

Architects Design and Access Statement

Introduction

This document accompanies MAA Architects' application for a new 5 bedroom family home. The project aims to provide a comfortable, private dwelling, built to modern standards of energy performance and sustainability, which responds to the site and opportunities of the location.

Location

The site lies adjacent to 202 Seafront and is located on the seafront on Hayling Island. Hayling Island is linked to the main land via Langstone Causeway Bridge. Havant and Portsmouth are within easy reach as is the A27 and there is a main line station at Havant with a fast train to London Waterloo.



Site

The site is vacant land adjoining 202 Seafront and being on the seafront it lies within the flood zone 1. The road is characterised by a large mixture of properties in terms of style and size. The houses are of a variety of styles and periods with detached houses, townhouses and blocks of flats along the seafront. The immediate adjoining property to the east is a larger dwelling faced with white render and to the west there is a smaller rendered detached property with accommodation in the roof. To the west there are mainly blocks of flats faced with render, brickwork and timber cladding.



The proposed site land adj to 202 Seafront



194 –198 Sea Front



Reading house and beyond



202 Sea Front

Planning History

There have been no planning applications for the site. After a pre planning enquiry with Havant Borough Council, comments from Mrs D Haywood were encouraging and the scheme has been developed in the light of this advice.

The Proposal

Concept

The proposal is for a new house of contemporary design. The design responds to the site and its context through its form and choice of materials. The main living areas are on the first floor to allow for the panoramic views of the sea. The seaview aspect has influenced the design of the house allowing for roof terraces at first floor levels.

The overall concept is for a more solid form to the northern elevations with lightweight glassy southern elevations. This provides a sense of security to the rear which anchors the light weight glassy and southern elevations.

The choice of a low pitched wing roof minimises the volume of the house and therefore reduces the impact on the neighbouring properties.

Large projecting eaves protect the glazed southern areas from high summer sun to prevent excessive solar gain. This design allows low winter sun to enter the living spaces to provide warmth. The glazed walls are designed to open up fully to create a strong inside / outside connection and also to naturally ventilate the spaces on very warm summer days.

There is no detrimental impact to amenity of the neighbouring properties as any windows to the side elevations will be high level and there will be screens to the first floor balcony to prevent any overlooking. There is also established planting at the boundaries which will prevent any overlooking.

Form, Scale and Mass

The overall height of the proposed building is two storeys with a low pitched roof which seeks to minimise the overall scale of the building. At its highest point the proposed building is 7.5m above ground level. The elevations are stepped to articulate and break down the mass of the building into smaller components. Projecting eaves to the roofs give the building further depth and articulation.

The proposed property will be 1.3m from the western boundary, 2.6m from the neighbouring property with a distance of 1.2m to the eastern boundary, and 11m from the neighbouring building.



Materials

The scheme proposes a limited palette of materials. The building will be clad with a combination of horizontal cedar cladding and areas of render and glass. The materials provide a crisp contemporary design that is also in keeping with the materials of the neighbouring properties. They have been arranged to reflect the functions of different parts of the building whilst also breaking up the mass.

The large areas of glass to the south provide a light weight transparent elevation. These allow & reflect the landscape, trees and the panoramic sea view to be seen throughout the house whilst the solid materials anchor the building both physically and historically to its context.

Sketch Proposal of Front Elevation



Sustainability

Permeable paving will be used for the driveway and pathways to reduce run off.

The external envelope of the new building will be heavily insulated to exceed the requirements within Part L of the approved documents. Glazing will be 24mm sealed units Argon filled and with solar e coating to reduce heat loss. The orientation of the house has been designed to make the most of solar gain. This solar gain will be held in the thermal mass of the walls to the north and internal solid walls. In addition the house will utilise heat exchanges through its ventilation system. These will take warmth from the waste air to warm incoming fresh air thus significantly reducing energy usage.

Water usage will be reduced through dual flush toilets, aerated water taps and showers and energy efficient appliances.

A wind turbine is proposed to be positioned at the front eastern boundary of the site, please see appendix for relevant documentation to support that this will not have any detrimental impact to the neighbouring property.

Solar panels will also be incorporated within the low pitched roof. Please see appendix for relevant documentation.

Access Statement

External Considerations and the Approach:

Vehicular access to the site is as existing. The parking area is generous in size with adequate space for disabled users to get to and from their cars. The approach to the house from the parking area is level and of good width suitable for wheel chair users.

The entrance canopy is well lit which makes entering the buildings safer and easier for both occupants and visitors who may have impaired vision.

The threshold to the front door will be no more than 15mm high thus allowing ease of access for wheelchair users.

All surfacing is to be level and stable, thus allowing people of restricted mobility to access the building easily and safely.

Internal Considerations:

Doorways: All doorways both internal and external and have a minimum width of 900mm, allowing wheelchair users easy access throughout the building.

Windows: The windows are generally of generous proportion and height allowing for all users to enjoy views out.

Bathrooms/WC's: The main bathrooms have been designed with adequate, and where possible, generous space for disabled usage. The ground floor WC has a minimum distance of 1300mm between the front edge of the toilet pan and the wall/wash basin and is Part M compliant.

Stairs: All stairs are compliant with Part M standards and feature an unobstructed landing space located at both the top and bottom of the stairs. In addition to this, all stairways are a minimum 900mm wide between the stair wall and the edge of the opposite stair rail.

Kitchens and Living Rooms: In all cases the kitchen and lounge areas are open plan allowing easy access for wheelchair users, with enough space for a 1500mm turning circle.

Bedrooms: In all of the bedrooms, there is enough space for a 1500mm turning circle for wheelchair users. There is also a generous amount of space in most of the rooms for storage of any medical equipment should the occupants become elderly, infirm, ill, immobile etc.

Controls: All switches/operational controls are located at a usable height between 450mm and 1200mm from the floor.

