Design, Access & Flood Risk Report #2

Ground Floor Change of Use of Financial Office to Residential. (Class A2 to C3).

128 Elm Grove, Hayling Island,
Hampshire, PO11 9ED.

1.0 **Generally**

1.1 This Design Report is in support of a Planning Application to the Havant Borough Council in support of an application for Change of Use of Financial Office to Residential (a one bedroom flat).

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 planning submission drawings for details of the proposals, ref :-

0424	-	101B	Survey Plan
		201	Location Plan
		202	Block Plan
		203D	Site Plan
		305A	Ground Floor Plans
		401A	Existing Elevations
		402A	Proposed Elevations

2.0 **Physical Context**

2.1 Hayling Island was once an agricultural and fishing community. It is now predominantly suburban.

2.2 Elm Grove is part of the main north-south distributor road, down the spine of the island leading to the mainland to the north.

2.3 Elm Grove is designated a secondary shopping area.

2.4 Elm Grove is a mix of 'town' frontages, many on to the back of pavement, some commercial and some residential. Styles are mixed from Victorian through to the present day, and overall none are of exceptional quality. The buildings are mostly 2 storey.

2.5 The 'streetscape' is straight and level.

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3.0 **Social / Economic Context**

3.1 Immediately post war (1950's) Hayling Island was a popular holiday resort with many caravan sites and several holiday camps. This led to rapid expansion and enhanced summer trade. With the advent of cheap air travel, Hayling Island lost its appeal to holidaymakers, and the tourist trade has been dwindling ever since.

3.2 In general terms, Hayling Island is now a dormitory to Portsmouth, 5 miles to the west and to Chichester 10 miles to the east.

3.3 Critically the area of Elm Grove surrounding the site is suffering from urban blight. Factors include:-

* The loss of the holiday trade.
* Low viability of small lock-up shops.
* Low pedestrian footfall.
* Busy through traffic with limited parking.
* Unattractive 'streetscape'.
* Concentration of neighbourhood facilities at Mengeham 0.5 km to the south.

3.4 The site is considered sustainable. 0.5 km to the south is the secondary shopping centre of Mengeham with:-

* Wide range of local shops
* Bus connection
* Public House
* Restaurants
* Churches
* Schools
* Health Centre

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3.5 3 miles to the north is Havant Town centre with all services and social provisions, including bus station, public offices, colleges, and a main line railway station.

3.6 As in 3.1 and 3.3 above, the subject estate agent has been vacant for over two years. As in many towns, the local estate agents offices have coalesced together into one neighbourhood, which for Hayling Island is in the Mengeham shopping centre. Similarly the estate agents office on the opposite side of Elm Grove, formerly 'Foot' has been closed and vacant for four years. The subject site is no longer viable as an estate agents premises.

3.7 The combination of the factors above and the general economic downturn have rendered the unit unlettable at any price. There is no demand or requirement for lock up shops in this location. Two of the shops opposite have been vacant for more than six years. Shops 20 metres to the north are now in residential use.

3.8 Specific enquiries of commercial property letting agents in the district, revealed a uniformerly pessimistic view of retail letting potential in this location. Their responses are attached as an appendix for reference.

3.9 The shop is a wasting resource which could be usefully refurbished for residential use, for which there is a local demand. The successful re-use of an existing building is an inherently sustainable change.

3.10 The first floor of the building is already a self contained flat, as are the first floors of the adjoining shops. There will be a conformity of use.

4.0 **Involvement of local interests**

4.1 Preliminary discussions with Havant Borough Council Planning Department (Miss R. Gray). 4th November 2009.

4.2 A previous Planning Application was submitted and refused. (APP/10/00025).

4.3 Meeting with Havant Borough Council Planning Department (Mr. David Eaves) 8th September 2010.

4.4 A broadly similar planning application to the current proposal, planning application APP/10/00345, was withdrawn on 9th September 2010, for reasons relating to the site boundaries.

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5.0 **Amount**

5.1 The subject site is a plot of approximately 0.03 Ha.

5.2 It is proposed to convert the ground floor unit into a one bedroomed, self contained flat of 62 M² internal floor area.

5.3 The pedestrian entrance will continue through the existing access onto Elm Grove.

5.4 A parking space will be provided at the rear of the site, accessed from Legion Road.

6.0 **Layout**

6.1 The overall layout of the site remains the same.

6.2 The proposed flat has the bedroom at the rear, away from the traffic noise.

7.0 **Evaluation**

7.1 The site is within a Settlement Policy Area.

7.2 A. residential use is established on the site.

7.3 The existing financial office use is no longer viable. See 3.9 above and attached endorsements from property professionals.

7.4 Residential use for the ground floor is a viable and sustainable use.

8.0 **Design Principles**

8.1 To minimise the changes to the existing building.

8.2 To add ground floor features appropriate to the existing first floor, to create an 'overall' appearance.

9.0 **Scale**

9.1 The proposed alterations do not alter the 'mass and bulk' of the existing building.

10.0 **Landscaping**

10.1 The existing boundary arrangements and rear courtyard planting will remain in place.

11.0 **Appearance**

11.1 The new west window will be replacing the existing shop front and is appropriate for the period and style of the existing building.

12.0 **Access**

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

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

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

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

12.5 Pedestrian access to the site is from Elm Grove.

12.6 Vehicular access is from Legion Road.

12.7 Emergency access is fully available from Elm Grove and Legion Road.

12.8 The existing refuse collection arrangements from Legion Road will remain unaffected, and will serve both first and ground floor flats.

13.0 **Flood Risk**

13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding.

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 to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.

3. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.

14.3 Health and Wellbeing.
It is the applicant's intention to:-

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1. Ensure occupants have easy and accessible control lighting within each relevant building area.

2. Reduce the risk to health associated with poor indoor air quality.

3. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.

4. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.

14.4 Energy.
It is the applicant's intention to:-

1. Recognise and encourage buildings that are designed to minimise CO^2 emissions associated with their operational energy consumption.

2. 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. 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.

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2. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.

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 re-use of existing structures that previously occupied the site.

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 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.

3. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.

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. 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. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.

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3. 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.

4. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

Martin Critchley Consultants Ltd.

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

8th April 2010

Amended 30th June 2010
22nd September 2010.

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Charles Peck

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Our ref/ MHC/mw/0424/0949
22nd January 1020

7 North Street
Havant
Hampshire
PO9 1PW

Dear Martin,

Re: 128 & 137 Elm Grove, Hayling Island, PO11 9ED

I thought I should write to you in connection with the above mentioned properties.

As you are aware these units have been vacant for a long time now and over the past 6 months I have been making enquires with a view to finding either a buyer or tenants for these shops.

During talks with a variety of local business people or investors, without exception they have all mentioned the following three points as to why they would not look be interested in these properties.

1. Apart from a handful of retail units the main shopping centre and hub of activity has moved 0.5 mile south to the Mengham Road. This has had and will remain to have a detrimental impact on these as shops. This I believe is illustrated in point 2.
2. 128 & 137 Elm grove are directly opposite each other. Units 131, 135, 137, 139 and I believe 136 are vacant and have been for some time. Close to 137 there a few takeaways still operating but these are only open in the evenings. So the opportunity for passing trade or the likelihood that people would walk 0.5 mile after having parked their car close to the shopping centre is slim at best. It is worth noting that 124 Elm Grove is now a residential Unit.
3. The final point is that both the units have flats above them which are sold on a long term lease. The people I have spoken to who have been looking for a retail unit have all said they must have accommodation such as a flat with the property which could be let to tenants on a AST (Assured Shorterm Contract). This will enable them to help cover the running costs of the shop and also to a degree control the tenants they have above their business.

So in conclusion I am not confident about obtaining a buyer or tenant for these two properties and in my opinion due to the condition of the surrounding area, the economic climate and the points noted above, I feel that these shop units will remain empty for the some time to come.

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Yours sincerely

Dan Letzer
Manager
Charles Peck Estate Agents (HAVANT)

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5th February 2010

Dear Martin

Re: 128 & 137 Elm Grove, Hayling Island PO11 9ED

Thank you for your letter of 21st January 2010 awaiting my return from annual leave. I note that you are advising Southsea Mortgage and Investment Company in respect of the two small lock-up shops on Hayling.

Secondary Hayling shops are not something that we normally get involved with. The area is, however, well known to me and I am not surprised that in that locality small shops are not letting at any price. They are well away from the recognised retail area and, even in a good market, such properties have always been difficult to let.

I note that you have to present evidence of a failed marketing strategy. Have they been offered in the market and if so, by which agent? We can certainly provide an overall report as to the state of the market, but I believe what Havant will want is actual proof that particulars have been prepared and the property has been actively advertised with details circulated for a minimum period of, from my recollection, at least 6 months.

I am happy to discuss the matters with you should you feel any form of retrospective comment is beneficial.

Yours sincerely

Stephen Downham FRICS MCIArb
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Our Ref: SPH/PHH

25th January 2010

Mr M Critchley
Martin Critchley Consultants Ltd
7 North Street
Havant
Hampshire
PO9 1PW

Dear Martin

Ref:- 128 & 137 Elm Grove, Hayling Island, Hampshire

Thank you for your letter and comments I note.

Unfortunately I have no evidence that may help you, on saying that in my opinion as a local agent small shops in that part in Elm Grove are almost impossible to let.

Yours sincerely

Peter

Peter Hickman
Hugh Hickman and Son

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Partners:
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4th February 2010

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Dear Mr Critchley

Re: 128- 137 Elm Grove, Hayling Island, PO11 9ED

We act for the landlord of two vacant shops at 127 and 135 Elm Grove, Hayling Island.

135, is a vacant retail shop and has been vacant, unoccupied and on the market for some three years.

127, a modern shop unit, was empty for six months, then let for nine months and has been on the market for the last six months.

We find demand for retail is generally low, due to the recession and the inexorable export of retailing from high street to new Hyper markets, such as the recently expanded Tesco store.

Demand in this location with little passing trade and no on street parking, is negligible and in our opinion will never return.

Yours sincerely

MILLERS

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