

**Extension to Hayling Island Community Centre
Design and Access statement**

at

Hayling Island Community Centre
Station Road, Hayling Island, Hampshire PO11 0HB

**Prepared by
pdp architecture llp**

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Design and Access statement

Hayling Island Community Centre – Extension



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

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1.0 Introduction

pdp architecture llp has been instructed by Haying Island Community Centre to prepare and submit a planning application for an extension to the existing facilities at Hayling Community Centre, Station Road, Hayling Island, Hampshire, PO11 0HB.

The application site is located within Hayling Park, approx. 100 meters from West Town Shopping Centre in the South West of Hayling Island.



Figure 1 – Application site

2.0 Context of site and surroundings

Hayling Island Community Centre is accessed directly off of Station Road, West Town. The car park is located to the east of the centre and provides access to Hayling Park which is used by the residents as a community centre and a sporting facility. The park itself is immediately surrounded by a boarder of trees and accommodates 4 football pitches and 2 cricket pitches.

Aside from the retail facilities along Station Road, the immediate surrounding buildings are predominantly residential. North of the car park and community centre is a retirement home and small commercial manufacturer.

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3.0 Use

The existing Community Centre was built in 1981, providing the Island with a range of activities and attracting 2 - 3 thousand visitors each week.

The proposal as outlined in this application is to construct a double height extension on the south east edge of the existing community centre. The extension will provide a café at ground floor which aims to provide a new facility for informal community interaction. The first floor will provide flexible meeting rooms to provide much needed space for user groups. An additional single storey element is proposed adjacent to the carpark providing a new main entrance to the building on the east side. The single story element will connect internally to the existing foyer and reception area movement between the existing and new facilities.



Figure 2 – Proposed site

As indicated in figure 2, the proposed development faces south allowing the café to face directly towards the sports fields and Park area. The first floor will also provide access to a small roof terrace above the existing Cricket club.

4.0 Amount and Layout

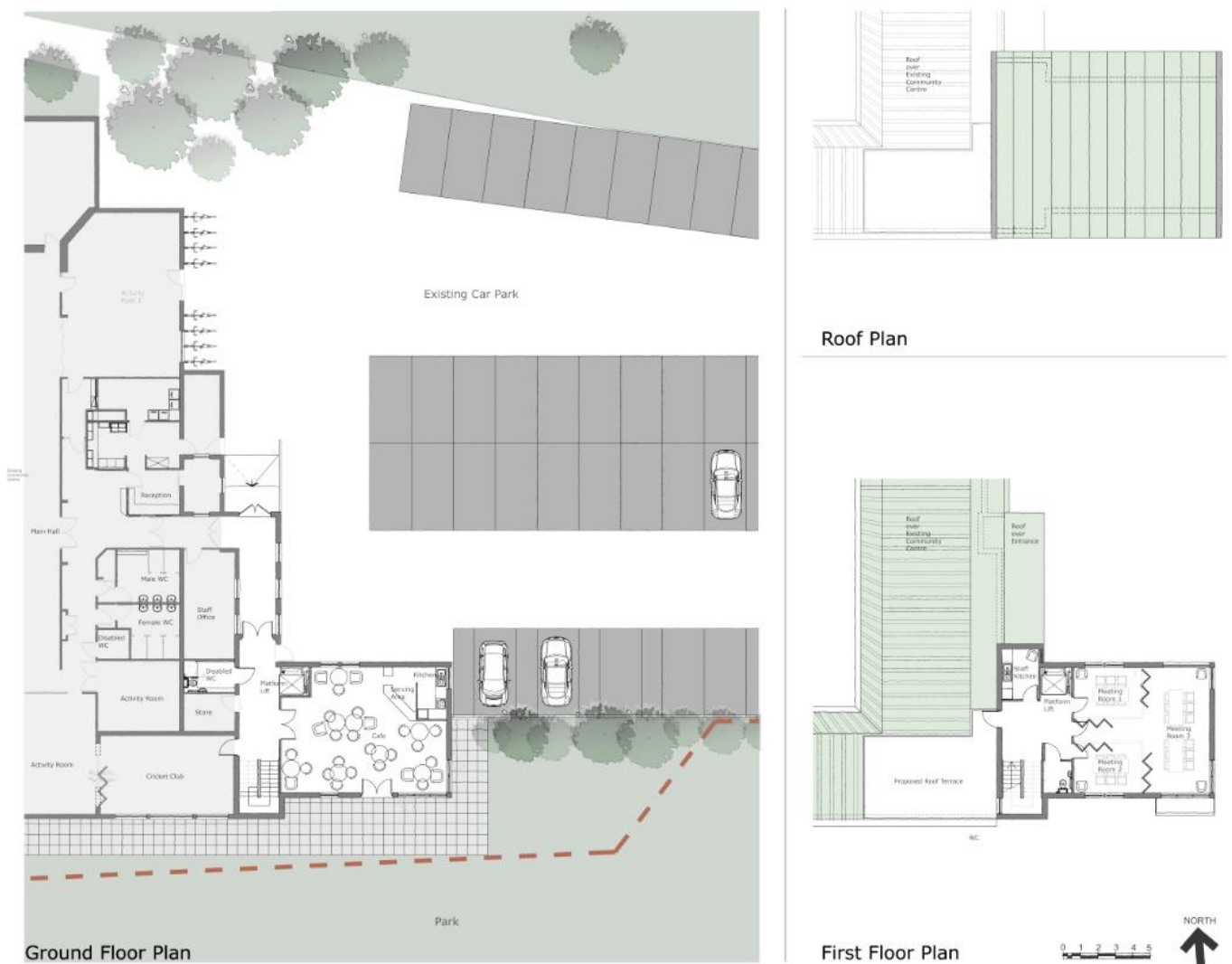


Figure 3- Proposed plans

The accommodation includes on the ground floor a café and kitchen totalling 65m². On the first floor there is a multipurpose area which can be adapted into 4 meeting rooms of various sizes by use of sliding folding acoustic partitions. In addition the proposals include a further staff kitchenette, toilet facilities, a lift and enclosed link with the existing building.

The first floor meeting rooms vary in size from 4 at 11m² to 1 open space at 55m².

The gross internal area of the extension is 207m² with a footprint of 117m².

The layout of the proposed extension has been designed and orientated to suit the existing internal layout of the community centre. It has been designed to create ease of access between communal spaces and existing activity rooms to the café. Future flexibility has been considered throughout the layout design especially across first floor spaces.

The map shows Hayling Island with various landmarks and streets. Key locations include Fountain Square, Tennis Courts, Bowling Green, Community Centre, Car Park, Millam Court, Telephone Exchange, El Sub Sta, Dairy House, The Barley Mow (PH), and Hayling Park. Streets shown include James Close, El Sub Sta, and Hayling Road. The map also features a scale bar indicating 200 G.

5.0 Scale

The curved sloping roof of the proposed 2 story extension will correlate to the height of the existing community centre and will aim to match the existing roof in colour to create a clear visual link between the existing centre and new facility.

6.0 Landscaping

The existing marked out football pitch locations have been considered during the design of the extension, because of this use of the surrounding area it is important to maintain the level of land surrounding the community centre. The proposal of the café includes a small paved area surrounding the south and east perimeter of the extension. Small trees and bushes will provide a screen between the carpark and Hayling Park.

The scale of the development means to have minimal impact on the open space of the site.

7.0 Appearance

The existing community centre, built in 1981, is built primarily of grey block work with a green metal roof. In order to visually unify the proposed extension to the existing building, it is proposed to match the height and colour of the existing roof across the extension. The new roof however will curve downwards towards the park (south elevation) providing shelter from the sun and giving the extension a simple yet modern aesthetic. Timber effect cladding will be used throughout the extension to fit into the surrounding park and tie in with brown features, such as window frames, across the existing community centre.



Figure 5- Existing Community Centre



Figure 6- Existing South Façade

8.0 Access & Parking

It is proposed that the access to the application building will utilise that of the existing. There are already existing roads and pedestrian routes to and around this existing community centre. The proposed design has followed and utilised these existing facilities.

9.0 Inclusive Access

Drop curbs have been provided along with level threshold access and a platform lift to allow for inclusive access to all parts of the proposal.

10.0 Flood Risk



Figure 7- Proposed plans

According to the Environment Agency Flood risk map the proposed site, West Town Playing Field, is not within a flood risk area.