

Design, Access and Heritage Statement

1-7 St Andrews Buildings
High Street
Hamble
SO31 4JE

Mountbatten House
1 Grosvenor Square
Southampton
Hampshire
SO15 2JU
023 8022 2292
www.primmeroldsbas.co.uk

Partial Change of use, rear extension and addition of dormer roof to 1-7 St Andrews Buildings



March 2024

Revision 00

1.0 Introduction

- 1.1 Primmer Olds BAS have been instructed to prepare the Planning Application for the partial change of use, rear extension and addition of a dormer window and roof to 1-7 St Andrews Buildings.
- 1.2 The proposal sees the partial change of use and partial extension of vacant commercial (Class E) accommodation to become 5no flats across ground and first floor. The existing flat at first floor is to be retained and refurbished – giving a total of 6 flats across the buildings.
- 1.3 The existing commercial use (Class E) in Units 1-3 at ground floor is not proposed to be altered.
- 1.4 This document has been prepared as a Design, Access and Heritage Statement to accompany and describe the scheme proposed.

2.0 Site Review & Background

- 2.1 The site is located on the High Street in Hamble as below. Also see separate 'Site Location Plan' drawing.

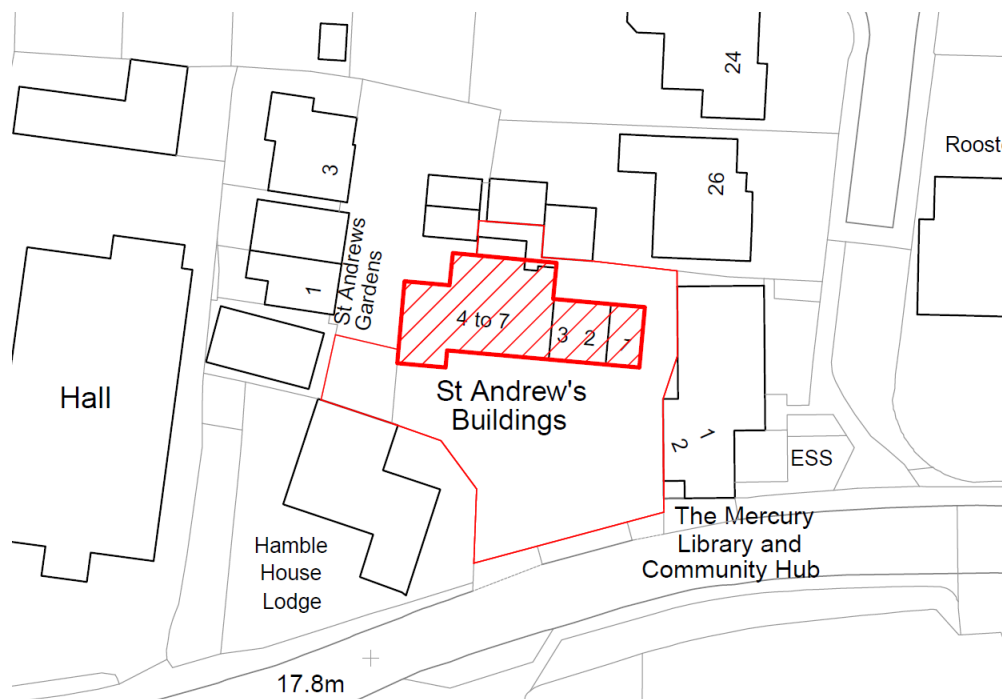


Image 1 – Site Location

2.2 The site sits within the Hamble-le-Rice Conservation Area – on the north western boundary.

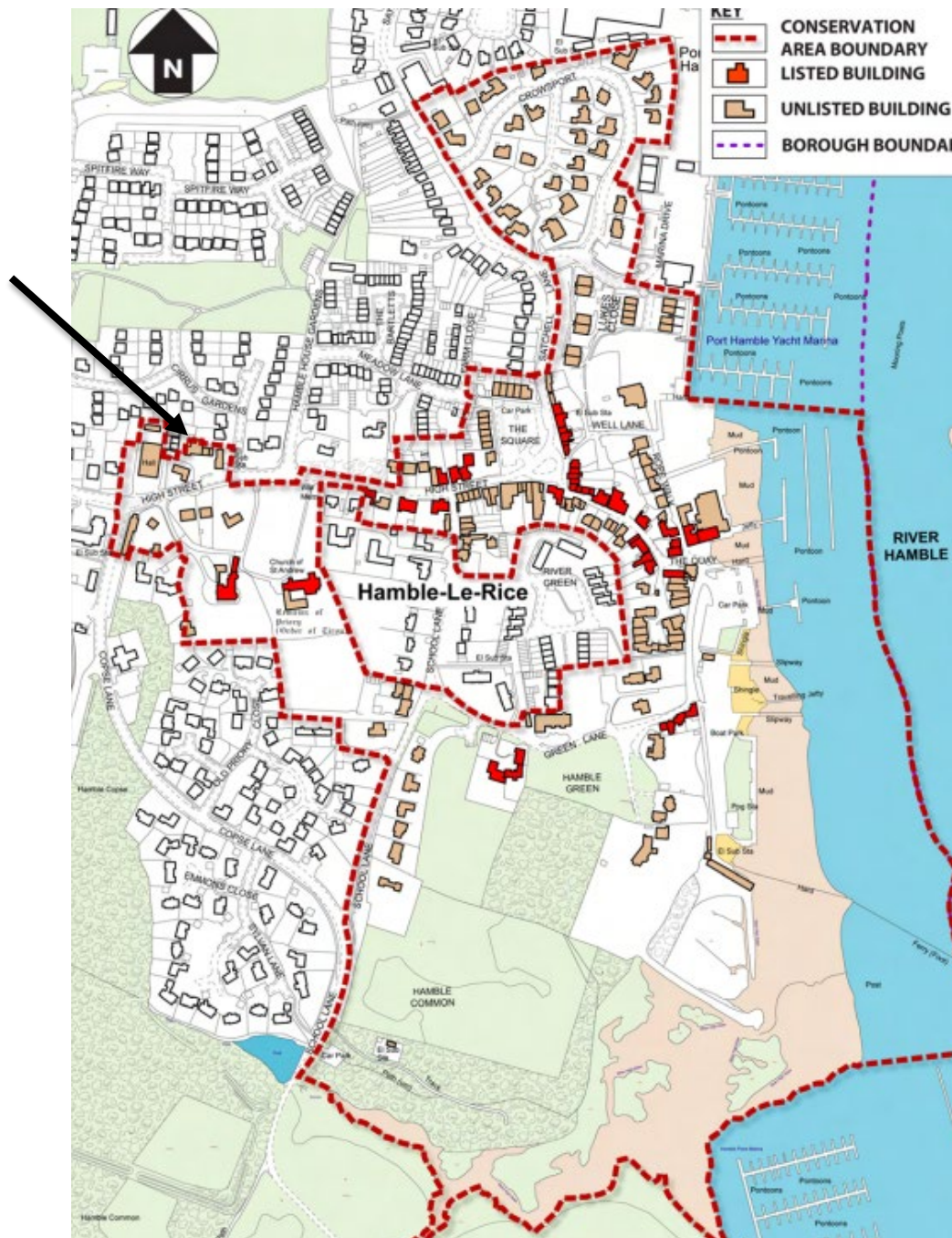


Image 2 – Conservation Area Map

2.3 The building is not Listed, identified as an 'important building' in the Hamble Conservation Area Appraisal. The site is mentioned in passing insofar as it was only added to the Conservation Area in 1990, and is used as a reference point for a small commercial cluster in the area.

2.4 The building is in a relatively poor condition and has significant weathering and decay to the front elevations. The rear ground floor extension as existing has a collapsed roof, and poor quality structures and these elements have been recommended to be condemned as unsafe without significant remedial works. Further images to this end are provided in Appendix A.

2.5 There are no trees on the site.

2.6 The site is within Flood Zone 1, representing the lowest risk of flooding to the site. It is not within a Causal Flood Area nor a Surface or Ground Water Indicative Flood Problem Area.

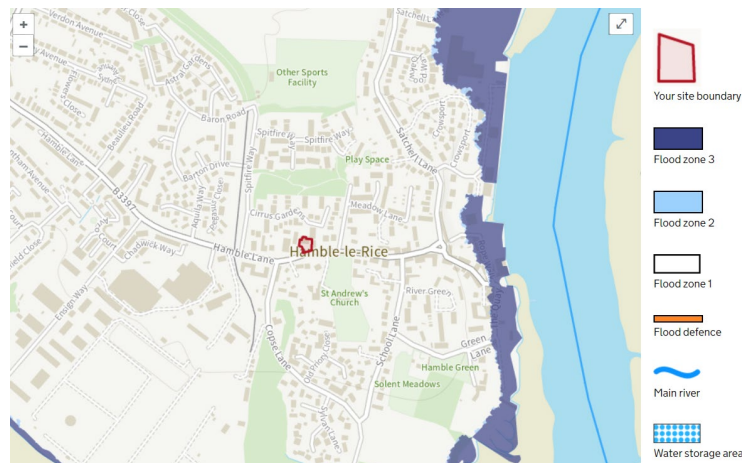


Image 3 – Flood Risk Map

2.7 The building's most recent use has been:
Ground floor and First Floor – 4-7– Commercial use (Class E)
First floor – Units 1-3 - Residential use (Class C3)

2.8 Units 4-7 at ground floor and the entire first floor have been vacant since September 2023, and despite several approaches to be re-let, this has not been successfully achieved.

3.0 Planning Policy and Context:

3.1 The application is undertaken under the context of both the National Planning Policy Framework 2021 (NPPF), and the Local Planning Policy.

3.2 Specifically with regard to the proposed conversion of this building the NPPF states:

NPPF Para.119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

NPPF Para.190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

3.3 The Eastleigh Borough Local Plan 2016-2036 is of key relevance to this application, and the following policy is likely to be that most applicable to the proposal:

Strategic policy S2, Approach to new development

1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of: a. 14,580 new dwellings;

i. The pattern of delivery is expected to involve:

- 2,572 dwellings completed 1st April 2016 to 31st March 2019;
- 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;
- 1,475 allowance for windfall development
- 732 dwellings on new sites allocated in this plan ii.

2. The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.

Strategic policy S3, Location of new housing

The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs.

Strategic policy S8, Historic Environment

The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:

- a. identifying the assets by means of an on-going programme of survey and review;
- b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;

- c. restricting development likely to harm them or their settings through management of development proposals; and
- d. encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset

Strategic policy S9, Green infrastructure 1.

Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including provision of:

- a. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);
- b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);
- c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;
- d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;
- e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);
- f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);
- g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and
- h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6)

Policy DM1, General criteria for new development

1. All new development should (as relevant):

- a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; ii. biodiversity (avoiding significant adverse impacts); and iii. the significance of heritage assets;
- b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
- c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density,

design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value,

(recognising that some species and habitats may be irreplaceable);

e. include a landscape scheme covering the design and layout of external space;

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network; g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

h. incorporate provision for people with disabilities and create accessible communities that cater for all;

i. incorporate design measures to inhibit criminal and anti-social behaviour;

j. incorporate provision for on-site waste management; and

k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.

Policy DM2, Environmentally sustainable development

The Borough Council requires that:

a. all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:

i. a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and

ii. a predicted mains water consumption of no more than 110 litres/person/day.

Policy DM10, Water and Waste Water

1. Where new water supply or waste water infrastructure is required or proposed in support of new development the development will be phased alongside the provision of the infrastructure to ensure:

a. compliance with the Habitats Regulations;

b. that there is no deterioration of the status of water bodies which might impact adversely on Water Framework Directive requirements; and

c. the avoidance or mitigation of any other adverse impacts.

2. Wherever possible measures should be implemented which would improve the water environment

Policy DM13, General development criteria - transport

1. All new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must:

- a. meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority;
- b. not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network; and
- c. be provided without unacceptable environmental impact.

Policy DM14, Parking

1. New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan.

Policy DM15, Safeguarding existing employment sites

1. The major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit:

- a. the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g) (ii) / (iii) employment uses;
- b. changes of use between use classes B2, B8 and E(g) (ii) / (iii); and c. workforce training opportunities as defined in policy DM16 below; subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas.

2. Exceptionally, employment uses other than those in use classes B2, B8 or E(g) (ii) / (iii) (but not E(a) / (b) / (c) uses or pubs, drinking establishments or hot food takeaways) may be permitted on these sites provided that:

- a. they would not have a significant impact on the continued primary use of the site
- b. the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents

3. The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g) (ii) / (iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied.

Policy DM23, Residential development in urban areas

1. Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will

normally be permitted subject to the general development criteria and transport policies of this Local Plan.

2. New dwellings will be permitted provided that:

- a. where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people in accordance with policies DM24 and DM25;*
- b. affordable housing is provided in accordance with policy DM28;*
- c. a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density. In areas with good access to public transport and other services and amenities, higher densities will be sought.*

3. Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development.

Policy DM24, Creating a mix of housing

1. Applicants for market residential and mixed-use schemes will be required to:

- a. demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock (including approved developments) considering the context and character of the site;*
- b. where appropriate, demonstrate how the scheme contributes to the provision of properties suitable for entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), or for example downsizers, unless the need for such homes is already being met locally;*
- c. demonstrate that where a mix of different house sizes and types is provided on site, the development is designed to avoid excessive concentrations of the same size or type of home.*

Policy DM30, Internal space standards for new residential development

1. The Borough Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future equivalent).

2. Development proposals should be accompanied by a table setting out for every dwelling:

- a. the gross internal floorspace;*
- b. extent of built-in storage (sq.m);*
- c. number of twin/double bedrooms with their minimum room widths; and*
- d. minimum floor to ceiling height for at least 75% of the Gross Internal Area.*

3.4 The Hamble Conservation Area Appraisal is also of relevance to this application, with the following key points likely to be of consideration.

3.4.1 St Andrew's Buildings is only indirectly commented upon in the Appraisal, having only been added to the Conservation Area in 1990.

3.4.2 The architectural appraisal of the area states:

Roofs are normally pitched with clay tiles or slates offering gable and hipped forms. Accommodation within the roof is often served by small tile hipped or gable dormer windows, that are subservient to the overall roof. Chimney stacks and their pots make a significant contribution to the roofscape, which together with the roofs are an important part of the character of the area, especially when viewed from the river. Walls are predominantly red brick of Flemish or English bond with a common feature of burnt header bricks. Scattered around the village are buildings using buff brick, painted brick and render. A few of the older buildings of timber frame construction have exposed frames with brick infill panels. Windows are either white painted timber sash or casements. The use of porches or hoods over entrance doors is restrained because many buildings are sited on the back edge of footpath.

4.0 Proposal

4.1 Amount

4.1.1 A new extension is proposed to the rear of the property to replace the condemned existing single and two storey structures in this location. The new extension is to be less deep than the existing extension - extending 3.5metres from existing primary structure, as opposed to the current condition of 5.4metres.

4.1.2 The proposed rear extension will measure a width of 11 metres and be two storeys across the full width of the extension.

4.1.3 The roof over no.7 St Andrews buildings is at the end of its life and is proposed to be replaced with a new permanent clay tile roof, also housing accommodation within. A new dormer window to match the existing dormers is proposed to the front elevation only.

4.1.4 The remainder of the proposal relates to the reuse of the existing building.

4.1.5 Overall 5no new flats are proposed within the existing and new accommodation.

4.1.6 The flats are provided on the basis of 4 x 1bed flats and 1 x 2bed flat to provide a mixed tenure in line with Policy DM24

4.1.7 The commercial use at the ground floor of nos. 1-3 are to be retained.

4.1.8 There will be no loss of employment as a result of the proposed Change of Use of No.4-7, due to the fact the buildings have been vacant for a period of greater than 6 months. In combination with the above the applicant has taken active measures to relet the building for commercial use in accordance with policy DM15, without any success.

4.1.9 In addition to the above No.4-7 of the building are currently Class E and would be a viable candidate for conversion to residential use (Class C3) via Class MA of the General Permitted Development Order in their own right.

4.2 Scale

4.2.1 The proposal largely does not affect the existing scale of the property as it lies.

4.2.2 The only massing changes to the property as proposed are:

4.2.2.1 A new roof to no. 7, which will increase the ridge height of the existing roof by a maximum of 2.4metres.

4.2.2.2 A revised extension to the rear of the property in place of the existing single and two storey development in this location. The proposed eaves line to the rear is to match the existing eaves, and the ridge is proposed to be deferential to the main ridge.

4.2.3 The scale and shape of the proposed new roof to no. 7 will have extremely negligible impact to the neighbouring properties in St Andrews Gardens and no impact at all to their amenity provision.

4.2.4 The scale of the proposed extension to the rear of the property will have negligible impact to the neighbouring properties to the north east of St Andrews Buildings on Cirrus Gardens, whereby the proposed extension is set under the existing ridge line of the existing building and is 'due north' of the existing building. The impact of this rear extension on the amenity provision of the Cirrus Gardens properties is also directly comparable to the existing condition, whereby there are currently 2no. first floor windows overlooking, alongside a first floor external area/balcony which has potential for noise/nuisance (which would be removed as part of the proposed). In addition the west facing windows from the existing two storey section of the rear of St Andrew's Buildings that directly face St Andrew's Gardens will be removed entirely.

4.2.5 The proposal therefore seeks to make efficient use of the site, considerably improving the condition of the existing appearance, removing potential for noise and nuisance, and maximising the opportunity to increase density with minimal additional impact to the scale of the existing building, or impact on any of the neighbouring properties in accordance with Planning Policy DM1.

4.3 Appearance

4.3.1 The proposed amendments to the appearance of the property are as follows:

4.3.1.1 New roof and front facing dormer window to no.7. The roof is proposed to match the existing primary roof finish of St Andrews Buildings, as a tile. The rear of the existing roof is currently an amalgamation of metal and flat roof finishes and therefore the new roofing will be a significant improvement on the existing condition and appearance. The dormer is proposed to be constructed from a rendered finish to match the existing primary elevation finish.

4.3.1.2 The existing frosted window to the rear of no.7 is proposed to be replaced on a like for like basis.

4.3.1.3 Minor amendments to the fenestration are proposed to the front (south) elevation at the ground floor to accommodate new access to the proposed properties. The new fenestration will be sympathetic to the existing glazing systems and in accordance with the Conservation Area Appraisal Guidance with glazing bars to replicate the sash windows. The elevation has also been designed to tidy up the appearance and rhythm of glazing to the front elevation, clustering the windows/doors in a series of regular panels.

4.3.1.4 The 'Cinnamon Bay' signage is proposed to be removed.

4.3.1.5 The front elevation is proposed to be repaired, made good and redecorated on a like for like basis of with the existing.

4.3.1.6 Rear extension in place of existing single and two storey accommodation in this location. This is proposed to be constructed from a red brick to match the existing red brick present. The roof is proposed to match the existing primary roof finish – tiles.

4.3.1.7 Four high level rooflights are proposed to the new roofs on the rear (north) elevation only to provide secondary light into the accommodation.

4.3.2 The remainder of the building is proposed to remain as per the existing appearance.

4.3.3 The proposed changes therefore have extremely limited visual 'alteration' from the existing appearance, using materials, typological features and products that are in keeping with those raised in the Hamble Conservation Area Appraisal.

4.3.4 The proposed refurbishment and repair works will also generally offer a significant improvement in the buildings appearance.

4.4 Access

4.4.1 The access to the site is proposed to be retained as existing, via two dropped curbs/entrances from the main carriageway.

4.4.2 The flats proposed at the ground floor are each proposed to have their own front door.

4.4.3 The flats proposed at the first floor are to be accessed via a communal hallway and staircase – reutilising the existing staircase. Each flat is then to have its own entrance door and hallway leading from the communal hall.

4.4.4 All new flats are to have PAS24 level security doors installed to ensure a safe living environment in line with Local Planning Policy DM1.

4.5 Layout

4.5.1 The core internal feature of the building are to be retained as a result of the proposal, notably the existing staircase and chimneys.

4.5.2 Each flat is designed in a conventional manner, with a general access hallway, leading individually to bedrooms, bathrooms and living space.

4.5.3 Each flat has been reviewed and designed in line with the Nationally Described Space Standards and in line with Policy DM30. A tracker is provided as part of this application to describe the checks/design.

4.5.4 Each habitable room in each proposed flat is provided with windows. Where practically possible on the northern elevation flats are also proposed to have secondary light provided through the provision of rooflights in the new roofs.

4.6 Ecology and sustainability

4.6.1 Ecological enhancement measures are proposed as part of the development in line with the Ecologists report and recommendation.

4.6.2 If consented the proposed flats will also be designed/detailed to meet energy and water requirements of policy DM2.

4.6.3 There are a number of existing WCs on the site that are in use for residential use. Alongside the existing however, an off site nutrients mitigation package will be sought for any additional impact as part of the proposal, to be agreed prior to any planning determination in line with Policy DM10.

4.6.4 The applicant is prepared to provide an EV charging point for public use on the site, subject to finding agreement on supply/charging agreements etc.

4.7 Amenity and Landscape

4.7.1 Where possible on the ground floor, within the constraints of the site ownership and existing building layouts, flats are to be provided with private external amenity areas.

4.7.2 Notwithstanding the above, there is significant local amenity provision locally to the site, including the village centre, the river and Solent frontage, and local parks.

4.7.3 All new landscaping on the site is proposed to be local permeable paving/surfaces to reduce surface water run off from the current condition in line with Policy DM10.

4.7.4 Secure and covered bicycle parking, and covered bin storage is proposed to be provided to the residual external area to the north of the building (to the rear the Commercial Use area of the building). A generous walkway will be retained between St Andrews Buildings and the library to allow for ease of access for bins and bikes.

4.8 Parking

4.8.1 Vehicle access to the site is proposed to be retained as per the existing entrances from the carriageway, which already services cars, refuse vehicles and emergency services.

4.8.2 The existing parking on the site is all currently on private land within the applicant's demise. Historically this has been allowed for use of the general public on a discretionary basis.

4.8.3 The proposed parking on the site seeks to rationalise the available space and will create a further space – allowing 11 spaces in total.

4.8.4 The spaces are proposed to be provided to the flats on an 'unallocated' basis – in line with Eastleigh Parking SPD, This gives a total of 6 spaces for residential use, and a further 2 spaces for residential visitors. The visitor spaces and remaining 3 spaces would be retained on a discretionary basis for general short stay parking associated with the commercial activity/library etc,

4.8.5 The parking and access can therefore all be seen to be in line with Policies DM13 and DM14

5.0 Conclusion

5.1 This Planning Application seeks to complete minor alteration works, refurbishment and the partial change of use of the building to become a mixed use building, with commercial offering, and 6no. residential flats.

5.2 The proposal can be seen to be in line with Local Planning Policy and the Conservation Area Appraisal.

5.3 The proposal is therefore seen as a positive opportunity to reuse and refurbish an unused building on a main artery road in the Conservation Area, protecting the asset for future generations whilst providing continued use and purpose.

5.4 We therefore commend the proposal to you and respectfully request that the LPA approve the application without delay.

APPENDIX A – PHOTOS OF EXISTING CONDITION



