

HALYARDS, BEECH GROVE HAYLING ISLAND

DESIGN & ACCESS STATEMENT APPENDICES



MAY 2014

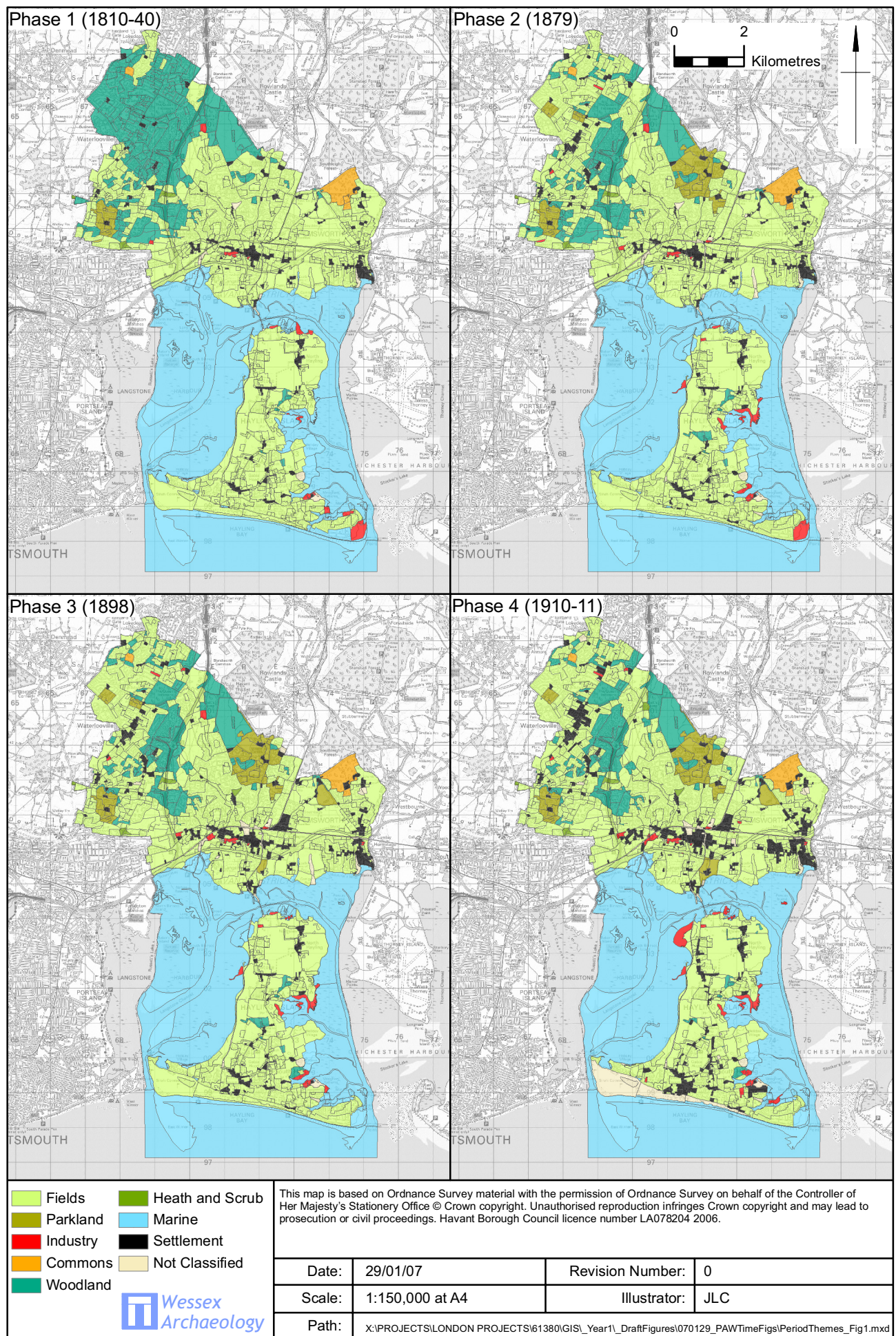
APPENDICES

A	TOWNSCAPE, LANDSCAPE & SEASCAPE CHARACTER ASSESSMENT OF HAVANT BOROUGH - HISTORIC LANDUSE CHARACTER MAPS - PHASE 1-4.....
B	TOWNSCAPE, LANDSCAPE & SEASCAPE CHARACTER ASSESSMENT OF HAVANT BOROUGH - EXTRACT FOR SOUTH HAYLING LCA36i.....
C	HAVANT BOROUGH COUNCIL CHARACTER AREA STUDY - AREA 5, SECTIONS 2A & 2B
D	EXTRACTS FROM ‘DESIGN GUIDELINES FOR NEW DWELLINGS & EXTENSIONS, CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY’
E	PHOTOGRAPHS.....

APPENDIX A

TOWNSCAPE, LANDSCAPE & SEASCAPE CHARACTER ASSESSMENT OF HAVANT BOROUGH

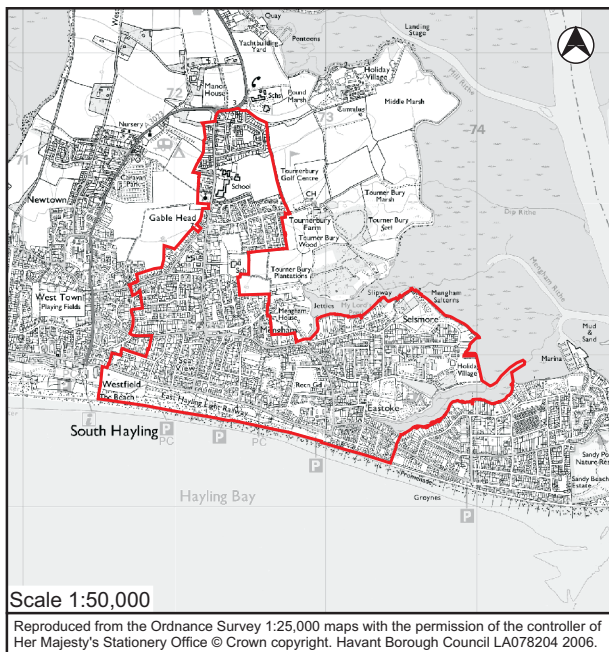
HISTORIC LANDUSE CHARACTER MAPS - PHASE 1-4



APPENDIX B

TOWNSCAPE, LANDSCAPE & SEASCAPE CHARACTER ASSESSMENT OF HAVANT BOROUGH

EXTRACT FOR SOUTH HAYLING LCA36i



LCA36i

South Hayling



Mengham inlet



The Promenade



View north up Elm Grove



View east along Mengham Lane



View south across Mengham inlet



Seaside architecture

LCA36i South Hayling

Introduction

The area contains two landscape character types: Lowland coastal settlement LCT N; and Lowland Open Coastal Plain LCT O. A full description of the characteristics common to these types is set out in Section 4. The area is composed of twenty one historic landscape character types: Assarted Pre-1810 Woodland (4.1); 20th Century Plantation (4.12); Fishpond and Hatchery Complexes & Natural Ponds & Lakes (7.7); Shingle and Dunes (8.6); Mudflats (8.7); Oyster Beds (8.8); Boatyard (8.11); Early and Mid-Victorian Settlement (9.6.1); Edwardian Residential (9.6.3); Pre-War Residential (9.6.4); Post-War Residential (9.6.5); 60's and 70's Residential (9.6.6); Late 20th Century Residential (9.6.7); Pre 1810 Village/Hamlet (9.7); Re-Developed Historic Core (9.10); Caravan Sites (9.11); 20th Century Schools and Playing Fields (9.12.2); Small Farmsteads (9.13); Late 20th Century Sports Fields (11.3); Golf Courses (11.5); and Allotments (11.6) (Figure 1).

Location

Located on the southern coast of Hayling Island. This LCA forms the central part of South Hayling town and includes a southern section of beach down to the mean high tide mark.

Relationship to adjacent character areas

LCA31 Central Hayling plain: The more enclosed hedgerow character to the south softens views of the urban edge around Mengham. Periphery open spaces (school playing fields etc) within LCA36 connect to the wider open landscape of LCA31.

LCA33 Chichester Harbour: The urban edge has been softened by rear garden vegetation and the parts of the surviving coastal grazing marsh, reduce the impact of the adjacent settlement on the undeveloped character of the harbour. The remaining parts of the coastal grazing marsh provide strong connections to the landscape character of the harbour basin.

LCA 35 West Town, Hayling Island: Gradual transition from a predominantly greener (more street trees) environment to the urban scene of LCA36ii, with less street trees.

LCA36ii Eastoke: A narrow causeway with the Southwood Road connects these two LCAs, with limited intervisibility. Development on the coastal plain contrasts with the development free open coastal plain of LCA36i.

LCA39 South coast Hayling Island: Open views from the storm beach ridge out to sea. However this ridge limits views from the northern part of the beach out to sea. Broad coastal plain provides a good connection to LCA39.

Beyond the Borough boundary: Long views to the Isle of Wight and Thorney Island. Views of the undeveloped rural character of Thorney Island enhance the rural character of Hayling Island.

Historic development

Early maps provide very little consensus on the names of early settlements on Hayling Island. In the early 17th century, they are shown as Northwood and Southwood, with Haling between; with Stike (later Strike, and now Stoke) shown by 1700. South Haling and North Haling, both represented by churches, are first identified as such in the mid 18th century, and as South and North Hayling only by the end of the 18th. Even by the end of the 19th century, this LCA was largely rural,

with only isolated farms and barns, and two small pockets of settlement at St Mary's Church and the hamlet of Mengham.

Salt production was an important industry in the LCA over a long period. During the medieval period, Mengham Salterns, mentioned in Domesday, was one of the largest salt-production areas in the region. During the post-medieval period, Jenman's salterns (later North's salterns) were established to the south, though both went out of use in the 1870's. They were later converted to oyster farms, with adjacent feeding ponds, though these had ceased to function by the 1930's. The southern feeding pond was converted to a boating lake, to cater for the holiday makers at the adjacent Rotary Camp, and the Mengham salterns converted to the Hayling Island Sailing Club. A brickworks established on land to the south of Salterns Lane by 1910, was no longer in evidence by 1938.

Residential development began along Church Road, and to the south and west of Mengham during the early 20th century, and by the end of the 1930's, the present road layout had been largely established, though it was not until the later post-war period that the area was fully developed.

Key characteristics of *South Hayling*

Physical: landform, soils and land cover

- Part of the flat coastal plain, with a raised storm shingle beach along the southern edge
- Underlying geology from the north includes London Clay with Portsmouth Sand and the Whitecliff Sand and to the south the Wittering Formation. Overlain with river terrace deposits to the north and storm beach deposits to the south
- The soil is loamy with naturally high ground water
- No surface drainage within the built environment. To the east a number of drainage channels aligned towards the harbour basin at Snelsmore
- A general lack of street trees (for example Beach Road)
- A short belt of mature trees can be found along Webb Lane and Goldring Close
- To the east a band of characteristic open rough grassland adjacent to the harbour edge leading round to the small woodland at Lakeside Holiday Village
- Playing fields on eastern edge visually connect to adjacent wider open rural landscape
- Mature yew trees within church cemetery provides a strong focal point along Church Road
- The coastal plain provides a large expanse of grassland with little or no trees evident.

Biodiversity

- This is a largely urban character area with biodiversity interest through gardens and street trees
- In the north of the area there is a marina, associated with this marina there is a small habitat mosaic consisting of improved grassland, unimproved neutral grassland and dense scrub. It is bordered in the south by amenity grassland.

- Within this landscape character area there are four small patches of amenity grassland existing around municipal buildings. These exist in isolation in the south west, north and east
- To the east of the area there is a small mosaic around the saline lagoon which consists of coastal grazing marsh, broadleaved woodland, a marina and habitat rich residential land. The southern edge of this mosaic is buffered by dense scrub which divides this mosaic from the wider urban area
- There is an inlet to the east forming the boundary with LCA 36ii. The inlet consists of intertidal mud and sand and a small saline lagoon.

Historic and built environment

- This large LCA is characterised by multiple phases of residential development. Many of the existing property boundaries are derived from the earlier field pattern across the southern part of the island
- The former hamlet of Mengham has undergone considerable change as a result of 20th century development, such that its character is now that of a later 20th century suburban shopping precinct, despite the survival of some earlier buildings
- The 13th century St Mary's Church remains in relative historic isolation, set in the context of a 20th century residential area
- Recent redevelopment indicates the demand for small multiple occupancy buildings, with new apartment blocks provided with large block-paved parking areas
- Development in this LCA was of a more piecemeal nature than that of 36ii, resulting in a more mixed townscape
- Predominantly detached two storey dwellings set back from Seafront road
- High density linear development adjacent Beach Road
- Pockets of high density caravan parks at Snelsmore with little or no tree cover
- The area features a number of large residential developments including 'Sea View' (laid out by 1910), and the 'Sea Front Estate' (built by 1938), which have their own collective character, based as much on their layout and built form as their architectural detail
- Later development tends to be of little intrinsic architectural interest
- The eastern end of the LCA is dominated by the combination of a large holiday village; a caravan and camping site, and a mobile home park
- A small number of buildings form visually prominent features within the coastal plain for example the Coast Guard building
- Remnants of the former Mengham and North's salterns, which were later re-used as oyster beds, survive, as does the former feeding pond, now used as a boating lake.

Experiential: tranquillity, visual perceptions and access

- Good sense of tranquillity to the west where the road is separated from the beach by the line of seafront dwellings
- An accessible seafront to the west with car parks located at intervals. To the east private dwellings align along the seafront which limits access to the adjacent promenade.

Visual: openness/enclosure, prominence and visibility

- An open and exposed landscape adjacent to the sea front contrasting with areas of enclosure within the built environment

- Limited views within the built environment
- Open views out along the seafront to Spinnaker Tower and the Isle of Wight.

Specific local key issues

- Lack of street trees
- Poor quality recreation and tourism development within open coastal plain
- Poor quality management of open coastal plain with a mix of structures
- Climate change may lead to sea level rises which could impact upon the coastal habitats.

Designations

Chichester Harbour Area of Outstanding Natural Beauty (narrow eastern area)

5 listed buildings

Chichester and Langstone Harbours RAMSAR site

Chichester and Langstone Harbours SPA

Solent Maritime SAC

Chichester Harbour SSSI

Sinah Common SSSI

Beachlands East SINC

Hayling Secondary School Playing Field SINC

Mengham Salterns SINC

Fishery Creek Camp Site SINC

Selsmore Boating Lake SINC

Landscape and built form strategy and guidelines

The landscape strategy is to *enhance* the local character. The following guidelines apply:

Land management

- Improve and relate the character of the playing fields along the eastern edge with the adjacent open rural landscape. This should include new areas of tree planting building on the existing hedgerow pattern
- Maintain open band of coastal grazing marsh adjacent to harbour edge at Mengham Rythe Sailing Club to maintain development free harbour edge character as seen throughout Hayling Island. Any new development which compromises the open character should be avoided
- Ensure that the coastal habitats are maintained and enhanced and remain unaffected by any local development
- Be aware of changing wave patterns and how these may affect the sand dune systems as they are susceptible to changes that occur on the foreshore and rely on wave action for their nutrition.

Built form and development

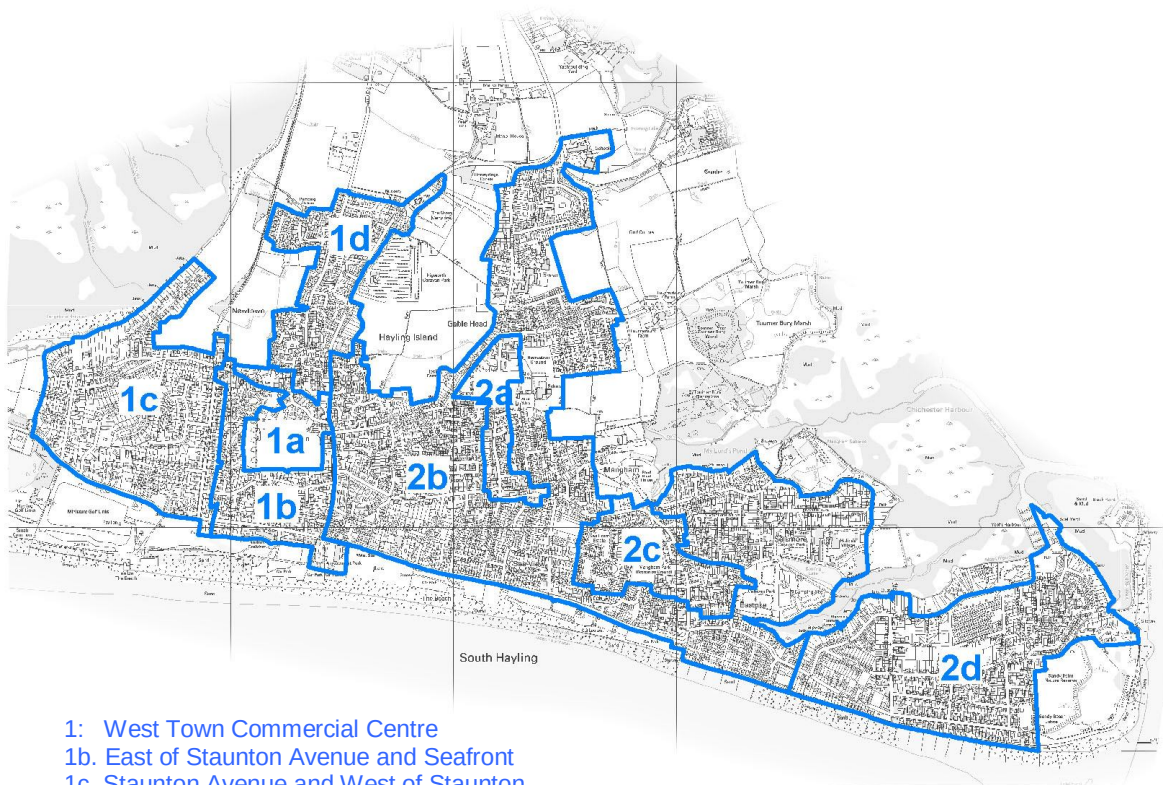
- Consider visual impact of development on adjacent character areas
- Boundary treatment must not detract from adjacent rural character

-
- Avoid development south of Seafront Road which would erode the open character of the coastal plain
 - Avoid redevelopment of housing plots on Seafront Road which would impact on the open character of the coastal plain
 - Improve layout and visual impact of the car parks. Co-ordinate boundary features, seating, signage and avoid over use of litter bins and other vertical structures to maintain the open character. Where necessary cluster tourism and recreation facilities
 - Protect the unusual layout of the Seafront Estate and avoid encroachment into the open central spaces which are a particular feature of its design.

APPENDIX C

HAVANT BOROUGH COUNCIL CHARACTER AREA STUDY - AREA 5, SECTIONS 2A & 2B

Area 5: Hayling Island



- 1: West Town Commercial Centre
- 1b. East of Staunton Avenue and Seafront
- 1c. Staunton Avenue and West of Staunton Avenue
- 1d. Newtown
- 2a. Mengham
- 2b. Westfield
- 2c. East of Seagrove Avenue Environs (including Sea Front Estate)
- 2d. Eastoke

2a. Mengham

Summary

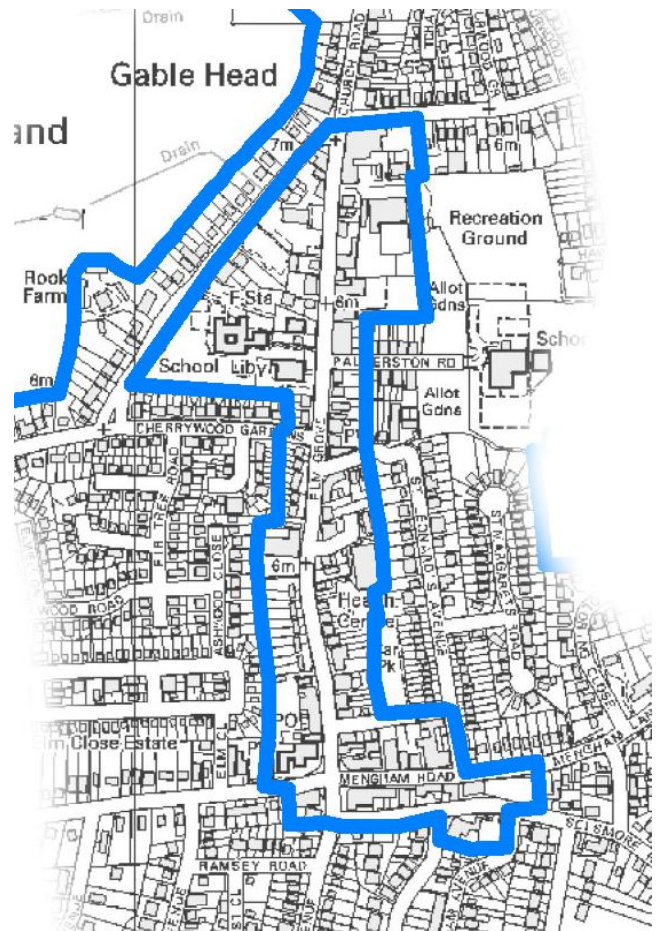
The former hamlet of Mengham has undergone considerable change as a result of 20th century development, such that its character is now that of a later 20th century suburban shopping precinct, despite the survival of some earlier buildings.

The 13th century St Mary's Church remains as a landmark in relative historic isolation, set in the context of a 20th Century residential area.

This centre has grown organically but has historic origins though very few older buildings survive.

The generally straight road network with roads often leading to the coast accentuates the sense of openness and exposure to the coast.

A distinct lack of trees to parts also adds to this open character.



Elm Grove



Mengham Road

Townscape Character Assessment	
Layout and form	
Plot and building width	A varied plot pattern in places with some amalgamation and other sections of regular plots, mostly medium sized with a fine to medium grain
Building line and set back	A varied building line (although more consistent to commercial areas) with some buildings to the back of pavement and others set back on hard standings and forecourts
Relationship with the public realm	Reasonably wide carriageway and junctions, some provision for parking on private properties, some on-street parking. Busy with much short stay and traffic movement, some grass verges in places and occasional street trees
Height and massing	Two storey houses and shops with accommodation and some office uses above
Topography and landscape	
Topography	Landform is generally flat
Landscape setting	- There are few trees, occasional street trees - Mature Yew trees within the church cemetery provides a strong focal point along Church Road - Gardens are a reasonable size and in places give a high degree of private green space
Detail and materials	
Key Features and detailing	St Mary's Church is a local landmark
Materials	Mix of red brick and painted render and a mix of clay tile and some replacement with concrete interlocking tiles
Mix and density	
Use mix	Mixed use; small independent shops, residential and office uses above

Design strengths, challenges and opportunities

Strengths

- Good access and connectivity particularly for the pedestrian via an established network of streets

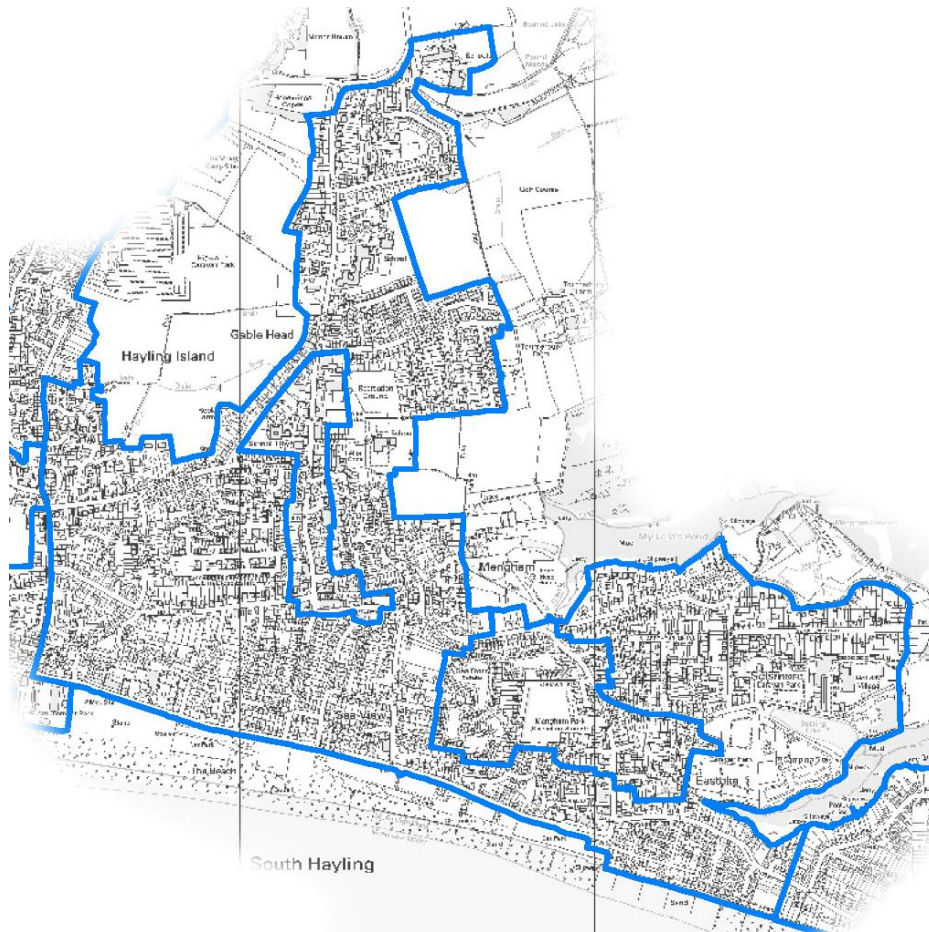
Challenges

- The uncoordinated and incongruous nature of new development detracts from the quality of surviving historic buildings

Opportunities

- The loss of mature trees and hedges, which add to the quality of the area should be discouraged
- New development within this area should not be visually intrusive or degrade the countryside edge. Special attention should be given to the latter and measures to improve the landscaped edge, without affecting accessibility should be taken

2b. Westfield



Summary

Development in this character area was more piecemeal in nature, resulting in a more mixed townscape. The character area is dominated by multiple phases of mainly residential development. There is a broad mix of mostly interwar and post-war residential development with associated infrastructure; allotments, recreation ground, a primary and secondary school, with some early houses (mostly Edwardian). The eastern end of the landscape character area is dominated by the combination of a large holiday village; a caravan and camping site, and a mobile home park. The area includes four listed buildings including St. Mary's Church, Farm Cottage and Deep Thatch.

Area specific signposting

- Core Strategy Policy CS6.4 Regeneration of the Borough – South Hayling Island



Southwood Road



St Mary's Road

Townscape Character Assessment	
Layout and form	
Plot and building width	Regular plots with generally good sized and well maintained private green amenity spaces (front and rear gardens) occasionally very large gardens
Building line and set back	A consistent building line within streets throughout; houses generally set back from roadside
Relationship with the public realm	Mostly formal network of straight streets, with later infill of cul-de-sacs with a more informal layout
Height and massing	A mix of single and two storeys, some apartment blocks to sea front (but this is limited usually only two storey) with a consistency on individual streets
Topography and landscape	
Topography	No discernible change in level throughout sub-area
Landscape setting	- Varied tree coverage. Some good survivals of early historic boundaries (for example to Webb Lane and Goldring Close); hedgerows and tree belts and mature trees to street (particularly to the lanes) and lining open spaces. In other areas there is a distinct lack of trees, particularly closer to the sea front - To the east, a band of characteristic open rough grassland adjacent to the harbour edge leading round to the small woodland at Lakeside Holiday Village
Detail and materials	
Key Features and detailing	The area features a number of large residential developments including 'Sea View' (laid out by 1910), which have their own collective character, based as much on their layout and built form as their architectural detail
Materials	A broad mix of red brick, painted render, pebbledash with much variation and combinations of these materials throughout. Mostly clay tile, some replacement with later concrete interlocking tiles, occasional survival of natural slate on earlier buildings
Mix and density	
Use mix	Residential; largely private dwelling houses, schools with attached playing field, caravan and camping park, holiday park and mobile homes (holiday accommodation)
Density	- Generally at a medium density (but with some pockets of low density) - High density linear development adjacent to Beach Road

Design strengths, challenges and opportunities

Strengths

- Good access and connectivity due to a strong structure and hierarchy of streets throughout
- Good access to the seafront and other harbourside open spaces
- A short belt of mature trees can be found along Webb Lane and Goldring Close
- Playing fields on eastern edge visually connect to adjacent wider open rural landscape

Challenges

- A general lack of street trees towards the sea front (for example Beach Road)
- Much of the area has poor legibility because streets and buildings lack distinctiveness

Opportunities

- Where appropriate new development should aim to introduce more distinctive buildings or landmarks
- The loss of mature trees and hedges, which add to the quality of the area should be discouraged
- New planting particularly of street and boundary trees is encouraged
- Improve and relate the character of the playing fields along the eastern edge with the adjacent open rural landscape. This should include new areas of tree planting building on the existing hedgerow pattern
- Maintain open band of coastal grazing marsh adjacent to harbour edge at Mengham Rythe Sailing Club to maintain development free harbour edge character as seen throughout Hayling Island. Any new development which compromises the open character should be avoided
- The coastal habitats should be maintained and enhanced and remain unaffected by any local development
- New development within this area should not be visually intrusive or degrade the countryside edge. Special attention should be given to the latter and measures to improve the landscaped edge, without affecting accessibility, should be taken
- Avoid development south of Seafront Road which would erode the open character of the coastal plain
- Avoid redevelopment of housing plots on Seafront Road which would impact on the open character of the coastal plain
- Improve layout and visual impact of the car parks. Co-ordinate boundary features, seating, signage and avoid over use of litter bins and other vertical structures to maintain the open character. Where necessary cluster tourism and recreation facilities

Illustration 5.1: An example of how the public realm around Eaststoke Corner could be improved. Public Realm Framework for Havant Borough Council, 2005



Design Principles

- Improve streetscape at junction of Seafront Road and Rails Lane
- Reconfigure Seafront Road to provide on street parking, avenue tree planting and resurfacing of pedestrian zones along street frontage
- Redevelop key corner site as focus to square
- Redevelop seafront car park as high quality pedestrian plaza linked to seafront and new visitor centre/cafe

APPENDIX D

EXTRACTS FROM:

***‘DESIGN GUIDELINES FOR NEW
DWELLINGS & EXTENSIONS,
CHICHESTER HARBOUR AREA OF
OUTSTANDING NATURAL BEAUTY’***

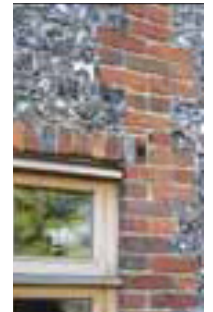
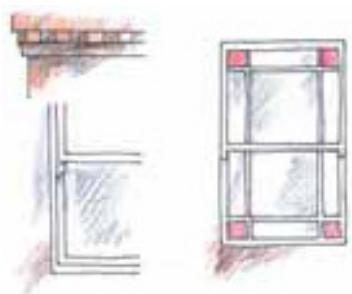
SMALLER HOUSES



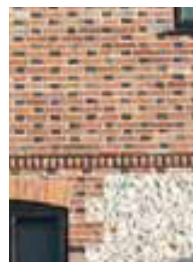
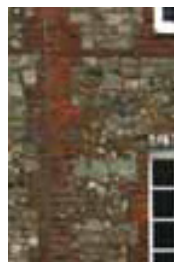
LARGER HOUSES



ARCHITECTURAL DETAILING



MATERIALS



APPENDIX E

PHOTOGRAPHS







DESIGN & ACCESS STATEMENT APPENDICES MAY 2014

HALYARDS, BEECH GROVE HAYLING ISLAND

PRO VISION PLANNING & DESIGN

Grosvenor Court, Winchester Rd, Ampfield, Winchester, Hants
SO519BD

Tel: 01794 368 698

