



## DESIGN, ACCESS & HERITAGE STATEMENT

Proposed Residential Development at

The Royal Naval Club & Royal Albert Yacht Club, Pembroke Road, Old Portsmouth, PO1  
2NT

Conversion and change of use of second floor offices to form 3no. two-bedroom residential units; to include the provision of cycle and refuse storage



Fig 1: Aerial view of site

### 1.0 Introduction

This Design and Access statement is submitted in support of the Planning Application for the above development. This statement is to be read in conjunction with the following drawings:

- 20.3220.101 Existing Ground Floor Plan
- 20.3220.102 Existing First Floor Plan
- 20.3220.103 Existing Second Floor Plan
- 20.3220.104 Existing Third Floor Plan
- 20.3220.105 Existing Roof Plan
- 20.3220.106 Existing Elevations
- 20.3220.107 Proposed Ground Floor Plan
- 20.3220.108 Proposed First Floor Plan
- 20.3220.109 Proposed Second Floor Plan

20.3220.110 Proposed Ground Floor Plan

20.3220.111 Location Plan & Block Plan

The application proposals have been designed to accord with the National Planning Policy Framework, The Portsmouth Plan and all relevant Supplementary Planning Guidance, Supplementary Planning documents and material considerations.

## 2.0 Site Analysis

The application site is located within Conservation Area No 4 in the centre of Old Portsmouth. The existing property is a Grade II listed four-storey building which is used for club functions on the ground and first floor, office space on the second floor and residential use on the third floor.

The club premises were originally formed from three separate properties. In April 1868, the premises of the Hampshire Banking Company were purchased for £900 and now form the western half of the present Club. At a meeting in June 1871 it was resolved to buy the property adjoining the Club, the Fitzclarence Tavern and the private residence attached for £1,400. Joining together of the three buildings was completed in 1875 and the distinctive tower extended to its full height at the same time. The building, originally adjoined by a church, can thus be seen to have had a history of multi-functional use that has evolved over the years.

Main entry to the upper floors is via an internal staircase from the main entrance on Pembroke Road; there are also two lifts, one which was added in 2004 to the rear of the property and one which was added in 2011 to serve the third floor residential units. There is also an internal escape staircase that exits into the car park and subsequently into a shared courtyard.

The building features grey brickwork with red brick arched window surrounds of 'Romanesque' styling, stone details, a stuccoed plinth and central feature tower, and a mixture of tile and slate roofing and cladding.

To the rear is a yard which has car parking for members, residents and the adjoining properties. The total site area is approximately 0.112 hectares. The plot is located between two adjacent buildings, each being one storey lower.

## 3.0 Relevant Planning History

11/00493/LBC	Construction of single storey infill extension to rear to include installation of new door to existing rear elevation. Permission 11/02/2011
11/00493/FUL	Construction of single storey infill extension to rear to include installation of new door to existing rear elevation. Permission 11/02/2011
08/02142/LBC	Construction of third floor addition to allow formation of two penthouse flats and three storey rear extension over existing flat roof to house staircase and internal

	alterations to facilitate installation of lift. Permission 11/02/2009
08/02142/FUL	Construction of third floor addition to allow formation of two penthouse flats and three storey rear extension over existing flat roof to house staircase. Permission 11/02/2009
A*14316/AD and A*14136/AC	Construction of two storey extension to rear elevation to form lift shaft. Permission 19/03/2004.
A*14316/F	Alterations including new windows, fire escape to enable conversion into caretakers flat of part of second floor. Permission 16/03/1988.
A*14316/E	Demolition of two chimney stacks and alterations to parapet wall. Permission 14/01/1985.
A*15699/A	The erection of three lock-up garages at the rear of residential chambers. Permission 07/03/1952

#### 4.0 Use / Amount

It is proposed to convert the existing second floor offices into 3no. two-bedroom apartments. The following accommodation is proposed:

Internal Area schedule	Beds	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Apartment 1	2	123	1324
Apartment 2	2	96	1033
Apartment 3	2	102	1098

Suitable provision of refuse and secure cycle storage will be provided in the rear courtyard.

#### 5.0 Appearance

There are no changes proposed to the existing front elevation. 4 windows are proposed to be blocked up to the rear of the building, with facing brickwork and mortar to match existing.

Second floor rear windows are to be replaced with double glazed white painted timber windows to match the existing style. Front windows are to be retained and upgraded.

#### 6.0 Layout

The layout of the proposed dwellings are respectful of the existing internal fabric of the building, using existing walls where possible. Two redundant existing staircases will be removed as part of the proposals.

The existing doors directly accessed from the stair core are to be upgraded to 1HRFR in order to be used for emergency access from and to the residential units.

## **7.0 Access**

Access to the dwellings from the ground floor will be from the main entrance through the existing main staircase. Access will also be obtained via the existing lift, which will be modified so that it stops at the 2<sup>nd</sup> floor.

The local transport options are:

Portsmouth Harbour train station is 0.56miles,

Portsmouth coach station is 0.58miles,

Portsmouth Ferry port is 1.66 miles.

Pembroke Road is on a major bus route and bus companies offer a wide service to surrounding areas.

The existing property is located in the KA – Old Portsmouth residential parking zone, which covers most of the residential streets in the local area and permits are valid in Broad Street car park and the Ineos Team UK car park between 6pm and 7am on Monday to Friday, and all day Saturday and Sunday.

Residents with parking permits can also utilise the pay and display spaces located on Pembroke Road.

The existing office space located on second floor generates a daytime requirement of parking that would be more than that required under the proposed change of use.

On-site parking isn't proposed for the 3no. flats, and whilst the parking demand associated would be different from the existing use (overnight and weekends) there is sufficient parking available in the local streets to accommodate the change of use without negatively impacting the current parking situation.

The proposals also included the provision of private secure cycle spaces for the new residential accommodation based on 2 No. spaces per apartment, in accordance with the local SPD.

## **8.0 Flood Risk**

The Environment Agency flood maps confirm that the site falls within Flood Zone 1; an area not considered at risk from flooding.