ALB/gk/1019

APP/10/0210

Design, Access & Flood Risk Report Including Heritage Statement.

PERMIT

Demolition of Existing Front Basement at No. 47 and Re-Instatement of Original Door and Window Openings at No. 49.

47 & 49 Norfolk Crescent,
Hayling Island.
PO11 0AP.

1.0 **Generally**

1.1 This Design Report is in support of a Listed Buildings Application to Havant Borough Council for alterations to 47 & 49 Norfolk Crescent, Hayling Island, PO11 0AP.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Consultants Ltd.

1.3 Reference should be made to the submission drawings for details of the proposals, ref :-

1019	-	201	Location Plan
		202	Block Plan
		101	Existing Plans
		301A	Proposal Plans
		401A	Elevations
		601	Sash Window Detail

2.0 **Physical Context**

2.1 Hayling Island was originally a small farming and fishing community.

2.2 There was considerable development for leisure related purposes during the 20th Century.

2.3 Latterly there has been a reduction in leisure use, in favour of cheap foreign holidays.

2.4 Uses generally are as a dormitory suburb to Portsmouth 10 miles to the west, and as retirement housing based on a large number of bungalows.

3.0 **Social / Economic Context**

3.1 The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The buildings have open views of the Beachlands foreshore area and the Solent waters.

3.2 Norfolk Crescent was formerly a row of houses, now converted to apartments.

3.3 The Norfolk Crescent buildings are listed and in the Georgian style.

3.4 The principal façade of the buildings face south. The building is north of seafront, and separated from it by a parking area.

3.5 The parking area is approximately 1.5 metres below the prevailing ground level, and as such is deemed to be at risk from flooding.

3.6 Nos 47 & 49 Norfolk Crescent are both basement flats accessed from the main thoroughfare by way of a small set of stairs.

4.0 **Involvement of local interests**

4.1 There have been no preliminary discussions with Havant Borough Council.

5.0 **Proposals**

5.1 The proposal for No. 47 is to demolish the existing front extension and re-instate the original façade. The proposal for No. 49 is to re-instate the original door and window openings.

5.2 The existing front extension at No. 47 is not original and out of keeping with the Georgian style of the Crescent.

5.3 The replacement window at No. 49 will be a painted softwood sash window to match the existing windows. The entrance door will be painted softwood, again to match with the other Crescent properties.

6.0 **Evaluation**

6.1 The site is within a Settlement Policy Area.

6.2 The existing residential use is established on the site.

7.0 **Landscaping**

7.1 Not applicable.

8.0 **Access**

8.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.

8.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

8.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

8.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

8.5 Vehicle and pedestrian access remains unchanged.

8.6 Emergency access is fully available from the public highway.

8.7 The existing refuse collection arrangements remain unaffected.

9.0 **Flood Risk**

9.1 The Environment Agency 'flood map' indicates that the site is at risk from flooding.

9.2 Due to the risk of flooding we recommend the following:

A. All external drain and access covers should be fitted with sealed locking covers.
B. Ground floor door openings be fully sealed to the structure.

10.0 **Heritage Statement**

10.1 The schedule of works for No. 47 is as follows:-

A. Demolish front basement kitchen. This will reveal the original and existing door and window.

10.2 The schedule of works for No. 49 is as follows:-

A. Remove existing window and door. Re-instate window and door in their original positions (see drawing 1019-401A).
B. Remove non original internal walls and block internal laylight openings (see drawing 1019-301A).

10.3 Norfolk Crescent was built as part of a grand scheme similar to the Royal Crescent at Bath and the Seafront at Brighton.

10.4 Norfolk Crescent was formerly a row of houses and is now converted to apartments. The original Georgian style has been heavily compromised throughout the years with some original windows being replaced with uPVC.

10.5 Our intention is to re-instate the original elements of Nos 47 & 49 to a high quality standard. The alterations seek to preserve the unique character of the listed building.

Martin Critchley Consultants Ltd.

7, North Street,
Havant,
Hampshire,
PO9 1PW.

27th May 2010
Revised 2nd June 2010