



EllisWilliams
Architects

Planning
Application
Design & Access
Statement
August 2012

Biodiversity

Consultation with Hampshire Biodiversity

Based on the description of the works provided it is not anticipated that a survey will be required, as there do not appear to be any works proposed that would impact on any voids within the roof or walls.

We will complete a Hampshire Biodiversity Checklist which will confirm whether there is a requirement for additional species surveys.

We have spoken with Havant Borough Planners and they will refer the application on to the County Ecologist to advice on further.

Planning Application Biodiversity Checklist Website Version 1.0

PLANNING APPLICATION

Biodiversity Checklist

All Local Authorities have a duty to consider the conservation of biodiversity (natural environment) when determining a planning application. Government planning policies for biodiversity are set out in Planning Policy Statement 9 – Biodiversity and Geological Conservation (PPS9)

As part of 1APP (National Application Form), the submission of a biodiversity survey and report is listed in 'Local Planning Application Requirements' – Further information is included in the [Validation Of Planning Applications Guidance for Local Planning Authorities](#) published by DCLG in December 2007

Most of the Hampshire Local Planning Authorities (under the umbrella group of HIPOG) have adopted a joint working approach to the local requirements. All Local Authorities in Hampshire have identified the submission of a biodiversity survey and report as a **requirement** for certain application types

For these applications (see local requirements matrix for relevant Local Authority), if a biodiversity survey and report is NOT submitted, the application will not be validated

This Biodiversity Checklist has been designed to assist applicants in defining the biodiversity submission required in order to supply the relevant biodiversity information needed by the Local Authority to validate and determine the application. You are strongly advised to use this tool in order to adhere to biodiversity standards expected by statutory nature conservation bodies

PLEASE COMPLETE THE SHADED BOXES IN SECTIONS 1, 2 AND 3 OF THE CHECKLIST AND SUBMIT ALONG WITH ANY SUPPORTING INFORMATION

If a proposed development could have impacts on or implications for biodiversity, and the submission of further information is indicated by the response to this checklist, supporting information **MUST** be submitted with this application or the application will not be validated.

Local Authorities may require further information during the application process

IF ANY OF THE INFORMATION SUBMITTED PROVES TO BE INADEQUATE, THE APPLICATION IS LIKELY TO BE REFUSED

For further advice on competent specialist ecologists to undertake elements of the above, please contact the Institute of Ecological and Environmental Management www.ieem.org.uk in the first instance.

Hampshire & Isle of Wight Chief Planning Officers Group

Development Control Practitioner's Group
(a sub-group of HIPOG)

h i p o g





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Heritage Statement

Consultation with Conservation Consultant,
Development Control, Havant Borough Council:

As the site is within a Conservation Area a
heritage statement is required.

There is no listed building on site or adjoining,
nor any apparent archaeological records,
according to the Council's records.

An application for Conservation Area Consent
for demolition in a Conservation Area is
required for proposals which involve substantial
demolition of any unlisted building or structure
in a conservation area.

Based on the information supplied for pre-
application advice, it is confirmed that
conservation area consent is not required for
the limited area of demolition work envisaged in
your proposals.





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Proposed Character & Materials

We have given consideration on the impact of the development on the character and appearance of the conservation area.

The existing exterior walls are brick, both painted and unpainted.

The proposed extension would have solid brick walls in colour to match the existing. The new brickwork will remain natural, i.e., will not be painted.

The upper floor will be off-white render.

Timber at storage shed to be dark stain similar to existing dark stain on site.

The new roof to the shed to be felt in dark colour.

Window frames in exposed brick to be dark colour to match existing. Window frames in painted/render walls to be white to match existing.

The existing doors are solid timber.

New glazed door with frame to match the existing windows.

Balustrades on first floor deck to be railing to be glass, and the supporting posts and railings be wood (similar to existing).

New external timber stair to match existing.

Existing timber decking and concrete paving slabs. **The new decking to be stained timber.**









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Access & Parking

Existing provision:

There are 98 no. existing car parking spaces plus 1 no. disabled parking space.

There are also 2 no. car parking spaces by the Club itself, used by the Franchisee

There are 11 cycle 'racks' at the front of the building, with space for more if required. There is also a chain running right across the front of the building for people to secure their bikes.

Future provision:

No increased visits to the site:

- There is no intention to increase membership, but for Emsworth Sailing Club to encourage their existing membership who use the club to go sailing more often.
- There is a cap on membership which is currently full.

No increase in activities or functions:

- Any increase in training at the club both on sporting and H&S grounds will take place mainly in non peak periods not during the summer months.

No change in parking:

- No additional traffic in Bath Road is envisaged and the current car parking arrangements are perfectly adequate for the membership.
- The car park as we already have spare capacity and allow the local nursery school and others to use it to relieve congestion on Bath Road.



Inclusive Access

There is currently disabled access through the side door of the Club from the Terrace, and this will be moved to the new position on the west side of the new development, as shown on the plans.

There is a new disabled toilet at ground level in the changing room.

This proposed scheme includes the replacement of the existing steep internal stair with a new shallower pitched stair.

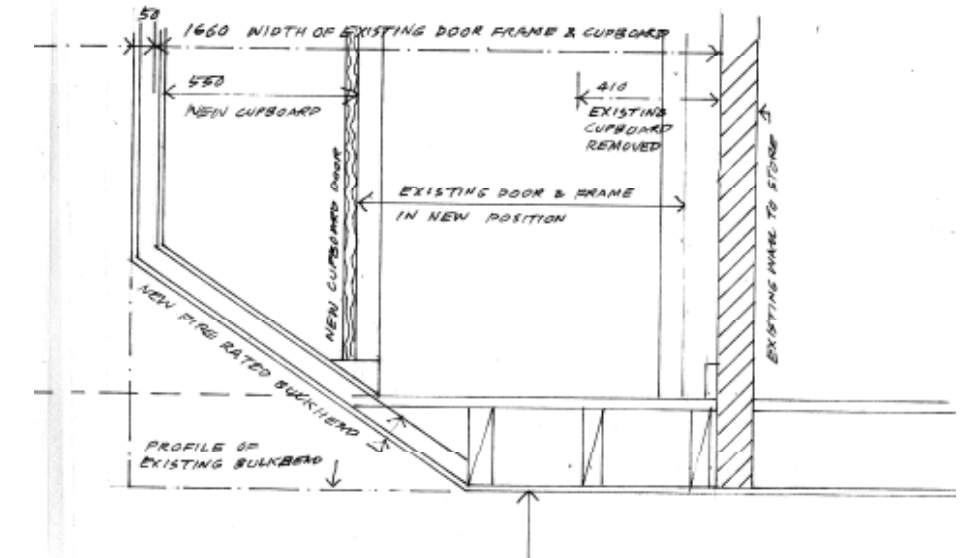
We have reviewed these proposals with Havant Borough Council Building Control with consideration for both the fire strategy (see separate pages) and equally importantly for the requirements surrounding disabled access.

The typical requirement for disabled access would be to provide a lift. It was felt this was not a practical solution, but that the provision of a stair that complied with "ambulant disabled" requirements would be a reasonable compromise. This has been agreed with Building Control.

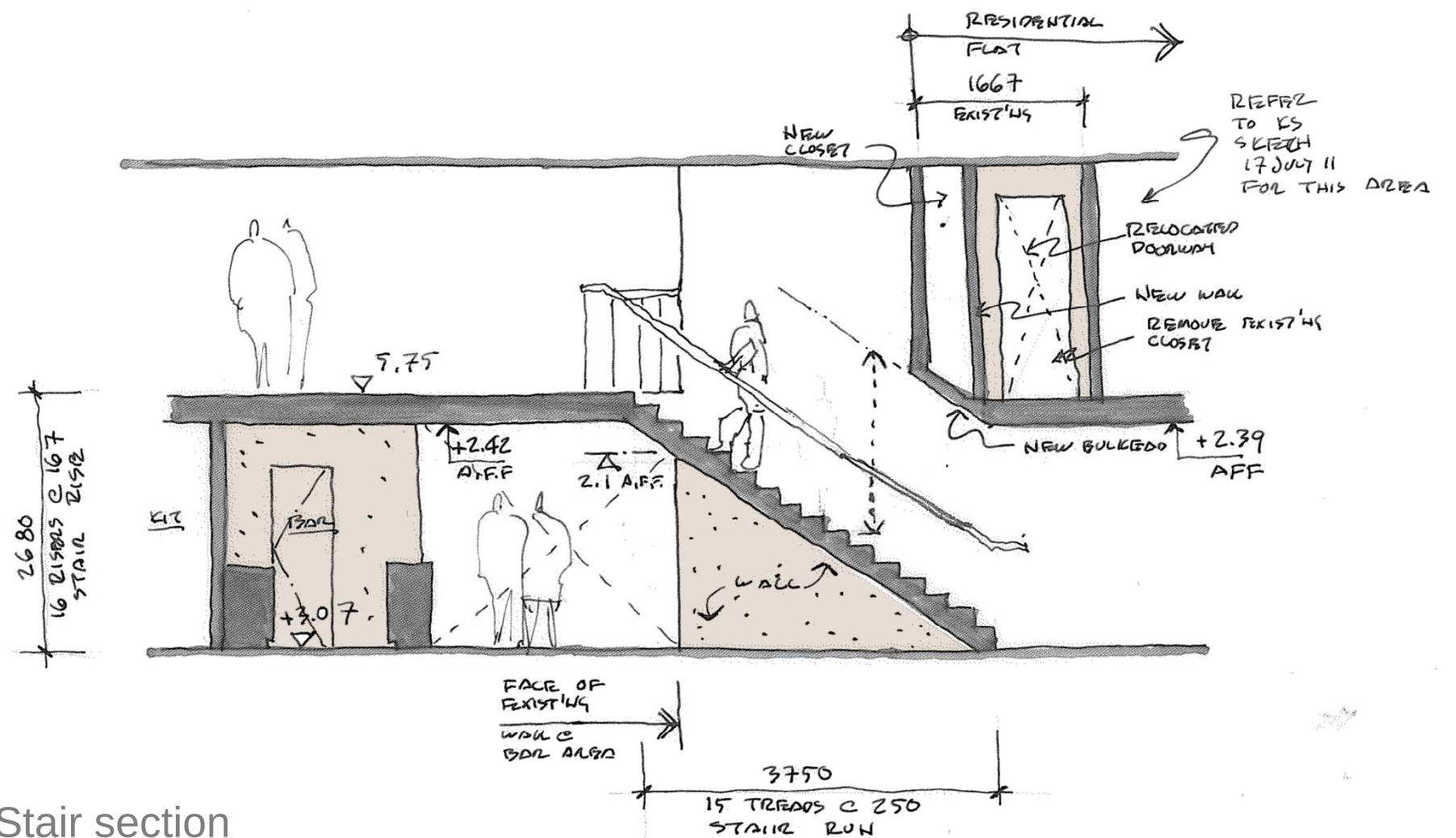
The vertical rise is 15 no. risers without a landing. However this was discussed with HBC Building Control and was agreed to be a reasonable solution.

We looked at a number of options for constructing these stairs. It was felt to be critical not to interfere with the usage of the ground floor bar area as this is already a tight space. In order to accommodate a shallower pitched stair a portion of the residential flat is modified to provide headroom to the stair.

Proposed Scheme – New Internal Stair



Bulkhead detail



Stair section

Fire strategy

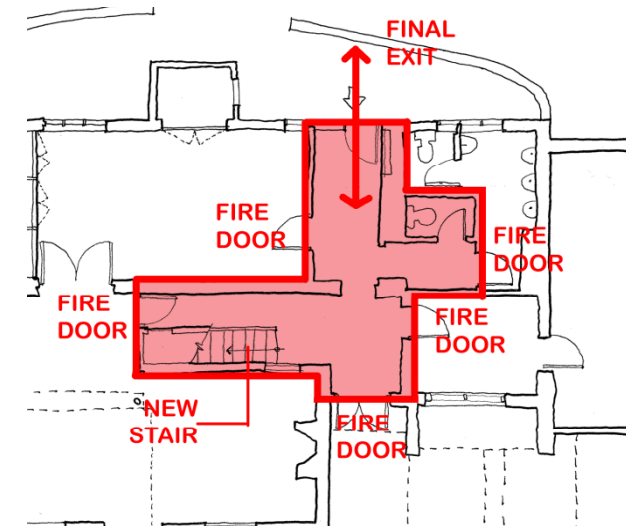
A fire strategy strictly in compliance with current regulations is not practically possible. The proposed fire strategy is a solution that has been negotiated with Havant Borough Council Building Control.

The occupancy of the first floor is limited to no more than 60 people.

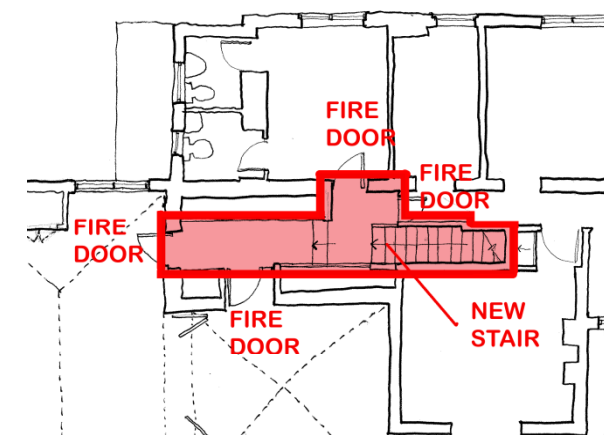
The shaded areas on the plans at right are protected fire compartments. These have a 30 minute fire rating which means that the existing walls need to have their fire resistance increased by add a fire lining to the fire side of the stair enclosure. This can be done with a single sheet of fire-rated plasterboard. Doors leading into this fire compartment will need to be 30 minute rated fire doors, which can be on hold-open devices linked to the fire alarm system.

The current fire alarm is currently an L4 standard. It will need to be upgraded to an L2 standard. We have received quotes for this work and it is relatively inexpensive.

While not strictly required as part of the fire strategy the existing internal stair is replaced with a new stair that is shallower in pitch and that conforms to current building regulations.



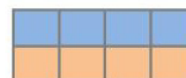
Ground Floor



First Floor

Legend

Non-critical
Critical path

[illegible]



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Programme – Construction Programme

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1	EMSWORTH SAILING CLUB	100d	11/12/12	03/29/13		
2	SITE SET UP	2d	11/12/12	11/13/12		
3	BREAK UP CONCRETE	4d	11/13/12	11/16/12		
4	PILING	5d	11/19/12	11/23/12		
5	SHUTTERING AND REINFORCEMENT	9d	11/26/12	12/06/12		
6	GROUND SLAB	1d	12/07/12	12/07/12		
7	STEEL ERECTION	3d	12/10/12	12/12/12		
8	SUPERSTRUCTURE	8d	12/12/12	12/21/12		
9	ROOF JOIST	5d	12/17/12	12/21/12		
10	ROOF COVERING	1d	12/21/12	12/21/12		
11	ROOF DECKING AND BALUSTRADE	10d	01/07/13	01/18/13		
12	FINAL ROOF COVERING	5d	01/21/13	01/25/13		
13	FLOOR SCREED	2d	01/07/13	01/08/13		
14	FIRST FIX ELECTRICAL TO INCLUDE BAR AREAS	9d	01/08/13	01/18/13		
15	FIRST FIX MECHANICAL(INC UNDERFLOOR HE...	8d	01/02/13	01/11/13		
16	EXTERNAL WINDOWS AND DOORS	5d	01/28/13	02/01/13		
17	PLASTERBOARD	3d	02/04/13	02/06/13		
18	PLASTERING ALL AREAS	8d	02/06/13	02/15/13		
19	STRUCTURAL ALTERATIONS INTERNALLY	5d	01/07/13	01/11/13		
20	NEW FLOORS AND JOIST REMOVAL	5d	01/14/13	01/18/13		
21	FLOOR SCREEDS INTERNAL	2d	02/18/13	02/19/13		
22	TEMPORARY CARPETS TO INTERNAL AREA	1d	01/25/13	01/25/13		
23	SECOND FIX ALL TRADES	5d	02/04/13	02/08/13		
24	DECORATIONS	5d	02/11/13	02/15/13		
25	CERAMIC TILING	5d	01/28/13	02/01/13		
26	FIRST FLOOR ALTERATIONS	10d	01/21/13	02/01/13		
27	FINALS, CLEAN	2d	02/18/13	02/19/13		
28	SNAGGING	3d	02/20/13	02/22/13		
29	INSERT FIRST FLOOR FRENCH DOORS	1d	01/31/13	01/31/13		
30	HANDOVER OF THIS PHASE	1d	02/22/13	02/22/13		
32	ALTERATIONS	5d	02/11/13	02/15/13		
33	NEW WINDOWS ,DOORS	2d	02/18/13	02/19/13		
34	EXTERNAL RENDER	14d	02/19/13	03/08/13		
35	INTERNAL ALTERATIONS	10d	02/25/13	03/08/13		
36	NEW M & E INSTALLATION	10d	03/11/13	03/22/13		
37	NEW FLOOR COVERINGS	3d	03/25/13	03/27/13		
38	DECORATIONS	8d	03/27/13	04/05/13		
39	SNAGGING	2d	04/08/13	04/09/13		
40	CLEAN	2d	04/09/13	04/10/13		
41	HANDOVER OF THIS PHASE	1d	04/10/13	04/10/13		

The construction programme was prepared by
PMC Construction.

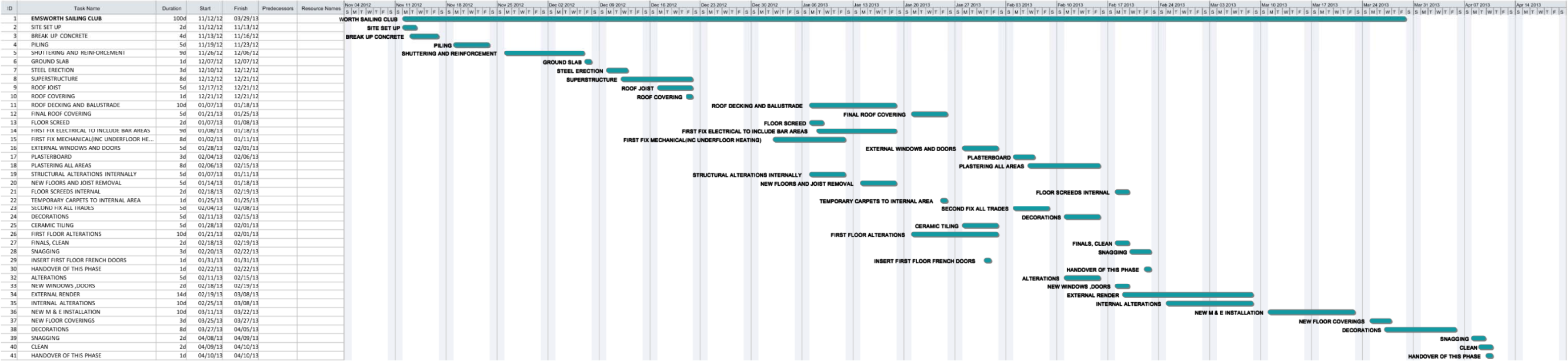




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