coastal attractions, and on many areas locally of historical interest.

- 3.3 Planning permission has recently been approved for a restaurant at No. 25 South Street (APP/14/01165 and APP/14/01201). This site and the subject site are under the control of the same applicant, who intends to run the restaurant and hotel as complementary businesses.

- 3.4 South Street is a part of 'Old Emsworth', running north/south between the square and the harbour quays. The site is on the west side, fronting directly on to the public footpath. The site extends through, westward, with a rear access from the public car park behind.



South Street, Emsworth, circa. 1910

- 3.5 In the 18th and 19th centuries Emsworth was a busy port, with active boatbuilding, rope making and fishing industries. The predominately Georgian style of South Street and the surrounding area is consistent with this.



Queen Street, Emsworth, circa. 1900

- 3.6 The house at No.23 is of post-war construction, probably built to replace an earlier building that was bomb-damaged. It is a detached property, built alongside, but not touching, the Listed buildings at No.25. It is not considered to have any features of historical or townscape value.

4.0 Involvement of local interests

- 4.1 Pre-application advice was sought prior to making this application. The case officer, Mrs. R. McMurray, advised that a hotel use would be considered suitable for the area, but had concerns over the proposed height and bulk of the scheme. Consequently, the scheme has been revised in order to address these issues. The height and pitch of the proposed mansard roof has been reduced to be more in line with the surrounding properties, and the proposed rear addition has been substantially altered from a flat roof to a far more modest barn hip roof design.

5.0 Amount

- 5.1 The area of the site is approximately 170 m².
- 5.2 The proposals include the addition of a two storey rear extension and mansard roof to the existing premises..
- 5.3 The internal floor area of the existing building is 103 m².
- 5.4 The proposed internal floor area, including the two storey extension, and mansard, is 184 m², an increase of 81 m² to the existing building. This is in order to accommodate eight high-quality hotel rooms with en suites.
- 5.5 Following the demolition of an existing storage shed, the proposals also include a glazed atrium to facilitate access between the restaurant and hotel. This will be approximately 36 m² in size.

6.0 Layout

- 6.1 See proposed plans 1530-304.
- 6.2 Pedestrian access will be as existing from South Street.
- 6.3 Access between the restaurant and hotel is proposed, via the glazed atrium.
- 6.4 There is no on site parking proposed, however, the subject site is in the town centre with good access to buses and trains. There is also a large 'pay and display' car park at the rear. The car park is free in the evenings and overnight.

7.0 Evaluation and Heritage

7.1 The site is currently let by the applicant as a private dwelling. Although there are other private dwellings in South Street, no others have commercial properties on both sides and a public car park at the rear. It is considered that a commercial use would therefore be appropriate, given the nature of the site, and the neighbouring uses.

7.2 Hotel use – Class C1 – is entirely consistent with town centre and tourism policies. It will also contribute to 'out of hours' activity in the town.

7.3 The key policy document is the Havant Borough Council '**Core Strategy**' March 2011. The following quotations take references and numbering from that document.

7.4 **Policy CS.4.** Town District and Local Centres.

The council will seek... to :-

- 1, *Promote and enhance the identified centre of... Emsworth...*
2. *Enhance the evening economy of the town and district centres.*
4. *Support small and independent businesses.*
5. *Encourage high quality, mixed use development...*

It is our the view that the proposals are in accordance with all of the above.

7.5 **Policy CS.5.** Tourism.

1. *Provide sustainable and small scale recreational opportunities.*

Describes the proposals exactly.

3. *Safeguard existing tourist facilities, hotels, holiday centres and caravan parks.*

Again, describes the opportunity at Emsworth perfectly.

3.56 ...encourages the provision of small scale recreational opportunities for tourists...focussed on the natural environment, the seafront.....without damaging or disturbing designated nature conservation sites...and to comply with Policy CS.11.

7.6 The existing building is of post-war construction, lacking the classical proportions of the surrounding properties in South Street. The applicant has refurbished it for temporary letting purposes, as it was purchased in poor condition, but is keen for the site to have a life beyond this.

7.7 Emsworth contains a mix of building styles with great variation in height and pitch, which is part of the overall charm of the location. The photographs below, taken in Emsworth High Street, demonstrate existing examples of mansard roofed buildings within a street scene.



8.0 **Design Principles**

8.1 To enhance the town community of Emsworth.

8.2 To provide a sustainable environment for the proposed uses.

8.3 To provide a safe and attractive environment for visitors and staff.

8.4 The overall aim of the proposal is to regenerate the existing building into something more closely resembling a Georgian house. This would be in character for the area and would enhance the appearance of the site, and the locality.

9.0 Scale

9.1 In order to accommodate enough rooms for a small boutique hotel, the proposals include a two storey rear extension and new mansard roof, as 5.4 above. This will increase the overall height by 0.785m, and will also allow for better proportioning of the fenestration.

9.2 As generally described and illustrated above in 7.0, the street frontages of Emsworth Town Centre, are an intimate mixture of two and three storey buildings, predominantly of the Georgian and Victorian periods. The proposals are consistent with, and within these parameters and precedents.

10.0 Landscaping

10.1 There is currently no landscaping on site. The open space at the rear was previously used as a builders' yard, which the applicant has cleared but not replanted.

10.2 The proposals include some soft landscaping in the rear garden.

11.0 Appearance

11.1 See 7.0 and 9.0 above.

11.2 The proposals include alterations and additions to the exterior of the building, all of which we believe to be enhancements, and more appropriate to the location than the existing building.

- 11.3 The existing building is brick and render with a plain clay tile roof. The proposals include finishing the walls in render and stone paint to match the surrounding properties. The client's intention is to finish the mansard and dormer windows in lead, which is an appropriate material for Georgian period style. The pitched roof rear extension would also be in render and stone paint, with brick detailing and a slate roof.
- 11.4 The existing doors and windows will be replaced, although the position of the doorway will be retained. The replacement windows will be double-hung sliding sash in Georgian style and proportions. Similarly the doors will be in a style, appropriate to the period.
- 11.5 The intention is to use high quality materials throughout, based on the local vernacular, and where possible sourced locally.

12.0 Access

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 and 2005.
- 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.
- 12.5 Pedestrian access to the hotel is from the existing street frontage door. As the hotel fronts directly on to a public footpath it is not possible to create a suitable permanent ramp for wheelchair access. As some people with ambulant disabilities find steps easier to negotiate than ramps, a single low step where a temporary ramp can be used when necessary is the preferable solution.
- 12.6 The site is located within an established residential and commercial area, and as such local facilities and transport connections are considered to be fully available and accessible.

12.7 Emergency access is available from South Street, and in emergency from the public car park to the west.

12.8 Refuse storage arrangements will be on the ground floor, in the garden at the rear of the site. Hotel staff will manage refuse collection so that the refuse tubs are within 25 metres of the public highway on collection days.

13.0 Flood Risk

13.1 The site is not within an area subject to flooding, as indicated by the published Environment Agency Flood Risk Maps. The limit of expected tidal flooding is south of the site, and access will still be freely available from the north.

14.1 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 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 NO_x 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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