

**Design, Access, Sustainability
and**

Flood Risk Report

For

Ground Floor Flat

**37 East Street, Havant,
Hampshire,
PO9 1AA.**

For

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Design, Access, Sustainability And Flood Risk Report

Change of Use

Ground Floor Flat,
37 East Street,
Havant, Hampshire,
PO9 1AA

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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 to a part of the ground floor, at 37 East Street, Havant, Hampshire, PO9 1AA, from A2 office use to C3 residential use, in the form of a self contained flat.

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:

0377 - 211	Location Plan
212	Block Plan
381	Existing Floor Plan
382	Proposal Floor Plan
481	Existing Elevation
482	Proposed Elevation

2.0 **Physical Context**

2.1 East Street is within the town centre of Havant. It is one of the principal streets, running east-west. The site is on the north side of the street, on the corner with Beechworth road.

2.2 The north side of the street has been heavily developed with 3 storey buildings. Immediately to the west is a modern (1970's) office block occupied by the Guinness Housing Trust.

2.3 Opposite to the east is the Havant Postal Sorting office.

2.4 The site is a part of a complex of self contained flats, formerly Edwardian shops, much altered and extended in 2009.

2.5 East Street is a local distributor road, restricted to 30. m.p.h. There are restrictions on all parking adjacent to the site. There are 30 minute restricted bays during working hours on the opposite side of Beechworth Road.

- 2.6 The highway and footpaths are fully metalled at the site, and there is full and effective street lighting.
- 2.7 The subject building fronts directly onto the back of footpath.
- 2.8 The general character of East Street was once retail, with a mix of first floor residential, and storage uses. Progressively in the last 10 years it has converted and reverted to become predominantly residential. The only surviving commercial uses are a scattering of professional and financial services.

3.0 **Social / Economic Context**

- 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 The former retail uses of the site (last uses, pre 2004 were an artists' materials supplier, and a property agent) are no longer viable, since the shift in the retail 'centre of gravity' to the west of Park Road, and the subsequent 'withering' of the eastern fringes of the town centre.
- 3.4 The nearest commercial use remaining is now Barclays Bank 150 metres to the west.
- 3.5 The building, in combination with the adjacent 35 East Street (originally a pair of Edwardian semi detached shops with flats above, has been much altered and extended, and is now, other than for the subject site all self contained flats.

3.6 The subject proposals are an opportunity to complete residential use on the site, and to provide new use for the redundant and under-used accommodation. Residential use in the town centre is desirable to stimulate a balanced community and to prevent a 'ghost town' after hours. The Change of Use to residential is consistent with current Government policies to make 'best use' of brownfield sites.

3.7 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 Markets

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.

3.8 Public Car Parking is available in the Meridian Centre Multi Storey car park 300 M to the west. 30 minutes free parking is available in the adjacent streets during working hours, and free overnight.

3.9 There is a proven and actual demand for rented, residential accommodation in Havant, based on the variety of local facilities, as 3.7 above, and on the good local employment opportunities, as 3.1 above. All of the local Estate agents (5 within 250 metres of the site) have strong and active letting departments.

3.10 As above, by re-using the existing building with minimum alteration, the proposals are inherently sustainable by minimising demolition disposals and new construction supply and delivery costs.

4.0 **Involvement of local interests**

- 4.1 The proposals are considered to be consistent with Local Development Framework Policies; there has therefore been no involvement of local interests.

5.0 **Amount**

- 5.1 The subject site is a footprint of approximately 30 sq. M.
- 5.2 The proposed flat will have an approximate floor area of 44 sq.M.
- 5.3 On site parking for 6 vehicles is part of the 35/37 East Street complex.
- 5.4 The residential accommodation proposed is in the form of a studio flat with a mezzanine 'sleeping platform'.

6.0 **Layout**

- 6.1 The basic layout of the site with public access from East Street and Beechworth Road remains as existing.
- 6.2 Access to the proposed flat will be from one of the two existing doors on Beechworth Road, the other will be removed.
- 6.3 The other existing access points to the building will remain unchanged.

7.0 **Planning Policy, Evaluation**

- 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.
- 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.

8.0 **Design Principles**

- 8.1 The design of the additional works and the refurbished parts should make a positive contribution to the community and visually enhance the character of the area.
- 8.2 To provide an environment appropriate for town centre use, for amenable residential use.
- 8.3 To create buildings that are commercially viable and as such have a positive future.
- 8.4 To make best use of the available site and building assets.
- 8.5 To maintain a positive contribution to the Havant Town Centre.

9.0 **Scale**

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

10.0 **Landscaping**

- 10.1 There is no landscaping opportunity to the street frontage.

11.0 **Appearance**

- 11.1 The appearance of the street frontages (south and east) is virtually unchanged.
- 11.2 There are no overlooking issues.

12.0 **Access**

- 12.1 The site is flat with no physical constraints.
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995, in all ways possible.
- 12.3 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.4 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2012.
- 12.5 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 Beechworth Road frontage.
- 12.7 Emergency access is fully available from East Street.
- 12.8 Refuse bin storage and collection locations are in the rear courtyard, accessed via Beechworth Road, 25 metres to the north.

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 250 metres north-west of the site, part of a series of channelled watercourses under the town centre, which do not represent a flood risk.
- 13.3 The guidance datum level given by the Environment Agency to be safe from flooding is **4.200 O.D.** The ground floor level of the site will be very close to the existing floor level of **10.500 O.D.** which is a considerable margin of safety.

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 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 NOx 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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9th December 2013