



Langstone Quays Spa & Wellness – Application PP-08814648

Landscaping & Exterior

by SPA Creators

12th August 2020

LANGSTONE QUAYS - Landscaping PP-08814648

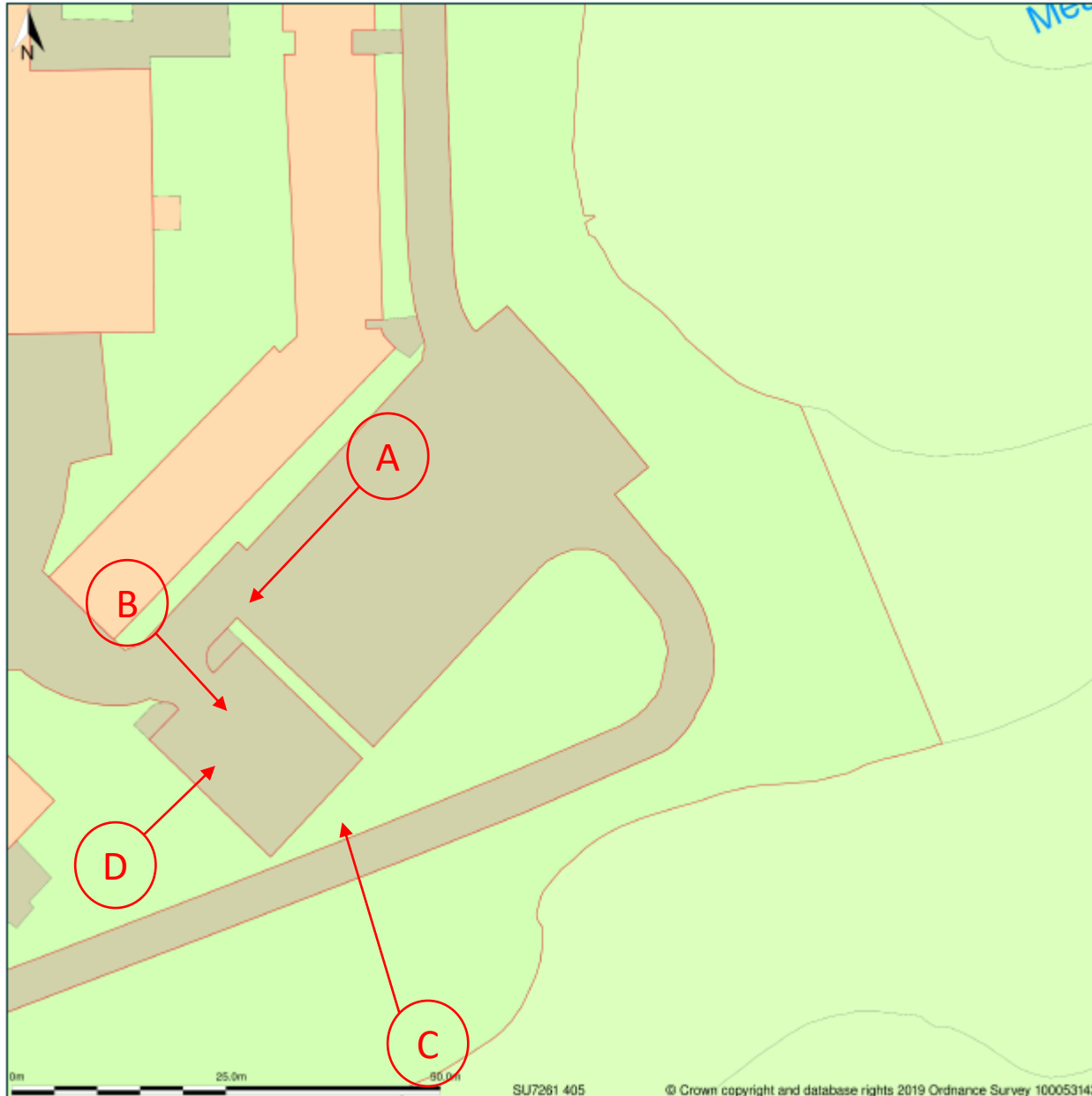


Langstone Quays Hotel is situated at the inner end of Chichester Harbour on the northern shore of Hayling Island east of Langstone Bridge crossing of Langstone Channel to the mainland. This area accommodates the Langstone Quays Hotel and the Marina and boat services. Proposed development of modular clad portable building for health and wellness activities. The building will be located in the car park at the rear of the hotel. This area is currently laid to lawn and tarmac with parking bays. It is planned to support the development with sympathetic planting in keeping with the current. It is also planned to create greenery on and around the building with living wall and sedum roof.

Langstone Hotel
Northney Road
Hayling Island
PO11 0NQ

GPS Grid Position
Latitude 50.8311
Longitude - 0.9710

Langstone Quays Hotel Site Plan & Current Landscaping



The proposed site is currently a car park with a backdrop of the bedroom block of the hotel. Indicated is the current views of the site.

Within the proposed development we will be retaining all existing planting which includes some mature trees and boundary hedge screening.

The development is outside of the current flood risk zone however the building will be raised from current ground level resulting in minimal ground works as the foundation system will be ground pads and/or screw piles.

The existing car park finishes will be retained subject to the foundations and the additional landscape planting to create suitable ground

The car park is currently illuminated with tall street lights which are on during the hours of darkness on an auto light sensor.



Langstone Quays Hotel – Living Wall



It is planned that the entrance to the development will have a wall approximately 6m in length that will be a planted living wall to create an eye catching feature which will also reduce the mass appearance of the building. It is planned to use the ANS Living Wall System [or similar] planted in appropriate coastal hardy planting such as *Campanula carpatica* 'Blaue Clips', *Geum* 'Mrs J. Bradshaw', *Heuchera* 'Melting Fire', *Salvia nemorosa* 'New Dimension' and scabious. These will cope with sun or partial shade.

The benefits of this wall will be;

- Instant eye catching impact to create wow factor at entrance
- Adds to biodiversity: attracts bees, butterflies, insects,
- Keeps building cooler in summer as well as warmer in winter
- Reduces building's overall carbon footprint
- Adds sound insulation
- Pre-grown modules create instant visual results
- Modular system means easy installation and maintenance



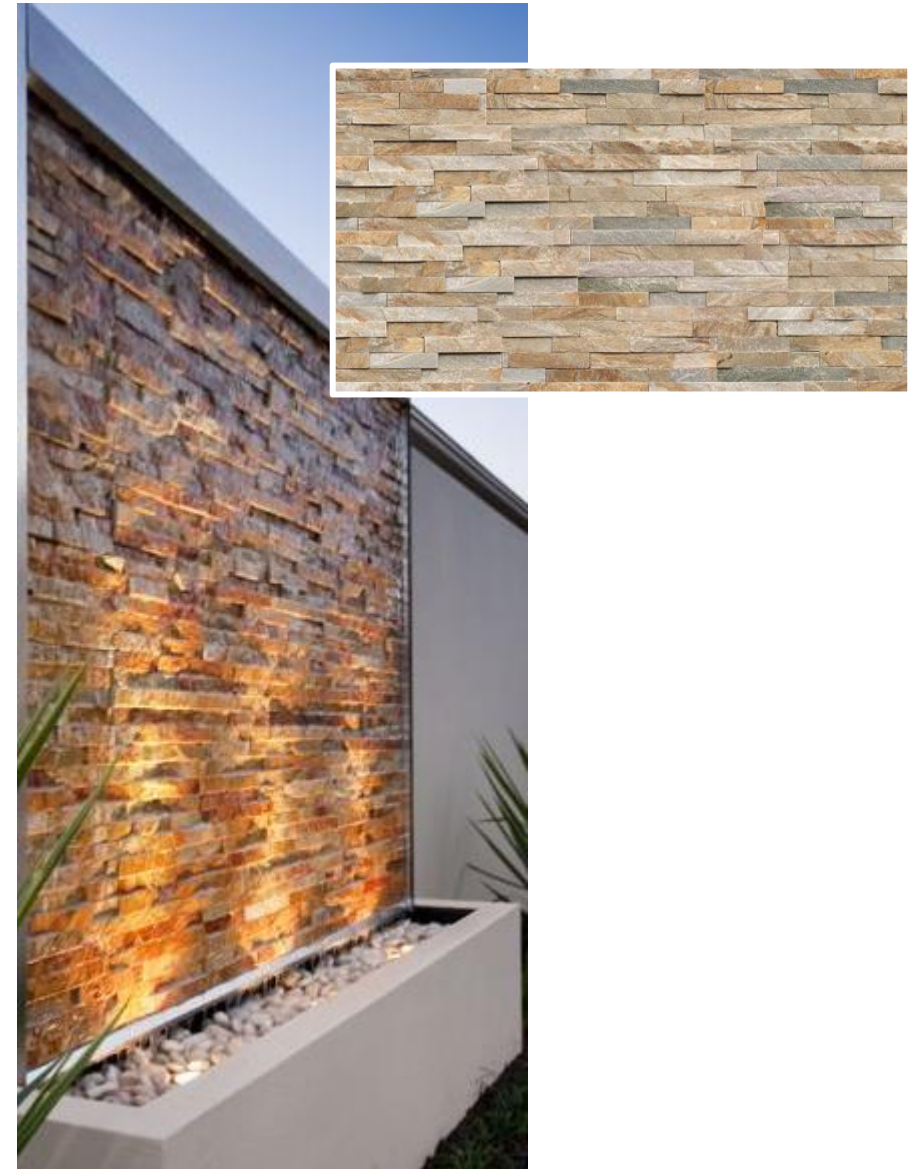
Langstone Quays Hotel – Feature Water Wall



It is planned that the entrance to the development will have a water wall feature which will be up light with low voltage LED lights. This feature will be approximately 3m square with a box trough reservoir. The lights will be illuminated during the evening opening hours and will be time controlled.

The stone cladding will be the same as the building and the feature will be standalone for maintenance purposes. The water feature will have a minimal reflective effect and the water will trickle over the stone creating light and movement.

There will be lighting within the living wall and around the entrance.



Langstone Quays Hotel – Living Roof



It is planned that the roof top will be planted using the ANS GrufeKit Green Roof System [or similar] to create a living roof. SPA Creators have chosen this low maintenance solution to create an instant impact with pre-grown Sedum GrufeTile's. This method uses established plant coverage, growing on 60mm 100% recycled growing media.

The benefits of this roof cover will be;

- Adds to biodiversity: attracts bees, butterflies, insects,
- Keeps building cooler in summer as well as warmer in winter
- Reduces building's overall carbon footprint
- Adds sound insulation
- Pre-grown modules create instant visual results
- ECO water harvesting [holding capacity of 20 litres/m²]
- Modular system means easy installation and maintenance



Similar living roof - Emsworth Residence

Langstone Quays Hotel – Front Elevation

Exterior Planting

It is planned that the SPAShell building will sit on the current car park surface. To the front aspect a small [4 trees planted with heights maintained at 4-5m at maturity] collection of UK costal tree species will be planted in suitable beds similar to those currently planted, Silver Birch has been identified as preferred. These trees will help break the building mass and create a habitat for nesting birds.

The building is raised from ground level. There will be a void under the building which will be managed as part of the FR. In front of the building will be intermittent rectangular planters with suitable costal planting.

Any existing trees and landscaping will remain as current and will be managed as part of the scheme.

It is anticipated that some of the car park will have sympathetic planting around the boundary to improve the overall appearance of the car park.

- Landscaping with additional mature tree planting [Silver Birch]
- Hawthorne hedge planted along carpark boundary
- Building clad in Siberian Larchwood



As per elevation drawing supplied - LQPSP_FE

Langstone Quays Hotel – Right Elevation

Exterior Landscaping

- The side of the building is clad in SILVALarch™ Siberian Larch V-Joint Weatherboard Cladding.
- Other cladding will be Marshalls Stoneface Drystack Veneer Walling Harvest Mixed Quartzite [or similar]
- In the foundation void moveable planters with suitable coastal planting.
- To the left of the main reception the wall is clad in a living wall. To the right of reception entrance there is a wall water feature
- Steps up to the main reception are decked with anti slip treatment and hand rail.
- External lighting will allow wayfinding and security lighting.
- Landscaping with additional mature tree



As per elevation drawing supplied - LQPSP_RSE

Langstone Quays Hotel – Left Elevation

Exterior Landscaping

To the left elevation this area will be an outdoor decked terrace at ground floor level. There will be steps down to the current grass area. The side access road remains and the hedge line currently at the boundary will be retained.

At first floor there will be a roof decked terrace with seating and access to the lounge spaces within. There is a stair for emergency access and to allow access to the ground floor terrace.

- The first floor has glazed balustrade which will have an anti reflective coating
- The first floor outdoor roof terrace will be decked in wooden non slip decking
- The ground floor will have a cable and stainless post fencing in keeping with a marine location
- In the foundation void moveable planters with suitable coastal planting.
- The roof top has living roof with sedum
- External lighting will allow wayfinding and security lighting.



As per elevation drawing supplied - LQPSP_LSE

Langstone Quays Hotel – Rear Elevation

Exterior Landscaping

To the rear of the building will be the wrap around of the decked terrace at ground floor level. There will be steps down to the current grass area.

The existing collection of trees will be retained and the grassed area will also remain.

- External lighting will allow wayfinding and security lighting.
- No additional landscaping required as there are mature trees.
- The view from the side access road to Northney road is screened by the current planting



As per elevation drawing supplied - LQPSP_RE

Langstone Quays Hotel – Exterior Cladding Materials



SILVALarch™ Siberian Larch V-Joint Weatherboard Cladding [or similar]

Siberian Larch wood has a lustrous golden-brown colour and striking grain which over time weathers to create a highly attractive appearance. The cladding will be vertical lay.

The V-Joint Weatherboard profile can be installed horizontally. With its clean lines and flat profile, this V-Joint profile creates a contemporary appearance.

Marshall's Stoneface Drystack Veneer Walling Harvest Mixed Quartzite Stoneface [or similar]

The sections of stone cladding will provide a contrast to the Larch Wood with a natural stone finish. The choice of split quartz stone will give a modern contemporary style. The Drystack panel is manufactured in a 'z-shape' which once installed creates the illusion of a seamless expanse across the wall.



The choice of materials has been influenced by properties in the area to the proposed development.



www.spacreators.co.uk

Reading, Berkshire

Office : ++44[0] 118 9471857

Notice of copyright

This document has been prepared by Spa Creators Limited. Spa Creators Limited claims copyright to the whole document and associated designs. No copies of part or in full can be circulated without the prior consent of Spa Creators Limited. In addition, use of the document contents plus any designs and drawings and supplementary information is not allowed without the prior consent of Spa Creators Limited.