

Design and Access Statement

The Old School
(former Bedhampton Arts Centre)
Bedhampton

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Chartered Town Planners



RTPI

mediation of space - making of place

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1. Introduction

- 1.1. This Design and Access Statement has been prepared to support the following proposal:
Proposed alterations and change of use from Arts Centre (Class D2) to flats (Class C3)
- 1.2. This statement has been prepared by fusion|tp.
- 1.3. The site is located on the south side of Bedhampton Road within the local centre of Bedhampton.
- 1.4. The Old School (former Bedhampton Arts Centre) is a Grade II listed building noted for its architectural style and historic links to land use and local people.

2. Site Context

- 2.1. Bedhampton is a suburb of the town of Havant, divided by the railway line. It has been a settlement since AD 501 when the Saxons took possession of Portsmouth and the surrounding areas. The area has been in the hands of the Cathedral Church of Winchester and the crown in the 16th Century.
- 2.2. The local centre of Bedhampton centres around Bedhampton Road, which is a direct route between Havant Town Centre and the A3 (M). The historic village of Bedhampton is contained within the Old Bedhampton Conservation Area and is located between Bedhampton Road and the railway line.
- 2.3. There are numerous springs in the village, as seen by the prevalence of streams along the roads and in the fields. Many are known for their healing properties. The village is noted for its rural feel and hedgerows which enhance the landscape character.
- 2.4. Bedhampton Road currently is predominantly residential, although in the direct vicinity of the development site are several car dealerships, auto body shops and retail shops. There is a Grade II listed public house on the north side of Bedhampton Road.
- 2.5. The development site is on a rectangular plot of land. The listed building is surrounded on all sides by a tarmac car park. One corner of the land is a tree lined grassy area. In the southwest corner of the site is an outbuilding. A low brick wall is along the north boundary; parts of it have an iron railing. Two entrances onto Bedhampton Road are along this wall. The west boundary has an iron railing and a steep hill onto Kingscroft Lane. No entrances to the road are currently along this boundary. The listed building makes a dominant feature on the corner of Bedhampton Road and Kingscroft Lane. The low wall and railing allow for full visibility of the building and of the road for entering and leaving vehicles.

3. Policy Framework

National Policy

- 3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

Sustainable Development

- 3.2. Paragraphs 6 and 7 of the NPPF sets out the Governments overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

•an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

•a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

•an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 3.3. Paragraph 23 states that local planning authorities should '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.'

- 3.4. Section 6 states:

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, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*

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, and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

- 3.5. Section 7 of the NPPF sets out the governments aspirations for requiring good design. Para 58 is particularly relevant and states:

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

•will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

•establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping

Local Policy

- 3.6. Relevant policies from the Havant Core Strategy include DM2, CS4, CS9 and CS17.
- 3.7. DM2, Protection of Existing Community Facilities and Shops states:
Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:
1. *It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.*
 2. *The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.*
- 3.8. CS4 (Town, District and Local Centres) includes Bedhampton in its list of identified Local Centres. It states that 'planning permission will be granted for appropriate town centre development proposals that support small and independent businesses.'
- 3.9. Policy CS9, Housing, states the desire for affordable and accessible housing, and contributing to the net total of housing stock. The development should also 'achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.'
- 3.10. Policy CS17, Concentration and Distribution of Development within the Urban Areas, states that using 'redundant, derelict or underused land and buildings within the urban area' should be the priority for new development.

4. Development Principles

- 4.1. This proposal incorporates the following elements:
- a) change of use from arts centre (D2) to residential (C3)
 - b) external alterations and extensions to west and south single storey elements
 - c) internal subdivision to provide 3 bed flats
- 4.2. The building has been vacant since 2009 when community arts uses moved to The Spring on East Street in Havant. During pre-application discussions, the loss of a community use was determined to be an important issue. Whilst this could be considered a loss of a community centre, a new community centre is located 120m from the application site, which has better facilities, car park and access. The Spring in Havant is located 1.2 miles away, and also provides community facilities for the arts.
- 4.3. The money from the sale of the building went towards community uses (see article from The News 14/7/12, Appendix A) after it was deemed a community centre was not financially viable. Judging from the amount of effort gone into by local councillors to find a viable option for the building, it is argued that the loss of the community facility is outweighed by

other community facilities, and the redevelopment to provide much needed housing in Havant Borough. An email confirming the marketing is at Appendix B.

- 4.4. Both the NPPF and the Core Strategy place an emphasis on utilising existing building stock to achieve the locally required housing needs. The proposal is to utilise the existing building and landscape as much as possible with few alterations to the exterior.
- 4.5. The proposed redevelopment would provide 4no. 3 bedroom flats by using the existing listed building and altering post-war extensions to the east and south elevations to make them more in keeping with the Victorian building. The site is within the built up urban area, so sustainable redevelopment of the site should be supported in principle. The residents will support the local shops and businesses to help the local centre of Bedhampton grow.
- 4.6. As Havant Borough needs a variety of new housing, windfall sites such as this would help to achieve the goal of 6,300 new dwellings. One of the units is entirely on one floor, and two of the others have ground floor bedrooms, so it can cater to a variety of housing needs and disabilities.
- 4.7. It is considered that the proposed alterations and extensions would enhance the listed building and provide the required space to make the proposal viable. The design uses elements of the listed building for inspiration and maintains the Victorian charm of the building.
- 4.8. There are two inappropriate extensions that exist on the building and the insertion of a pitched roof on the south western extension would blend it better into the listed building. The removal of the face of the toilet block, setting it back behind the face of the listed building and putting a more appropriate window and door into the wall would make the extension seem to fit in better whilst remaining subservient to the listed building.
- 4.9. Whilst it is recognised that the lean-to to the south may be an original element, it does not contribute much to the building and the internal configuration is unusable for most uses as it is too small. An extension is proposed to increase the footprint slightly but would also provide a second floor to give the upper floor greater potential. The chimney would be supported at roof level and the gable is half-hipped to remain subservient to the listed building.
- 4.10. Three closely built houses are directly to the south of the development site. Each has a rear garden of varying depth. The privacy of these existing houses would not be affected by the change of use to the listed building or by the alterations.
- 4.11. The internal configurations were designed to make the best use of the existing high ceilings and space. The two units with 2-storey spaces have open spaces to emphasize the significant elements that make the building special. Where appropriate, the floors have been split in two to make the best use of the existing dormers on the upper levels. It is considered that the scale and spatial character of the interior is respected. These large open spaces would preserve the special architectural qualities that make the building unique.

5. Design and Access

Use

- 5.1. The current use of the building is a vacant Arts Centre, previously a school. The proposed use is 4 residential units.

Amount

- 5.2. Each unit will have 3 bedrooms, a living room, kitchen and bathrooms.

Layout

- 5.3. The proposed layout uses the existing form of the classrooms to form each of the units. The high ceilings of some of the rooms allow for floors to be inserted for extra accommodation. Each area has been designed to fully utilise the existing windows and door layouts to reduce the external alterations.

Scale

- 5.4. The scale will be typical of other residential developments, ranging from 94m² to 150m².

Landscaping

- 5.5. The existing car park and green space will be used to provide open green space to residents and to help preserve the setting of the listed building. The car parking is kept to the rear of the site so the site is not dominated by car parking as is existing. Some planting will be made around the building to enhance the character of the building.

Appearance

- 5.6. The external appearance will remain largely unchanged apart from the alterations and extensions listed above. The alterations would ensure the windows and brickwork are more in keeping with the listed building. Internally, the special architectural features such as the vaulted ceilings and high windows will remain unchanged and be enhanced through careful repair and maintenance.

Access

- 5.7. There is a regular bus route along Bedhampton Road and the Bedhampton Train Station and Havant Town Centre are within walking distance.
- 5.8. The parking on site would provide 8no. spaces, which amounts to 2no. per dwelling. This is the maximum limit allowed as per the Hampshire County Council residential parking standards. There are 2 bike hoops per unit next to the bin storage. The existing accesses off of Bedhampton Road would be removed and access would be provided onto Kings Croft Lane. Given the railing along the road, the visibility splay would be sufficient to allow access to the rear of the site. The outbuilding to the south will be removed.
- 5.9. One unit has three ground floor bedrooms and two others have one bedroom on the ground floor, so the units are accessible for disabled persons. Entrances are either at ground level or up a single step.

6. Conclusion

- 6.1. It is considered that the proposed alterations and change of use from Arts Centre (D2) to four flats (C3) would comply with local and national policies regarding housing and development.
- 6.2. In the context of local guidelines and policies, and the architectural and historical character of Bedhampton, it is respectfully requested that the Planning Authority grant planning permission for the proposed development.

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Appendix A- News Article 14/7/12

10/15/12

Bedhampton School sale gives £400,000 boost to improve facilities - Politics - Portsmouth News



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Bedhampton School sale gives £400,000 boost to improve facilities



SOLD Sale of the former Bedhampton School has brought a cash windfall

By [Jeff Travis](#)

Published on **Saturday 14 July 2012 05:00**

THE controversial sale of a historic site has led to a £400,000 cash windfall for Bedhampton and Havant. The former Bedhampton School, which dates back to 1867, was sold by Hampshire County Council after a bid to turn the building into a community centre was turned down.

But the council has decided to reinvest all the cash from the sale of the Grade II-listed building into local community causes.

A total of £100,000 will be spent on much-needed improvements at Bidbury Mead Sports Pavilion, which is used by football and cricket teams.

A further £50,000 has been earmarked for improvements to the play area at Bidbury Mead.

Bedhampton Bowling Club will benefit as £60,000 has been awarded to replace turf at the club, allowing a longer playing season.

A total of £100,000 has been allocated to paying for new toilet facilities at Staunton Country Park, including the installation of a disabled toilet.

And £85,000 has been earmarked for upgrading the area by the Hermitage Stream, including improving cycling and walking routes.

County Councillor Liz Fairhurst, who has fought for the reinvestment in local causes, was delighted.

'I am very pleased,' she said.

'I am delighted where the money is going.

'They are the kind of things I would welcome – it's something for the whole community.'

The school became Bedhampton Arts Centre in 1985 and continued until 2010 when all arts services were relocated to The Spring in Havant.

Bedhampton Councillor Jenny Wride battled to convert the building into a community centre.

But the county council turned down her business plan as they said it was not financially viable.

She said: 'I am very disappointed we are not able to use the old Bedhampton School for community purposes.

'With all the extra development that is expected in Havant, in my opinion there are not sufficient community facilities.

'However the proceeds from the sale of the property are being returned to the community to support various projects.

'The lion's share is going to be spent in Bedhampton.'

It is understood the building has been bought by a property developer and will be turned into housing.

10/15/12

Bedhampton School sale gives £400,000 boost to improve facilities - Politics - Portsmouth News

The exterior of the old school cannot be altered.

Cllr Ken Thornber, leader of Hampshire County Council, said: 'At a time when we face ongoing financial pressures, it is vital that we continue to deliver value for money for Hampshire taxpayers, and despite the former Bedhampton Arts Centre no longer being operationally useful for the county council, it is an example of where its sale will still deliver benefits to local people.'

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Appendix B- Marketing information

Chris Flint

From: J elliffe, Chris [chris.jelliffe@hants.gov.uk]
Sent: 06 June 2012 13:57
To: chris@cfaltd.co.uk
Subject: Bedhampton Arts Centre Havant Road Havant
Flag Status: Flagged

Dear Mr Flint,

Your recent email has been forwarded to me as I dealt with the disposal of the former arts centre.

As you will know, the building is a former school, which closed in 1985 when a modern replacement was provided elsewhere. The building was subsequently used as an arts centre, run by Havant Arts Centre Company Limited which held a lease of the premises. In 2009, the activities at the building transferred to the newly formed Centre in East Street, Havant, known as The Spring Arts and Heritage Centre. The lease at Bedhampton ended on 31 August 2009 since when the building has been unused.

A local Group, known as the Bedhampton Activity and Heritage Centre Group, has been interested in using the building for some time. There was discussion with the Group and much advice given, but it failed to produce a viable business plan for its proposals. As a result, the former arts centre was marketed, through Hughes Ellard, between September and December 2011, with two bids being received. Neither bid was from a community group, the best offer being from Grand Holdings Limited which of course subsequently bought the property.

The local Group did get back in touch in February 2012 and in fact made an offer to purchase, but by then legal work on the sale to Grand Holdings was well underway and the County Council did not want to renege on the deal. In any event, there was still no viable business plan from the Group and the offer from Grand Holdings was still the best in financial terms.

I hope this helps with your discussions with Havant Planners, and I am happy to answer any specific questions should you have them.

Regards,

Chris.

Chris J elliffe BSc (Hons) FRICS

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