



12 Wittering Road Hayling Island



Design & Access Statement
August 2013



Contents

03	Location
04	Context
07	Planning
08	Conservation Area
09	Flood Risk
10	Involvement & Consultation
11	Use & Amount, Scale & Massing
12	Design Development
15	Layout
17	Landscape
18	Appearance
19	Design Development
20	Access
21	Planning Application Drawings



Location

The application site is on Wittering Road on Hayling Island, Hampshire. Hayling Island is on the westerly side of the entrance to Chichester Harbour.

Wittering Road is a small road on the South East side of the island. It is characterised by a series of substantial family houses that look across Chichester Harbour towards the Witterings.



Aerial photograph of Hayling Island, showing 12 Wittering Road and the application site (outlined in red)



Context : Hayling Island

Hayling Island has a history that dates back to the Iron Age. It is a marine area with a current population of around 16,000 people. The Island benefits from a large influx of tourists in the summer months.

The land is low lying and is an area of extensive costal development with areas containing art deco style costal villas of particular architectural interest.





4 Wittering Road



26 Wittering Road

Context : Wittering Road

Development within the area has been dominated recently by the building of the estate in the 1970s and had continued with progressive infill development. Houses date from the 1930s to more modern renovations and new build projects.

The sailing club on Hayling Island was originally developed in the 1930s and was recently replaced with a lottery funded new building.

The houses on Wittering Road sit within large plots and are detached dwelling houses, some of which have undergone significant renovation in recent years. Of particular interest are the art deco style villas which have strong marine characteristics and are mentioned in the Chichester Harbour Conservancy design guide.

Recently contemporary interpretations are becoming popular such as No4 Wittering Road. The current proposal seeks to confirm this trend.

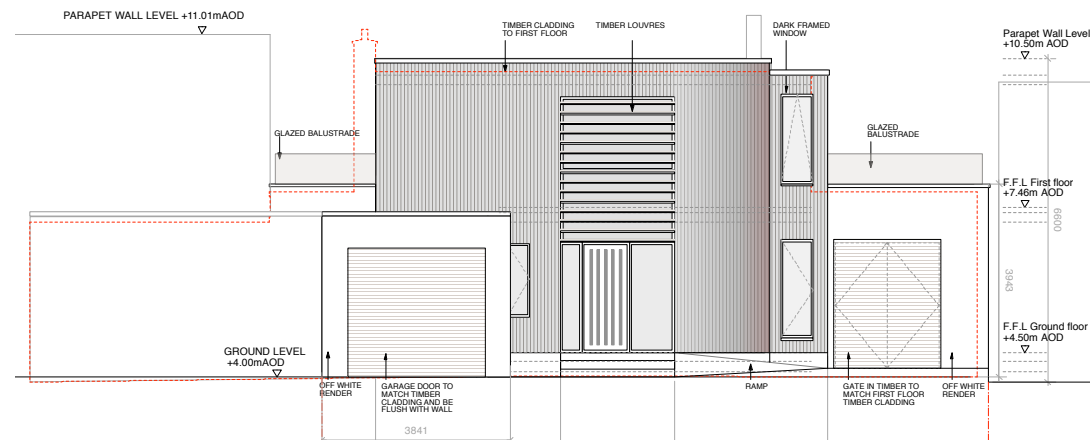


Context : The Site

The application site is occupied by the existing 12 Wittering Road. It is a long easterly facing site with the house located towards the road with lawned garden behind leading to a harbour frontage. Low hedges to the back garden maintain the separation between the surrounding properties whilst higher trees and fencing provide privacy from the road. The existing house neither overlooks nor is overlooked by its neighbours.

The existing house dates back to the 1960s and is red brick with white UPVC windows under a flat roof.





Proposed Front Elevation



Proposed Ground Floor Plan

Planning

The application site is currently occupied by a 3 bedroom, detached family dwelling house with an attached garage. The house is part two storey, part single storey.

This proposal is to demolish the existing house and build a replacement single family dwelling house.

The red outline shows the existing footprint of the building overlaid onto the proposed ground floor plan and front elevation.

A previously approved proposal was for a small single storey extension to the rear and a two storey entrance hall/staircase extension to the front of the existing house. The proposed has the same outlines as the previously approved rear extension and a similar outline in the front. (Planning application from 26/07/2012 App.12/00782.)



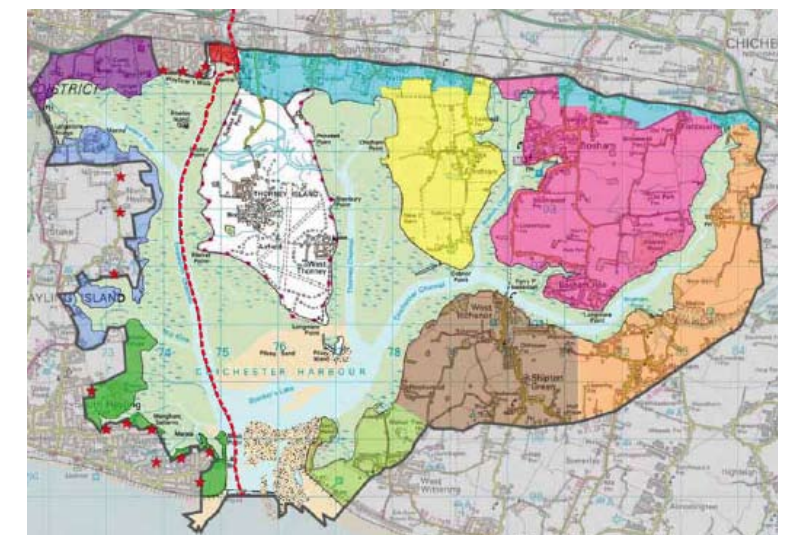
View of Chichester Harbour from Hayling Island



Area of Outstanding Natural Beauty

The site has a frontage onto Chichester Harbour which is a designated area of outstanding natural beauty. Guidance has been sought from the Chichester Harbour Conservancy with regards to the design proposals.

The new build house takes references in style and material from local precedents. This aims to tie in with the surrounding aesthetic on Wittering Road and the style identified in the Conservancy design guide.

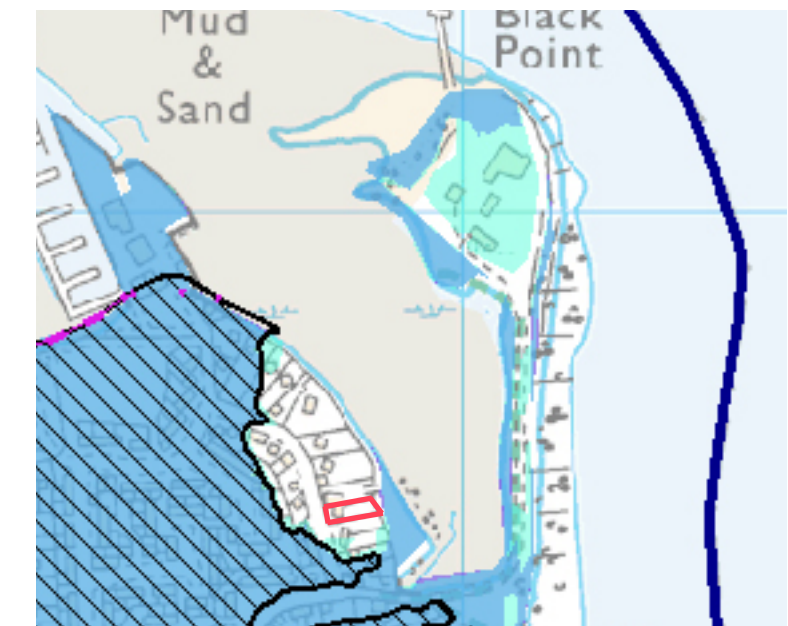




Flood Risk

According to the Environment Agency flood map No12 Wittering Road is within Flood Risk Zone 1. The accompanying Flood Risk Assessment from Betts Associates confirms that the site is not subject to current flood risk. The proposal considers the recommendation made in the Flood Risk Assessment to raise the Ground floor level to 4.5m AOD.

This was made in accordance with the Coastal Project Engineer James Addicott, who confirmed that this amendment of the design offers an improved situation in respect of making the building more resilient to predicted future climate change and sea level rise.





Involvement & Consultation

From the beginning of the design process both the architects and the applicant have consulted interested parties at all levels.

The Applicant has been in contact with the owners of the neighbouring properties and presented them with a copy of the proposals.

The Architects have sought the advice of Ms Linda Park of the Harbour Conservancy on the proposed design and its impact upon the Harbour. As the silhouette and footprint are similar to the existing this meets the guidelines. The materials are similar to those previously approved and these are acceptable. The recent extension application APP/12/00782 and the application for a new build scheme APP/13/00487 were previously approved.

Initial concerns were raised at the proposal to extend the building out towards the harbour in a bright white render.

To address these concerns the rear elevation has been limited and broke up towards the harbour and is to be finished in an off-white colour. The windows have also been recessed back into the facade and timber louvres and cladding added to break up the rear elevation and reduce the impact on the AONB.

With this application the amount of render has been further reduced as now the previously rendered ground floor part at the rear shows now timber cladding for the main volume to come down to the ground.



Impression of the new 12 Wittering Road (from the Harbour)



Use & Amount

The application site is currently occupied by a single family dwelling house located with similar scale properties to either side.

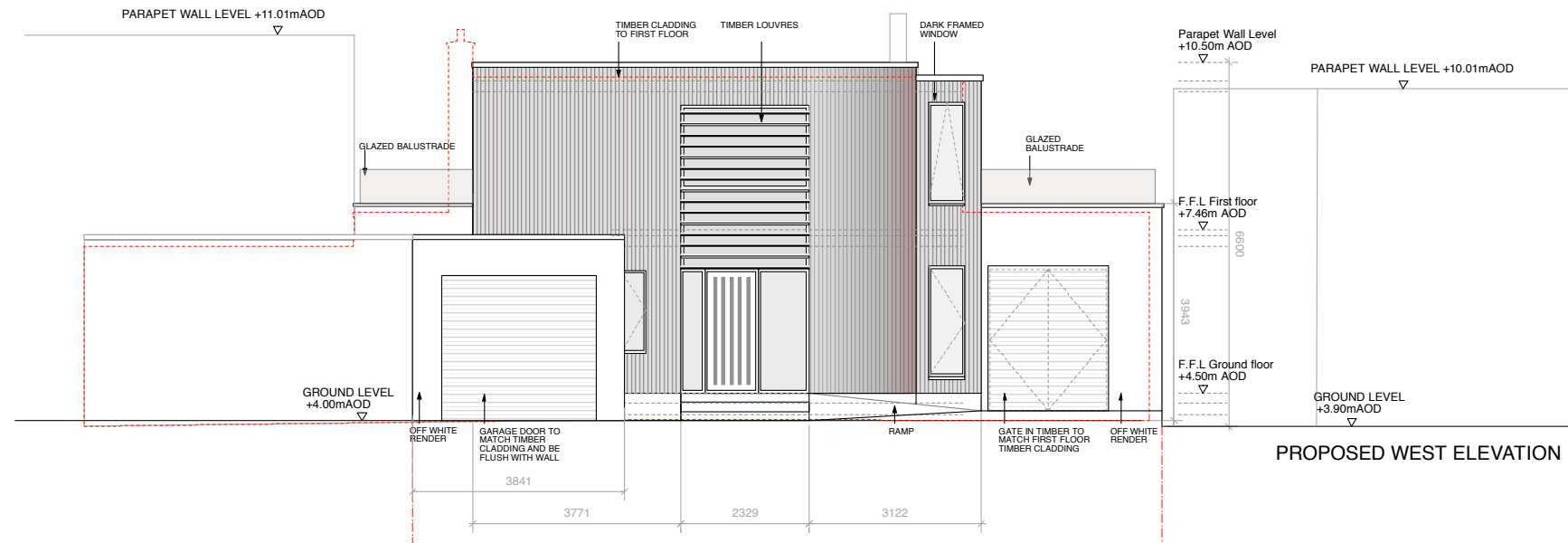
This proposal is to demolish the existing house and replace it with a single family dwelling house; the current use is continued.

The existing house has three bedrooms on the ground floor, with living space on the first floor. It is arranged over two storeys with terraces to the upper level.

The proposed house at 12 Wittering Road will accommodate five bedrooms at ground floor level with the living spaces being retained on the first floor. Externally, an integrated garage gives car and boat storage space.

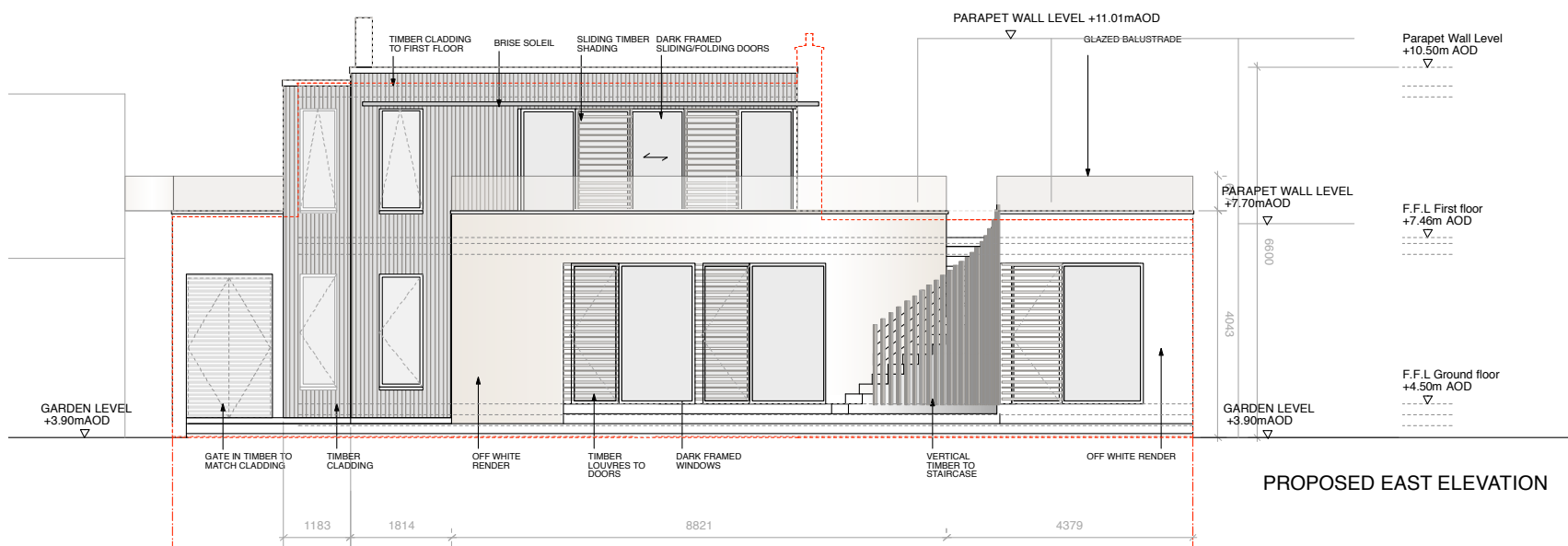
The footprint of the proposed 224.0 sq. m which is a 10% increase on the existing footprint of the house which is 203.6 sq. m. (The previously approved extensions added 25.04 sqm to the footprint of the existing house.)





FRONT ELEVATION

EXISTING SILHOUETTE : 93.4 sqm
PROPOSED SILHOUETTE : 97.6 sqm



REAR ELEVATION

EXISTING SILHOUETTE : 93.7 sqm
PROPOSED SILHOUETTE : 96.6 sqm

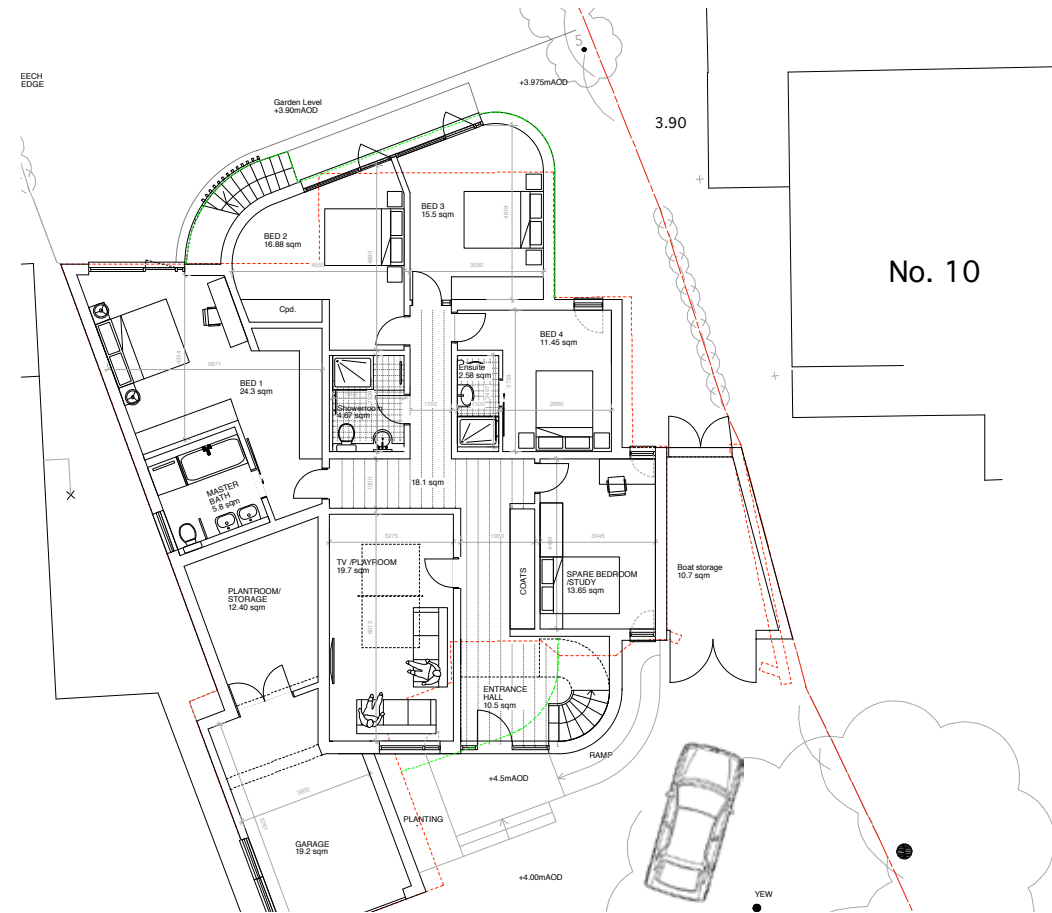
Scale and Massing

The existing house comprises two storeys with bedrooms on the ground floor, kitchen, dining and living area on the first floor. There is also an attached garage at ground level.

The scale of the proposal is in keeping with the existing house.

The front of the house is seen from the road side where an off white render and timber cladding are proposed.

When viewed from the harbour side timber elements have been used to break up the massing. This proposal for the new house increases the existing silhouette by 4% on either side.

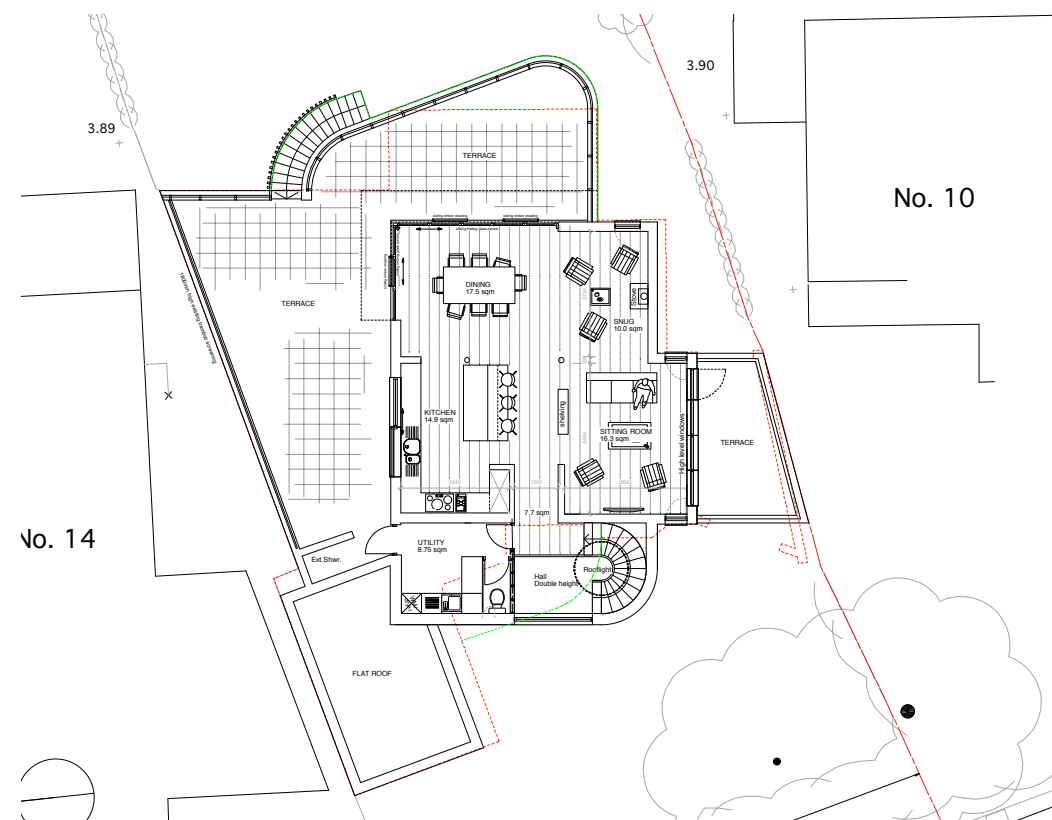


Proposed Ground Floor

Layout : The House

The Architect's brief is to create a contemporary family living space within a similar envelope to the existing house. Bedroom accommodation at ground floor has been increased to 5 bedrooms by utilising the redundant storage space at the rear of the existing garage.

The existing terrace spaces have been maintained and slightly extended towards the rear. The proposed glazed section of the front elevation will help light to penetrate into the plan through the staircase. Living accommodation remains at first floor level on the same layout as existing albeit on a more open plan arrangement.



Proposed First Floor



Layout : The Site

The main line of the existing house sits back from the road by 11m in a similar nature to the surrounding properties. The new proposal pushes out slightly from this line to create a curved frontage accommodating the staircase etc. This line does not extend beyond the existing garage.

The proposed frontage is in curved timber cladding at ground and first floor. The rear is clad in timber at first floor level aiming to minimise the impact upon the Harbour to the rear of the house.

The proposed front elevation projects into the front garden space but is still kept behind the existing building line.

The building line of the existing houses runs consistently along Wittering Road from No.8. The houses are set on an angle to their plots in order to take advantage of the Easterly views across the harbour to West Wittering.

The proposed rear elevation seeks to align the house to look directly down the garden, similar to the extension at No.10. (Planning application from 22/07/2013 App.13/00697.)





Landscape

The existing house sits within a garden surrounded by sparse hedges to the neighbouring properties

Most of the garden is given over to lawn but this is populated by a number of fruit trees and shrubs within designated planting beds.

It is the Client's intention to minimise the impact upon the existing garden and to retain as much as possible in its existing state.

No trees will be felled during construction works.



View across to the garden
of 10 Wittering Road



View down towards the Harbour



Perspective impression looking West
from Wittering Road

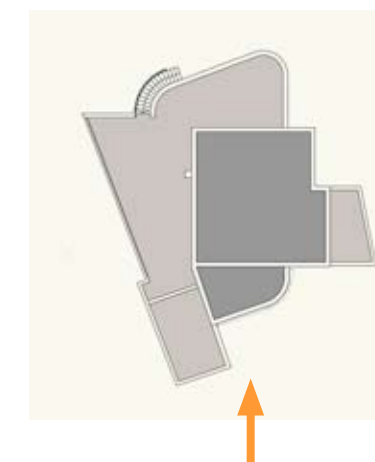
Appearance : from Wittering Road

The public side of 12 Wittering Road faces due West, into the road. It is screened from the road by a large Holm Oak and a Yew tree on either side of the thoroughfare.

The main volume is clad in timber with a curved front elevation housing the staircase. Windows are dark framed and set back from the facade. The garage walls are off white render while the garage doors are clad in timber to match the main volume.

A large glass wall emphasizes the entrance with the addition of timber louvres to enhance privacy.

Material guidance has been sought from the Chichester Harbour Conservancy design guidelines which state timber and white/off white render as preferred materials.



Appearance : from Harbour

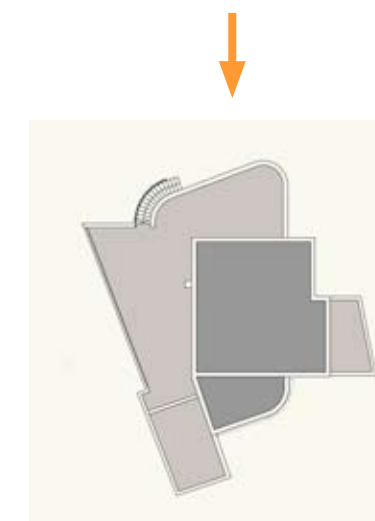
Initial concerns were raised at the proposal to extend the building out towards the harbour in a bright white render.

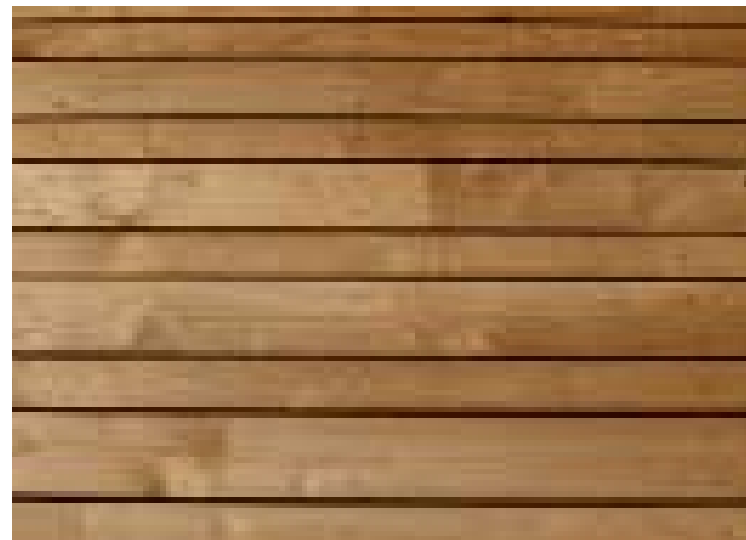
To address these concerns the rear elevation has been limited and broke up towards the harbour and is to be finished in an off-white colour. The windows have also been recessed back into the facade and timber louvres and cladding added to break up the rear elevation and reduce the impact on the AONB.

The amount of render has been reduced compared with the previously approved extension scheme, as now the timber cladded volume comes down to the ground instead of being rendered.



Perspective impression looking from
Chichester Harbour





Appearance : Materials

In parallel with development of the building form, a palette of materials has been assembled. It is inspired by the Hayling Island vernacular and the house's harbour side setting. Materials have also been chosen for the sustainability of their use.

The main two storey high volume will be finished in natural timber cladding. The timber, which performs well in a marine environment, will weather over time to an even, silver-grey finish.

The parts that appear single storey at ground floor level are to be rendered in an off white colour in a similar style to surrounding properties. This reduces the visual impact on the harbour.

The garage and gate doors will be constructed from timber to complement the timber cladding although they will be finished in a translucent stain sealant for longevity. Natural timber louvres to match the cladding will provide sun shading and privacy and break up the expanse of glass.

The window frames will be dark and set in from the facade.

Clockwise from top left
timber cladding; off white render; glazing screened by timber slats



1. Previously approved existing with single storey extension to the rear



4. Second front proposal to emphasize horizontal lines



2. New build front proposal with single storey sides



5. Second rear proposal to emphasize horizontal lines



3. Previously approved new build rear proposal with second storey above garage



6. Second front proposal to emphasize ground and first floor

Design Development

The proposal is made with similar outlines than the existing and previously suggested extensions.

The proposal is orientated on the first floor towards south east like the existing, but on the ground floor benefits from the direct view to the harbour over its own garden rather than across the immediate neighbour.

Openings to the sides were kept to a minimum in order to minimise impact on the neighbours.

The proposed volume is divided in three parts, the single storey terrace, the garage element and the two storey entrance as a linking part connecting the elements together.

This volume is clad in timber while the single storey elements are rendered off white. There is a public and private separation to the house with solid, screened materials and windows to the street front and open light materials to the garden at the rear.

The recent extension application APP/12/00782 and the application for a new build scheme APP/13/00487 were previously approved.



Access

Access to 12 Wittering Road is direct from Wittering Road by car, bicycle and on foot. The main form of transport is the car.

The new proposal for 12 Wittering Road has been made with accessibility in mind and to comply with part M of the building regulations. Additional to the steps, a ramp is provided to access the entrance level.

The entrance door threshold is flat and level, there is a WC on the ground floor and internal doorways are adequate.

In terms of provision of services, the access from Wittering Road is flat. Utility meters, the post box and other service access points are mainly to be maintained in their existing positions.



Planning Application Drawings

Drawing Schedule

528/101	Existing Location plan and Site Plan
528/102	Existing Block Plan
528/103	Existing Survey
528/104	Existing Ground Floor
528/105	Existing First Floor
528/106	Existing Roof
528/107	Existing Elevations - East and West
528/108	Existing Elevations - North and South
528/109	Proposed Location plan
528/110	Proposed Block Plan
528/111	Proposed Ground Floor
528/112	Proposed First Floor
528/113	Proposed Roof
528/114	Proposed Elevations - East and West
528/115	Proposed Elevations - North and South