

**Design, Access, Sustainability
and
Heritage Report**

For

Alterations and Additions

**Davies Pharmacy
12, West Street,
Havant, Hampshire,
PO9 1PF**

For

Mr. K. Seston

Martin Critchley,
Chartered Architect

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

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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 alterations and additions, and for a Change of Use to the upper floors, at Davies Pharmacy, 12 West Street, Havant, Hampshire, PO9 1PF.
- 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 :-

1317-	201	Location Plan
	202	Block Plan
	203	Site Plan
	205	Existing floor plans
	307	Proposal Floor Plans
	407	Existing and Proposed Elevations

2.0 **Physical Context**

- 2.1 West Street is within the town centre of Havant. It is one of the principal shopping streets, running east-west. The site is on the north side of the street, such that the principal elevation faces south.
- 2.2 The north side of the street has been heavily developed with 3 and 4 storey buildings. Immediately to the west is the entrance to 'The Meridian Centre' shopping mall.
- 2.3 The south side of the street contains St. Faith's Church, and churchyard. The Church was rebuilt in the 19th Century, on the site of an earlier 12th Century church.
- 2.4 The rear boundary of the site extends through to a delivery yard for the Meridian Centre. There is vehicular access through this yard via an entrance on North Street.

- 2.5 The site is currently a Retail Pharmacy. An area of the ground floor to the west (postal address 12A West Street) is a small lock up shop, used until December 2012 as a greengrocers. The first floor is currently part staff and storage accommodation and part vacant accommodation, last used as offices, formerly (1940-50) used as residential accommodation.
- 2.6 The site slopes up slightly to the rear. There are no trees on the development site. The frontage is on the 'back of pavement' line.
- 2.7 To the west and north, the site is bounded by the three storey sheer brick walls of the Meridian Centre.
- 2.8 The general character of West Street to the east of Park Road is town centre retail, with a mix of first floor residential, and storage uses.
- 2.9 At the site, West Street is a pedestrianised area, with restricted loading. There is full street lighting.
- 2.10 The site is within the St. Faith's Conservation Area.

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 site has been in commercial use for at least 150 years, generally in the present form. The chemist' shop use is believed to be continuous for that period. The basic street pattern of the town

centre was laid down by the Romans – north, south, east and west streets - and there has been a retail element on the street ever since.

3.4 West Street, east of Park Road remains a busy commercial area, despite new retail parks nearby to the west of Park Road.

3.5 The building has been much altered and extended. The original building, comprising the eastern half of the site is thought to have been Georgian; however substantial additions were made during the Victorian period, and variously up until WW II. There is documentary evidence of various outbuildings and stores, previously extending northwards beyond the present curtilage. The land to the north, now part of The Meridian Centre, was once orchards.

3.6 The site has been a retail chemists for over 100 years.

3.7 The subject proposals are an opportunity to restore a residential use on the site, and to provide new uses 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.

3.8 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 Stores.

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.

- 3.9 Public Car Parking is available in the Meridian Centre Multi Storey car park 150 M to the north and in the Bulbeck Road Multi Storey car park 250 metres to the south west. 30 minutes free parking is available in the adjacent streets during working hours, and free overnight.
- 3.10 The site is considered highly sustainable for residential use, in that the services and facilities for modern life are all available within walking distance. The local streets are all paved, with footpaths and with effective street lighting.
- 3.11 There is a proven and actual demand for rented, residential accommodation in Havant, based on the variety of local facilities, as 3.8 above, and on the good local employment opportunities, as 3.1 above. All of the local Estate agents (5 within 100 metres of the site) have strong and active letting departments.
- 3.12 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.
- 4.0 **Involvement of local interests**
- 4.1 For reasons of commercial probity and discretion, relating to the purchase of the business and the premises by the applicants, it has been necessary to maintain confidentiality prior to making this application.
- 4.2 The applicant is aware of the interests of the Town Board and the Havant Civic Society, and is familiar with a number of the personalities involved. No slight is intended in not consulting with them formally prior to making a formal application.
- 4.3 It is considered that the Local Development Framework Policies for the Town Centre are clearly expressed, see 7.0 below, and that the proposals are consistent with those policies, to the extent that the principles of the proposals are not in doubt.
- 5.0 **Amount**
- 5.1 The subject site is 0.055 Ha in area.

5.2 The gross floor area of the existing building is :-

Retail	322 M ² .
Vacant	188 M ² .
Total	510 M².

5.3 The proposed alterations will increase the area of the building by 41 M².

5.4 The completed proposals will comprise :-

Retail	286 M ² .
Residential	230 M ² .
Passage	35 M ² .
Total	551 M ² .

5.5 On site parking for 6 vehicles is proposed.

5.6 The residential accommodation proposed is :-

Unit C	1 Bedroom	First Floor
Unit D	2 Bedroom	First Floor
Unit E	1 Bedroom	Second Floor

5.7 Part of the area currently retail storage is proposed for two consulting rooms, 'Room 1' and 'Room 2' and for the use of medically and 'well being' related functions associated with the existing pharmacy and perfumery.

6.0 **Layout**

6.1 The basic layout of the site with public access from West Street, and service access from the north (via North street) remains as existing.

6.2 The first and second floors of the principle building fronting West Street are proposed for Change of Use to residential (Class C3), as 5.6 above.

6.3 A part of the first floor at the rear of the building remains as retail storage.

6.4 A new access passage is proposed at ground floor level on the west boundary of the site, linking the yard at the rear through to West Street. This will provide a new and attractive, semi-private access

to the residential accommodation on the upper floors, and to the two consulting rooms as 5.7 above.

6.5 The existing access to the upper floors from West Street at the east end of the frontage will be closed.

6.6 A new service access door into the rear (north) of the building will be provided, directly from the service yard.

6.7 The area west of the new consulting rooms, accessed from the new passage, currently external storage and sheds will be upgraded to form a mews style courtyard.

7.0 **Planning Policy, Evaluation & Heritage**

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.
- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.
- 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.

12. Conserving and Enhancing the Historic Environment

7.6 Section 126

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account :

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local character and distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Havant Borough Council Adopted Core Strategy – 1st March 2011.

7.7 Section 3.04

Vibrant and viable town, district and local centres will be promoted by delivering the development of town centre uses within their boundaries.

7.8 Section 3.38 – Policy CS4

Planning permission will be granted for appropriate town centre development proposals that :

1. Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map : Town Centres – Havant.
2. Enhance the evening economy of the town and district centres.
3. Retain and enhance local markets.
4. Support small and independent businesses.
5. Encourage high quality, mixed use development in designated centres that retain active ground floor frontages.

Heritage Statement

- 7.9 The site is close to the cross roads of North, South, East and West Streets, as laid out by the Romans in their colonisation of southern Britain. A similar layout is observable locally in Emsworth, Chichester and Winchester. The town has grown and flourished on this layout ever since.
- 7.10 It is reasonable to assume that there has been commercial activity on the application site since roman times.
- 7.11 There was some redevelopment of the street frontages during the Georgian period, and more extensively during the Victorian period, particularly following the development of the railways in the 1850's.
- 7.12 The site is within the St. Faith's Conservation Area. It has an important location opposite St. Faith's Church.
- 7.13 The West Street frontage of the site is an important survivor of pre-Victorian small scale provincial building, now sandwiched between the vertical modern massing of The Meridian Centre to the west and the four storey, Lloyds Bank to the east.
- 7.14 The buildings retain and show elements of their Georgian and Victorian origins in their details, materials, design and proportions.
- 7.15 The current shop display windows and fascias are Victorian. These are to be retained and restored, with minor adaptations to suit the subdivision of the retail areas into Units A and B.
- 7.16 There is evidence of former dormer window construction in the roof framing over looking West Street. There are established floors within the attic spaces. The proposals include to re-instate what are believed to be the original dormer windows.
- 7.17 The buildings are generally in a very dilapidated and poorly maintained condition, particularly the upper floors, and the shop frontage. A programme of repair and maintenance has already commenced and will follow through all areas as part of the current proposals.

7.18 The materials for the repairs and alterations will follow as closely as possible, the existing traditional types and patterns, e.g :-

- Natural slates (main building)
- Plain clay roof tiles (secondary roofs)
- Imperial sized clampstock bricks
- Painted timber window frames and sashes
- Painted timber display windows and fascias
- Painted timber doors and frames
- Wrought iron gates and railings
- Stone flags and clay paving bricks

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 effective retail trading, and amenable residential use.

8.3 To create buildings that are commercially viable and as such have a positive future. The buildings are currently a partially wasting asset, as 2.5 above, without benefit to the applicants or the community. The proposals will bring the site back into beneficial and active use.

8.4 To make best use of the available site and building assets.

8.5 To maintain a positive contribution to the St. Faith's Conservation Area.

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.
- 10.2 There is no landscaping opportunity to the rear service yard.
- 10.3 In the proposed courtyard area as 6.4 above there is an opportunity for new planting features appropriate to a mews setting, e.g.

Wall creepers
Potted shrubs
Hanging baskets

11.0 **Appearance**

- 11.1 The appearance of the street frontage (south) is virtually unchanged.
- 11.2 Proposals for the rear of the building will replicate details, materials and elements (new dormers, new windows etc.) from the existing building, to maintain a similar overall appearance and minimise any adverse visual impact on the neighbourhood.
- 11.3 There are no overlooking issues.
- 11.4 For external materials see 7.18 above.

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 West Street frontage.
- 12.7 Emergency access is fully available from West Street and from North Street
- 12.8 Refuse bin storage and collection locations are in the rear courtyard, accessed via North Street

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 100 metres north of the site, part of a series of channelled watercourses under the town centre, which do not represent a flood risk.
- 13.2 Homewell 100 metres south east of the site is potentially at risk from flooding. In such circumstances, access to the site is still freely available from the north and west.
- 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 **8.500 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.

Martin Critchley
Chartered Architect.

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

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