

Design, Access & Flood Risk Report

Ground Floor Change of Use Shop to Residential.

137 Elm Grove, Hayling Island,
Hampshire, PO11 9ED.

1.0 Generally

1.1 This Design Report is in support of a Planning Application to the Havant Borough Council in support of an application for Change of Use to the ground floor from Shop to Residential (a one bed roomed 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:

0949	-	201	Location Plan
		202	Block Plan
		302	Floor + Roof Plans
		401	Existing Elevations
		402	Proposed Elevations

2.0 Physical Context

2.1 Hayling Island was once an agricultural and fishing community. It is now predominantly suburban.

2.2 Elm Grove is part of the main north-south distributor road, down the spine of the island leading to the mainland to the north.

2.3 Elm Grove is designated a secondary shopping area.

2.4 Elm Grove is a mix of 'town' frontages, many on to the back of pavement, some commercial and some residential. Styles are mixed from Victorian through to the present day, and overall none are of exceptional quality. The buildings are mostly 2 storey.

2.5 The 'streetscape' is straight and level.

3.0 **Social / Economic Context**

3.1 Immediately post war (1950's) Hayling Island was a popular holiday resort with many caravan sites and several holiday camps. This led to rapid expansion and enhanced summer trade. With the advent of cheap air travel, Hayling Island lost its appeal to holidaymakers, and the tourist trade has been dwindling ever since.

3.2 In general terms, Hayling Island is now a dormitory to Portsmouth, 5 miles to the west and to Chichester 10 miles to the east.

3.3 Critically the area of Elm Grove surrounding the site is suffering from urban blight. Factors include:

- * The loss of the holiday trade.
- * Low viability of small lock-up shops.
- * Low pedestrian footfall.
- * Busy through traffic with limited parking.
- * Unattractive 'streetscape'.
- * Concentration of neighbourhood facilities at

Mengeham

0.5 km to the south.

3.4 The site is considered sustainable. 0.5 km to the south is the secondary shopping centre of Mengeham with:-

- * Wide range of local shops
- * Bus connection
- * Public House
- * Restaurants
- * Churches
- * Schools
- * Health Centre

- 3.5 3 miles to the north is Havant Town centre with all services and social provisions, including bus station, public offices, colleges, and a main line railway station.
- 3.6 As in 3.1 and 3.3 above, the subject shop has been vacant for over two years, as have its immediate neighbours. The combination of the factors above and the general economic downturn have rendered the shop unlettable at any price. There is no demand or requirement for lock up shops in this location. The shop is a wasting resource which could be usefully refurbished for residential use, for which there is a local demand. The re-use of the building is an inherently sustainable change.
- 3.7 The first floor of the building is already a self contained flat.
- 3.8 Some of the former shop premises to the north of the subject site have been converted for residential use.
- 4.0 **Involvement of local interests**
- 4.1 Preliminary discussions with Havant Borough Council Planning Department (Miss R. Gray). 4th November 2009.
- 5.0 **Amount**
- 5.1 The subject site is a plot of approximately 0.03 Ha.
- 5.2 It is proposal is to convert the ground floor shop into a one bedroomed, self contained flat of 51 M² internal floor area.
- 5.3 The pedestrian entrance will continue through the existing access onto Elm Grove.
- 5.4 A parking space will be provided at the rear of the site, accessed from St. Mary's Road.
- 6.0 **Layout**
- 6.1 The overall layout of the site remains the same.

- 6.2 The proposed flat has the bedroom at the rear, away from the traffic noise.

7.0 **Evaluation**

- 7.1 The site is within a Settlement Policy Area.
- 7.2 A residential use is established on the site.
- 7.3 The existing retail use is no longer viable. See attached endorsements from property professionals.
- 7.4 Residential use for the ground floor is a viable and sustainable use.

8.0 **Design Principles**

- 8.1 To add ground floor features appropriate to the existing first floor, to create an 'overall' appearance.

9.0 **Scale**

- 9.1 The proposed alterations do not alter the 'mass and bulk' of the existing building.

10.0 **Landscaping**

- 10.1 The existing boundary arrangements and rear garden planting will remain in place.

11.0 **Appearance**

- 11.1 The new east facing ground floor will match the materials and details of the existing first floor.

12.0 **Access**

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.
- 12.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.5 Pedestrian access to the site is from Elm Grove.
- 12.6 Vehicular access is from St Mary's Road.
- 12.7 Emergency access is fully available from Elm grove and St. Mary's Road.
- 12.8 The existing refuse collection arrangements from St. Mary's Road will remain unaffected, and will serve both first and ground floor flats.
- 13.0 **Flood Risk**
- 13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding.
- 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 to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
3. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.

14.3 Health and Wellbeing.

It is the applicant's intention to:

1. Ensure occupants have easy and accessible control lighting within each relevant building area.
2. Reduce the risk to health associated with poor indoor air quality.
3. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
4. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.

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 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. 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. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.

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 re-use of existing structures that previously occupied the site.

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 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.

3. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.

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. 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. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
3. 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.
4. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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