

DESIGN AND ACCESS STATEMENT
Rev 'A'

CONVERSION OF UPPER FLOORS

at

12 Creek Road, Hayling Island, Hampshire, PO11 9RD

Prepared By

EASTERN SQUARE PROPERTY SERVICES

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1.00 INTRODUCTION

1.01 Background

This revised document has been prepared to support a planning application to convert the existing first and second floors of the existing property in to private rental rooms as follows;

- First floor comprises of 5 rentable rooms together with shared kitchen, dining and laundry room.
- Second floor comprises of 5 rentable rooms together with shared kitchen, dining and laundry room.
- Access to the upper floors will be via an existing self contained entrance from Creek Road.

A previous application was a similar scheme was submitted under Ref: APP/15/00566 on the 3rd September 2015 and this document together with the amended supporting documents addresses the concerns previously raised.

1.02 Experience

Eastern Square Property Services has substantial experience of finding bespoke solutions for the conversion of existing premises into residential led accommodation. This experience encompasses both single and mixed use properties where sympathetic design considerations are required in line with Local Authority policies.

2.00 SITE CONTEXT

2.01 Location

The property is located at the corner of Creek Road and Wheatlands Avenue in the Borough of Havant. It is located at the south-eastern point of the Island and just 100m from the beach.

The properties in the immediate vicinity consist predominately of two storey residential dwellings to both Wheatlands Avenue and Creek Road, neither of which are listed. The properties located on the opposite side of Creek Road are predominantly two storey domestic dwellings with two and three storey domestic dwellings to the North.

Creek Road was historically occupied by commercial uses common with seaside towns however over the years this has changed to a more residential led street scene.



12 Creek Road, Hayling Island



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2.02 Existing Building

The property occupies a corner site and has traded as Lily Sugars pub and nightclub for over 20 years. The use of the first and second floors as a nightclub has had a tainted history which was viewed as a nuisance by both the Local Authority and local residents which resulted in the upper parts being forced to close prior to 2009.

In 2009 the current owners purchased the property and have successfully continued to trade the ground floor as a public house whilst leaving the upper parts empty.

2.03 Site Area

The site is rectangular in shape and is bound on two sides (North and West) by Wheatlands Avenue and Creek Road. Existing residential buildings bound the Eastern and Southern boundaries. The total site area is approximately 310 sq m.

2.04 Site Topography

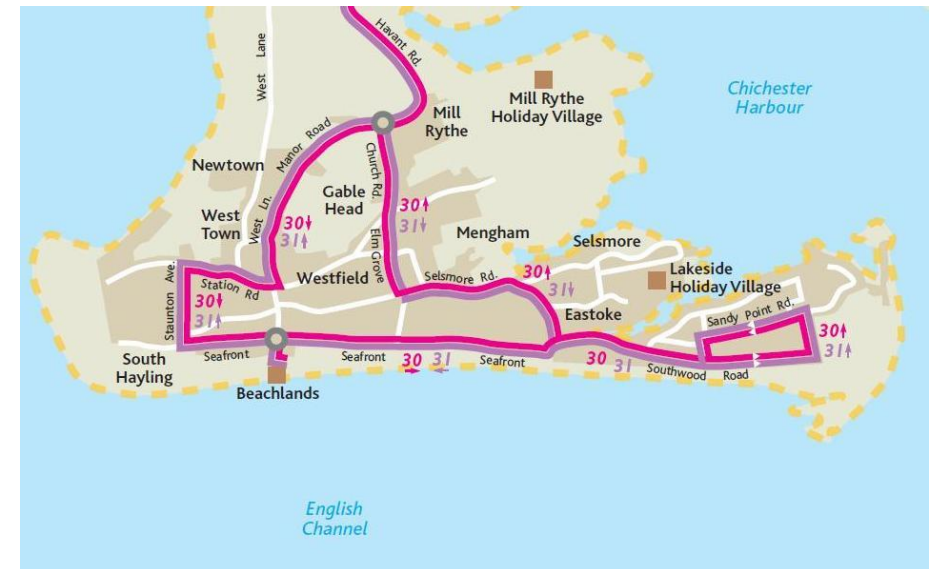
Creek Road is relatively flat and runs North to South between Eastoke Avenue and Southwood Road. Wheatlands Avenue runs West to East and is also relatively flat.

2.05 Communications

The site has excellent public transport links using buses 30 and 31 from Eastoke Road. These offer direct access into central Hayling, Havant and the South Downs College. Excellent cycle routes are also available. The site is also served using public footpaths which offer safe passage to the beach, local shops and nature reserve.

2.06 Shopping Facilities

The premises are located on a main thoroughfare which leads to varied secondary retail operators consisting of convenience stores and cafes amongst others



Local Transport Links

2.07 Recreational Facilities

The site is accessible to active and passive recreational facilities at both local and district levels.

There are a variety of local holiday park operators offering a wide choice of activities together with a stables and easy access to gyms and outdoor leisure.

3.00 PROPOSED DEVELOPMENT

3.01 General Description

The proposal is to create 10 letting rooms each with en-suite facilities together with 2 communal kitchen/dining room as follows

- Conversion of the existing first floor space into 5 individual letting rooms together with a communal kitchen/dining room.
- Conversion of the existing second floor space into 5 individual letting rooms together with a communal kitchen/dining room.

3.02 Design Objectives

1. To rejuvenate and restore a building to ensure that it continues to make a positive contribution to the local townscape.
2. To deliver a development with significant regeneration potential for the neighbourhood.
3. To deliver a sustainable form of development with environmental benefits.
4. To provide an accessible and usable building in accordance with the Building regulations and current best practice insofar as is practical when working with an existing building.
5. To deliver a development that responds to the existing context and delivers much needed high quality low cost rental accommodation in the area.

3.03 Vehicular Access, Car Parking and Cycle Parking

There is currently no on-site parking provided at the premises and there is no provision for car parking proposed as part of this application. It is envisaged that the renters will use public transport or cycles with a secure cycle store being utilised. For infrequent car users and visitors, these could utilise the under-used public car park to Wheatlands Avenue. If additional parking were sought, there is also unrestricted street parking further along Wheatlands Avenue together with the northern end of Creek Road.

The existing use of the upper parts as a nightclub, historically attracted late night car users during unsociable hours together with the noise pollution which this use attracts. The proposal to reduce the car use of these upper parts to an expected NIL is seen as a positive contribution to local residents and a benefit to the community as a whole.

3.04 Approach to Entrance

The staircase leading to the upper parts of the property are served using a separate level entrance from Creek Road.

3.05 Servicing and Bin Storage

The existing property has space for 2 No. Large wheeled bins however only one is used due to the vacant nature of the upper parts. An additional bin will be provided to meet the needs as shown on the amended floor plan. Servicing of the bins will remain as the existing arrangement.

3.06 Elevation Treatment

The plan is to convert the two upper floors in to private rentable rooms whilst utilising the existing building fabric. The elevations to the front and sides will all remain as existing with no change. The rear elevation will include two additional windows facing the fire escape stair and will therefore be unobtrusive.

3.07 Security

The day-to-day management of renting the rooms will be the responsibility of the leaseholder who also operates the retained pub on the ground floor. Each renter will have their own entrance card which allows them access through both the main entrance and their individual rooms.

Regular inspections will be completed by the leaseholder to ensure the safety and security of the occupiers.

Furthermore, all upgrade and refurbishment works will be completed in accordance with the current Building Regulations and a separate application will be submitted in due course.

4.00 CONCLUSION

The proposal is to convert the upper two floors of 12 Creek Road into individual rentable rooms, each with en-suite facilities.

With the upper floors being vacant at present, this proposal seeks to utilise this disused space to offer lower cost rent accommodation which is highly needed in the area. With the exception of two additional windows to the rear elevation, this proposal seeks to maintain the existing building fabric with no other material alterations.

Furthermore the main entrance and the rear fire escape stairs are both being retained and reused therefore limiting any additional external features.

Given the historic issues associated with this property, we believe this proposal will enhance the current area and offer alternative economic accommodation on the Island. Furthermore there is a pent-up demand for accommodation of this nature which is best met by converting redundant properties such as this.

We therefore seek planning consent for this application.