



12 Wittering Road Hayling Island



Design & Access Statement
May 2013



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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 coastal development with areas containing art deco style coastal 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.

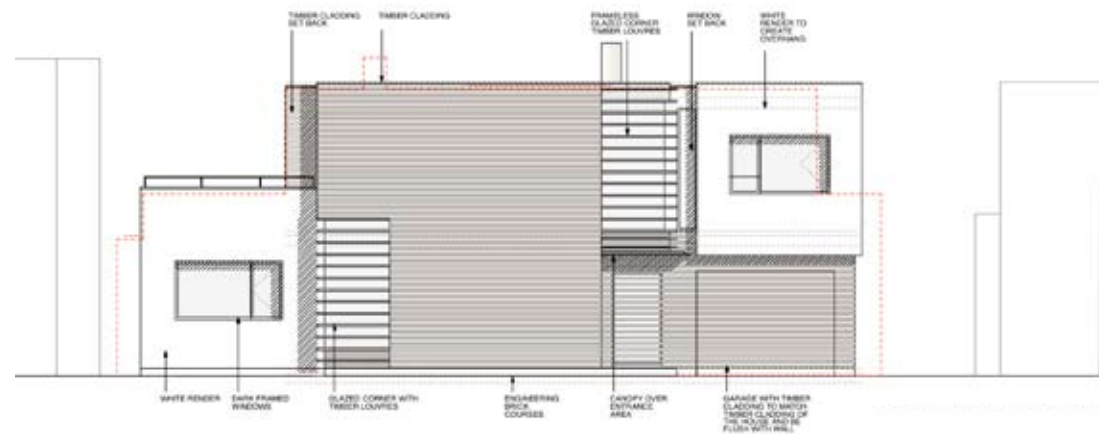


Context : The Site

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 4 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. These extensions are identified by the green line. (Planning application from 26/07/2012 App.12/00782.



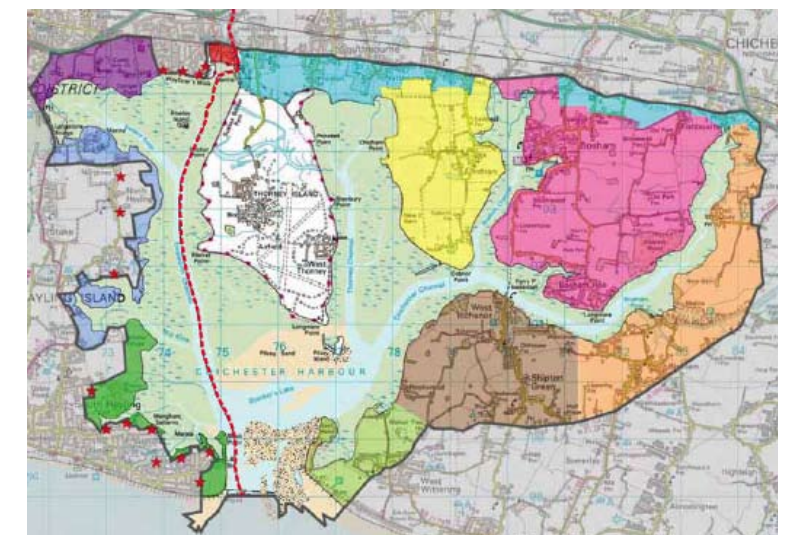
View of Chichester Harbour from Hayling Island



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.

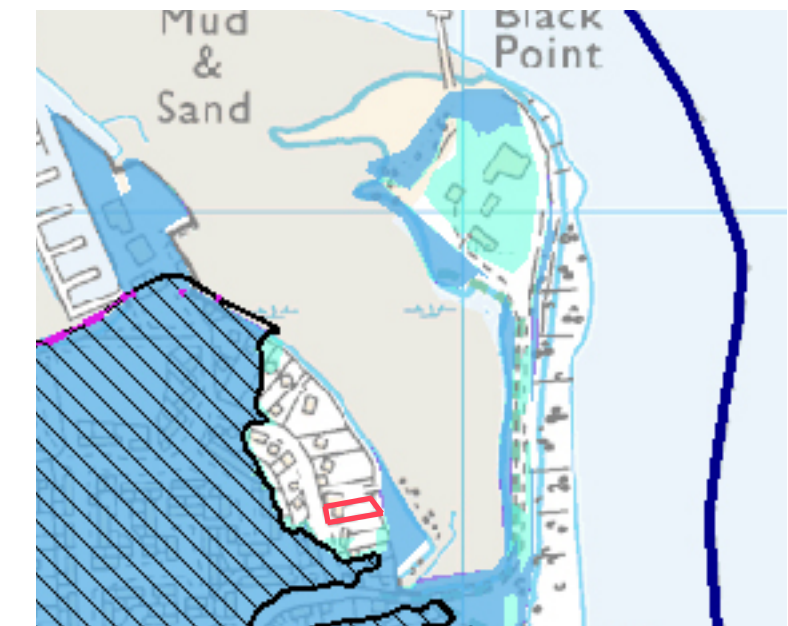
The new build house takes references in style and material from local precedents. This aims to tie in with the surrounding aesthetic on Wittering Road and the style identified in the Conservancy design guide.





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 flood risk.





Involvement & Consultation

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

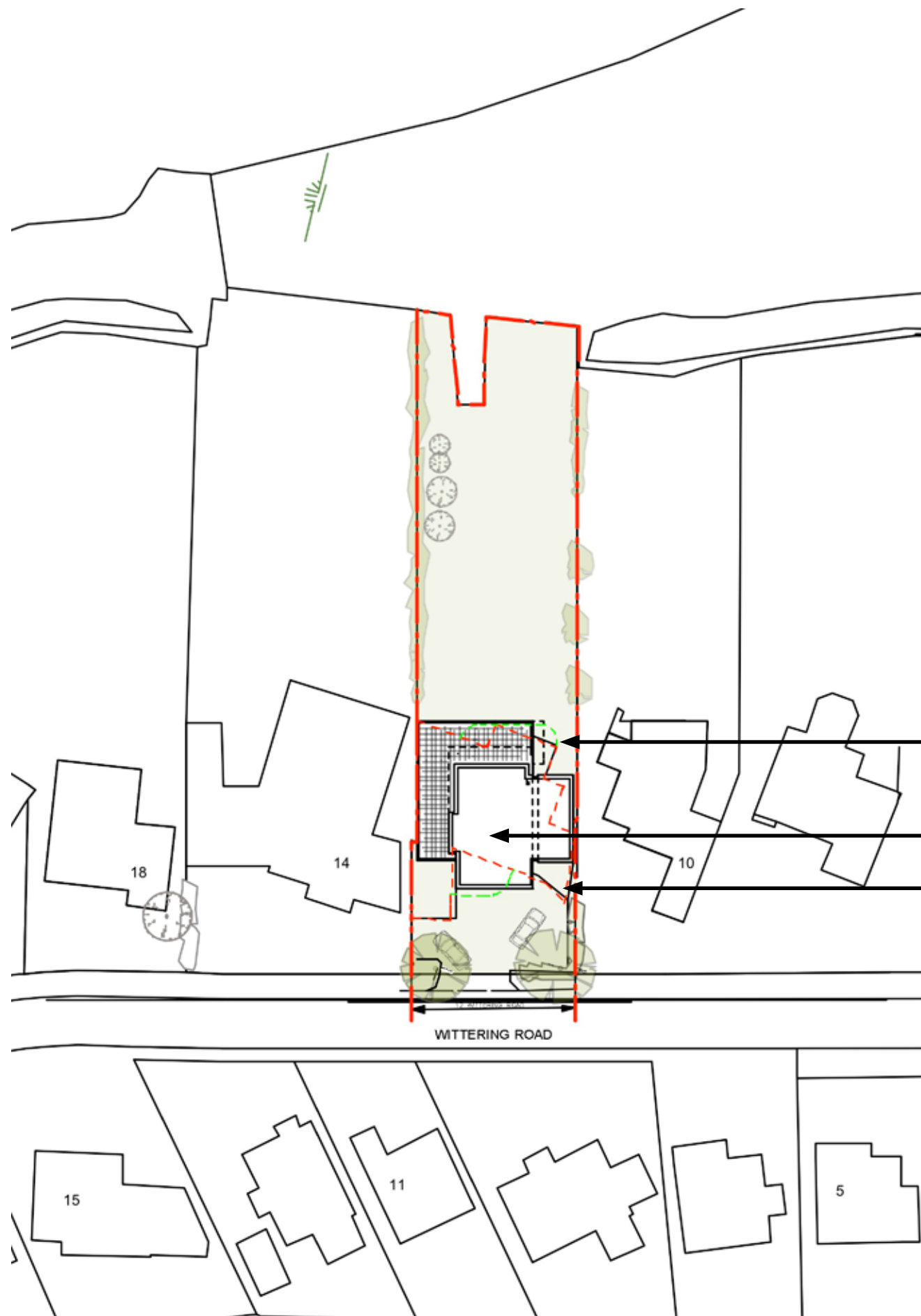
The Applicant has been in contact with the owners of the neighbouring properties and presented them with a copy of the proposals.

The Architects have sought the advice from 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 with the recent extension application and these are acceptable.

Conservancy have requested that the extent of off-white render facing the harbour at ground floor level is reduced or disguised with timber cladding.



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



(Previous application with
proposed Extensions = **25.04** sq. m)

Footprint proposal
New build house= **198** sq. m

Existing Footprint = **196** sq. m

Use & Amount

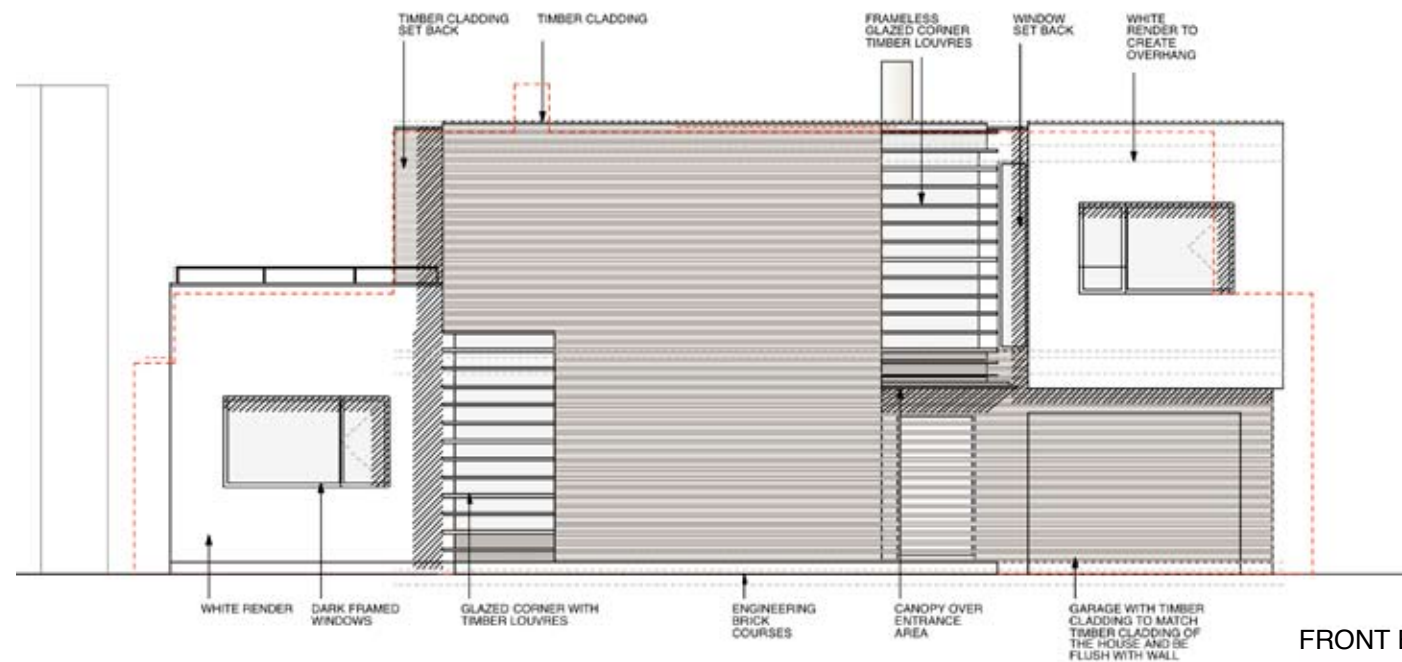
The application site is currently occupied by a single family dwelling house located with similar scale properties to either side.

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 four bedrooms on the ground floor, with living space on the first floor. It is arranged over two storeys with terraces to the upper level.

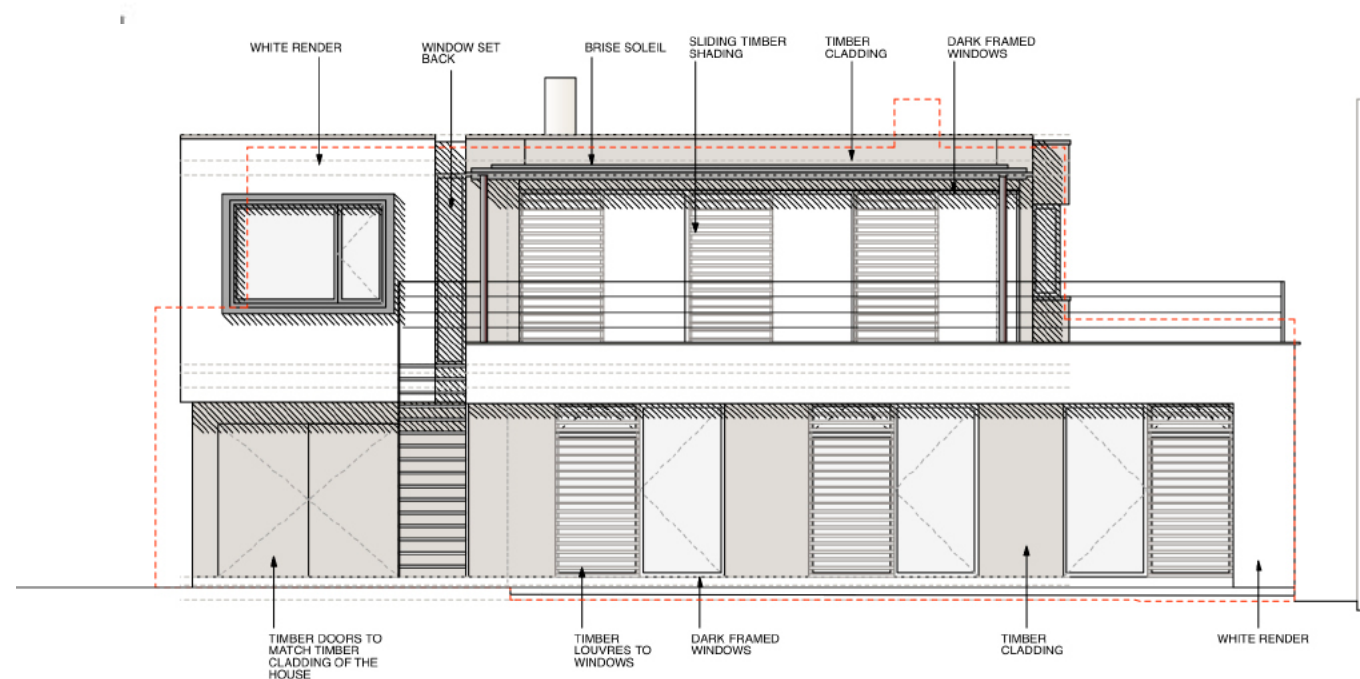
The proposed house at 12 Wittering Road will be a two-storey dwelling with five bedrooms. The accommodation includes a kitchen/dining room, sitting room and master bedroom on the first floor; utility room and four bedrooms on the ground floor. An integrated garage block gives car and boat storage space.

The footprint of the proposed is 198 sq. m which is a 1% increase on the existing footprint of the house which is 196 sq. m.



FRONT ELEVATION

EXISTING SILHOUETTE : 80.5 sqm
PROPOSED SILHOUETTE : 82.0 sqm



REAR ELEVATION

EXISTING SILHOUETTE : 80.5 sqm
PROPOSED SILHOUETTE : 82.0 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. It is finished in brick with a flat roof.

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. The massing is based upon a series of cubic forms not that dissimilar to the boxy nature of the existing.

When viewed from the harbour side timber elements have been used to break up the massing and maintain a vertical emphasis when viewed from the Harbour.

This proposal for the new house increases the existing silhouette by 1.86% on either side.



Proposed Ground Floor



Proposed First 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 and support spaces to be located at ground floor level with living and master bedroom at first floor level.

There is a distinct public/private emphasis to the plan. Garage, entrance, access corridor populate the front, street side, of the plan. A majority of the bedrooms and living space open out onto the private harbour side. This makes the most of the view down the garden and towards the waterside.

Similar to the existing arrangement, a terrace space all around the first floor faces east.

Living accommodation remains at first floor level on the same layout as existing albeit on a more open plan arrangement.



Layout : The Site

The proposed house has been designed to sit on a similar footprint to the existing house.

The houses to this section of Wittering Road are set on an angle to their plots in order to take advantage of the Easterly views across the harbour towards West Wittering.

This proposal seeks to align the house to look directly down its garden, similar to the rear extension at No.10 and the recently approved rear extension to No.12. Its setting allows each room to benefit from the view to the water whilst reducing overlooking of the neighbouring properties.

Like the existing house, the front building line of the proposal sits back from the road by 11m. The two storey entrance and staircase projects into the front garden space but is still kept behind the existing building line. Removal of the existing projecting garage gives the site more space for vehicles and also privacy to new rooms at ground floor level.

The rear elevation follows the main building line and is set back from the original line thereby greatly reducing impact upon the neighbours.



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. This includes the boundary hedge arrangement which is also a request from the Conservancy.

No trees will be felled in the renovation and extension works.



Existing view across the garden of 10 Wittering



View down towards the Harbour



Perspective impression looking West
from Wittering Road

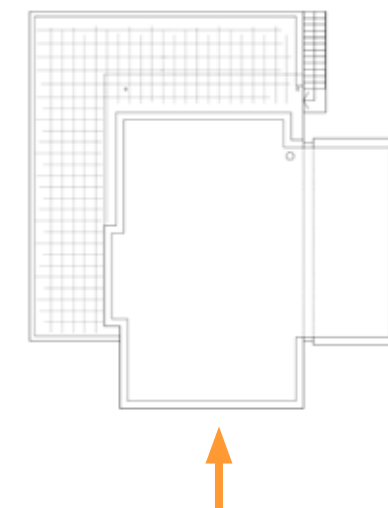
Appearance : from Wittering Road

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 site entrance.

The two storey front pulls forward from the main building line to create a canopy over the entrance and contain the staircase. It is timber clad with two glazed corners sitting opposite each other emphasizing the stairs rising. Timber louvres in front of the glazed corners link with the more solid areas of timber cladding.

The garage is integral to the ground floor, clad in timber. The rendered element above is separated from the main house by a glazed gap and finds its equivalent in a balancing rendered ground floor element on the left hand side. The windows are set back into the reveals for emphasis.

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





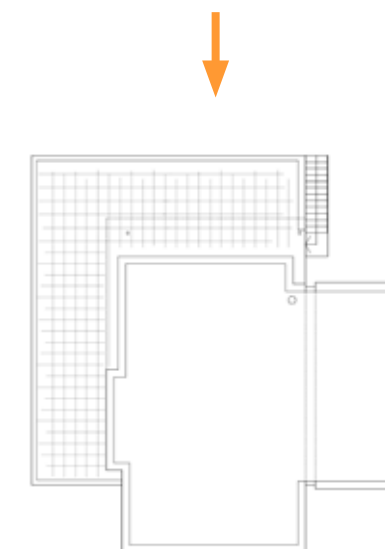
Appearance : from Harbour

Off white render is framing the house on the ground floor and on the first floor above the garage.

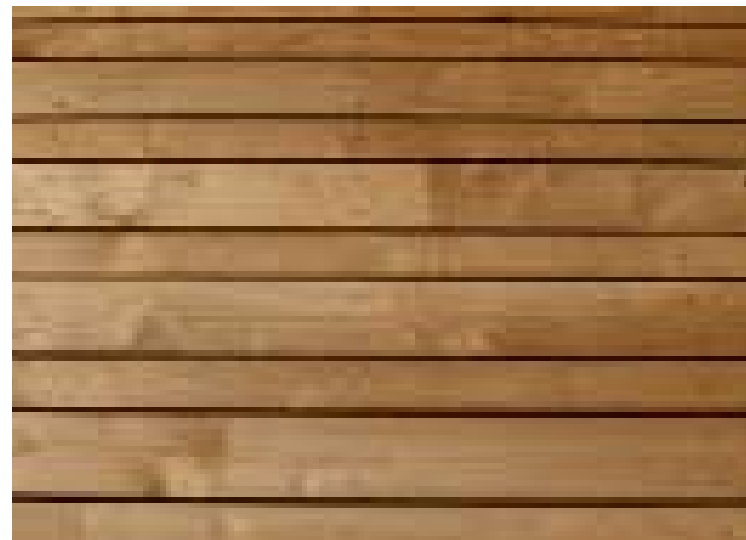
A composition of timber cladding infill panels and louvres in front of glazed panels break up the elevation and minimise the visual impact on the Harbour. The glazing is always set back from the facade and in dark frames.

The louvred panels cover sections of glazing so it appears to be mainly clad in timber.

On the first floor a brise soleil shades the building from the direct morning sun and allows the shadow line to break it up when seen from a distance.



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.

Walls of the house at ground floor level are to be mainly rendered in an off white colour in a similar style to surrounding properties. This reduces the visual impact on the harbour.

Above the render, the first floor is mainly 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 garage 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. Initial front proposal



1. Initial rear proposal with single storey to either side



Design Development



2. Second front proposal to emphasize horizontal lines



2. Second rear proposal to emphasize horizontal lines

The orientation of the proposed house means it faces directly up and down the site. This minimises impact on the neighbours and benefit from the direct view to the harbour over its own garden rather than across the immediate neighbour.

Windows adjacent to No10 are set in from the facade and deeply framed to avoid overlooking as well as the first floor being set well behind the original building line.

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. 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.



3. Third front proposal with second storey above garage



3. Third rear proposal with second storey above garage

Within the design development the garage was transformed from a ground floor single storey extension to a two storey extension. It is articulated with a different material and acts as counterbalance for the rendered ground floor terrace element. The timber cladding allows the garage door to be integrated flush into the same material as its surroundings.



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. All entrances to the building are flat and level, there is a ground floor WC internal doorways are adequate.

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



Planning Application Drawings

Drawing Schedule

528/P/001	Location plan
528/P/002	Block Plan (Existing)
528/P/003	Existing Ground Floor
528/P/004	Existing First Floor
528/P/005	Existing Roof plan
528/P/006	Existing Elevations - East and West
528/P/007	Existing Elevations - North and South
528/P/008	Location plan
528/P/009	Block Plan (Proposed)
528/P/010	Proposed Ground Floor
528/P/011	Proposed First Floor
528/P/012	Proposed Roof plan
528/P/013	Proposed Elevations - East and West
528/P/014	Proposed Elevations - North and South