

DESIGN AND ACCESS STATEMENT

HAYLING BILLY SITE, ELM GROVE HAYLING ISLAND, HAMPSHIRE

PREPARED BY HGP ARCHITECTS
FURZEHALL FARM,
WICKHAM ROAD,
FAREHAM, HAMPSHIRE,
PO16 7JH

SUBMITTED FOR PLANNING

JOB NUMBER

15.116

PART 1 of 2

HGP
ARCHITECTS


McCarthy & Stone



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by HGP Architects on behalf of McCarthy & Stone as part of a Full Planning Application for development of land at The Hayling Billy, Elm Grove, Hayling Island.

DESCRIPTION OF DEVELOPMENT

Demolition of existing public house, and erection of 33 new apartments with associated access, parking and external works.

This development comprises of:

16 x 1 Bed Apartments

17 x 2 Bed Apartments

33 Apartments total

The application as submitted is a full planning application and the site layout, proposed apartments, elevations, floor plans and design together with landscaping are all submitted as part of the proposed scheme.



1.1 ABOUT MCCARTHY & STONE



McCarthy & Stone

McCarthy & Stone is the UK's leading retirement accommodation housebuilder with over 38 years' experience. It develops different types of specialised housing for the elderly.

The current average age of residents in McCarthy & Stone developments is 78, this is based on sales data from 2006 in the South/West Region. Most schemes have a minimum age limit of 60 for a single or eldest partner and 55 for a second person living in the same apartment. The company has built almost 50,000 apartments nationwide.

McCarthy & Stone WIN 5 Star HBF 2015

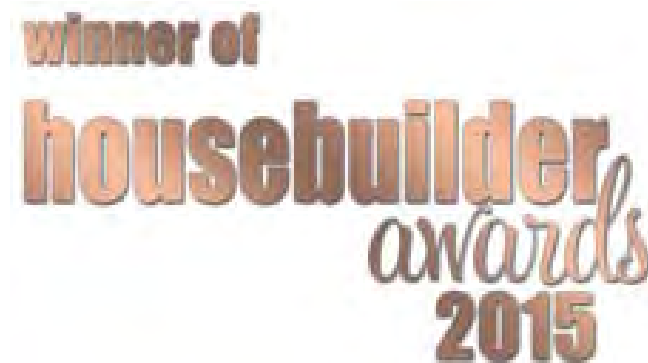
For the tenth year running, McCarthy & Stone has been recognised with a 5 Star Award from our customers through independent customer satisfaction surveys undertaken by the Home Builders Federation (HBF). McCarthy & Stone have also won 11 Daily Mail Green Leaf Housing awards for environmentally friendly design and integration into the surrounding landscape for schemes across the UK.

UK Property Awards 2014

Queen Elizabeth Court in Kirkby Lonsdale won 'Best Retirement Development UK' in the UK Property Awards in October 2014. We were also pleased that our Basingstoke development, Lady Susan Court and Emma Court, was highly recommended.

2014 Housebuilder Awards

Lady Susan Court & Emma Court, our combined Assisted Living and Retirement Living development in Basingstoke, was highly commended at the Housebuilder Awards 2014, in the 'Best Retirement Scheme' category.



1.1 ABOUT MCCARTHY & STONE

Client's Brief

Our client has instructed that the site should be developed in accordance with government policy and design guidance, having due consideration to relevant planning policies, design guides and subject to the applicants specific brief for provision of Category II sheltered housing.

Category II Sheltered Housing is to comprise of self-contained apartments specifically designed for the elderly, linked by heated level corridors from a secure entrance. Communal facilities in the form of a mobility scooter store, refuse room, guest suite and an internal Home Owners' Lounge with kitchenette are to be provided, all accessible without residents having to leave the building.

Secure boundaries are also required. The success of Category II sheltered accommodation is dependent upon the function required by the client. The most important functional requirement is that of ease of movement throughout any proposal and therefore a building of singular mass and footprint is desired and requested by the client.

The proposal is to respond to specific site conditions including the following : its physical context, surrounding character, constraints and opportunities and neighbours privacy and amenity are equally to be respected.

Social Context

The provision of Retirement Living accommodation will provide a number of benefits to the local society including;

Maintaining independence due to closeness to the shops and amenities which will reduce the need to travel by car, less maintenance to worry about, the upkeep of the apartment will be kept to a minimum.

The future residents will be able to socialise within the development itself enabling them to meet other people without leaving their property.

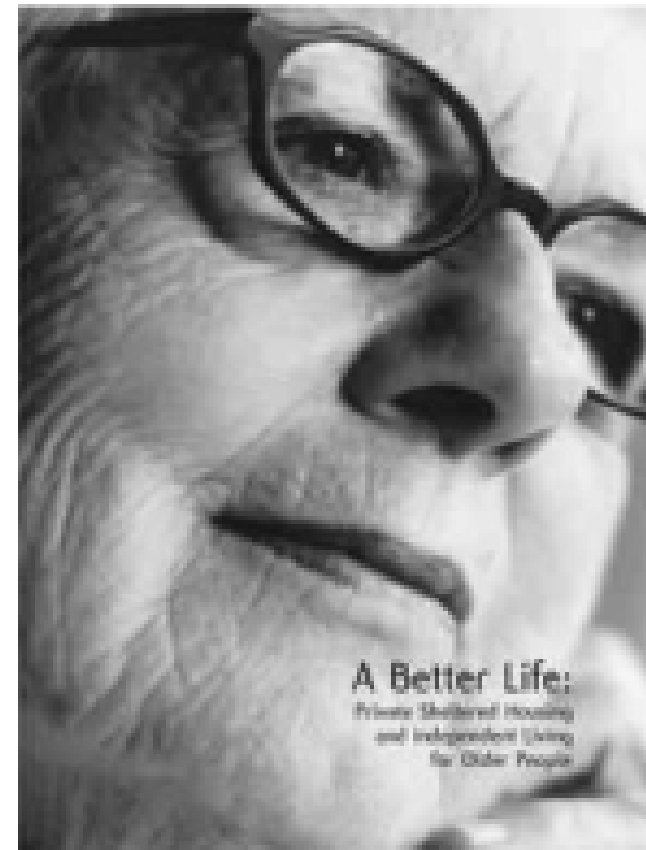
By downsizing and moving into a McCarthy & Stone retirement property, elderly people will free up a substantial amount of housing stock within the surrounding areas, which can then be used by families, young couples and first time buyers seeking to enter the housing market.

Research shows that the residents of private sheltered housing are healthier, live longer and have less call on the state than those who remain in ordinary housing.

Economic Context

Private sheltered housing schemes play a vital part in the life of the local communities. The proposed site is located within easy walking distance of the local town shops and facilities and this will contribute significantly to the revenue providing additional expenditure within the local community, shops and businesses.

The survey carried out in 'A Better Life: Private Sheltered Housing and Independent living for Older People' states that over sixty percent of residents prefer to shop locally and just over a third do so on a daily basis. The benefit to local business of the arrival of a private sheltered housing scheme is therefore significant. Just under half of all residents buy the bulk of their shopping within one mile of their scheme. Just under two thirds travel no further than two miles to shop.



2.0 EXISTING SITE

EXISTING SITE

2.0



2.1 SITE CONTEXT



SITE LOCATION
Hayling Island is a borough to Havant, Hampshire and is located due east of Portsmouth.

It is a true island, surrounded by sea, with a single access bridge to the north leading to the M27 and further developed areas. This is the only link from the island to the mainland since the closure of the ferry service to Portsmouth. The nearest trainline is in Havant to the north but there are several bus links present.

It has a population of just under 17,000 inhabitants and is largely residential in use with vast areas of open land. The island, however, is notable as a holiday destination for windsurfing and sailing.

2.2 SITE DESCRIPTION



SITE DESCRIPTION
The 0.32ha site is located on a main , north to south, through road to the coast and forms part of the entry into the Mengham commercial strip. Due to its location and shape, the site is a 'knuckle' between 2 parallel road and also addresses an established residential area.

Currently the site is occupied by a 2 storey Public House with associated parking and garden. There are vehicular entrances from both east and west boundaries.

The north boundary backs on to 2.5 storey townhouses facing St Mary's Road and a single 2 storey dwelling facing Elm Grove.

Elm Grove is located to the East and is the more active road out of the 2 which bind the site. St Mary's Road is to the west and is the access to single storey bungalows, chalet bungalows and 2 storey dwellings further to the south.

The southern boundary abuts a public carpark and pedestrian route through to Elm Grove. A single storey building and a 2.5 storey commercial premise are within the land directly to the south.

A number of mature, category A trees are present on site. A small pocket to the north east corner, currently forming a garden to the Public House, give a prominent soft edge to Elm Grove. A further category A tree is located at the St Mary's Road site entrance.

Along the southern boundary are a series of category B and lower quality trees.

In the immedaite wider context, Hayling Island library is located to the south and Mengham Infant School is a short walk to the south also.

A local convinience store faces the junction of Elm Grove and St Mary's Road to the north of the site with a war memorial here also.

There are further commercial amenities along Elm Grove to the south with the Royal British Legion behind Elm grove to the east.



2.4 SITE PHOTOGRAPHS

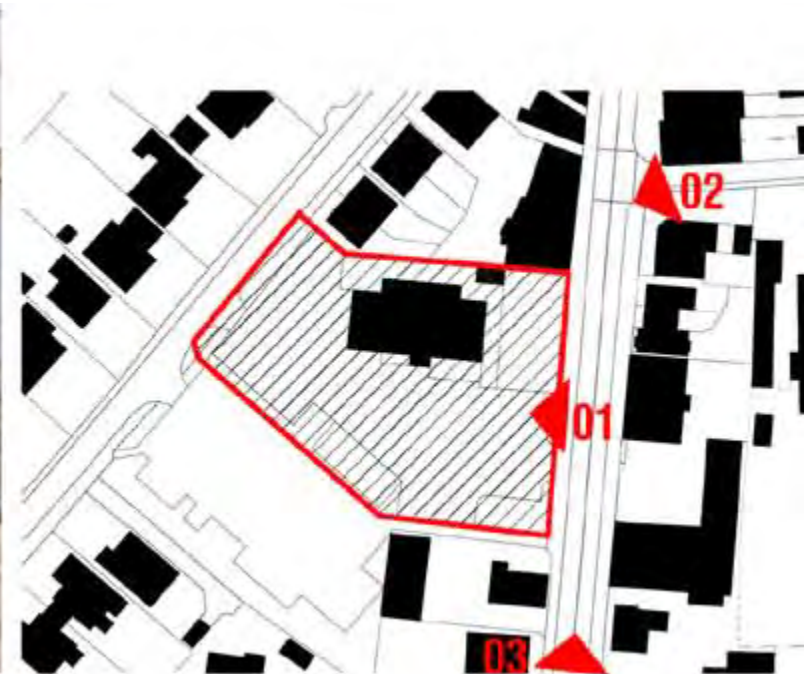
1. EXISTING CAR PARK ENTRANCE FROM ELM GROVE. EXISTING CATEGORY A TREES TO THE RIGHT HAND SIDE WITH TREE LINING IN THE DISTANCE TO THE LEFT. EXISTING BUILDING ON THE RIGHT



2. ELM GROVE / LEGION ROAD JUNCTION LOOKING TO THE NORTH EAST CORNER OF THE SITE



3. ELM GROVE LOOKING NORTH. SITE TO THE LEFT HAND SIDE SHOWING STEPPING UP IN HEIGHT OF EXISTING BUILDINGS. CATEGORY A TREES IN THE DISTANCE



2.5 SITE PHOTOGRAPHS

4. ST MARYS ROAD ENTRANCE TO EXISTING CAR PARK SHOWING TREE LINING TO THE RIGHT AND SIDE AND MATURE CATEGORY A TREE IN THE FOREGROUND TO THE LEFT



5. EXISTING 2.5 STOREY TOWN HOUSES ON ST MARY’S ROAD, ADJACENT TO THE NORTH WEST SITE BOUNDARY



6. ST MARY’S STREETLOOKING NORTH WITH 2 STOREY, CHALET AND SINGLE STOREY BUNGALOWS OPPOSITE THE SITE.



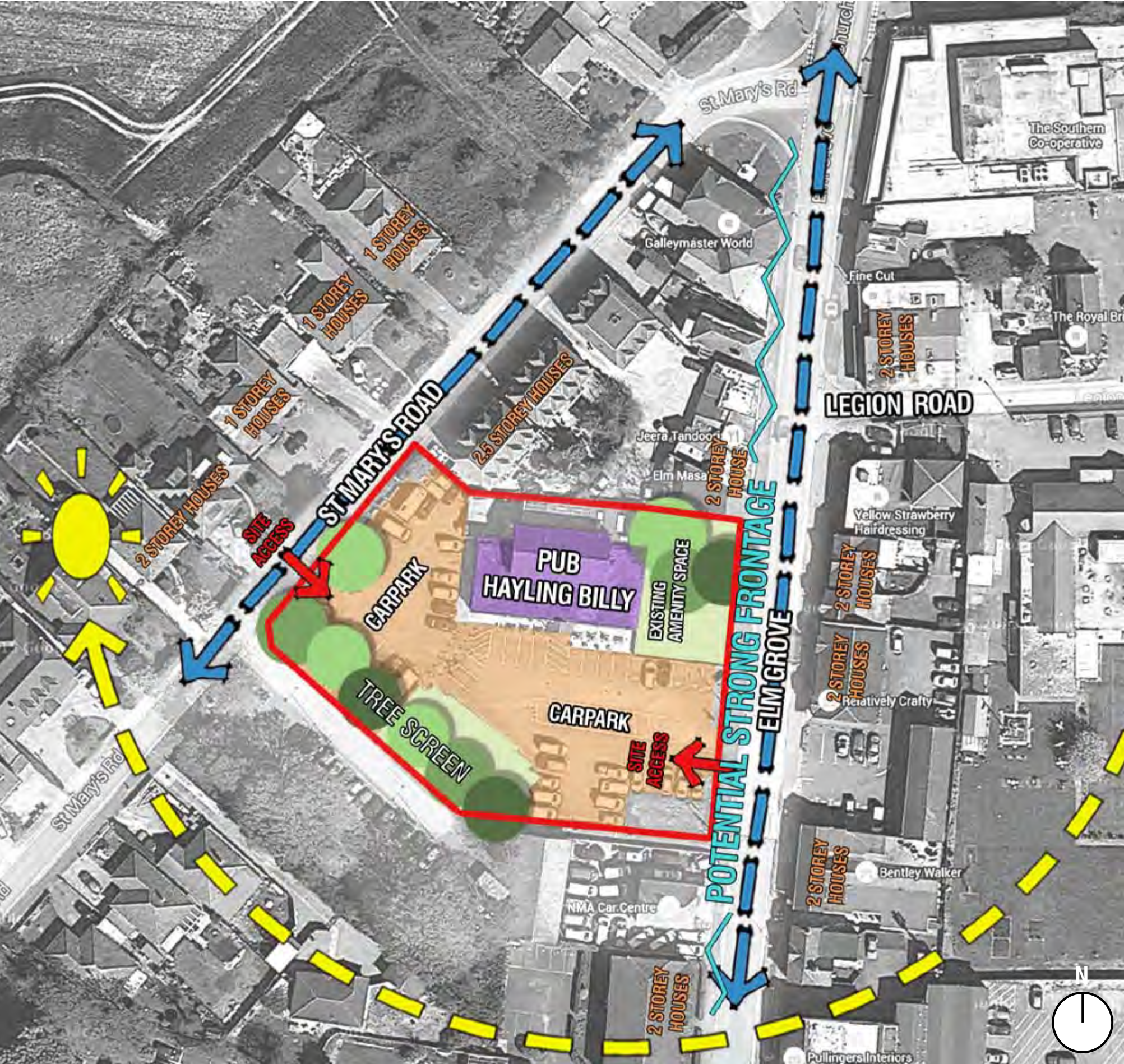
3.0 DESIGN DEVELOPMENT

DESIGN
DEVELOPMENT

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3.1 OPPORTUNITIES & CONSTRAINTS



CONSTRAINTS AND OPPORTUNITIES

The 2 roads (St Marys Road and Elm Grove) form 2 strong axis to the site presenting opportunity to reinforce the street frontage to Elm Grove whilst respecting the orientation of St Mary's Road.

The heights of surrounding buildings set parameters on where height can be acceptable but also where it is necessary to step the building down to respect the existing condition of the context. This presents an opportunity to link any proposed building into the context with massing and also creating a focal centre to the building within the streetscape.

The Category A trees must be retained, and present opportunity to create courtyard gardens and celebrate the retention of them.

By focusing on street frontage to Elm Grove, the access from this side will be removed and the access from St Marys Road will be retained. The existing car park use here will also be retained.

Respecting the orientation of the site and the southern facing aspect, gives opportunity to create further garden spaces and maximise exposure to the sun, creating a naturally well lit environment for the residents.

Conversely, attention will need to be given to the neighbouring properties to the north to ensure that their relationship with the new building is appropriate.

3.2 CONCEPT DESIGN



01 EXISTING CONDITION

The existing 2 storey building and single storey extensions abut the northern boundary.

From an urban design perspective, this building does little to reinforce the street frontage and currently, the site leaves a leftover space between the two streets

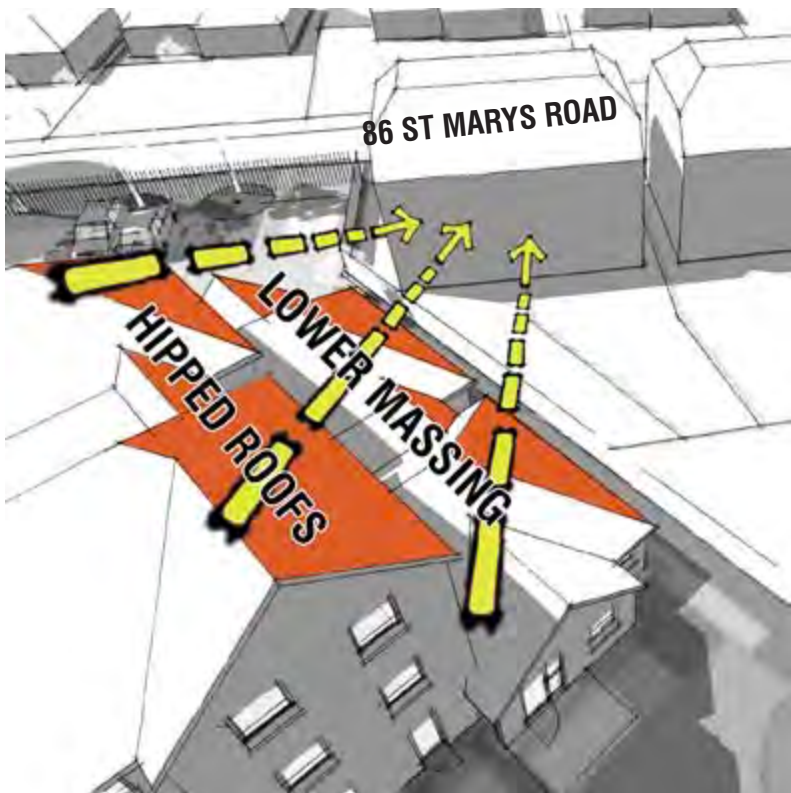
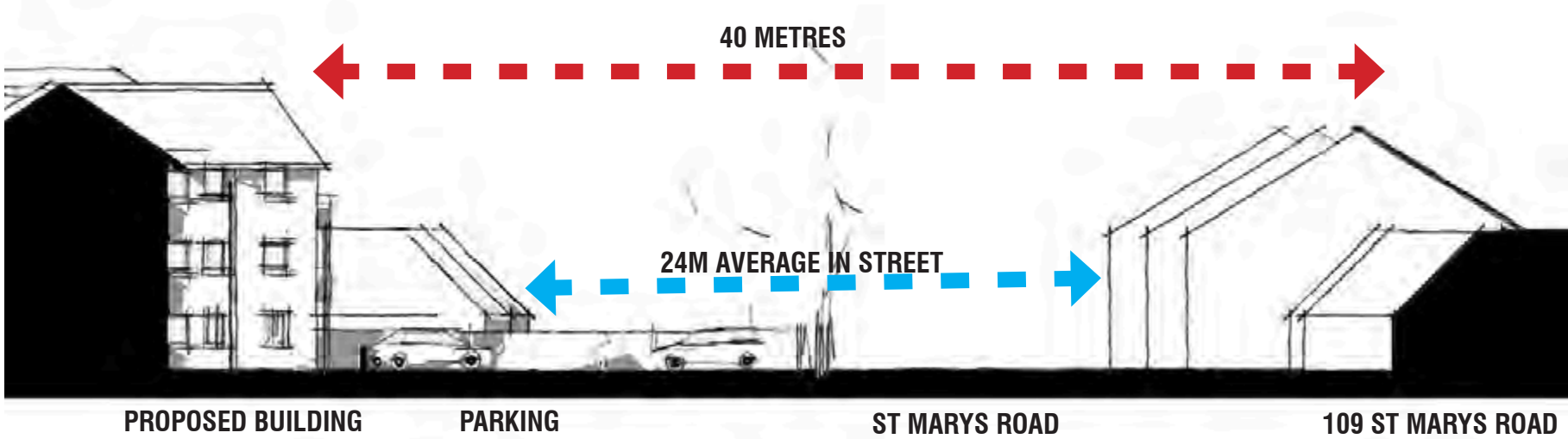
This building is to be removed, leaving a flat site with mature trees as a focus point.



02 CONNECT STREET FRONTAGE

The proposed building should respect its aspect onto the street and be designed to retain the mature trees.

By forming a strong frontage and adding to the streetscape, the proposal can connect with the semi urban context of the site and reinforce Elm Grove as a throughfare to the sea front.



3.2 CONCEPT DESIGN



03 KEY SPACES

Extending into the site can create formal landscaped spaces framed by the building whilst also ensuring that the entrance from St Marys can be addressed.

The existing trees to the north will be contained by a backdrop of built form, giving a visual pocket park to the street and allow residents to enjoy views out over this space.

Extending towards St Mary's Road creates a south facing garden for the residents and also allows the building to address this side of the site with a feature entrance for way finding into the building.



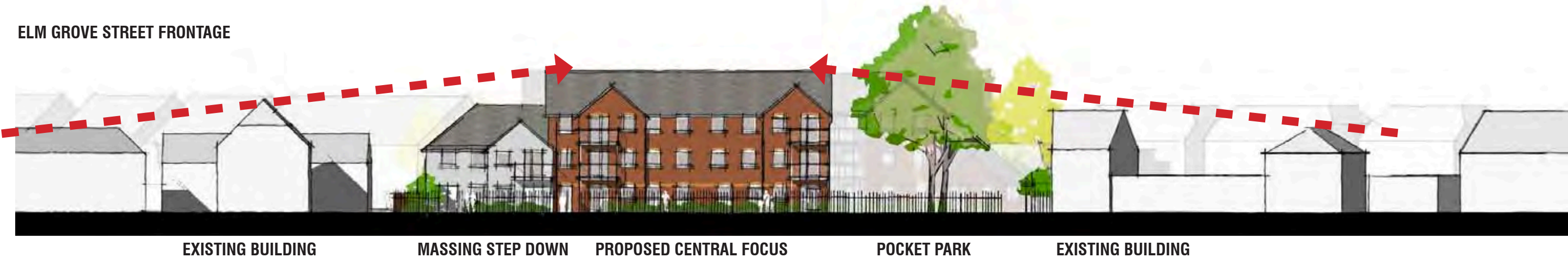
04 ARTICULATE TO LOCAL CHARACTER

The character of the local area is defined by domestic scale buildings with pitched roofs and gables.

It is appropriate to step the building along the Elm Grove street frontage to relate to the adjacent commercial premises which inherently gives presence and grandeur to the central section of the proposal.

Due to the existing properties to the north west, the proposed building will need to step down to retain light into these properties and lower the scale towards the more residential St Mary's Road.

ELM GROVE STREET FRONTAGE



3.3 PUBLIC CONSULTATION

Enhancing your local area Former Hayling Billy, Elm Grove

About the site

We have acquired an interest in the former Hayling Billy pub on Elm Grove and, following a detailed review of the need for specialist housing for people in later life in the area, we are now working up proposals for the redevelopment of the site with Retirement Living apartments.

The Southern Co-operative bought the pub from Enterprise Inns in 2012. Whilst determining the site's future use, The Southern Co-operative has rented out the pub at a discounted rate to allow it to remain open.

The company took the commercial decision to sell the site, and decided to enter into an agreement with McCarthy & Stone to ensure the most sensitive redevelopment for the neighbouring community.

Why Retirement Living apartments?

There is a local need to increase delivery of this type of specialist housing, due to the expected population increase of over 65's in Hayling Island by 2035. According to the Office of National Statistics (ONS) data, Havant Borough currently has a population of 27,000 residents aged over 65, with this age group anticipated to increase to 41,000 by 2035.

As well as delivering much-needed specialist accommodation in the heart of Hayling Island, the development represents an opportunity to bring forward an attractive and well-maintained building on Elm Grove, as well as support to local shops and services from the site's new residents.



Site plan

Our approach to design

We believe the site offers the perfect opportunity to deliver a high-quality building that has been designed to meet the needs and requirements of our future home-owners, but is sensitive to its location and neighbours on Elm Grove. The proposals include:

- Approximately 33 one and two bedroom high-quality Retirement Living apartments
- 23 car parking spaces, as well as mobility scooter storage and charging points. This level of parking is in excess of what is typically provided, in response to concerns about the availability of parking in the area
- Three storeys stepping down to two storeys to the southern end of the elevation along Elm Grove. It will step down to single storey on the northern side of the development
- Retaining the existing trees and introducing new, attractive landscaped gardens to the front of Elm Grove
- Apartments that feature either balconies or patios for the residents
- New landscaped gardens for the residents to the north and south of the site, plus a landscaped parking area. The planting will be maintained by McCarthy & Stone's own management company
- Using the existing access from St Mary's Road, with the Elm Grove access closed up
- A shopper's entrance to allow easy use of the shops and services along this road



Artist's impression of the proposed development from Elm Grove



Aerial view of the site



Ground floor plan

First floor plan



Second floor plan



Artist's impression of the proposed development from St Mary's Road



Artist's impression of the proposed development from Elm Grove



Existing development in Basingstoke



Existing development in Hamble



Existing development in Hythe



Existing development in Romsey


McCarthy & Stone
The UK's leading retirement housebuilder

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH4 8AQ, No. 6602231. Registered in England and Wales

PUBLIC CONSULTATION - 1-2-1 MEETINGS

1-2-1 sessions with local stake holders, town councillors and residents were held on Tuesday 10th May at Newtown House Hotel, Hayling Island

Approximately 2000 households were informed of the proposals and invited to book appointments to review the scheme with the team.

Initial proposals were presented around the table with both positive and negative comments and feedback recorded.

Many of the concerns centred around parking allocation which, at the time, showed 21 spaces for 33 flats (2 spaces for every 3 flats).

Further concerns were about the massing to the north boundary and if this could be improved upon.

Many consultees were receptive to the scheme retaining the mature vegetation to the site and the relationship to the street as well as the general appearance of the scheme.

PUBLIC CONSULTATION - EXHIBITION

A public exhibition was held on Thursday 12th May at Newtown House Hotel, Hayling Island

The exhibition was a well attended event, again with both positive and negative comments.

Similar to the 121 meetings, discussion centred around the parking numbers and massing to the north as well as retention of the TPO trees and existing infrastructure issues on the island, such as infrastructure and traffic.



4.0 DESIGN PROPOSALS

DESIGN
PROPOSALS

4.0

