

# DESIGN AND ACCESS STATEMENT

## HAYLING BILLY SITE, ELM GROVE HAYLING ISLAND, HAMPSHIRE

PREPARED BY HGP ARCHITECTS  
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SUBMITTED FOR PLANNING

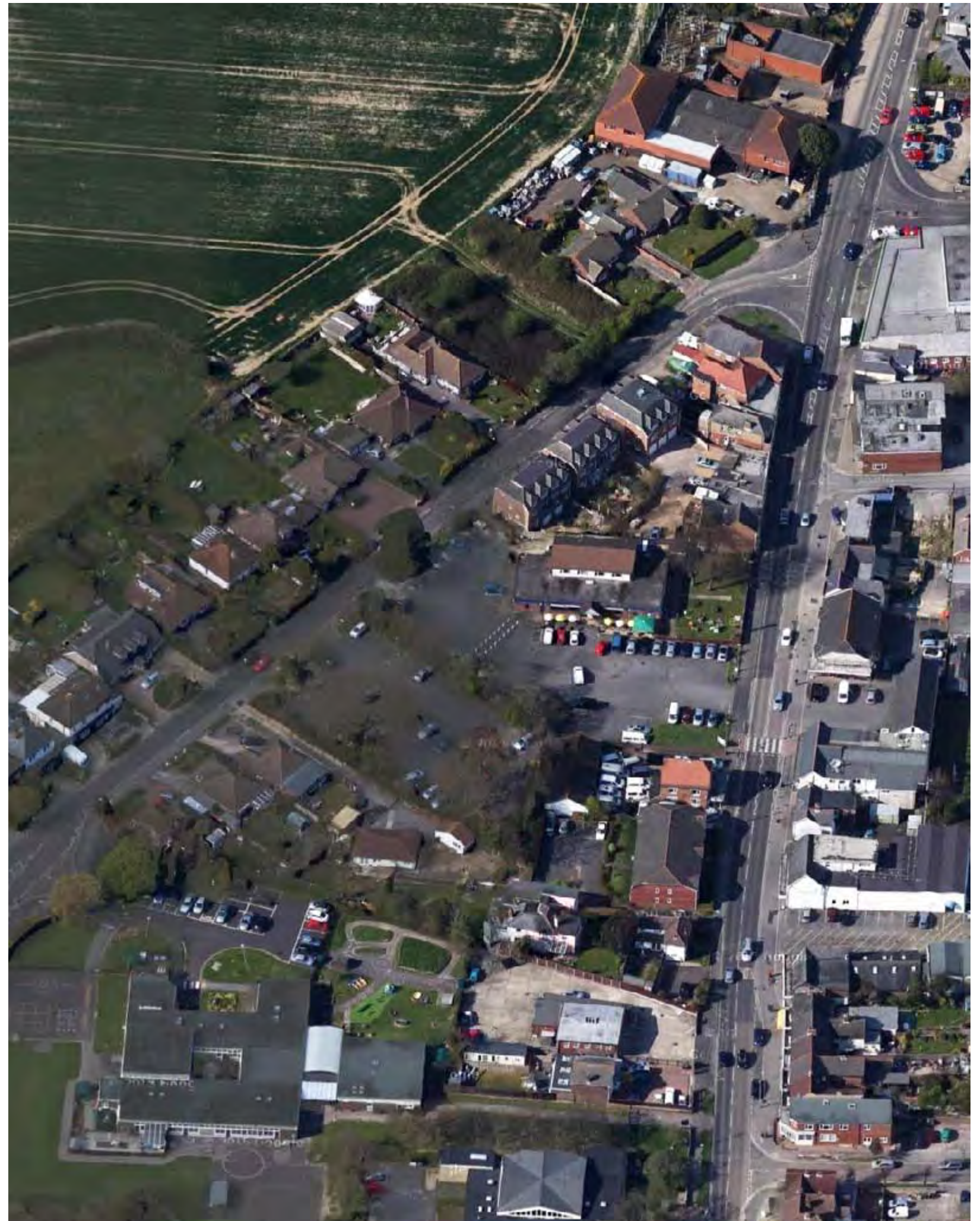
JOB NUMBER

15.116

PART 2 of 2

**HGP**  
ARCHITECTS

  
McCarthy & Stone



# 4.1 PROPOSED SITE LAYOUT



## PROPOSED SITE LAYOUT

The proposed development comprises of 33 x 1 and 2 bedroom Retirement Living apartments with enclosed courtyard gardens and 23 parking spaces as well as private amenity balconies and juliette balconies. This is an increase in parking since consultation.

Proposals follow the concept of reinforcing the street frontage to Elm Grove whilst retaining the mature trees on site and celebrating their retention by creating formal greenspace. This space benefits residents as a secondary garden and green setting to look out over or sit in, whilst from the street, the garden acts as a visual pocket park and soft green edge to the building frontage.

The building steps in mass along the Elm Grove frontage from 2 to 3 storeys to give the centre of the building a street presence, whilst tying the building wing into adjacent context at 2 storey. The step change allows for a material break and change in roof profile. Appearance and scale is discussed later.

To the north, the mass of the building has been brought south, stepping from 3 to 1 storey, to retain light into the opposite gardens and consider the neighbouring properties.

The double pitched roof form (with central valley), allows the scale of the building to be reduced whilst creating an accessible roof maintenance zone, rather than a single span across the width of the building.

A south facing courtyard is framed by the main body of the building with a gable and hipped wing addressing the St Mary's Road vehicular and pedestrian entrance.

Secondary 'shoppers' entrances' are located on the Elm Grove side of the building, allowing residents quick access to the local amenities along Elm Grove and giving an entrance feature to the street.

Parking, which has been designed with retention of the existing trees in mind, is provided off St Marys Road.

# 4.2 AMOUNT AND USE OF DEVELOPMENT



| AMOUNT & USE     |   |  |    |
|------------------|---|--|----|
| TOTAL APARTMENTS | = |  | 33 |
| 1Bed 2Person     | = |  | 16 |
| 2Bed 4Person     | = |  | 17 |

Other areas within the building include:

- Guest Suite
- Resident's Lounge
- Mobility Scooter Store
- House Managers Office
- Reception & Lobby
- Refuse Store

-  1B2P apartments - Min 50sq.m
-  2B4P apartments - Min 70sq.m

## 4.3 LANDSCAPING DESIGN

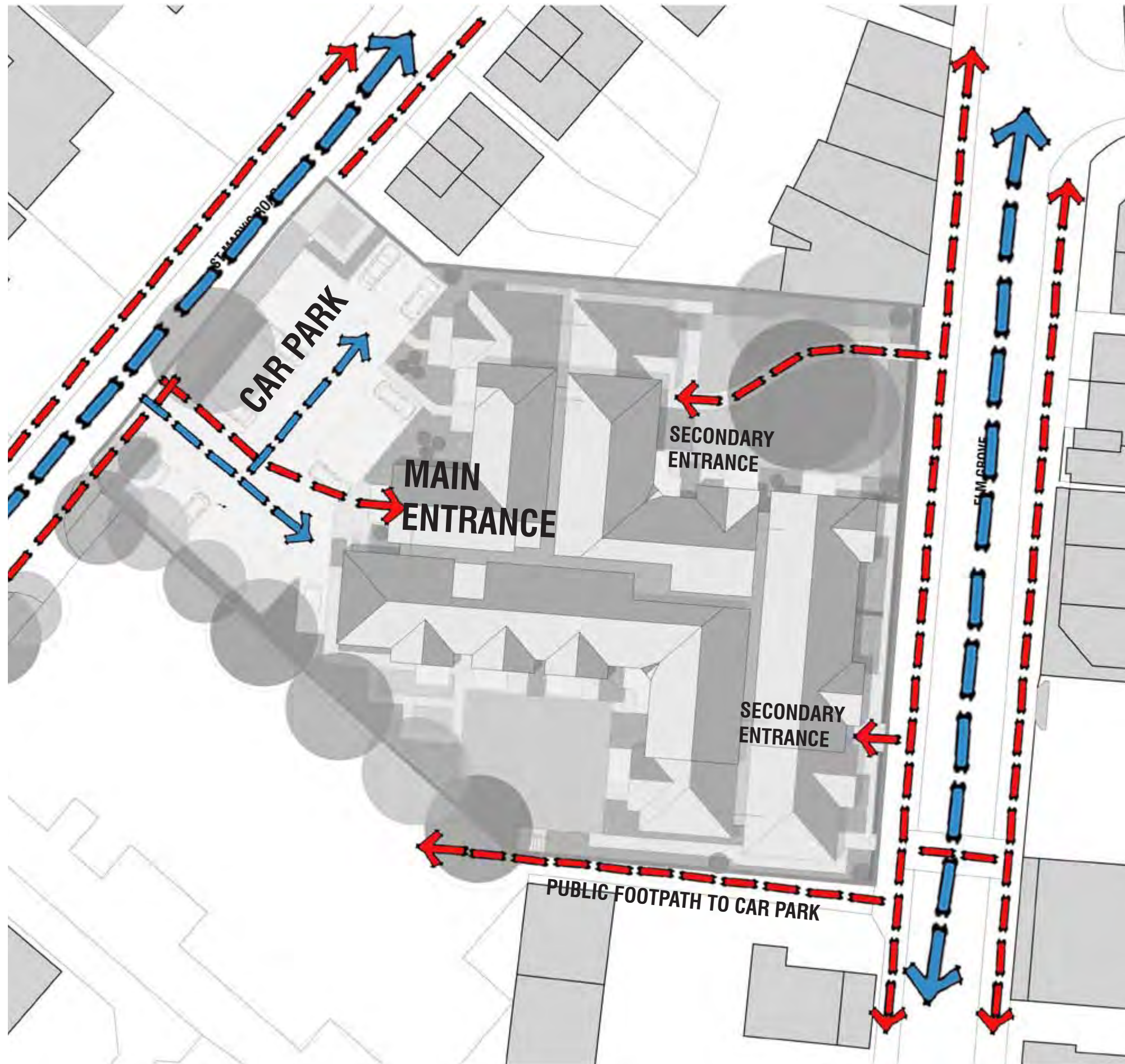
## LANDSCAPE

The landscape proposals aim to provide a setting for the building, helping to visually root it into the site and context, whilst creating attractive usable garden spaces for the residents who will live here. Even the more practical spaces will include planting to help with this approach, being attractive in views through the boundary railings from St Mary's Road from apartments within the building. Views of the site from neighbouring properties, the street frontage along Elm Grove and from the neighbouring public carpark have also been carefully considered as part of the proposals. Along Elm Grove the proposed low brick boundary wall between piers with railings and three gateways looks to echo local vernacular, being softened by evergreen ornamental hedges behind. Within the public carpark the existing trees, as a visual asset to both local people and the planned development will be retained and protected, existing shrubby vegetation carefully pruned back and the dilapidated chain link fence replaced by a new tidy timber fence, to provide better privacy for residents using the garden space behind. Garden spaces and other areas around the building have been designed to enable full access, including flush thresholds at all external doorways and shallow gradients throughout to avoid the need for steps and handrails. Pavement materials for the hard landscape have been carefully chosen with the elderly and disabled in mind, being slip resistant & suitable for wheelchair access. External lighting around the building will be designed to be functional and low key, using low energy LED fittings, shielded to direct light down and reduce both glare and light pollution. Recessed brick lights, lighting bollards and discrete wall mounted bulkhead units will all be used to illuminate entrance spaces, the main communal terrace, paths forming fire exit routes and each of the individual ground floor patios. The proposed planting will be detailed to provide year round colour and interest for residents whilst at the same time being easy to maintain. Most areas will be planted with larger plant stock to give an impression of maturity from day one, reinforced by use of larger specimen shrubs in key locations. Species will be selected to be both tolerant of salt laden winds and attractive to wildlife, providing food or shelter to insects and birds that will help improve the value of this site in terms of local biodiversity.



REFER TO LANDSCAPE INFORMATION BY LAVIGNE LONSDALE FOR FURTHER DETAILS

## 4.4 VEHICULAR & PEDESTRIAN ROUTES



### VEHICULAR ROUTES

The existing junction from St Mary's Road is retained. This leads to the car parking for the site which sits on the former spill over car park for the Public House.

Cars will approach from St Mary's Road whilst the access from Elm Grove has been removed.

### PEDESTRIAN ROUTES

Pedestrian routes around the site are retained with the public footpath from Elm Grove to the St Marys Road public car park unhindered by the development.

The main pedestrian access to the building will be from the site car park off St Mary's Road, with additional secondary entrances and paths into the building from Elm Grove, as indicated.

## 4.5 PARKING STRATEGY



### PARKING STRATEGY

Reconfiguration of the building and subsequent parking layout has allowed for an extra 2 spaces to be provided since consultation stage.

The proposal caters for 23 spaces within the site off the St Mary's Road turning.

This calculates at approximately:  
0.5 space per 1 bed apartment  
1.0 space per 2 bed apartment

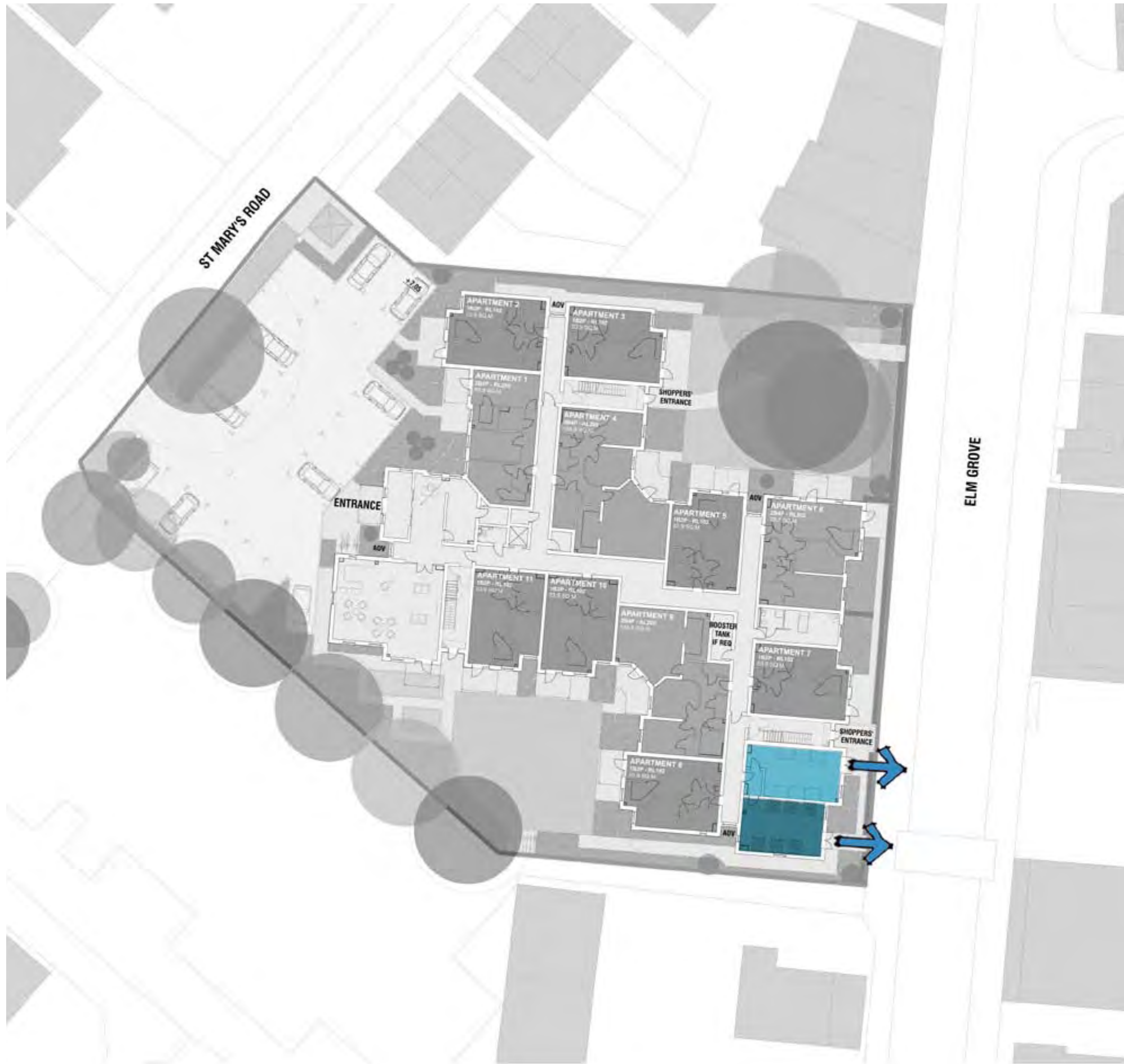
## 4.6 REFUSE & MOBILITY SCOOTER STRATEGY

### REFUSE & MOBILITY SCOOTER STRATEGY

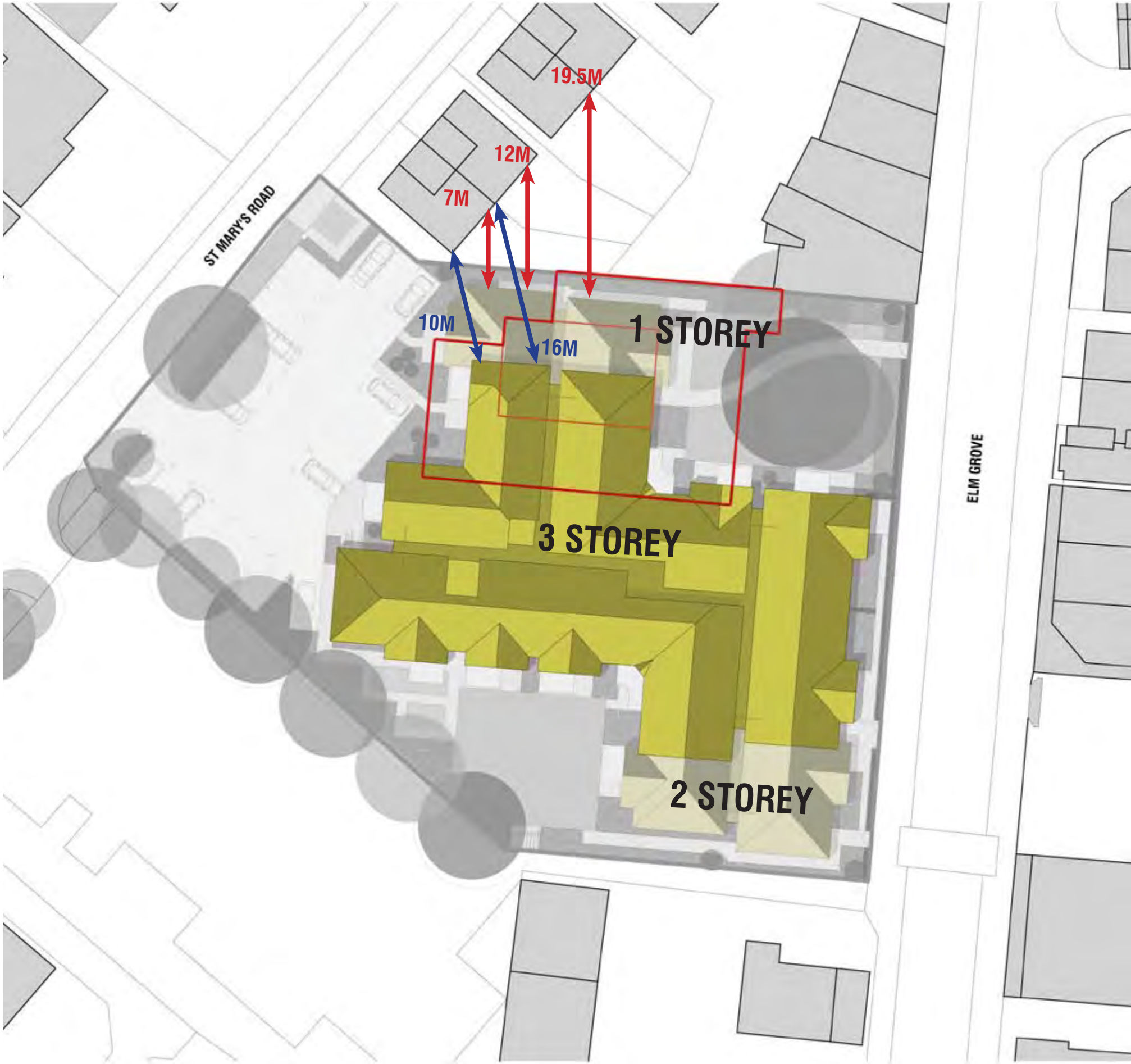
A communal refuse area is located within the building, allowing for a single point of storage and collection for residents' refuse.

This has been strategically placed to allow for a service vehicle to collect from the established commercial route along Elm Grove less than 5m from the back of pavement.

A mobility scooter store is also in the same location within the building. This allows for the residents to store their mobility scooters securely within the building if they wish and similarly to the above, have quick access to the pavement and local amenities.



# 4.7 APPEARANCE AND SCALE



**APPEARANCE AND SCALE**  
The height of the proposed building is stepped in strategic places to respect the constraints of the site. The main centre of the building is 3 storeys with the south wing at 2, and the north wing at 1 as illustrated.

The central mass has been brought south to take the 3 storey element as far away as possible from the existing properties off St Marys Road and the roof have been hipped to allow light to come through.

The existing building mass is highlighted in a red outline.

# 4.8 APPEARANCE AND SCALE

## APPEARANCE & SCALE

The local vernacular is of red brick buildings with elements of render within the streets. This is demonstrated in the photographic study in sections 2.4-2.5.

Use of these materials allows the building to sit within the context and tie in with the local character. Using 2 key materials and protruding bays, allows the mass of the building to be divided into domestic sized areas with depth and variety to the elevation.

The use of render at strategic points identifies key elements within the proposal: the approach corner to Elm Grove, the building entrance, the residents' lounge etc.

The rest of the building remains in red brick to tie the elevations across.

Fixed back balconies give a vertical element to the bays on the internal faces of the building. The bays that address Elm Grove have been designed with Juliette balconies, again, to respect the street character here.

A low level contrasting soldier band wraps the building, giving further interest at eye level.

Tree planting softens the building edge and courtyards are focused on the existing mature trees which give a greener feel to the elevations.

The following pages give an artistic impression of the developed site in context and showcase the materials to be used.



## 4.9 APPEARANCE AND SCALE

ARTIST'S IMPRESSION FROM ST MARY'S ROAD LOOKING TOWARDS THE CAR PARK AND ENTRANCE TO THE PROPOSED BUILDING



# 4.10 APPEARANCE AND SCALE

ARTIST'S IMPRESSION FROM ELM GROVE LOOKING NORTH SHOWING THE PROPOSED BUILDING STEPPING IN PROFILE TO A CENTRAL 3 STOREY SECTION, WITH TREES RETAINED IN THE DISTANCE

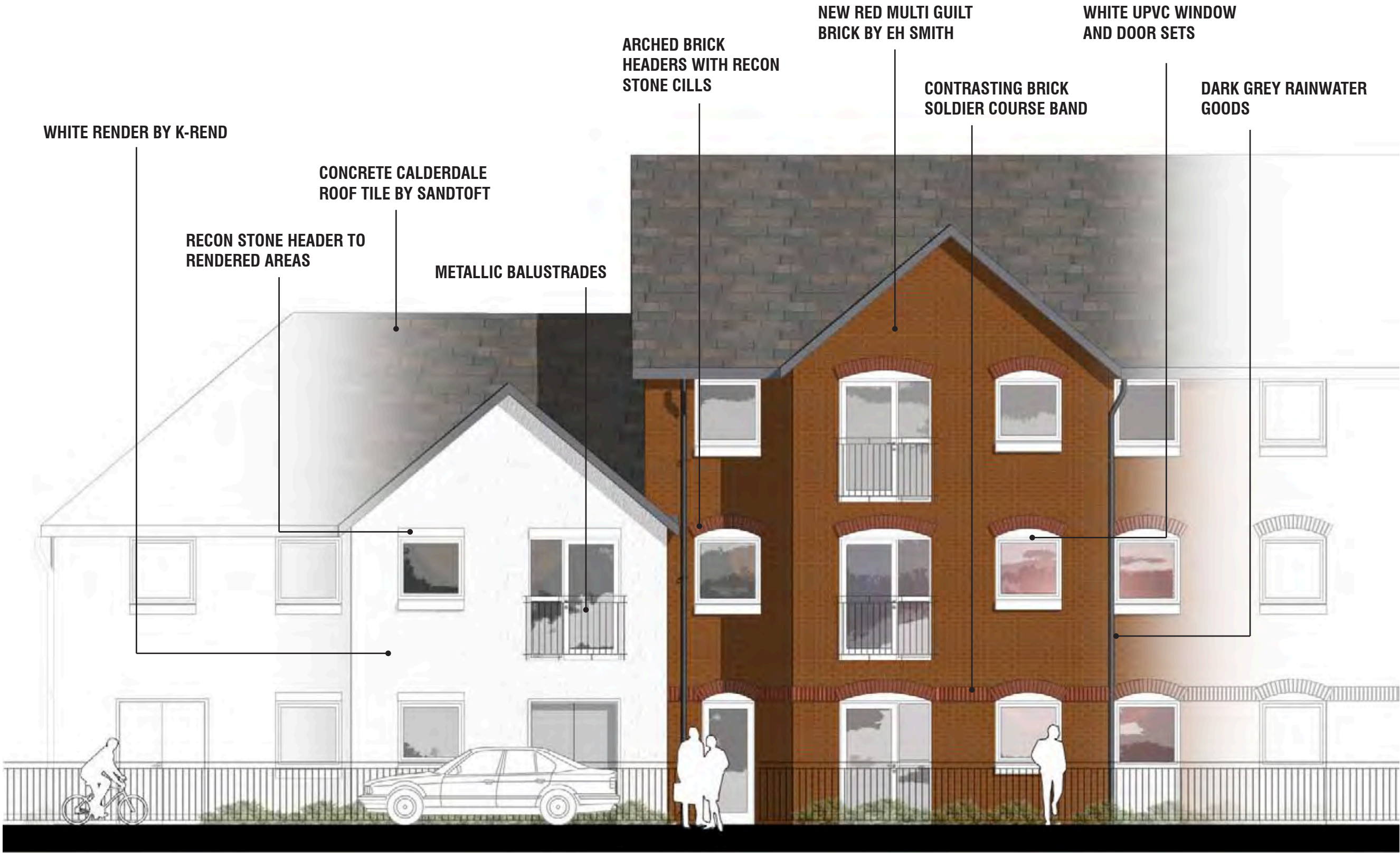
DESIGN  
PROPOSALS

PG. 28

4.10



# 4.11 MATERIALS



# 4.12 SUSTAINABILITY & RENEWABLE ENERGY STATEMENT

## NEW SUB STATION LOCATION



### SUSTAINABILITY & RENEWABLE ENERGY

McCarthy and Stone takes a holistic approach to sustainability considering not only environmental, but also social and economic sustainability. This approach is taken in both corporate governance and strategy plus in the design of one of its main products – Later Living (category II type) apartments and Assisted Living for the elderly.

### Sustainability Strategy for development at Elm Grove

Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO<sub>2</sub> emissions in the UK. Energy conservation, introduction of sustainable transport strategies and incorporation of energy efficient strategies can be one way to play a part in reaching targets set for CO<sub>2</sub> emission reductions set in the Kyoto agreement while reducing other adverse impacts on the environment. This project aims to contribute to this in the following ways:

#### 1.Sustainability Strategies in Land Procurement

The Client has an exemplary land procurement strategy, which aims to support the government's drive to rejuvenate and redevelop brownfield sites such as the application site. The company's land department select sites which, by the very nature of their location, encourage social inclusion and cohesion, social mobility, reduction in the use of the private car and participation of the future residents of the proposed development in the local community.

#### 2.Environmental sustainability Biodiversity and Landscaping

The design will significantly improve the biodiversity of the site as it is currently by introducing a comprehensive landscape design. Trees and hedges form part of the design to the new semi public space to the front and south of the scheme allowing for the introduction of several native species whilst providing a diverse range of habitats.

#### Layout, orientation, form and microclimate

Ventilation - MVHR (Mechanical Ventilation and heat Recovery) will be used for the proposal not only to improve the energy efficiency of the proposal, but also to further improve its acoustic properties.



# 4.13 SUSTAINABILITY & RENEWABLE ENERGY

**Space Heating** - All the apartments and communal spaces will be highly insulated with high performance glazing. Underfloor heating will be used throughout the development most likely powered by air source heat pumps

**Compact Form and Embodied Energy** - The general use of single aspect apartments will help to make efficient use of the circulation space and efficiency of plan form by allowing the placement of apartments on either side of the corridor. This will effectively reduce the embodied energy (The non-renewable energy consumed in the acquisition of raw materials, their processing, manufacture, transportation to site and the construction process) due to the reduction in materials used as compared to the dual aspect alternative.

The Single aspect apartments linked with a corridor also help to reduce surface area to floor ratio which effectively reduce the amount of space heating energy required to heat the proposed building plus the effective area over which the building would lose this heat through the building fabric as compared to the dual aspect alternative.

Another benefit of the compact form of the building is reduced maintenance costs in comparison to that which would have been needed if the same number of apartments were a stand-alone house. Consequently the compact form will increase the whole life value and reduce the life cycle energy use of either one of the proposals.

**Water Economy** - 6/4l dual flush WC system will be used in all apartments. Flow restricting taps will be used throughout the scheme.

We propose utilising a lightweight steel frame this construction method will dramatically reduce the the use of water during construction.

## External and Internal Lighting

All lighting within apartments, communal areas and lighting used external will be fitted with low energy efficient lamps.

## 3. Energy Efficient Building fabric

### *The Merton Rule*

A review of the Merton Rule undertaken by the NHBC foundation (The Merton Rule: A Review of

economic effects, January 2009) concluded the practical, environmental and economic effects, January 2009) concluded that the average cost of providing renewable sources of energy to achieve CO2 reductions was around £525 per tonne of CO2 saved, whereas if the reduction in CO2 emissions was achieved by improvements to the building fabric the cost fell dramatically to £124 per tonne CO2 saved.

By switching expenditure from providing renewables into improving the building fabric there are opportunities to boost CO2 reduction, however because of the limitations of current construction techniques, insulation materials etc. it may not be possible to achieve high levels of CO2 reduction from building fabric improvements alone and renewable resources have a part to play in a balanced approach to energy efficiency.

The definition of 'renewable' resource has been established by EU Directive 2009/28/EC to include low carbon technologies such as heat pumps, which despite the need to run on electricity, are able to extract higher levels of energy from the air, water or ground. Thus by incorporating heat recovery in the mechanical ventilation systems that are required of modern residential development 'free' energy is obtained.

McCarthy and Stone have been developing strategies for their building construction standards that incorporate both building fabric improvements and low carbon technology and will be applying this approach to the development.

## Proposed Energy Efficiency Solution

McCarthy and Stone propose to use the thermal mass of the building, energy and water efficient measures plus the use of air source heat pumps to achieve very high levels of efficiency.

**Walls** - Walls will be a traditional brick and blockwork construction with 140mm cavity with a rendered finish in places. This will ensure an efficient building shell.

**Floors** - Floor slabs will be pre-formed off site. Under floor insulation will be increased from the

industry norm to providing an additional layer of 70mm high performance rigid urethane insulation. (All the proposed insulation materials are CFC/HCFC free with a zero Ozone Depletion Potential (ODP)).

**Roofs** - Roof spaces will be super insulated with at least 400mm of fibre quilt insulation (or equivalent) to roof space.

**Windows and Doors** - U Values to windows and doors increased from 1.8Watts/m2k to 1.5 Watts/m2k

**Ventilation** - A Mechanical Ventilation system with Heat Recovery will be included.

**Air Permeability Rates** - Air permeability rates reduced to 5m3/m2 per hour@ 50 Pa or lower.

## 4. Social Sustainability

McCarthy and Stone aims to be a good neighbour during the construction process and have a Considerate Construction Policy. This involves minimising noise at unsociable hours and a constant focus on site presentation. The site manager, Banksman and the contracts manager for McCarthy and Stone will be in liaison with the neighbours to ensure that any issues during the construction phase are addressed. McCarthy and Stone has a Health and SafetyPolicy that ensures that issues are addressed on a regular basis at all levels, and hasigned up to The Home Builders Federation (HBF) newly established Health & Safety Charter which promotes industry wide improvement.

Health and Safety issues are on the agenda at all Board meetings.

- This proposal will meet the need for private owner occupied housing in the area.
- The proposal has been designed to keep out crime as far as possible. This will be reinforced during the specification stage prior to construction, as is the case with all McCarthy and Stones new developments.
- 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.

- Freeing up of housing stock within Hayling and the surrounding areas, which can then be re-used by families, young couples and first time buyers seeking to enter the housing market.
- Facilitate healthier, longer lives and minimise calls on the state support services.
- Improved security and Convenience
- Sustains health and independence of future residents
- Private rather than public provision—less demand on public sector resources and health services

## 5. Economic Sustainability

- The emphasis on local sourcing of effective contactors and sub-contactors who can deliver their services to the construction site.
- Sustenance of local economy by future residents
- Financial benefits of owner occupation for the elderly (see Housing markets and independence in old age Expanding the opportunities' report by Professor Michael Ball (May 2011)

## 6. Waste management and Recycling Plan

The development has 33 apartments, (19x1B and 14x2B). A minimum of 4 x 1100L Eurobins should be provided for in this development based on 100L per 1B and 175L per 2B.

# 5.0 CONCLUSION

CONCLUDING  
STATEMENT

5.0



# 5.1 CONCLUDING STATEMENT

ARTIST'S IMPRESSION FROM ELM GROVE LOOKING SOUTH TOWARDS SITE



CONCLUDING  
STATEMENT

PG. 33

5.1

## CONCLUSION

Through the development process of the design, a strong concept has carried through and a solution has been put forward that responds to its context, reinforcing street frontage and bringing an appropriate use to an underused site in need of re development.

The proposal is respectful of the site parameters, responding to its aspect and orientation, being respectful of its neighbours in terms of positioning and massing, linking in with the existing fabric and infrastructure whilst retaining and enhancing the setting for the mature trees on site. Appropriate levels of amenity space and parking has been provided for the proposal.

The use, vernacular and scale of the design is akin to the local context which has been studied at an early stage. This character analysis ensures the proposal can be integrated into the streetscape and create a building that will enhance the area.

We are pleased to put forward our proposals for Elm Grove, Hayling Island and believe they will be supported as a cohesive design and positive development to the area.