

North Street House

Design and Access Statement REV C

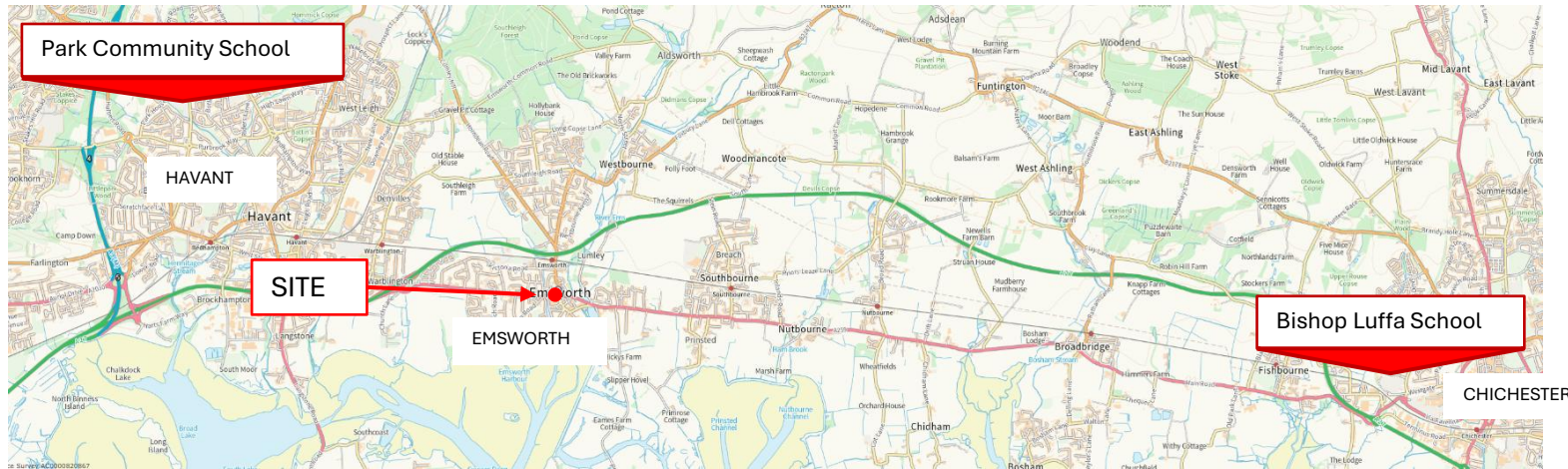
Change of Use to form a charitable educational facility. Alterations existing listed building. Proposed outbuildings.

North Street House, 6 North Street, Emsworth, PO10 7DD

INTRODUCTION

Helyer Davies Architects have been appointed by John and Hilary Pritchard Trust to design a charitable educational facility at North Street House.

The proposals for the application site are for change in use from a hotel (Class C1) (with two-storey café [Class E(b) – not complete]) into a charitable educational facility (Class F1(a)). The site has recently been purchased by the John and Hilary Pritchard Trust. In partnership with local schools Park Community School (Havant) and Bishop Luffa (Chichester) the Launchpad project will form an annex to these schools, offering an alternative provision to mainstream schooling for their students (aged 11 -16yrs). The proposals incorporate indoor learning spaces and a Real-World Learning centre.



Works are currently being undertaken on site in accordance with approval APP/23/00349 & APP/25/00073 to refurbish the existing building. Although approval APP/23/00349 has been implemented (a material start has been made) the proposed café has not yet been built, and the hotel is not in use.

SITE LOCATION

The application site sits within the historic core of Emsworth and is positioned on the northern edge of the conservation area.

The site borders both the A259 and North Street and is easily accessed by public transport with good bus and train links near to the site.

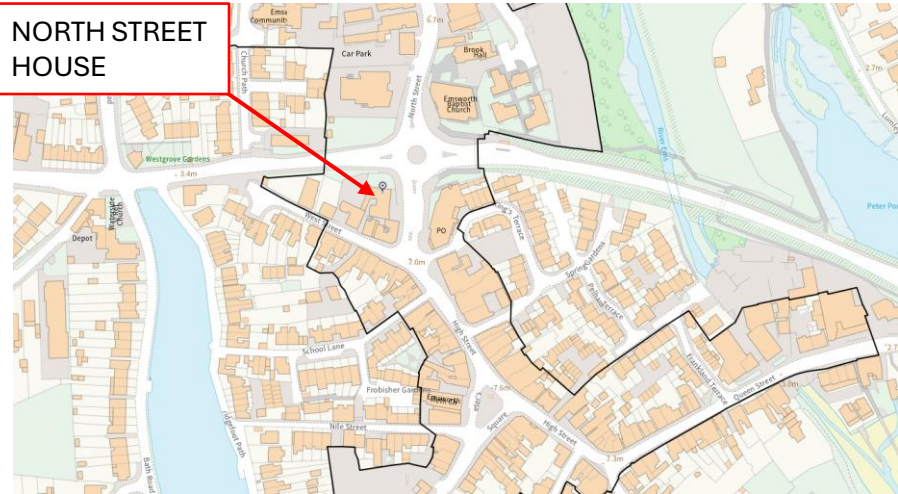
Site Area: 919m²



The site sits on the northern boundary of the Chichester Harbour AONB, although the proposals will not be visible from the harbour.



The site does not fall within Flood Risk Zon 2/3 or the Strategic Flood Risk Assessment area of expected risk.



The site falls within the defined 'town centre' of Emsworth

RELEVANT PLANNING POLICY

NPPF (updated 19 December 2023)

Paragraph 100. It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Paragraph 208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be motorcycles in any decision.

Paragraph 210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development.

Havant Borough Local Plan (Core Strategy) March 2011

CS2 – Employment

Planning permission will be granted for development proposals that: 1. Prioritise the use of previously developed land for the provision of new employment floorspace. 2. Favour town centre locations for the provision of B1a offices and other town centre uses. 3. Promote local employment and training initiatives on new employment sites particularly with regard to construction skills.

CS3 – Skills and Employment

Planning permission will be granted for development proposals that: 1. Raise skill levels and increase employability.

CS4 - Town, District and Local Centres

CS7 Community Support and Inclusion

Planning permission will be granted for development that: 1. Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement. 2. Provides educational and training improvements including Building Schools for the Future. 3. Provides services for older people and other vulnerable groups, including Extra Care Facilities

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

CS12 – Chichester Harbour AONB

Proposals should carefully assess their impact of on the Chichester Harbour AONB and its setting.

CS16 – High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax and when design respects local context.

DM2 – Community Use

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.

DM14 - Car and Cycle Parking on Development (excluding residential)

Development will only be permitted where it provides parking for cars, motorcycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

Havant Borough Local Plan (Allocations) July 2014

AL1 – Presumption in Favour of Sustainability

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework



RELEVANT PLANNING POLICY CONTINUED...

Emsworth Neighbourhood Plan

H1 – Design and Heritage

Any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth

D1 – General Design Policy

- a) All new developments and redevelopment proposals across the neighbourhood area should be of high quality.
- b) The impact of any development, along with any required landscape mitigation measures, should be specified in a Design & Access Statement.
- c) Development proposals should have regard to the Design Checklist in this plan. Applicants should use their Design & Access Statement to demonstrate how the checklist has influenced the proposal.

D2 – Height, Massing and Materials

- a) All new buildings should enhance the character of the area and be appropriate in height, mass and materials.
- b) Other than in exceptional circumstances, new buildings should be no more than three storeys in height, including the use of the roof to provide for up to four floors of useable space.

D3 – Layout, Form and Density

- a) The layout, form and density of new developments should reflect the historic urban grain of the historic parts of the neighbourhood area and its specific characteristics, unless site specific conditions suggest otherwise.

Supplementary planning documents

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

PRE-APP ADVICE

Planning feedback was generally positive. Pre-app noted that whilst the proposal is not within Use class E (considered to be the ‘main town center uses’ in NPPF), the overarching objective of the town center policies in the Local and Town Plan are to support the vitality and viability of the town center. It was considered that the proposed education use would bring activity to the town center and therefore meet these objectives.

Policy DM2 of the Local Plan also seeks to protect existing (or sites last used for) community facilities. The buildings previous use was a Doctors surgery and therefore a community use would be retained on the site.

The rapidly deteriorating state of this important listed building which provides a focal building at the entrance to the Emsworth Conservation Area and historic town centre is noted, together with the fact that previous permissions have not been implemented and other enquiries not pursued. Finding a suitable alternative viable use for the building is important to the LPA to secure the future maintenance and longevity of this designated heritage asset and the contribution it makes to the conservation area, which is also a designated heritage asset.

It is noted that the NPPF, at paragraph 99 indicates the LPA should take a proactive and positive approach in achieving sufficient choices of school places and widening the choice in education. This proposal would meet that aim.

DESIGN RESPONSE FOLLOWING PRE-APPLICATION ADVICE

- All proposed residential accommodation has been removed from the application; this alleviates the planners concerns in regard to:
 - Amenity concerns from a conflict between the residential unit immediately adjacent a school yard. – Residential conversion not in line with planning policy.
- The north-western corner of the listed building which was previously proposed to be demolished has now been retained, in line with the planners and conservation officers' comments.

PLANNING HISTORY

99/51772/012 - Single storey extension to rear to provide 2 additional surgery rooms. - Permitted 30/07/1999

99/51772/013 - Single storey extension to rear to provide 2 additional surgery rooms. - Permitted 30/07/1999

APP/20/01115 - Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping. Request to discharge conditions 3, 4, and 5 (10/11/2021) - Permitted 16/04/2021

APP/20/01116 - Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping. Request to discharge conditions 3 and 4 (16/11/2021)., Permitted 28/04/2021

APP/21/00905 - Works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., unknown,

APP/21/00906 - Listed building consent for works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., unknown,

APP/21/01327 - Variation of Condition 2 of Planning Permission APP/20/01115 relating to revised schedule of permitted drawings. Conditions 8, 9 and 10 relate to residential development and should be removed., unknown,

APP/22/00029 - Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., Withdrawn,01/06/2022

APP/22/00030 - Listed Building Consent for Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., Withdrawn,01/06/2022

APP/23/00250 - Listed Building Consent for proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-story café [Class E(b)] – Permitted 11/08/2023

APP/23/00249 - Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)] – Permitted 11/08/2023

APP/25/00073 - Listed Building application for (i) Insulating internal side of external walls; (ii) Insulating ceilings; and (iii) Demolition of single storey extension to rear. Permitted

USE

The building is currently unoccupied, with its previous use as a doctor's surgery (Use Class E(e) – Provision of medical and health care). The proposal seeks a change of use, to Use Class F1(a) – Provision of education.
The proposal creates an off-site educational annex jointly affiliated with (and servicing) Bishop Luffa School and Park Community School

Approved application APP/23/00250 currently has permission for a change of use of the existing site to a combined use (Class C1 – hotel & Class E(b) – café) which has now been implemented

WORKING PRACTICE / HOURS OF OPENING

As the proposal is for an educational facility it will have associated hours of operation.
The site will offer places for 24 students per day with 8 staff
Staff will be on site between 7:30am – 5:00pm
Students will be on site between 8:00am – 3:00pm

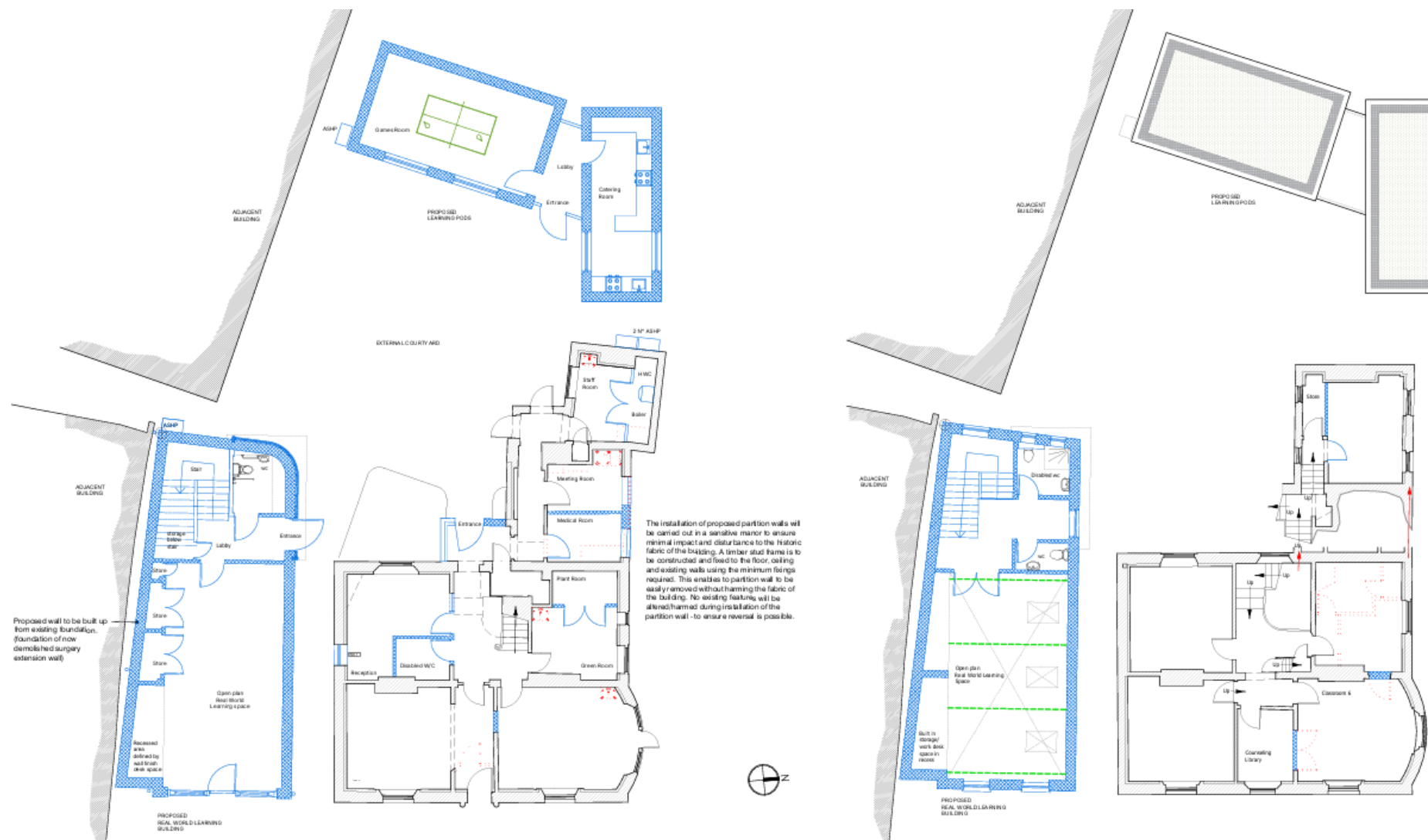


LAYOUT

A sympathetic two-storey 'real world learning' building is proposed in place of the previously approved café (application APP/23/00250). This building matches the design appearance of the previously approved replacement building (café – application APP/23/00250). The proposal incorporates a 'learning pod' which is to be located west of the existing building and are positioned to form a central courtyard that can be used as an outdoor learning space.

The existing historic building is to be converted into a learning facility. The design seeks to refurbish the listed building, careful consideration has been made throughout the design process to minimise any changes or impacts to the original listed building. Every effort has been made to retain historic fabric and reinstate historic elements that have suffered deterioration or vandalism.

The proposal seeks to remove several modern partition walls on the ground and first floor as indicated to allow for the proposed use. The listed building will house 6n° classrooms, counselling room, sensory space, reception and staff room and associated service spaces.



Function

The Learning Pod and Real World Learning building provide 'practical skills' learning spaces for vocational education. They have been designed to be adaptable to cater for a variety of different requirements.

The Learning Pod provides larger open plan spaces with more glazing that cannot be provided within the listed building.

The indoor learning spaces in the main building form more traditional 'classrooms' for groups of 4 – 6 students. These rooms form 'annex learning spaces' linked to the main subject departments. Whilst the subjects being taught in these spaces are traditional core subjects, the rooms provide a more intimate and relaxed environment for students who struggle to focus in a classroom setting at the parent schools.

APPEARANCE

The proposed two storey building is of vernacular design and materiality and is designed to remain in context with the conservation area. The east elevation (as viewed from North Street and within the conservation area is carefully detailed to reflect the surrounding historic brick buildings.

The proposed learning pod (single storey) is to be a high-quality contemporary structure that has a more ‘temporary’ appearance, it is to be finished with a muted design pallet. The POD will contrast with the listed building but is to be sensitively finished and positioned to minimise any impact on the listed building and wider conservation area.

MATERIALS

The proposals are to be constructed of high-quality materials. Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local materials also enriches the way in which the buildings relate to the surroundings, improving its sense of place.

Proposed two-storey ‘real world learning’ building

Walls: Brick with detail (including quoining and window header courses).

Roof: Clay tile roof

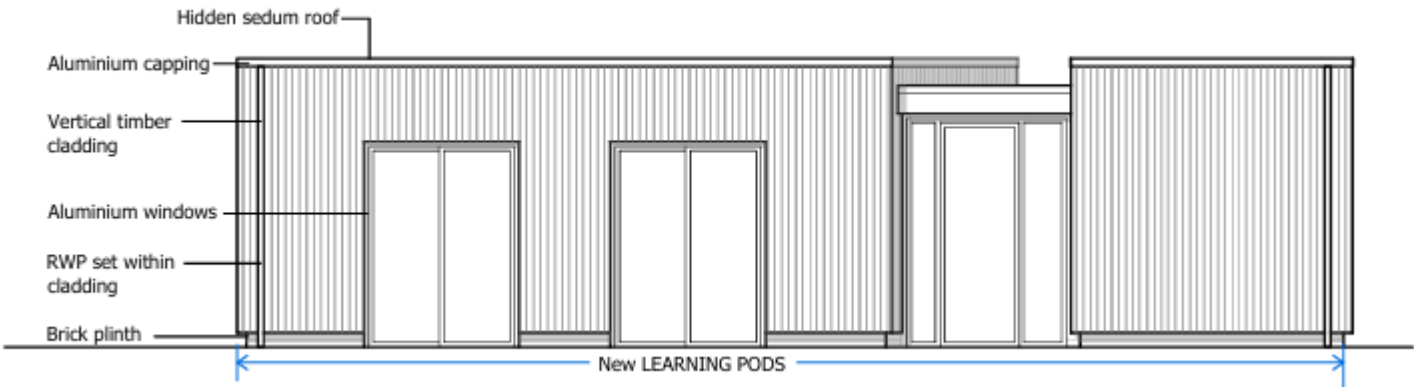
Windows: Timber frame windows to front elevation
Anodised aluminium windows to the rear & side elevation

Proposed learning pods

Walls: Low brick plinth with vertical timber cladding

Roof: Sedum roof with Aluminium edging detail

Windows: Anodised Aluminium windows



Learning Pod

AMOUNT & SCALE

The proposed Real World Learning building reflects the scale and design of the previously approved café building. The proposed POD is a small single storey outbuilding that is subservient, it is a similar footprint to the recently demolished modern extension. The proposals are in keeping with the site and surrounding area.

AREAS

Existing ground floor GIA: 116.9m²
Existing first floor GIA: 104m²
Existing listed building second floor GIA: 23.7m²
Approved Café (not complete): 160m²

Total existing approved: 404.6m²

Proposed listed building ground floor GIA: 121.6m²
Proposed listed building first floor GIA: 104m²
Proposed listed building second floor GIA: 23.7m²
Proposed ‘Real World Learning’ ground floor GIA: 67.1 m²
Proposed ‘Real World Learning’ first floor GIA: 67.2 m²
Proposed Learning Pod GIA: 46.6m²

Total GIA proposed: 430.2m²

GIA percentage increase: 6.32 %

MATERIALS IN THE SURROUNDING CONTEXT

Materials featured include; red stock brick (sometimes painted), render, flint, plain clay tiles and welsh slate tiles

ACCESS & PARKING

The design proposes 2n° parking spaces accessed from North Street.
There is also designated space to the rear of the site for minibuss parking and associated turning area.

It is the school's intension that the majority of students will arrive at the school via minibus. The minibus will be promoted as the primary mode of transport for students. The minibuses will collect students from their respective 'parent' schools (Bishop Luffa / Park Community School) and drop the students off at the rear of the site in the allocated minibus area and will return to the schools once drop offs are complete.

Should any children live locally (in Emsworth/nearby), they will be encouraged to walk where it is considered safe and feasible. Secure cycle storage is incorporated for staff and students to encourage sustainable transportation.

The students are all secondary school age and are used to getting public transport to school the main school, we expect them to follow the same pattern for the weeks that they are at Launchpad. The site is ideally located with easy access to bus and rail links.

Parents and staff will be provided with timetables and maps for local rail and bus services to encourage the use of sustainable transport if they as an alternative to the minibus.

In the rare circumstances that students are needed to be dropped off, the school will operate a pick-up and drop-off system ***in accordance with Sustainable Travel Plan rev C.***
– *The 2n° spaces to the front of the site offer pre-booked staggered pick up and drop off.*
- *Outside of minibus pick-up/drop-off times. **Prior to 8.40am and after 2.35pm**, parents will be able to use the 4n° spaces to the rear of the site for pick-up/drop-off – to be co-ordinated by designated staff member.*

Access to the site is as existing.

LANDSCAPE

The application site features a large tree on the northern site boundary, which is to be retained, and will be protected during construction. No trees would be harmed by this proposal.

ECOLOGY

No biodiversity will be impacted by the proposals. Proposed works to the existing building do not affect the roof and as such no bat survey will be required. The 'garden area' to the northern side of the site is the only area of value and it is to remain as 'garden'

DARK SKIES

There are although roof lights are proposed to the Real World Learning building, they will incorporate integral blinds and as the site will only be in operation between 7.30am – 5pm there will be minimal impact from internal lighting.

All external lighting is to be PIR safety/security lighting only.

NUTRIENT NEUTRALITY

The proposals do not result in an increase in overnight stays and are therefore not subject to nitrate mitigation.

CIL

The proposals are not liable for CIL (*Louise Weaver has confirmed that nothing needs to be submitted in regard to CIL for validation purposes*)

SUSTAINABILITY

Air source heat pumps are to be installed to heat the 'Real World Learning' building and learning pod for sustainable heating.

Solar Panels are to be incorporated on the southern roof of the 'Real World Learning' building.

