

DESIGN STATEMENT - PROPOSED CHANGE OF USE
141-143 ELM GROVE, HAYLING ISLAND



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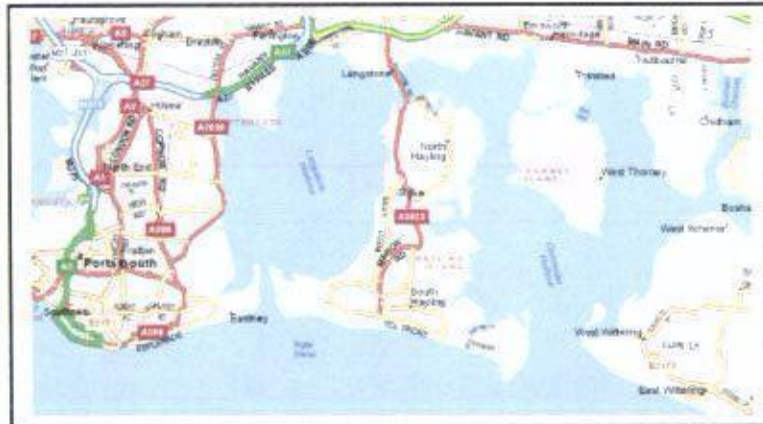
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1.0 THE AREA SURROUNDING THE SITE :

- The site is located on the southern edge of Hayling Island close to Mengham. It is located at the junction of Elm Grove main and St Marys Road.
- The location is convenient for local shopping at Mengham and a main bus route accessing both Havant and Portsmouth.
- South Hayling developed primarily during the early part of the 20th Century as a small sea-side resort and continued development of the southern end of the Island has resulted in an urbanisation of the surrounding area.
- As a result of sporadic and piecemeal development the locality has no predominant strong architectural theme to its mainly residential environment. It consists of an amalgam of a variety of architectural styles ranging from mid Victorian cottages, thirties detached and semi detached housing, terraced housing and bungalow development. All these styles can be found within 500 metres of the site along with a wide variety of retail outlets. The area represents a typical mix of residential alongside retail outlets and some industrial with few examples of discernable architectural merit.

2.00 LOCATION PLANS :



3.00 THE SITE & SURROUNDING AREA :



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4.0 THE SITE :

- Currently 3 retail units to ground floor with 2no. one bed flats over.
- The land and its immediate surroundings are characterised by a stone memorial to the north set on a grassed area with dual open aspect to both Elm Grove and St Marys Road. Run down empty retail units to the south of Elm Grove and 3 storey housing to the South of St Marys Road.

5.00 DESIGN PRINCIPLES :

- o The means by which the approach and design principles relating to the redevelopment of the site have been established are based on thoughtful and careful consideration of its characteristics and the constraints bearing upon it.
- o The fundamental characteristics which successful developments share which dictate and guide the creation of a quality, well designed scheme can be summarised as follows and it is these which have led to the design solution which has been presented: -

Character	A place should have its own identity.
Continuity & Enclosure	Public and private spaces should be clearly distinguished.
Quality of the Public Realm	A place should have attractive and successful outdoor areas.
Ease of Movement	A place should be easy to get to and move through.
Legibility	A place should have a clear image and be easy to understand.

- o In conjunction with the above we have also considered the following key aspects of the built form : -

The density of the development
The layout
The appearance in terms of materials and general detailing.

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- o The Commission for Architecture & The Built Environment (CABE) have identified the following attributes as essential components in a successful residential development: -

Sustainability	Housing designed to minimise consumption of resources.
Adaptability	Housing which is robust and adaptable to changing requirements.
Community	A sense of neighbourhood and community ownership.
Space	Well planned homes, which provide space functionally.
Movement	A movement framework which is safe, direct and attractive to users.
Place	Attractive and clearly defined public and private spaces.
Structure	A coherent structure of buildings, spaces, landscape and routes for movement.
Mix	A rich mix of housing opportunities.
Layout	A street layout and design which is appropriate to use and context.
Safety	A safe and secure environment.
Detail	Well considered detailing of building and spaces.
Maintenance	An environment, which can be well maintained over the long term.
Amenity	Pleasant gardens and private amenity spaces.
Parking	Convenient and unobtrusive car parking.

- o The foregoing principles have been fully considered and integrated during the design process and the drawings and details set down in this Design Statement demonstrate how these principles have been incorporated within the design solution.

6.00 THE DESIGN SOLUTION :

Introduction :

- 6.01 The proposal envisages the minimum amount of alteration to the existing structure, removal of existing shop fronts with domestic scale window replacements. Existing access doors to be incorporated in the change of use. Internally only a small amount of alteration will result in the creation of two no. one bed flats both generous in size being in excess of 50m. sq. each . The design solution has been arrived at by careful consideration of both the contextual relationship of the site surroundings and the principles established by CABE as referred to in Section 5.00 of this document.

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Access to Facilities & Public Transport :

- 6.02 The site location is convenient for the comprehensive local shopping facilities in Mengham which are within easy walking distance along with a supermarket less than 50mtrs away. Mengham is on a main bus route accessing both Havant and Portsmouth. The M27 Motorway lays some 3 miles to the north of the site. Rail links are situated at Havant which is located approximately 4 miles from the site.

Design Philosophy :

- 6.03 The 3 retail units currently occupying the ground floor of this building have remained empty for over 1 year, unit 3 has remained unoccupied for over 3 years, clearly there is no demand for retail units in this part of Elm Grove. The situation is made worse as the 3 adjacent retail units are also empty and as seen in attached photographs are falling into a state of disrepair. The vista is not very shopper friendly and coupled with the busy main road shoppers seem reluctant to cross over from the more popular East side of Elm Grove.
- 6.04 The current owners feel the only way forward is to covert the retail units to residential as set out in drawing MS/101. The two existing first floor flats have been permanently occupied since new.
- 6.05 The design of the proposed flats to the ground floor is dictated by the existing structure and as such the alterations to the elevations have been kept to a minimum, hence the external appearance will remain the same .
- 6.06 Summing up, whilst not all the requirements of the CABE requirements have been addressed ie Amenity space, every effort has been made to provide an acceptable solution that will be acceptable to Havant Borough Council.

7.00 ACCESSIBILITY :

7.01 The proposal conforms to the clauses of approved document M and is in accordance with regulations M1, and M4 of the Building Regulations 2004.

That is:

- * Reasonable provision is being made for people to gain access to the building. (M1).
- * Reasonable provision is being made for sanitary conveniences. (M4).

7.02 Parking :

The building owners (Smith Austin) own 4 no car parking spaces within the public car park (shown blue on Drg. No MS/101) these would be available to incoming occupants.

Note: Smith Austin along with Bently Walker financed the construction of the car park some twenty years Ago and retained 4 bays each for their own use.

7.03 Access into the Building :

The pedestrian entrance will be easily identifiable.

The main entrance doors to the building will have a clear opening width of 1000mm in accordance with approved document M, table 2 and will be manually operated.

8.00 OVERVIEW OF THE RENEWABLE ENERGY STRATEGY RELATING TO THE DEVELOPMENT OF THIS SITE :

- 8.01 The principals and requirements to achieve BREEAM – 'Very Good' and NHER – 10.0 are well understood and a Specialist registered BREEAM Assessor will be appointed to assist in achieving the desired objectives. The standards can be met and possibly exceeded. The strategy to be incorporated into this development will be based on adoption throughout the development of proven technologies, but with the possibility of some innovative technologies being considered for implementation in selected areas.

As an outline and for guidance at this stage the following areas will be investigated :

8.02 Potential Areas of the Renewable Energy Strategy Implementation :

8.02.01 Increased Insulation Levels :

The enhancement of U values to exceed the requirements of the current Building Regulations, - better than 2006 will be examined. To achieve this in an economic way it is proposed to appoint a team comprising designer and services engineer to undertake an initial examination of the options, to include: review of wall zone thickness; full fill.

8.02.02 Air Tight Construction and Ventilation Provision :

Air tightness standards will be achieved by the choice of construction materials at the outset. Filtered Positive Ventilation methods in accordance with BRE: 398 requirements will be considered.. All systems would be selected to promote a filtered (pollen) ventilation system commensurate with today's clear skies and personal wellness standards.

8.02.03 **Central Heating :**

This will be by means of wet distribution to allow future flexibility in fuel sourcing.

Boilers will be of the condensing type, all to be SEDBUK A, and have minimum NOx (Class 5) emissions standards. Controls will be boiler based, weather compensated.

8.02.04 **Daylight :**

Good minimum average daylight factors are provided in all main rooms. The objective is to attempt to surpass the current BS standard. This is achieved by the appropriate sizing of windows to give a minimum 2% average daylight factor in all main rooms. A post approval design review will revisit the daylight factors of all principle habitable rooms.

8.02.05 **Solar Heating :**

Will be examined in depth as the proposals offer a good opportunity for this facility to be adopted With a large area of South facing roof.

8.02.06 **Summary :**

It is envisaged that the above measures should form the basis of achieving the required NHER standard of 10 or above, with an 'Excellent' pass for 'Eco Homes' for the dwellings.

8.03 Energy Minimisation & Renewable Energy :

Whilst formal steps have not been taken to incorporate either direct or indirect thermal gain systems by the nature of the existing construction, incorporating heavy cavity insulated masonry perimeter coupled with substantial insulation of the roof voids natural gain will occur, experience of this type of construction predicates the necessity for minimal levels of central heating input to maintain comfortable internal temperatures during colder periods thus contributing to substantial energy savings.

Details of the Intended Energy Renewable Strategy to be employed on this development are set down in 8.02 but we would re summarise some of the key points as follows:

- The building will achieve BREEAM – 'Very Good' and NHER – 10.0 standards to meet and surpass the requirements of Parts L and F of the Building Regulations 2006.
- Low energy lighting will be utilised.
- The design accounts for the optimisation of solar gain within the constraints of the site orientation and glazing acknowledges the orientation of the buildings.
- The design optimises natural ventilation

8.04 Water Efficiency :

The necessity to save water is recognised and acknowledged. With this in mind the following measures will be incorporated within the buildings:

All new appliances which are to be installed will be ' water efficient' including low-flow taps, low-volume capacity baths, dual flush toilets etc.

9.00 Conclusions :

We consider that the current proposal satisfactorily addresses current planning conditions and will create a development, which provides a greater economic use of the existing property and will serve to enhance and improve the surrounding area in visual terms and that it will fit into the surrounding area without detriment.