ALB/gk/9348

HAVANT BOROUGH COUNCIL
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Design, Access & Flood Risk Report Including Heritage Statement.

Install Window in North Elevation (Re-submission of lapsed Approval 04/69609/000).

Flat 4, Royal Apartments, Seafront,
Hayling Island.
PO11 0AD.

1.0 **Generally**

1.1 This Design Report is in support of a Planning & Listed Buildings Application to Havant Borough Council for a new [redacted] Royal Apartments, Seafront, Hayling Island, PO1[redacted]

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Consultants Ltd.

1.3 Reference should be made to the submission drawings for details of the proposals, ref:-

9348	-	A4-01A	Location Plan
		318A	Plan
		418A	Elevation
		615B	Window Detail

2.0 **Physical Context**

2.1 Hayling Island was originally a small farm[redacted]

2.2 There was considerable development for [redacted] the 20th Century.

2.3 Latterly there has been a reduction in leis[redacted] foreign holidays.

2.4 Uses generally are as a dormitory suburb to Portsmouth 10 miles to the west, and as retirement housing based on a large number of bungalows.

3.0 **Social / Economic Context**

3.1 The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The apartments have open views of the Beachlands foreshore area and the Solent waters.

3.2 Royal Apartments was formerly the Royal Hotel.

3.3 The building is Grade II listed and in the Georgian style.

3.4 The principal façade of the building faces south. The building is north of seafront, and separated from it by the road and grass verge.

3.5 The parking area for the Royal Apartments is at the rear of the building.

3.6 Flat 4 is a first floor apartment.

4.0 **Involvement of local interests**

4.1 Planning and Listing Building Approval was granted in August 2004 but this Approval has now lapsed.

5.0 **Proposals**

5.1 The proposal is to install a new window on the north elevation.

5.2 The new window shall match the existing windows in style, material and colour as closely as possible.

6.0 **Evaluation**

6.1 The site is within a Settlement Policy Area.

6.2 The existing residential use is established on the site.

7.0 **Landscaping**

7.1 Not applicable.

8.0 **Access**

8.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.

8.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

8.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

8.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

8.5 Vehicle and pedestrian access remains unchanged.

8.6 Emergency access is fully available from the public highway.

8.7 The existing refuse collection arrangements remain unaffected.

9.0 **Flood Risk**

9.1 The Environment Agency 'flood map' indicates that the site is at risk from flooding.

9.2 Due to the risk of flooding we recommend the following:

A. All external drain and access covers should be fitted with sealed locking covers.
B. Ground floor door openings should be fully sealed to the structure.

10.0 **Heritage Statement**

10.1 The schedule of works for Flat 4 is as follows:-

A. Form new opening in wall (see drawing 9348-418A).

B. Insert new softwood sliding sash window in opening.

10.2 The Royal Hotel along with the neighbouring Norfolk Crescent was built as part of a grand scheme similar to the Royal Crescent at Bath and the Seafront at Brighton.

10.3 The Royal Hotel was converted into apartments but retains much of its original frontage.

10.4 The alterations seek to preserve the unique character of the listed building.

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