

DESIGN AND ACCESS STATEMENT

PROJECT:

Proposed Apartment Development
186 Seafront/28 Alexandra Avenue
Hayling Island

CLIENT:

Mr & Mrs Smith

DOCUMENT AUTHOR:

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STODDART
ARCHITECTURE

1.0 INTRODUCTION

This document is written in support of our planning application with emphasis on describing our design and design approach.

A separate Planning Statement has been prepared by the project Planning Consultant, which positions the proposed development in context of National and Local Planning Policy frameworks.

The application site is located at 186 Seafront/28 Alexandra Avenue, Hayling Island. The site is front-line sea facing.

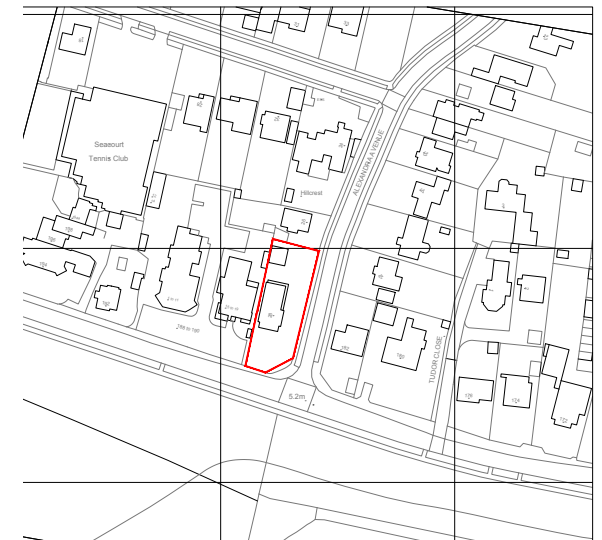


View looking towards application site - highlighted red



View from site - sea facing beyond public open space and public car park

The application seeks consent for the demolition and replacement of the existing single detached dwelling with 10 high quality apartments arranged over 3 storeys. The apartments will be offered for market sale to buyers wanting the opportunity to live within a stylish development finished to the highest standards and enjoying the benefits of the local amenities within a well established residential area.



Location Plan

2.0 DESIGN OBJECTIVE

The design objective is to increase land use efficiency with a congruent building type appropriate to the site setting and context. The existing single dwelling is of mediocre architectural quality, which in recent times has been even further exaggerated by the addition of new apartment buildings to the left of the application site (188 - 190 Seafront).

The site at 1053m² offers the opportunity to create a built form taking precedence from its new neighbour, delivering 10 new quality dwellings rather than 1.



Existing property highlighted red - incongruent with near neighbours and of mediocre architectural quality

A site visit was undertaken at the outset of the design process to understand the site, the original and evolving character of the Seafront and more widely that of Hayling Island. Simultaneously analysis of planning policy provided a framework from which our design process commenced.

There is an emerging architectural confidence and design quality emanating from recent developments along Seafront. This is set within a tradition of medium density apartment development, interspersed within traditional low density housing in the form of 2 storey and bungalow house typographies. There is a wide variety of architectural styles evident, some of which engage with their site context and views overlooking the beach and sea and others which do not.

The design developed for the application site extends the sense of optimism and renewal started by the ambition shown in the build of the newest additions to Seafront. This is reflected in the architectural language, materiality and massing adopted in the proposal. Its form and orientation draw in the panoramic views of the sea as well as the public open space in front of the beach.

THE CHARACTER OF SEAFRONT



3.0 USE

A justification in terms of land use policies is included in the Planning Statement.

The position of the site within a long-established neighbourhood means that there are a broad range of community facilities close by. The location of the site close to established community, retail and open space facilities, and close to public transport nodes are positive characteristics which the proposal benefits.

4.0 AMOUNT

The proposals are for a 3 storey building with a Gross Development Area of 1090m². The primary and secondary accommodation is distributed within the 3 levels of plan form to facilitate landscape amenity and car parking space around the development. Each apartment provides generous and high quality, naturally daylit habitable spaces and wherever it has been possible offers views over Hayling Bay waters from attractive living spaces.

Size relates to the accommodation schedule provided but it is important, also, because it allows a building of sufficient scale to hold its own with the surrounding buildings and make an impact on the street scene of Seafront and create a stop end at the break line of Alexandra Avenue.



Proposal in context - architectural language congruent with neighbouring property.

The proposal delivers 10 Apartments. The format is seven x 2 Bed and three x 1 Bed. The Gross Internal Area of each apartment is described in the schedule of accommodation opposite.

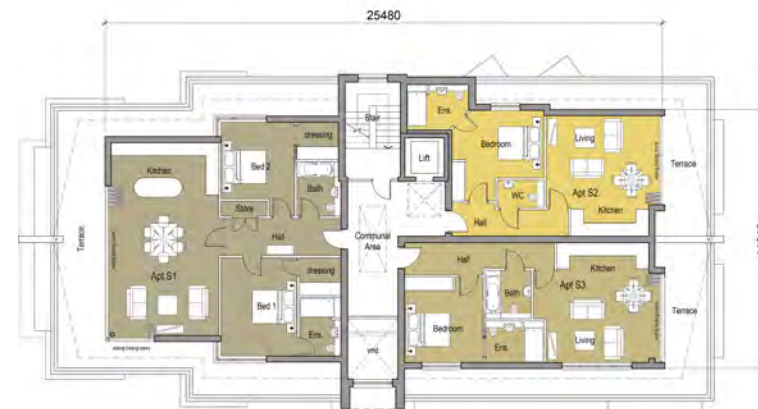
The proposal benefits from 16 on site car parking spaces, a 20 capacity internal cycle garage and internal refuse store.



Ground floor plan



First floor plan



Second floor plan

SCHEDULE OF RESIDENTIAL ACCOMMODATION		
GROUND FLOOR		
APT No.	Sq M	Sq Ft
APT G1 (2 bed)	79.80	859
APT G2 (2 bed)	79.30	853
APT G3 (1 bed)	58.37	628
TOTAL	217.5	2340
FIRST FLOOR		
APT No.	Sq M	Sq Ft
APT F1 (2 bed)	81.72	880
APT F2 (2 bed)	81.23	875
APT F3 (2 bed)	83.70	900
APT F4 (2 bed)	97.10	1045
TOTAL	343.6	3700
SECOND FLOOR		
APT No.	Sq M	Sq Ft
APT S1 (2 bed)	102.50	1103
APT S2 (1 bed)	57.80	622
APT S3 (1 bed)	63.20	680
TOTAL	223.5	2405
TOTAL RESIDENTIAL	784.6	8445
10 No. APARTMENTS COMPRISING: (7 No. 2 BED & 3 No. 1 BED DWELLINGS)		
PARKING PROVISION 16 PARKING SPACES		

5.0 LAYOUT AND ACCESS



Pedestrian entrance emphasised - vehicular access points easily identifiable



Pedestrian entrance - at the heart of the development



Proposed building orientation shown against existing building orientation (shown in magenta). Existing site entry points on Alexandra Avenue utilised.

The layout of the proposed building on the site follows the orientation of the existing building. This facilitates the use of existing pedestrian and vehicular access points on Alexandra Avenue. Fundamentally south and east facing views are maximised for the benefit of amenity.

Pedestrian and vehicular access points are easily identified by way of architectural treatment to form an entrance feature for the building and simple 4.1m wide openings in the boundary walls to serve car parking areas. The pedestrian entrance is placed at the heart of the development.

For a detailed breakdown of the services and facilities located with walking and cycling proximity of the site and services and facilities available in the wider area via public transport please refer to the separate Accessibility Statement.

6.0 SCALE



Second floor roof level in context of Seafront neighbours

The framework for the scale of the development is the context of the built form of the neighbouring properties on Seafront.

Ground and first floor levels have been taken to run through at similar levels to the immediate neighbour at 188 Seafront. The second floor roof level is similarly set to a height of the ridge height at 190 Seafront.

The second floor level is deliberately set inboard from the floor levels below. As a consequence the optics from ground level reduce the height of the building. The material treatment of this level in the form of a lightweight construction clad in timber further helps the scale of the building be appropriate within the framework adopted.

A large format fenestration pattern has been adopted similar to 190 Seafront.



Relationship to 188 and 190 seafront properties. Second floor set back to reduce optics from ground floor level

7.0 APPEARANCE

A simple palette of high quality, well detailed materials are proposed. An emphasis has been put on creating relief through expression of key elements of the built form as a means to deliver visual richness. This is exaggerated by an interplay of planes between the elements of form.



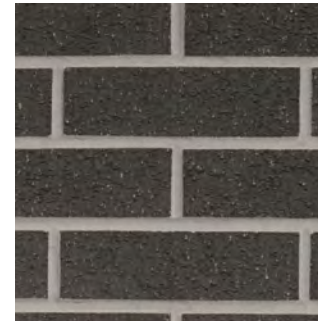
K Rend Silicone Scraped
Texture render, colour
Pewter Grey



K Rend Silicone Scraped
Texture render, colour White



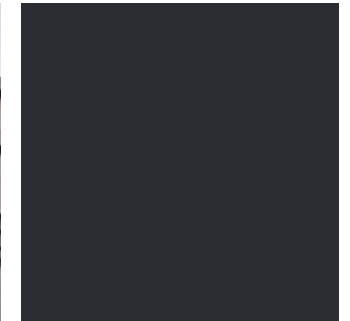
Siberian Larch boarding with
factory applied pre-aged
finish (grey)



Butterley Brick, Carbon
Black Rustic brick



Dark grey Zinc - Welded
seam



PPC aluminium – colour
RAL 7021 smooth matt



A classic tripartite layering approach is used to organise the elevation treatments.

A strong base and visual connection to the ground by use of a combination of black brick plinth and pewter grey render.

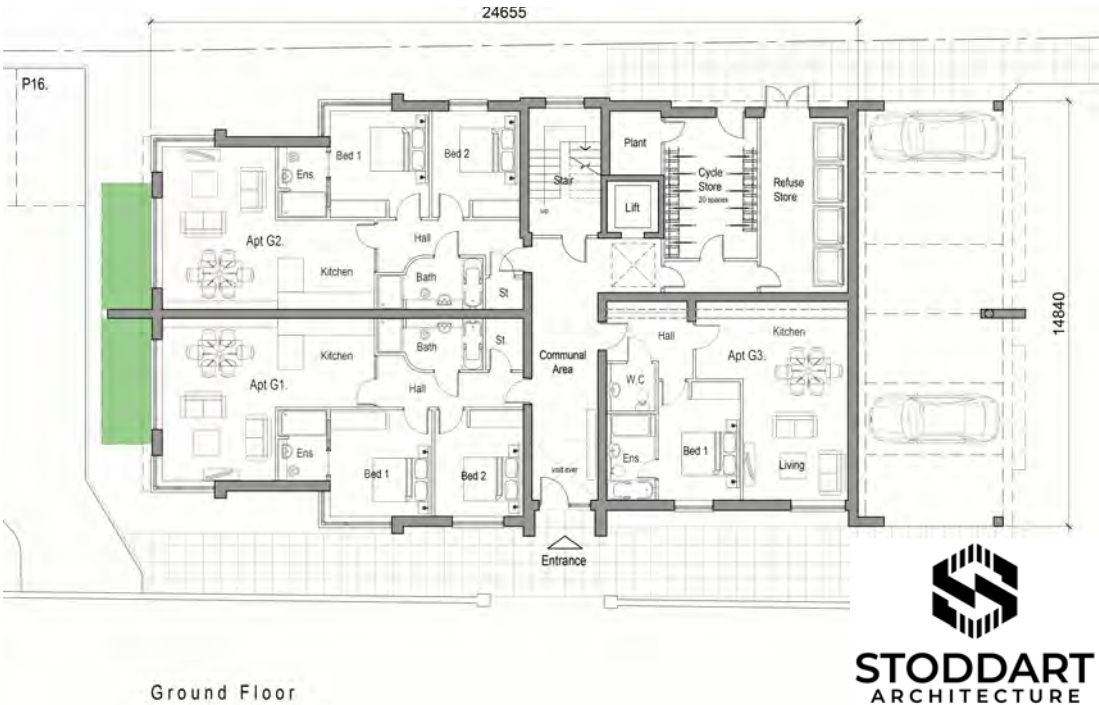
A middle through a horizontal band of white render.

And a clearly expressed top through the use of Siberian larch cladding to the second floor, capped with a precise deep section zinc fascia anchoring this level to the overall built form.

8.0 AMENITY AND LANDSCAPING



Private amenity space within the development is provided in the form of private balconies, terraces and ground floor garden. Zones are illustrated in green.



PROPOSED PLANTING



Stipa Tenuissima



Mock Orange



Viburnum



Flowering Currant



Anemanthele Lessoniana



Honeysuckle



Hebe



Hakonechloa Macra Albo aurea

The underlying objective and design intent for the proposed communal landscape is to create an aesthetically attractive, varied and robust landscape setting to the development which will have an element of all year-round interest, enhance biodiversity and be easy to maintain to ensure the longevity of the scheme.

Soft landscape areas comprising ornamental shrub planting, native buffer and hedge planting and tree planting, and are proposed as part of the development.

The proposed soft landscaping consists of ornamental shrub planting using species selected based on their individual qualities and all year-round interest to create attractive soft landscape and wildlife friendly species to create visual amenity to the development.

Proposed hard landscaping will provide external pathways around the apartment block and two car parking areas. The pathways facilitate good, safe pedestrian movement around the site making it an accessible and legible pedestrian environment. All hard landscape areas will be subject to routine management and kept free of litter, leaves and other debris to retain the integrity of the overall design and to ensure the safety of the users.

PROPOSED HARD LANDSCAPE MATERIALS



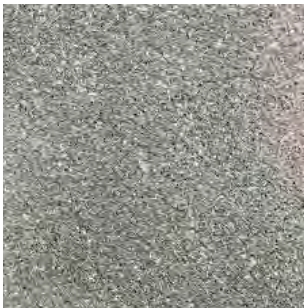
Tarmac ULTIDRIVE Porous
Fast draining porous
asphalt.



Breedon Barton Limestone
20mm Decorative
Aggregate, Cotswold
Buff laid to perimeter of
building - 250mm margin.



Marshall's Driveline Priora
permeable driveway sets,
colour buff - 200 x 100
module paving laid 90o/
herringbone pattern.



Marshall's Argent coarse
paving slabs, colour dark
grey - 600 x 600 module
paving with 8mm joints,
laid stretcher bond (half-lap



9.0 SUMMARY

The statement demonstrates the steps required to gain planning permission have been considered and addressed:

- The context of the site has been considered and documented together with references to the relevant planning policy
- The design of the proposals has been justified in terms of the use, amount, layout, scale, appearance and access arrangements.

The proposed scheme has been designed to respond to the constraints and opportunities identified throughout and will provide benefits in terms of:

- Visual amenity
- Access
- Safety and security
- Well planned housing significantly in excess of national space standards

In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.



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