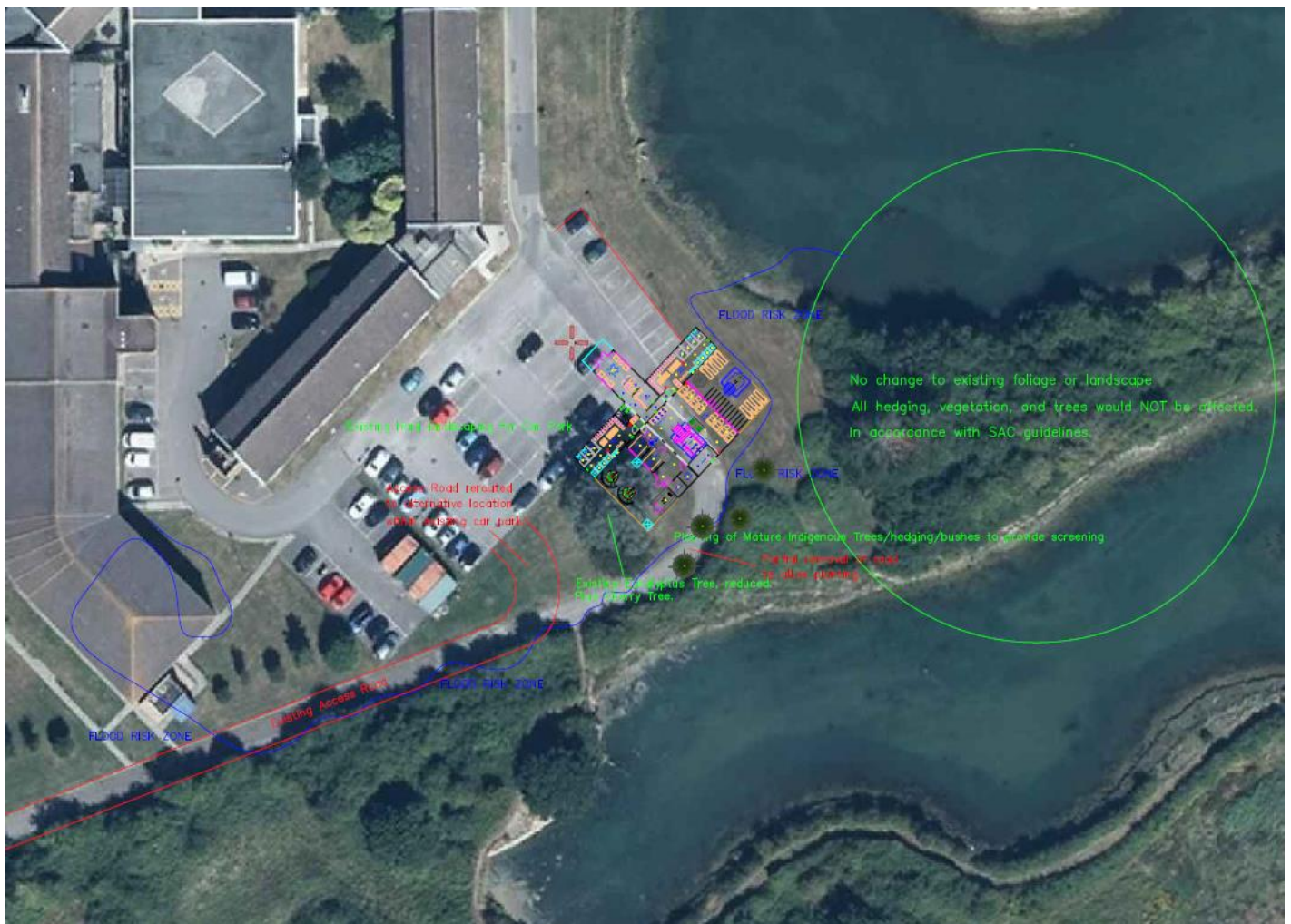


Ecology and Landscaping

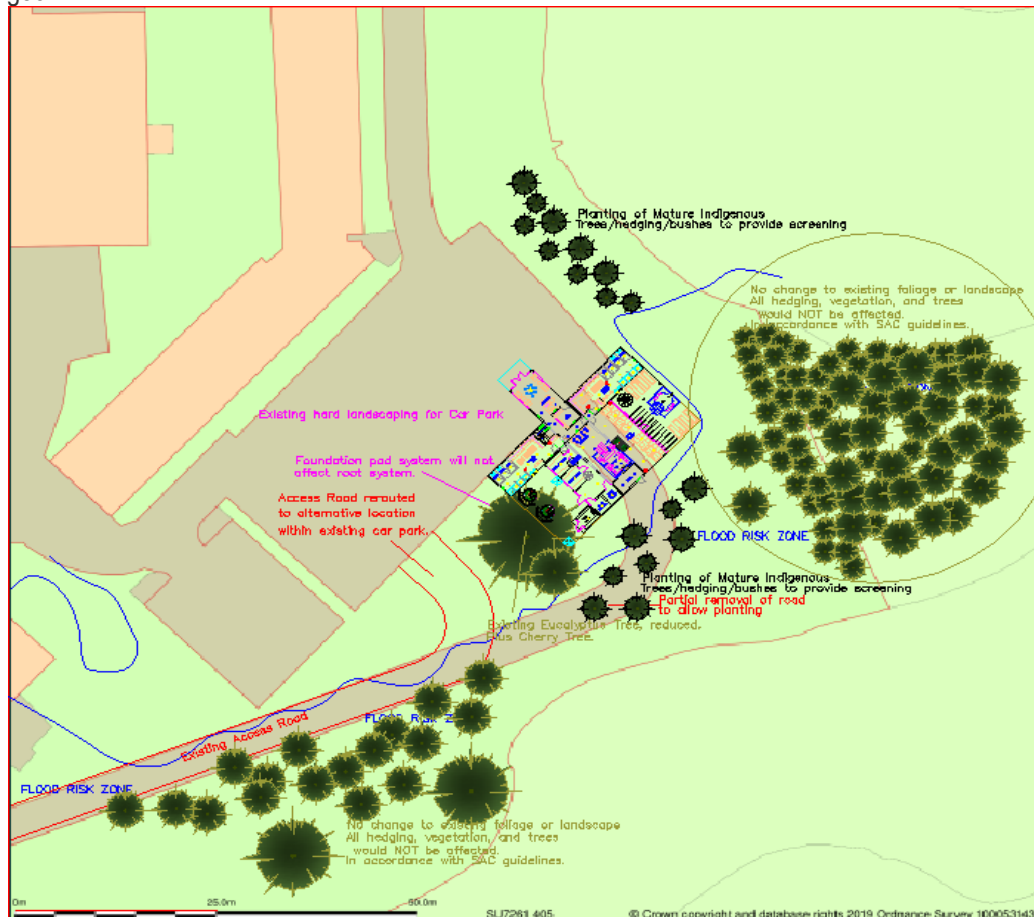
The site of the Langstone Quays Hotel is within the Chichester Harbour AONB and there is importance placed on the landscape and ecology. As part of the planning submission the SPAsShell shares the importance of preserving the Area of Outstanding Natural Beauty and the importance of the site and the creeks Special Scientific Interest.

The SPAsShell building will be sited on an area of grass and unmanaged grass land and within the car park of the Langstone Quays Hotel. This area is surrounded to two sides by the creek and the marina and boat yard to the left of the site. Within the area there are various nonindigenous trees and unmanaged low-level bushes and plants. It is planned that the building will sit in front of this area. It is not anticipated that any vegetation will need to be removed and this will create natural screening to the building. The SPAsShell building will be of a height of 8m at its maximum height which is lower than the hotel building and the height of the trees on site these are highlighted in the site plan below, the tree in the car park is away from the building. The height will be the same height as the bedroom block on the other side of the car park which is approximately 7.9m from the damp course level to the roof apex. The highest point of the hotel is approximately 9.5m which is the rotunda structure where the main restaurant is located.



The SPAsShell building has been designed to have minimal impact to a site in the delivery and installation. The building is very ECO in its design and is clad in natural materials of Siberian Larch wood and stone to blend into the natural surroundings. This finish is similar to properties developed on the Northney Road some distance from

the hotel and proposed location adjacent to the site. A visual impact report supports the planning submission. In addition, the building sits above ground on a foundation pad and or screw piles which negate the need for traditional concrete foundations that can have an impact on the site and the surrounding area. This allows for the current planting to be maintained with slight reduction of the Eucalyptus tree. Brighton Tree Specialists have been engaged to provide advice and have reported they would be happy to reduce the tree or provide recommendations to a local tree surgeon.



The site will have additional planting and landscaping which will be sympathetic to the location. Brighton Tree Specialists have recommended a range of indigenous species including Hawthorne bushes currently found around the site. This will provide natural screening from the Northney Common and houses on Northney road. The current views of the car park and hotel will be enhanced by the introduction of the building and the proposed planting. This will include low level planting such as the Hawthorn, Euonymus Japonicus and Pyracanth, it is anticipated these bushes will be planted in groups to break the sight lines to the area from the marina Northney Road and creek.



On the rear elevation a range of trees will be planted that are suitable for coastal locations including the Stone Pine an ever green. The White Beam and Horn Beam these trees will be 2-3 years old and will be 2-3m in height. It has been recommended that all these species are good for wildlife. Being native, Hornbeam is thought to be particularly good for wildlife. Its dense and thick foliage makes a perfect nesting site and as it holds its leaves throughout winter, it provides a safe and secure habitat for garden wildlife during the cold season. This should help with wildlife development in the area. In addition, they are suitable for a coastal location and will grow to heights in line with the building height maintained by an expert arboriculture's.



It is also envisaged that there will be a review of the car parking areas to include some additional planting within the car park to enhance the space and the visual impact of the hotel and the car park to the views from the creek and surrounding areas. This is being worked on in conjunction with the current landscaping proposal for the SPAs shell.

Finally, the SPAs shell building will have a large area of living roof on the front section of the building which will be planted in sedum or other similar planting to create a habitat for birds and insects.

ECO Wildlife Impact

It is planned that the building will be delivered in the first quarter of 2020 in the winter months. This will be completed in advance of any nesting birds to minimise any impact to the natural habitat in the creek. The location of the building is close to the car park and away from the current planting and edge of the creek. There are minimal ground works required for laying of services. The building will sit on a foundation pad system which is quick to lay and means that there is no need for traditional concrete foundations. Any preparations required will take place 2 weeks prior to delivery, delivery and will take approximately 2 days.

The delivery of the SPAs shell will be completed with a crane lifting the building into its location. Each module will be brought to the location by lorry and will be managed by the contractor once on site. Each module will take approximately 1 hour to install, and the building will be delivered in approximately 12 hours spread over 2 days.

The speed and process of installation will help minimise and mitigate any effects on the natural habitat and wildlife. The benefit of the SPAs shell over a traditional building is there are no builders on site for a long duration during the build process. The building location will be on the grassed area, car park and access road. These areas are laid to grass and tarmac.

The building will be raised from the ground with the pad foundation systems allowing for wildlife to use the ground beneath the building.