

# DESIGN & ACCESS STATEMENT

Proposed Retirement Housing & Commercial Unit with Flat above  
at 108 - 110 Elm Grove, Hayling Island

March 2015



**planningissues**  
TOWN PLANNING AND ARCHITECTURE

**Churchill**  
Retirement Living 

# Contents

|           |                                                                                                                 |             |           |                                                                                                                                                                                                |              |
|-----------|-----------------------------------------------------------------------------------------------------------------|-------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>01</b> | <b>Introduction.....</b>                                                                                        | <b>3-4</b>  | <b>04</b> | <b>Scheme Design &amp; Development.....</b>                                                                                                                                                    | <b>14-15</b> |
|           | An introduction to Churchill Retirement Living and the nature of Sheltered Housing<br>Benefits to the Community |             |           | Design Rationale                                                                                                                                                                               |              |
| <b>02</b> | <b>Contextual Analysis .....</b>                                                                                | <b>6-10</b> | <b>05</b> | <b>Planning Advice .....</b>                                                                                                                                                                   | <b>17-18</b> |
|           | Town History and Description<br>Wider Context around the site<br>Site Location and Immediate Context            |             |           | Pre-Application Advice - May 2014                                                                                                                                                              |              |
| <b>03</b> | <b>Constraints &amp; Opportunities .....</b>                                                                    | <b>12</b>   | <b>06</b> | <b>The Application Scheme Design .....</b>                                                                                                                                                     | <b>20-32</b> |
|           | Constraints & Opportunities Plan                                                                                |             |           | Site massing and layout<br>Architectural Design - Overall Strategy<br>Architectural Design - Detailed Design<br>Security<br>Integrating into the Neighbourhood<br>Sustainability<br>Conclusion |              |

# 01

## Introduction

An introduction to Churchill Retirement Living and the nature of Sheltered Retirement Housing

Benefits to the Community

## Proposed redevelopment of Pullingers (Furnishers) Limited at 108 - 110 Elm Grove, Hayling Island

### to provide Retirement Housing and a Commercial Unit with 2 Bedroom Flat above.

This Design and Access Statement prepared by Planning Issues Ltd. on behalf of Churchill Retirement Living Ltd. is for a retirement housing development of 44 apartments at the rear of the site including associated communal facilities, landscaping, parking and refuse recycling facilities. Vehicular access will be shared with a proposed Commercial Unit with accommodation above, and associated parking at the front of the site facing Elm Grove

### An introduction to Churchill Retirement Living and the nature of Sheltered Retirement Housing

Churchill Retirement Living Ltd. is a privately owned family run company. Founded in 1994 it specialises exclusively in developing attractive, purpose-built retirement apartments for older people.

A typical retirement development consists of a building of 1 & 2 bedroom apartments, each benefiting from its own private front door, entrance hall, lounge / dining room, fitted kitchen and bathroom.

The safety and security of the owners are prime considerations and all apartments are designed with this principle in mind and include a linked emergency call system to ensure help is at hand 24 hours a day, whilst a camera door entry system is located at the main entrance doors to the building.

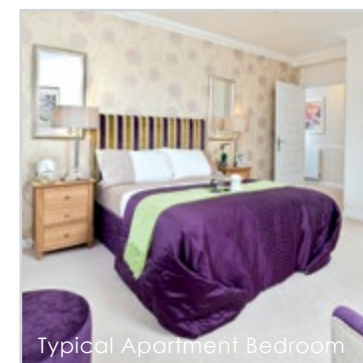
Entrance doors to all apartments on each floor are connected to an intruder alarm system, and in addition ground floor apartments are fitted with passive infra-red movement sensors.

A lodge manager will be on duty to provide any help with minor day to day problems and to provide peace of mind for the owners.

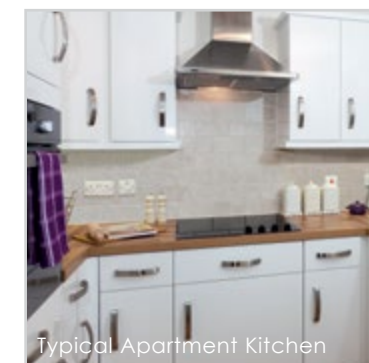
A communal owners lounge for shared social activities and a guest suite for visitors are included within the development and lift access is provided to all floors. The location of this site provides a level walk to nearby shopping, health and other social facilities and is well served by local transport services.



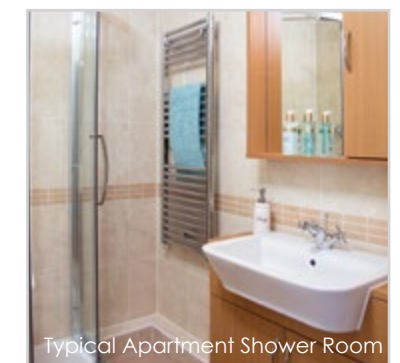
Typical Apartment Living Room



Typical Apartment Bedroom



Typical Apartment Kitchen



Typical Apartment Shower Room

## BENEFITS TO THE COMMUNITY PROVIDED BY SHELTERED HOUSING

**Sheltered Housing is widely acknowledged to provide a range of benefits to the community**

### Health Service

The companionship and community spirit developed in Sheltered Housing can help to reduce feelings of isolation, loneliness and depression.

Consequently many owners are better able to maintain health and general well-being.

Should owners require home visits, doctors and other health care professionals can co-ordinate visits to several patients within one location rather than travelling to a number of separate destinations.

The design and layouts of the buildings and the flats inside help to address the on-set or increase of mobility problems.

These factors can all help to provide a meaningful reduction to the financial and strategic burdens on local health services.

### Local Economy

Many residents are likely to visit local shops and businesses, often choosing to "basket shop" on a daily basis at small independent shops rather than travelling further afield.

### The Housing Market

People moving to Sheltered Housing are generally vacating accommodation that no longer suits their needs.

In most cases they are leaving property that is now too large for them and consequently are releasing under-occupied family dwellings back onto the housing market.

### Sustainability Benefits

Due to their strategic location near to local shops and other commercial and social facilities Sheltered Housing developments reduce the reliance on private motor vehicles.

Additionally the provision of shared facilities for a large number of people within a single building makes efficient use of both materials and energy resources.

# 02

## Contextual Analysis

---

Island History and Description  
Wider Context around the site  
Site Location and Immediate Context

## The Island's history and general description

Whilst part of the Borough of Havant, Hayling Island is situated just off the Hampshire coast, connected by a short road bridge to the mainland at Langstone, with Langstone Harbour to the west, and Chichester Harbour to the east.

There is also a ferry link to Portsmouth, although the Island has no direct main-line railway link. The nearest railway station is located at Havant.

There is evidence of human settlement on the island dating back to the Iron Age, and Roman remains have also been discovered in various locations.

Hayling Island was famous from Victorian times right until the 1970s for its production of oysters. Whilst this industry has since fallen into decline, evidence of the former pens, bunds and beds can still be seen in many places on the island.

Hayling Island is now largely residential with a population of circa. 17,000. There is no significant large industry, but it is a well established holiday destination, and is well known for sailing and other watersports, with the Island being generally acknowledged as the birthplace of the sport of windsurfing.



### Context - The wider area surrounding the site

The site is situated on the eastern side of Elm Grove, an arterial route leading from the north towards South Hayling, one of the more densely populated areas of Hayling Island.

The wider area around the site has a broad variety of land use.

To the east the land is fairly undeveloped in terms of building, with a recreation ground and allotments, with Mengham Junior School further to the south-east.

To the south along Palmerston Road there are terraced dwelling houses.

Elm Grove itself has a wide variety of uses including housing, commercial buildings - both purpose built and converted, a public house, fire station and library, as well as the entrance to Mengham Infant school further to the west.

There is further residential use to the north and north west, as well as a Royal British Legion social club, with it's own bowls club and green at its rear.



Aerial view of wider context

## Site Location and Immediate Context

The site has an area of approx. 0.32 Ha, and is of a broadly rectilinear shape measuring approx. 95 m. along its east / west axis and approx. 40 m. from north to south, narrowing to approx. 17m at its road frontage with Elm Grove to the west.

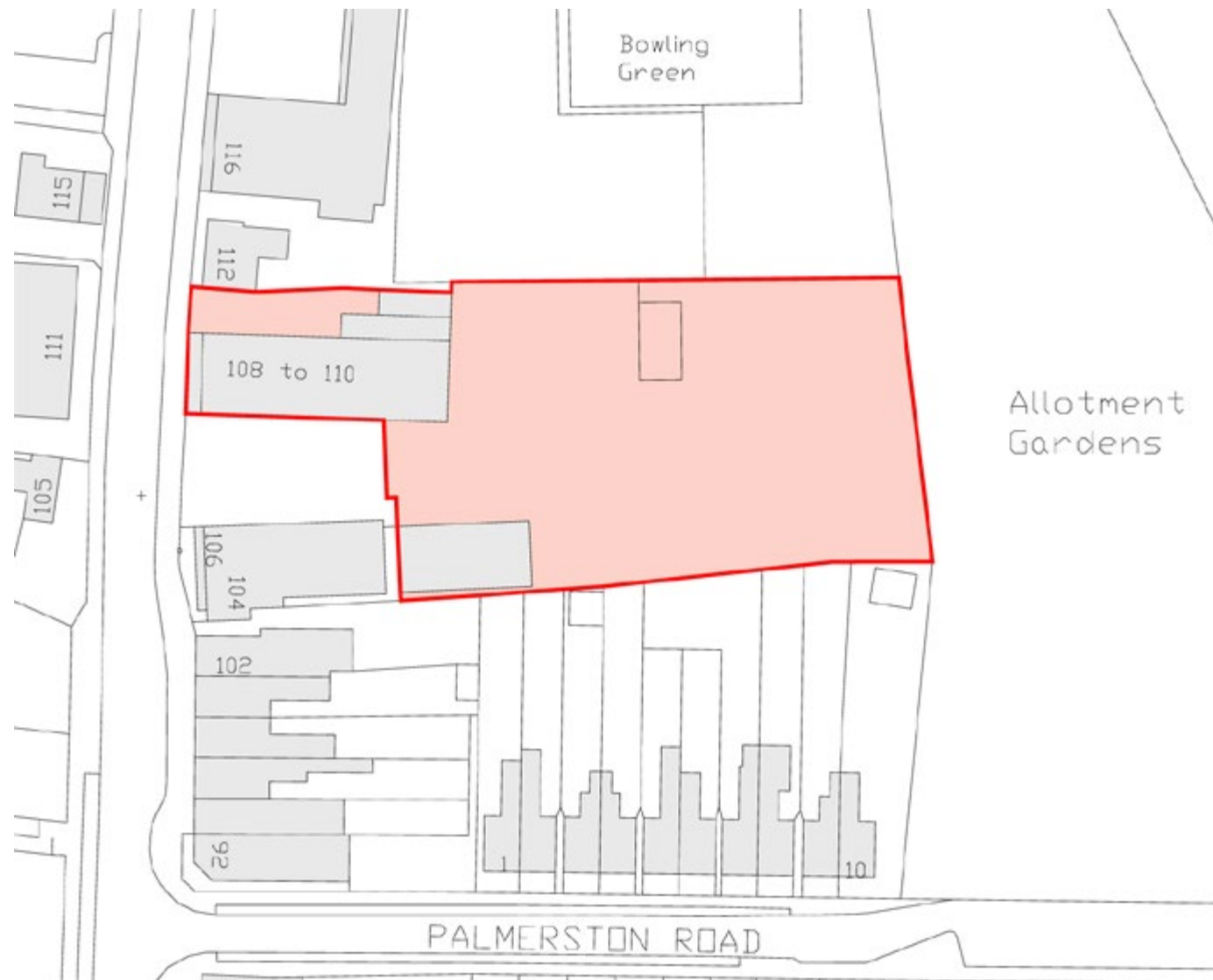
The site is currently in commercial use by Pullingers Interiors, a home furnishing retailer. There is a two storey building at the western edge of the site with a shop frontage facing Elm Grove, and a secondary separate showroom / warehouse building within the site at its south-west corner.

Vehicular access is currently shared with the neighbouring Tesco Express supermarket.

The central and rear sections of the site are used for car parking and also storage with a number of small sheds as well as mobile container units.

The site is flat with a slight fall in level from front to rear.

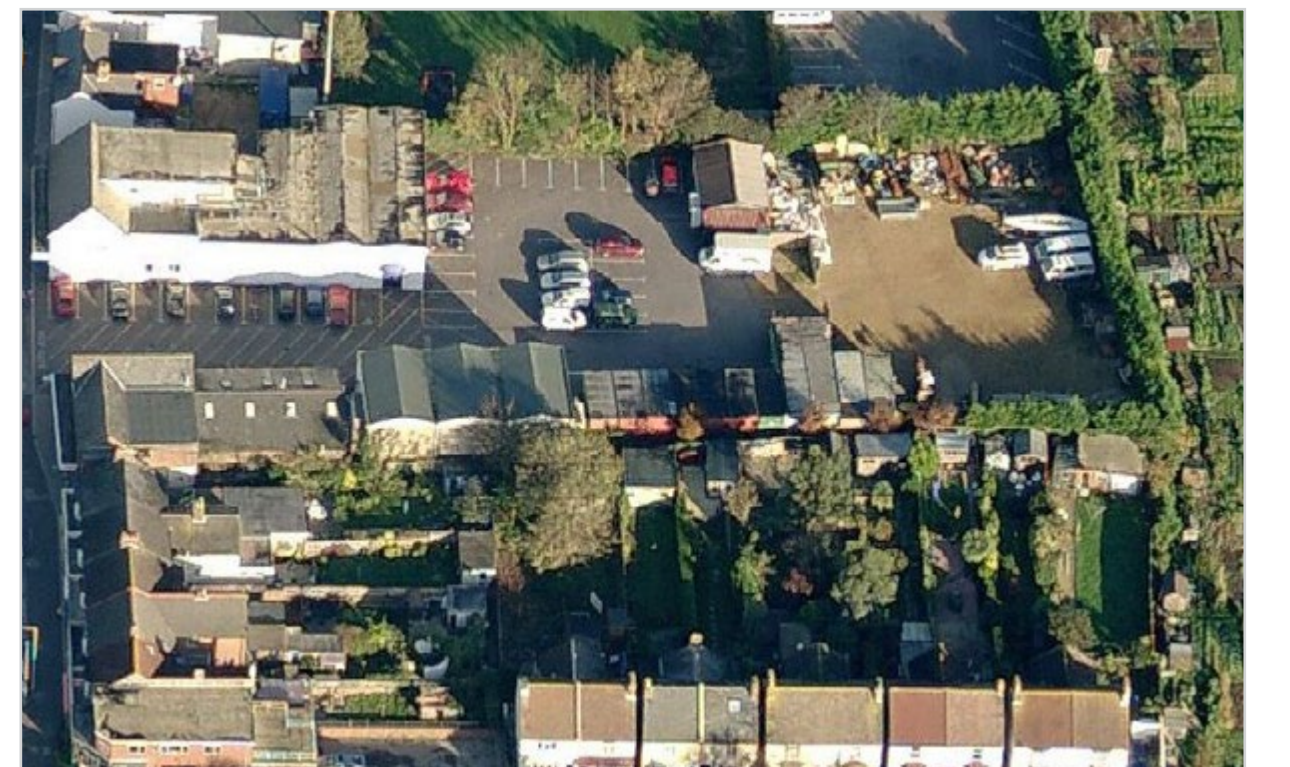
The ground is mostly tarmac, with some compacted gravel/earth at the rear and there is currently no soft landscaping within the site.



location plan (nts)



aerial view from north



aerial view from south

Site Location and Immediate Context



Tesco Express store - view from Elm Grove



general view of shops to south of Tesco Express



view of houses on Palmerston Road

As already noted there is a diverse mix of buildings in the area.

Directly to the north of the application site is a late Nineteenth / early Twentieth Century two storey house with its ground floor converted to a shop, also in use by Pullingers Interiors. Its a painted brick structure with gable end slate roofs and a central gable feature facing the street, and directly abuts the rear of the pavement.

Beyond this is a similar two storey house conversion with the ground floor currently an electrical goods shop, whilst further along the road are more recently constructed purpose built shops with accommodation over, formed around a small parking courtyard. These properties are built in a traditional domestic vernacular with brick and render walls beneath pitched slate roofs.

To the south-west of the site, the previously mentioned Tesco Express is a pupose built shop unit constructed in a simple but traditional style with brick walls and pitched slate roofs.

To the south of Tesco is a terrace of two storey older houses with bay windows at first floor but with added shopfront conversions at ground floor built directly off the rear of the pavement.

## Site Location and Immediate Context

Whilst the east side of Elm Grove has an almost continuous run of shopfronts abutting or close to the rear of the pavement, the western side has a slightly different character.

There are a mixture of older and more recent buildings, generally of two storey or equivalent height and comprising a range of domestic, commercial or community uses but on this side of the road the building line is set further back from the pavement, with a number of low walls or other boundary structures.

Planting within the curtilages and the presence of taller trees evident behind the buildings give a more open character to this side of the road in comparison to the generally more closed continuous terrace feel to the east.



small block of flats - opposite application site



No. 112 Elm Grove - Pullingers Interiors - to north of proposed shared access



view along west side of Elm Grove - open character

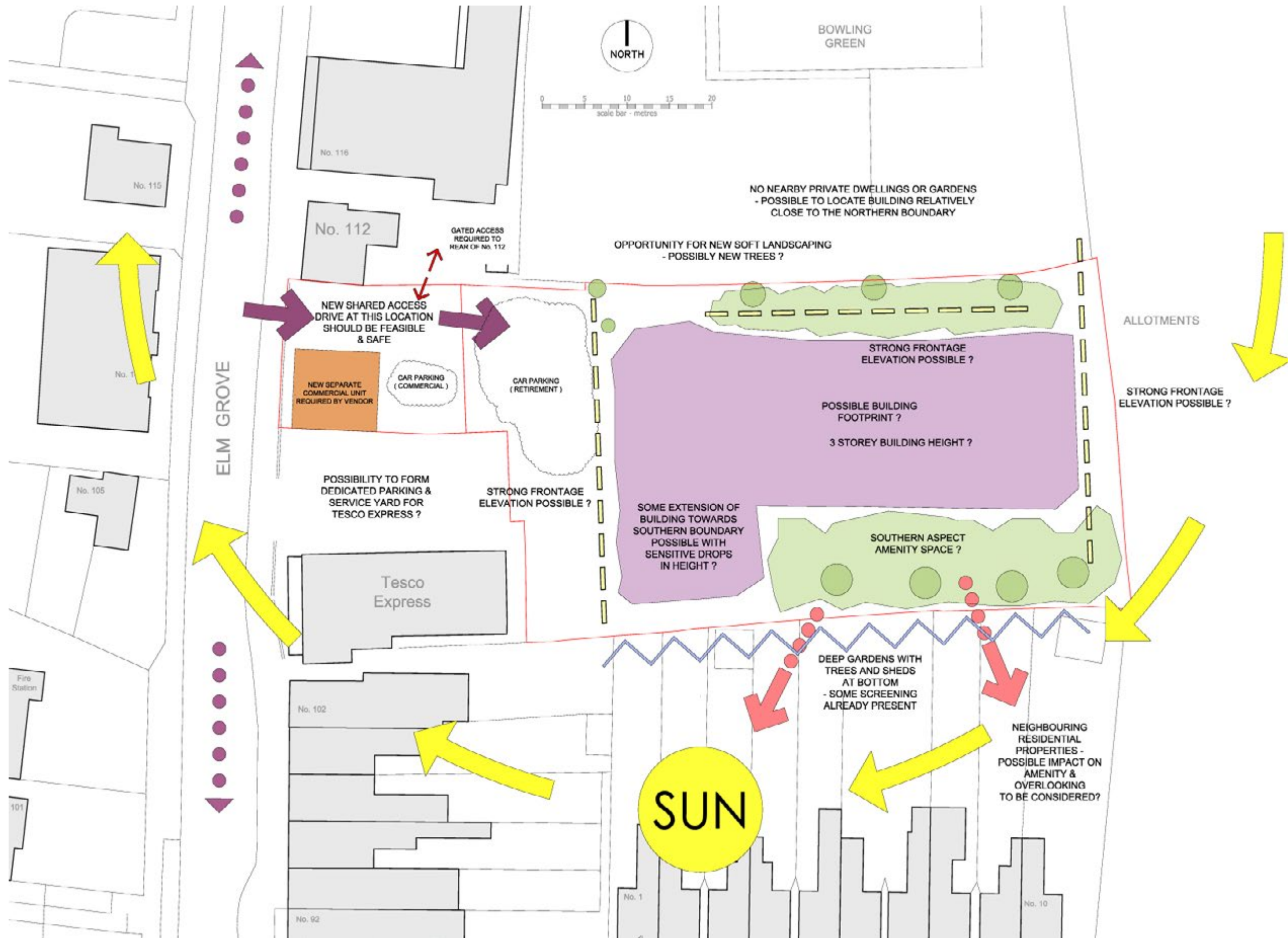
# 03

## Constraints & Opportunities

---

### Constraints & Opportunities Plan

## CONSTRAINTS & OPPORTUNITIES PRESENTED BY THE SITE



# 04

## Scheme Design & Development

Design Rationale

## DESIGN RATIONALE

**The development site as described earlier in the statement has a limited road frontage and as part of the land purchase the vendor requires the provision of a new commercial unit on the section of land adjacent to Elm Grove - this is also in accordance with Havant Borough Council's aspiration for a commercial frontage on this part of the site .**

**Therefore a shared access is required with the retirement development located on the larger rear section of land further to the east.**

**There are a number of constraints and opportunities presented by the application site and the following points have been relevant factors in the design rationale.**

### **\* protection of amenity of adjoining owners**

The site adjoins the rear boundaries of gardens belonging to houses to the south at Palmerston Road, and distances from the rear of these dwellings to the shared boundary vary from 20 - 27 metres.

The gardens themselves contain a variety of sheds and out-buildings as well as a number of trees both large and small, which will screen views of the site. At present, whilst the rear of the application has mostly open space, there are also a number of high container units present along the southern boundary which will be visible in views from the gardens and houses.

The proposal to redevelop the site as retirement housing will change this relationship but the impact will be acceptable as care has been taken to ensure that the footprint of the proposed development follows well established guidance on reasonable distances between buildings and adjacent gardens and dwellings.

20m is commonly held to be reasonable "back to back" distance for dwellings where windows face windows - the proposed relationship comfortably exceeds this distance.

It is also generally accepted that a minimum distance of 5m per storey from a residential building to the rear garden boundary of a neighbouring property will provide adequate protection from overbearing.

Whilst these distances cannot be rigidly applied in every instance they do offer a reasonable yardstick in most cases.

The application site enables a building footprint arranged from east to west across the northern side of the plot with flats and windows facing both north towards the bowling green and south towards the rear gardens of Palmerston Road.

These south facing windows however are all located in excess of 36m from the rear faces of the Palmerston Road houses.

It should also be noted that there are existing trees and sheds within the rear gardens, and the opportunity to plant further trees within the application site itself.

A three storey building height is proposed at this part of the development and distances to the boundary from any 3rd floor windows directly facing the rear gardens all exceed 15m.

The proposed footprint also includes apartments arranged facing east and west, but where the building approaches the southern boundary, storey heights step down to two or single storey, and any windows in the end gable walls are small secondary windows or serve non-habitable rooms.

### **\* access arrangement for application site and neighbours**

The current arrangement allows for access to the rear of the site across a parking and service yard shared with the Tesco Express store. This is inconvenient for all concerned and the new proposal will create a dedicated parking area for Tesco with no through traffic to the rear of the site.

As part of the site purchase the vendors require the construction of a new commercial unit with a street frontage facing Elm Grove as well as unfettered access to the rear of property at No.112 to the north.

This logically dictates a shared access along the northern section of the site, with the new commercial unit located centrally along the street frontage between Tesco and No.112, separating the two vehicular access points.

Following this logic the most practical location for the retirement parking is immediately within the development along the new internal western boundary.

## DESIGN RATIONALE

### \* Building massing

In terms of developable area, it has been established that a footprint across the northern section of the site with returns along the east and western ends is both feasible and appropriate.

The clients brief requires the provision of self contained one and two bedroom apartments with shared access to a number of communal spaces and facilities.

This is best served by the use of a central spine corridor layout with units on both sides.

Whilst this fundamental design process, together with decisions on height will dictate the overall footprint and massing, it is still possible to break the development down into a number of discrete and distinct elements.

### \* Architectural Design

The client builds its own developments and prefers where possible to use conventional methods and designs.

The proposed scheme is for retirement housing and in accordance with the function and internal arrangement of rooms, the windows, doors and other features will be of a traditional domestic size and scale.

The earlier contextual analysis has shown that although there is a variety of land uses and building types within the locality they are mostly built in a broadly traditional scale and style.

Whilst a contemporary modern design style might be acceptable for the proposed development there is no necessity for such an approach and therefore a traditional design style is also reasonable and appropriate.

### \* opportunity to improve the townscape

The current arrangement with long views from Elm Grove into the site between Tesco and the existing Pullingers building towards a relatively barren yard creates a void in the streetscape.

Whilst there are currently various gaps and set-backs between buildings along the street, these generally have visible buildings or features within, whereas this particular instance is something of a negative space.

The provision of a building frontage facing Elm Grove from within the development site will close this void, adding an element of secondary enclosure to the townscape.

### \* opportunity to add soft landscaping

Open space on the present site arrangement currently comprises large areas of barren hardstanding.

There are 3 No. low quality Horse Chestnut trees within the site just inside its southern boundary. They are located behind a number of metal container units and in the past they have been extensively pollarded. They are considered to be of limited amenity value.

The proposed redevelopment will provide large areas of high quality soft landscaping around the new building.

Whilst not all of this will be highly visible from the public realm, new tree planting will certainly add amenity to many views of the site.

# 05

## Pre-application

---

Pre-application Advice - Havant Borough Council - May 2014

## Pre-application Advice - Havant Borough Council - May 2014

Churchill Retirement Living were initially interested in the site in March 2014.

At that time the intention was to develop the whole site for retirement housing, including the land immediately facing Elm Grove and assuming that No.112 would also be included within the development plot.

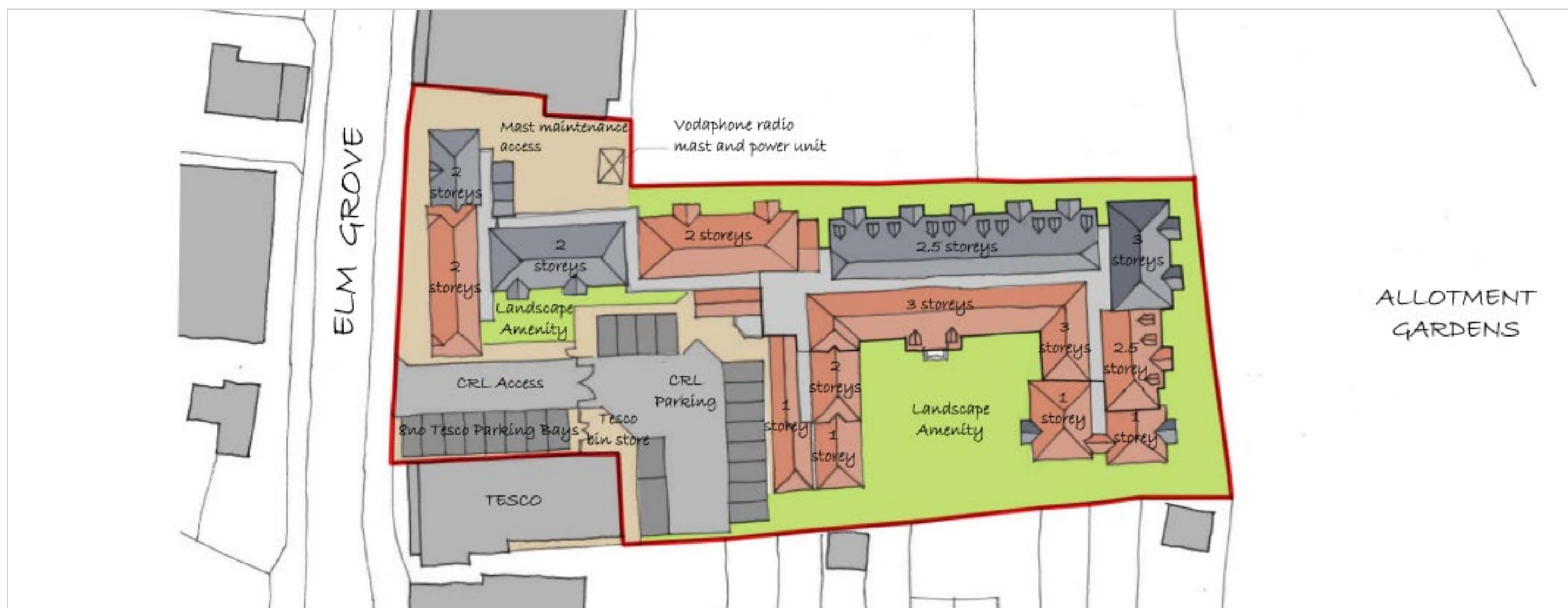
A request for a meeting was made to Havant Borough Council and along with introductory information about the company, an indicative sketch site layout and elevation drawings were sent to the local planning authority.

The proposed layout indicated a single depth terrace of flats facing Elm Grove, with a single sided element stretching back into the site, eventually becoming a dual aspect courtyard at the rear.

Storey heights ranged from 2 storeys adjacent to Elm Grove, rising to 3 storeys within the main mass of the development, and reducing to single storey in proximity to the southern boundary.

A shared access with Tesco was proposed at this time and consequently the retirement parking was proposed towards the south of the site.

Due to the inclusion of No.112, sufficient space around the northern edge of the site was required to access a mobile phone radio mast situated at the rear of that property.



pre-application sketch site plan

## Pre-application Advice - Havant Borough Council - May 2014

It was explained to the council that the layout proposed would equate to circa 50 No. flats.

It did not prove possible to arrange a mutually convenient meeting, and instead, in due course a written response to the outline proposals was received from Havant Borough Council in May 2014.

Positive feedback included

- the principle of residential development is accepted at the rear of the site
- the siting and layout is considered acceptable and will not adversely affect amenity of neighbouring dwellings
- a parking ratio of circa 1:3 for retirement housing is acceptable
- the amount of amenity space around the development is acceptable



pre-application sketch - west elevation facing Elm Grove

The council also had a number of concerns which included

- the lack of ground floor retail use on the Elm Grove street frontage
- servicing arrangements for the shared Tesco access are unsatisfactory
- the amenity of residents of the flats proposed at the front of the site would be adversely affected by the parking and servicing of the Tesco store and also the proximity and servicing of the tele-communications mast



pre-application sketch - south elevation facing rear gardens on Palmerston Road

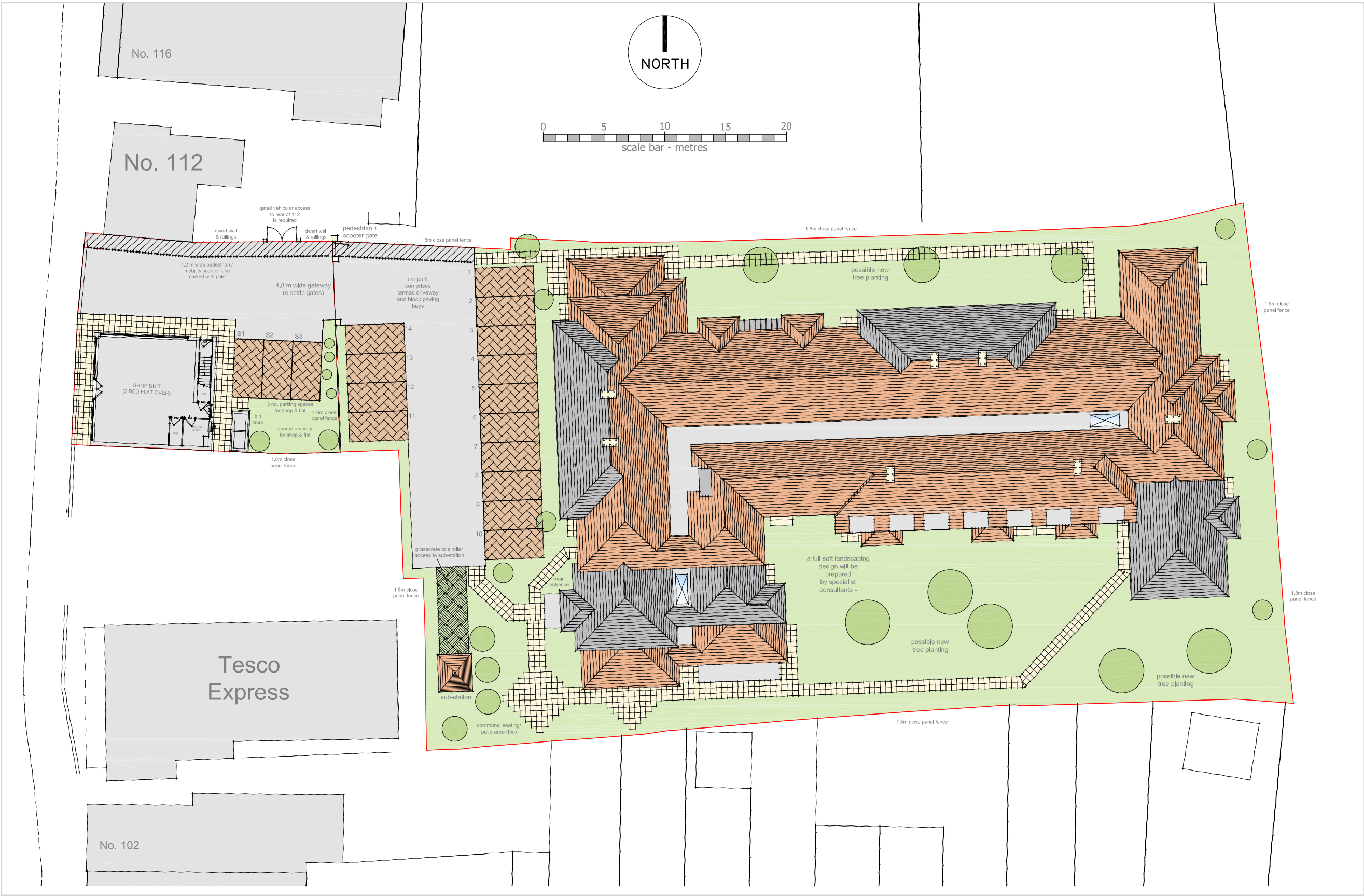
# 06

## The application scheme design and development

---

Site massing and layout  
Architectural Design - overall strategy  
Architectural Design - detailed design  
Security  
Integrating into the neighbourhood  
Sustainability  
Conclusion

Site Massing & Layout



planning application - site plan

## Site Massing & Layout

The proposed development as a whole comprises a courtyard footprint formed by 3 connected wings, responding to the constraints and opportunities identified earlier.

A strong frontage faces the site entrance to the west, a further slightly inset frontage extends along the northern boundary, and another slightly shorter frontage returns along the eastern section of the site.

The retirement housing sits in its own self contained site reached via a gateway from a shared driveway with the new commercial unit to its west.

Car parking is arranged just within the gates, and further to the south there are communal patio areas around the main entrance and communal owners lounge.

The remainder of the site around the building is generally soft landscaped, with areas of lawn and also a variety of bedding, shrubs and new tree planting, and a larger landscaped courtyard area in the central southern section of the plot.

The main entrance elevation is mostly 3 storey in height, but steps down to 2 and single storey at it's southern end, and single storey at its north.

This elevation is the principal frontage to the development, but due to the site layout described earlier it in effect forms a secondary street elevation as it is set back beyond its car park, and is also partly masked by the new commercial unit proposed on the Elm Grove boundary.



planning application - west elevation

## Site Massing & Layout



planning application - south elevation

The nature of the development layout means that the massing of the building when viewed from the south is less formal.

The frontage portion of the building steps up in height away from the boundary with a succession of hipped roof ends, with a 3 storey wing extending across the site beyond the central courtyard.

Although it is 3 storeys high at this point, the majority of the south facing facade is of a half-dormered roof construction. This visually helps to reduce the massing of the building introducing a more low-key and less formal character to the internal courtyard in comparison to the relatively grander external elevations.

The north elevation whilst relatively long in nature, is separated into a number of distinct elements.

This is achieved by extending the gable ends of the east and west ranges beyond the central frontage, and by variances in plan depth along with a pair of full-height bay features.

This all helps to define the development as a number of separate elemental components rather than one continuous mass.



planning application - north elevation

## Site Massing & Layout



planning application - east elevation

The east elevation has the development's shortest frontage, and is predominantly 3 storeys high, although in common with the west elevation it drops to 2 storeys at its southern end as it nears the gardens on Palmerston Road.

The massing is relatively simple, but the limited length of frontage combined with variations in plan depth, projecting bays and the differing heights are sufficient to successfully break up the massing into discrete elements.

## Commercial unit & Flat over

The new proposed commercial unit building is situated on the site's street frontage with Elm Grove.

Due to the dedicated parking and servicing requirements of the Tesco Express and the functional needs of the shared access drive to the retirement development, the only viable location is centrally between the two.

The building has an almost square footprint with a 9.3m wide frontage and a 10m depth.

As in common with most other shops along the street, either purpose built or converted, the commercial unit has domestic scale floor / storey heights.

The building has an open plan relationship with both the street and the access driveway and at ground floor there are simple glazed shop-fronts on both these elevations.

Other windows and doors are of simple domestic size and shape.

The roof is fully hipped to reflect the prevailing roof style of the proposed retirement development beyond it.

The shared driveway leads to 3 No. parking spaces at the rear of the unit together with a shared amenity space and a bin enclosure.



planning application - 3D model - street context view from Elm Grove

## Architectural Design - overall strategy and detailed design

The application proposals are the result of an evolved design process that has considered the clients' brief within the context of the specific constraints and opportunities presented by the site.

The client's preference is for a largely traditional construction method with load bearing masonry walls and if possible conventional pitched and tiled roofs. The use of modestly sized, self contained one and two bedroom apartments and the aspirations and needs of its relatively niche buyers and owners means that a broadly traditional domestic style and scale is best suited.

The application site sits in a context of small generally 2 storey buildings, however given it's size, it's relatively enclosed location set back from the main road frontage and the land uses around some of it's boundaries, it is clear that a sensitively designed larger building, with higher elements, is acceptable.

Whilst a contemporary design approach might be considered there is no over-riding requirement in terms of either the existing character of the area, or specific design briefs, that requires such an approach and a traditional style is also therefore clearly appropriate.

The topography and shape of the site, together with the available footprint logically dictates a building that broadly follows the western, northern and eastern edges of the main site area enabling a development with a strong boundary presence, enclosing a more relaxed inner courtyard.

The application proposal is a progression of the initial concepts described earlier in the statement having also given consideration to comments recieved from Havant Borough Council.

Care has been taken to articulate the massing of the building into well defined elements using drops in building heights at various locations within the development, and variation in frontage alignment in conjunction with variations in eaves and ridge heights.

Further articulation is achieved by variations in the plan depth of the flats, along with projecting bays of various height, style and width, and by overlaps in the overall building footprint layout itself.

On the west elevation, facing the main site entrance, the central range, which already stands furthest forward, is given extra emphasis by a higher eaves, which is also deeper and features decorative brackets. It's roof also features large chimneys.

At ground floor level this central range also has a rusticated render wall finish which gives a visual weight to the lower portion of this element, adding further distinction to this part of the elevation.

The shared communal lounge is located at the south end of this elevation and the main building entrance, which leads to it, is clearly expressed by an entrance portico set on a projecting bay within a distinctive 2 storey rendered element.

As previously explained the building height drops down to single storey at its southern end in response to the proximity of nearby gardens. A similar single storey element at the northern end, housing a refuse room, helps add a subtle visual balance at this part of the elevation.



## Architectural Design - detailed design

The grand central range element and detailing used on the western elevation is repeated on the relatively longer northern elevation, where it successfully adds necessary focus to the centre of this frontage.

Further distinction is given to both central ranges by the use of multi-paned windows in these locations, rather than the simpler casements proposed elsewhere on the building.

As explained earlier the general building design is an expression of its internal layouts and functions using traditional domestic scale floor heights, door and window openings and construction methods.

The proposed development will use a number of traditional detail features commonly found on buildings within the area, including stone window cills, stone window heads, brick window heads, projecting brick horizontal band detailing, chimney stacks and areas of vertical tile hanging.

Where possible at ground floor, flats are provided with glazed door units to living rooms, opening on to small discrete private patio areas.

In some locations similar patio style doors are repeated at first floor level with juliet balcony screens. This helps to add a "piano nobile" (noble floor) character on the central ranges of the west and north elevations, and also to lower the visual weight and focus on the southern courtyard elevation.



## Architectural Design - detailed design

### Proposed materials - Retirement Development

#### Red Brick

Red brick is widely seen in the local area and it is intended to use it as the principal material on the proposed development.

This will mostly comprise a multi stock brick, with a darker smooth red brick used on the central range elements, and as feature brick heads and band details at various locations against the lighter multi brick.

#### Render

Render is also commonly used in this part of Hayling Island and will be used on the development as the secondary wall material, applied mostly as a smooth finish, but in some locations as a rusticated ashlar detail.

For ease of long-term maintenance it will comprise a through-coloured product such as K-Rend. A muted light grey/green colour is proposed.

#### Roof materials

A red / brown concrete tile will be used for the majority of the roofs.

In several locations such as the central ranges, or stepped lower roofs a grey slate effect tile will be used to add variation and break up the massing.

Eaves will generally project 200mm and soffits will be white UPVC with black UPVC gutters and rainwater goods.

A small number of roofs will feature extended 400mm eaves and these will also feature decorative white UPVC eaves brackets.

#### Windows

Windows will be in a white UPVC casement style set within reveals of approximately 100mm.

Ground floor patio doors and window-doors on upper floors will also be in white UPVC.

Refuse room and plant room doors will be stained hardwood.

#### Dormers

The dormer cheeks and roofs will be pre-fabricated units. These have been successfully used by Churchill Retirement Living on existing developments and are indistinguishable from traditional leadwork and timber when viewed from ground level.

### Stone heads, cills, copings and entrance portico

Cast stone will be used for most window heads and cills. Similar stone will also feature on a classical style entrance portico, as well as copings on various bays.

#### Juliet balcony screens

The balcony screens will be of a simple painted metal vertical rail design.

#### Boundaries

A 1.8m high closeboard fence is proposed around the retirement development. An electric gate will be installed at the opening from the shared driveway to discourage overspill parking from the new commercial unit.

The southern flank wall of the new commercial unit will form the boundary with the Tesco Express store, together with a close-board fence along the rear section connecting with the retirement site boundary.

The commercial unit will have an open plan relationship with the pavement along Elm Grove, whilst to the north the flank wall of No. 112 will form the boundary, with a low dwarf wall and railings, together with a gated access forming the boundary to the rear yard of No.112.

Some assessment of the shared boundaries between the development site and neighbouring gardens to the southern properties may be required at the site clearance phase should any party wall issues arise. Any refurbishment or replacement required can be agreed with relevant land owners at that time.

### Proposed materials - Commercial Unit

#### Red Brick

Red multi stock brick to match that used on the Retirement Development.

#### Windows, doors and shop-fronts

White UPVC.

#### Roof

Red / brown concrete tile to match the Retirement Development.

#### Render

Through-coloured render to match the Retirement Development.

## Architectural Design - detailed design

### Proposed Elevations



elevation from west - facing the retirement development car park



context elevation from north - facing the bowling green

## Architectural Design - detailed design

### Proposed Elevations



context elevation from east - viewed from allotments



context elevation from south - viewed from rear gardens of Palmerston Road

## Security

### Boundaries and access

There is a clear demarcation between the private parts of the site and the adjacent public realm, or shared space. The main site access from the shared access drive will have an electric gate as well as clear signage and other indications that mark it as private property.

### Surveillance

There are windows in all elevations of the proposed development that will provide excellent natural surveillance of both the site itself and adjacent land.

CCTV equipment is provided linked to an access control system allowing either residents or the lodge manager to remotely identify any visitors from within the building and release the doors accordingly.

### Car Parking

The car park is in a convenient location within easy reach of the main entrance and in view of many windows.

### External Security Lighting

Adequate lighting will illuminate the external doors, car park, driveway and paths and will activate by photo electric cells or time switches as appropriate.

### Fire exit doors

Fire exit doors will be of an equal or higher security standard than the main door and will be fitted with approved panic latches.

### Ground floor apartments

All ground floor apartments and any others that might be easily accessible by external means will be fitted with PIR sensors connected to a master intruder alarm panel.

All windows are to be manufactured to enhanced security standard BS7950.

All glazing beads are internal.

All glazing will be toughened glass to meet Part N requirements.

Patio and French doors are provided with an external handle, but to prevent residents from using as main doors to apartments, no external means of locking is provided, and hinges incorporate an anti-lift security device.

### Main Building Entrance

The main doors are power assisted opening. Access will normally be via a keypad, or opened remotely from within the building.

Doors and frames will be designed and manufactured in accordance with Disability Discrimination Act requirements.

## Flat Entrance Doors

Flat entrance doors will be of solid construction to an enhanced security standard and comply with a 30 minute fire rating. Doors will have intruder alarm contacts, and be fitted with a viewing device for visual checking prior to opening.



## Waste and Re-cycling

The proposed building, in common with all Churchill Retirement Living developments, will have a communal refuse room.

This is located internally within the main building at ground floor close to the car park.

The room is accessed by residents internally via a ventilated lobby off the ground floor corridor area.

Within the refuse room small bags of household waste and recycling material from each individual flat can be decanted into larger shared wheeled bins, clearly designated for specific storage.

The room has external doors opening onto an adjacent pathway. The Lodge Manager is responsible for the security of the building and these doors are to be locked at all times when not in use.

The Lodge Manager will be responsible for monitoring the refuse and for moving the bins to the back edge of the pavement, or other agreed location on relevant collection days and for moving them back inside shortly after emptying, minimizing the length of time that bins will be left outside.

## Integrating into the local neighbourhood

### Integration

The scheme integrates well into its surroundings by reinforcing street frontage and existing connections whilst respecting existing buildings and land uses along the boundaries of the development site.

### Public transport

The scheme has good access to public transport to help reduce car dependency, as shown in the transport statement.

### Meeting local housing requirements

The development will provide much needed accommodation for elderly people adding to the mix of housing types and tenures that suit local requirements.

### Character

The scheme creates a place with a locally inspired distinctive character.

### Working with the site and its context

The scheme takes advantage of existing topography, landscape features, existing buildings and site orientation.

### Creating well defined streets and spaces

The proposed development positively addresses the street and main views, and provides active interesting elevations to all aspects.

### Easy to find your way around

The scheme provides well defined pedestrian and vehicular entrances. The internal layouts are also designed to make it easy to find your way.

### Connections to facilities and services

As previously mentioned the application site is very close to a number of shops including a Tesco Express. Whilst at approximately 450m level walk south along Elm Grove is a popular shopping parade at Mengham Road, with a wide range of businesses including a post office, chemist, mini-supermarket, fresh food shops, cafes, restaurants and beauty salons.

There are bus stops on Elm Grove at approximately 100m from the site, with bus services around Hayling Island itself and with connections to other routes on the mainland at Havant, which also has a railway station.

### Car parking

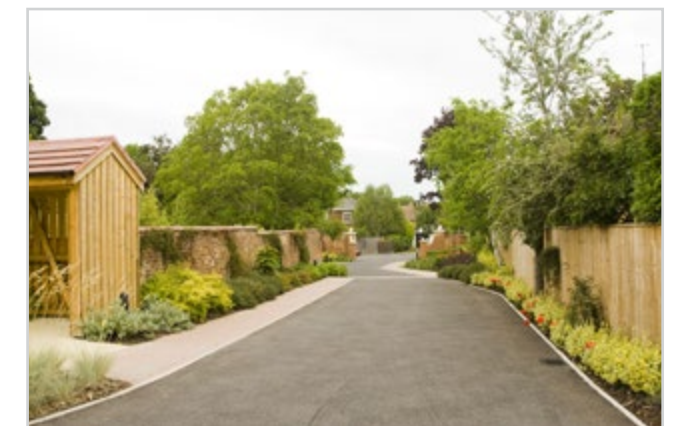
The resident and visitor parking is sufficient for the type and size of the development, which is supported by the accompanying transport statement.

### Public and private spaces

Public and private spaces will be clearly defined and designed to be attractive, well managed and safe.

### External storage and amenity space

The proposed building will have a communal refuse room sufficient for the size of the development. There is ample area provided for parking, buggy store and cycle parking if required.



general views of existing Churchill Retirement Living developments

## SUSTAINABILITY

### Flood risk

The site is within a Flood Zone 1. A Flood Risk Assessment will accompany the planning application.

### SUDS

Where possible Churchill Retirement Living uses Sustainable Urban Drainage Systems and the current proposed development will use soakaway drainage for storm water disposal if viable following ground investigation at the site clearance and demolition stage.

Paths and other handstandings will be constructed in permeable materials and the proposed development will result in a net increase in soft landscaping across the whole of the site compared to the current use.

Water butts are routinely installed to collect rainwater for gardening

### Previously developed land

The proposed development is on a previously used site in an urban location.

It is located within easy walking distance of local shops and other commercial and social facilities.

It is well served by public transport links and will undoubtedly reduce reliance on the use of private motor cars.

### Releasing under-occupied housing

The move into sheltered housing is generally a needs based decision and very often involves the new owner moving from a larger, under-utilised, multi-bedroomed property. This property is thereby released back onto the market for possible family purchase and use.

### Trees and other plants

As previously noted there are 3 No. low quality pollarded Horse Chestnut trees within the site, close to the southern boundary - the proposed development will have no adverse impact on these trees.

A full soft landscape scheme will be an integral part of the redevelopment and new trees will be planted at various locations within the site.

There will also be lawns, low hedges and a range of bedding plants and shrubs included in the proposed landscaping.

Planting will be of native species suited to the prevailing soils and climate and will help to encourage a diverse range of birds, butterflies, insects and other native wildlife.

### Ecology

The site currently contains a number of buildings and storage units, and other than the afore-mentioned boundary trees has no natural vegetation.

An Ecological Appraisal has been prepared and is submitted with the application.

The appraisal finds no evidence of any ecological interest within the existing structures, and limited potential for bird nesting and bat roosting in the trees.

Future re-development of the site will follow the guidance given on nesting and roosting seasons and undertake relevant measures to ensure preservation or protection.

### Other general sustainability measures

All apartments will have shower cubicles rather than baths installed in principal bathrooms.

All WCs will have dual flush cisterns.

Low energy light fittings will be used both within the buildings and in any external lighting bollards.

Churchill Retirement Living are continually reviewing their construction methods and specification and incorporate evolving sustainable methodology and products where appropriate.

In this instance it is proposed that the development will utilise ground source heat pumps for on-site energy provision.

## CONCLUSION

### Site use

An urban, previously developed site will be used to provide privately owned retirement housing apartments, and a new commercial unit with a 2 bedroom flat above it.

The client, Churchill Retirement Living, is an experienced sheltered housing builder and has established that there is a need for this type of property in Hayling Island.

### Accessibility

Principal pedestrian access is gained from Elm Grove via a shared vehicular driveway.

The main entrance into the building is clearly marked by a portico structure at the southern end of the west elevation.

The proposed vehicular access and car-parking arrangement easily accommodate the day to day needs of the owners and occasional visitors.

Technical advice on visibility and other matters is contained in an accompanying Transport Statement produced by Mott MacDonald which is submitted with the application

The refuse room doors open onto a hardstanding close to the car park and are not directly accessible from the public highway. It is therefore proposed that the development management company or the day duty Lodge Manager will manoeuvre the bins to a suitable position on collection day for roadside collection from Elm Grove and return the bins to their internal location immediately after emptying.

There are fire escape doors at the ends of each lower ground floor corridor and directly from each staircase. The client may consider using some of the corridors as convenience doors for owners use only, and if so, requisite security looks and alarms will be fitted.

### Contextual analysis

This statement has analysed the site and surrounding context in terms of topography, land use, building heights, character, details and materials.

### Scheme development

The physical and contextual constraints of the site have been well considered, as have the requirements of the client's brief.

A fully reasoned strategy has informed the resultant scheme development.

### Impact

In terms of footprint, height, distances to boundaries and neighbouring buildings and the positioning of primary windows, this proposal will not have an unacceptable impact on the neighbouring properties.

The design proposals present an appropriate response to context and provide a building of suitable prominence for this particular site.

### Conclusion

The proposal will thereby create an attractive development of retirement housing and a new commercial unit, with a building design which respects and enhances the character of both the immediate vicinity and the wider area.

The massing and disposition of the proposed design responds to

- an opportunity to sensitively develop the rear of the site
- protection of the amenity of adjoining owners
- the topography, size and shape of the site
- the requirement to provide commercial frontage to Elm Grove
- the opportunity to rationalise parking and servicing of the adjacent Tesco Express store.
- close an existing unattractive gap in the road frontage

The detailed design has taken reference from the local distinctiveness of the area and Hayling Island in general.

The sensitive design, appropriate massing, materials and detailing together with an attractive landscape scheme will improve the urban fabric and provide a high quality building on this prominent site in Hayling Island.