
Design and Access Statement

**EMSWORTH SPECIALIST PRACTICE, 4 HAVANT ROAD, EMSWORTH
HAMPSHIRE, PO10 7JE**

**PROVISION OF A SMALL OUTBUILDING WITHIN THE ENCLOSED YARD
AREA TO BE USED AS AN ANCILLARY OFFICE AND FOR THE
STORAGE OF FILES**

1.0 Introduction and Background

1.1 This statement accompanies and supports a planning application submitted by Dr. A. Biddle for the erection of a small pre-fabricated outbuilding in the enclosed yard area to the west of the Emsworth Specialist Practice. The outbuilding would be used for administrative purposes by the Practice Office Manager.

1.2 The host building is a Grade II listed building located on the corner of Havant Road and Warblington Road. Planning permission was granted by the Local Planning Authority (LPA) in 2006 for the change of use of the building to “*part specialist dental surgery – periodontics (Class D1) and part residential accommodation*” (LPA Ref: 06/55539/006). A further grant of permission was issued by the LPA in 2008 for the variation of conditions 2 and 3 attached to 06/55539/006. This permission allowed two pre-existing residential rooms to be used as surgeries and for the practice to increase the number of appointments to 35 per day (LPA Ref: 08/55539/011).

1.3 The premises have also been granted both planning permission and Listed Building Consent for the installation of air conditioning units (LPA Refs: 07/55539/009 + 07/55539/010). Additionally, the buildings’ signage was granted advertisement consent under LPA Ref: 07/55539/007.

1.4 This application seeks a grant of permission for the erection of a small ‘office shed’ in the walled yard, located to the west of the existing building. This additional accommodation is required for the Practice Office Manager who currently has to ‘hot desk’ between whichever surgery is not in use. The current arrangements are not particularly convenient or work efficient and it is considered that the proposed office outbuilding would provide suitable alternative accommodation.

1.5 It must be noted that the proposed office building would not result in additional staff being employed by the practice. The proposed office accommodation seeks just to improve the existing working environment.

1.6 This statement describes my Client’s proposal and places it in context with relevant local policy. It will be concluded that our Client’s proposal should receive support and be granted planning permission.

2.0 Appraising the Context

Assessment of the Site

2.1 As stated above, the application site currently comprises a detached two storey Grade II listed building, located on the corner of Havant Road (south side) and Warblington Road (west side), Emsworth. Its notable features include timber casement windows which are blue painted and constructed with an “ogee” design.

2.2 The property has a walled parking court with vehicular access onto Havant Road. This provides parking spaces for up to 3 vehicles, one of which is designated for disabled users. Beyond the parking court is a small walled yard area. It is within the rear yard area that it is intended to locate the office outbuilding. The north boundary wall is constructed of knapped flint panels with complementary rounded brick coping stones and brick piers. To the south of the parking court is a small private amenity area.



View Towards Emsworth Specialist Practice from the North Side of Havant Road

2.3 The application site falls within a mixed commercial - residential area on the edge of Emsworth's town centre. Immediately adjacent to the site is Fiscal House (offices), a church, a petrol service station and a public house.

Assessment of Policies

Havant Borough Local Development Framework

2.4 The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the council's Local Development Framework and sets out the spatial planning strategy for the area up to 2026.

2.5 The policies considered most relevant to the current proposal are:

CS4 Town, District and Local Centres

Emsworth is an identified District Centre and this policy seeks to support small and independent businesses.

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

This policy seeks to protect and enhance the borough's statutory and non-statutory heritage designations by managing development in or adjacent to conservation areas, listed buildings etc.

CS15 Flood and Coastal Erosion Risk

All development will be required to ensure that there is no net increase in surface water run off.

CS16 High Quality Design

This is the key policy relevant to this application and is copied below in full:

“Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. *Responds to, draws inspiration from and respects local context and:*
 - a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
 - d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*

- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*
2. *Produces a positive relationship between buildings, street and spaces both existing and proposed, where:*
 - a) *The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;*
 - b) *New streets are not dominated by vehicular traffic;*
 - c) *The layout of the development is legible, meaning it is easy to orientate oneself and move through.*
3. *Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.*
4. *Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.*
5. *Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.*
6. *Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.*
7. *Adapts to the changing needs of the users and the changing climate over the lifespan of the building."*

CS17 Concentration and Distribution of Development within the Urban Areas

Emsworth is recognised as an urban area where development is directed and prioritized on previously developed land to make the most effective use of land.

The Havant Borough District-Wide Local Plan, 1996-2011

2.6 This document has now mainly been superseded by the adopted Core Strategy. There are some "saved" policies of the Havant Borough District Wide Local Plan that still form part of the Development Plan for Havant

Borough. However, these are generally the more site specific policies and those relating to land allocations. As such, there are none now considered relevant to the current proposal.

2.7 Havant Borough council have also produced various **Supplementary Planning Documents** of relevance to this application:

Borough Design Guide Supplementary Planning Document, December 2011

2.8 This SPD supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the Borough. It sets out the council's design expectations with regard to new development, explaining 7 key principles of good design. It provides examples and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development.

Involving the Community

2.9 It was not felt necessary to undertake any consultation with the wider community for such a minor proposal. The applicant acknowledges that the LPA will carry out the necessary neighbour notification and third party consultation process.

Evaluating the Information

2.10 As has been explained above, this successful periodontic dental practice requires additional office space to improve the working environment of the existing Practice Office Manager. Being a Listed building it is accepted that any external alterations or extensions to the main building would have design implications that may affect the character and appearance of the heritage asset. With this in mind the applicant, Dr Biddle, has given much thought to finding an alternative solution that would provide acceptable office accommodation without affecting either the character, appearance or setting of the listed building. As such, it is considered that the proposed well designed, detached, free standing 'micro-office' could be sited within the court yard area to the west of the host building in a position where it would not affect the setting, character or integrity of the heritage asset.

3.0 Identifying Design Principles

Amount

3.1 To place a single, small, freestanding, detached 'micro-office' within the rear, enclosed courtyard of 4 Havant Road, Emsworth.

Layout

3.2 To be sited to the south of the parking court wall within the rear courtyard of the host building. The micro-office would be some 3.5m to 4.0m

from the western elevation of the main building. This area is used as an amenity area for staff which is used during breaks.



Above: View of proposed siting of micro office from within enclosed rear courtyard

3.3 To the north of the wall is the parking area for 3 cars. As such, the proposed micro-office would not affect existing patient parking facilities within the site. Additionally the wall, with decorative iron rail top, which has a combined height of approximately 2.0m would screen views of much of the structure from Havant Road.



Above: View of Parking Court Wall behind which Micro Office (Indicative Image) would be Sited

3.4 To the west is a combined 2.2m high brick wall with fence panel above, which forms the boundary to the residential dwelling at No.1 Warblington Road.



Above: Taken from within Rear Courtyard facing West to Boundary Wall with 1 Warblington Road

Scale

3.5 The proposed development would have a footprint measurement of 2.29m by 2.29m. The design incorporates a very shallow pitched roof, with a maximum height of 2.49m.

Landscaping

3.6 The 'micro-office' would sit on the existing stone slabs within the courtyard. The existing trough and hanging baskets would be re-sited within the courtyard enabling their retention and continued use.

Appearance

3.7 The building is constructed of pressure treated timber with all exterior surfaces colour coated using a specialist 15 year life material. The proposed office would have elevations of painted cream and a roof of slate coloured bitumen shingles with black rafter ends, fascia and soffits. The 'micro-office' would be constructed with a triple casement window in its east elevation together with another single casement window and door to the south elevation. Additionally, it is intended to add a decorative 'bulls eye' window to

the north elevation in order to give the structure added visual interest when viewed from Havant Road.

3.8 Photographs of similar micro offices can be found by following this link to the suppliers (Smart Garden Offices) website: -

<http://www.smartgardenoffices.co.uk/page/micro-garden-office>



Micro Smart Garden Office
The complete one-person office



View Towards Emsworth Specialist Practice from the North Side of Havant Road with Indicative Image of the Micro-Office

4.0 Identifying the Access Principles

4.1 To ensure ease of use for existing staff.

5.0 Creating the Design Solution

5.1 The design solution represents a quality alternative to a standard timber garden shed styled structure. The proposed external elevations of the building would be of a durable cream colour coated surface to match and compliment the Listed Building. The proposal is for a small structure, sited some 3.5m to 4.0m from the western elevation of the main building. It is considered that its size and positioning would not affect the setting of the Listed Building and it would remain subservient to the main building.

5.2 The proposed position of the micro-office, behind the parking court wall would also ensure that much of the building would be well screened from the public realm i.e. the Havant Road. Additionally, it is considered that the proposed office would have little, if any impact, upon the amenities of the occupiers of No.1 Warblington Road. The office would be screened from view by the existing 2.2m high boundary wall; it is also of note that only secondary room side windows face towards the proposed building within the north-east elevation of to No.1.

5.3 The number of staff employed at the practice would not increase as a consequence of this application. The number of patient appointments would remain at a maximum of 35 per day.

6.0 Creating the Access Solution

Public Access

6.1 The public access to the site is unaffected by this proposal. The site is located within easy walking distance of the town centre, is adjacent to a bus stop on the Havant Road which is served by both the No. 36 bus (Havant to Southbourne) and the No. 700 bus (Southsea to Brighton). Additionally, the site is very close to two public car parks (Bridge Road and South Street).

Inclusive Access

6.2 The building would be set on the existing slabs necessitating a step up to the internal finished floor level. A ramped access could be provided should any future users require it.

7.0 Conclusions

7.1 In conclusion it is considered that the proposed micro-office set within the rear courtyard of the premises, would not cause any material harm to either the amenities of the adjoining residents or the visual appearance of the site. Furthermore it is considered that the design of the proposal would compliment the setting of the Listed Building.

7.2 The proposal is considered to be in compliance with policies of the Development Plan. It is respectfully requested, therefore, that Officers and Members of the Borough Council look favourably on this application and grant planning permission.