ALB/gk/9348

Design, Access & Flood Risk Report Including Heritage Statement.

Fenestration Alterations.

Flat 8, Royal Apartments,
Seafront,
Hayling Island.
PO11 0AD.

HAVANT BOROUGH COUNCIL
07 OCT 2011
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1.0 **Generally**

1.1 This Design Report is in support of a Listed Buildings Application to Havant Borough Council for alterations to Flat 8, Royal Apartments, Seafront, Hayling Island, PO11 0AD.

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
		312	Existing Plan
		313A	Proposal Plan
		413	Existing Elevation
		414	Proposal Elevation

2.0 **Physical Context**

2.1 Hayling Island was originally a small farming and fishing community.

2.2 There was considerable development for leisure related purposes during the 20th Century.

2.3 Latterly there has been a reduction in leisure use, in favour of cheap 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 8 is a ground floor apartment.

4.0 **Involvement of local interests**

4.1 There have been no preliminary discussions with Havant Borough Council.

5.0 **Proposals**

5.1 The proposal is to replace an existing window on the south elevation with a set of new French doors and the window having been removed to replace the door on the south elevation.

5.2 The proposed French doors will be similar in style to the existing fenestration.

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 be fully sealed to the structure.

10.0 **Heritage Statement**

10.1 The schedule of works for Flat 8 is as follows:-

A. Remove existing window and retain (see drawing 9348-414).

B. Insert new French doors in existing opening.

C. Remove existing door (see drawing 9348-414).

D. Insert original window into existing door opening.

10.3 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.

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

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

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