DESIGN STATEMENT AND SITE APPRAISAL

IN CONNECTION WITH
RESIDENTIAL DEVELOPMENT

9 SEAFRONT, HAYLING ISLAND
FOR PORTSMOUTH HOUSING ASSOCIATION

HAVANT BOROUGH COUNCIL
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RECEIVED

PGP Architects
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1.00 INTRODUCTION

1.01 Peter Galloway Partnership have been commissioned to provide design proposals for a residential development by providing 14no. 2 bedroomed flats above two seasonal lock-up shop units at ground pedestrian level.

1.02 A pattern of design criteria has evolved, the solution to which is outlined within this document.

1.03 Preliminary planning enquiries were made during the course of 2005 indicating that there would not be any principal objections to such a proposal, since the previous application on this site was recommended for approval by the local authority planning officers.

Although the committee members refused the application, the previous submission by another applicant was subsequently endorsed upon Appeal by the Inspector.

This proposal seeks to utilise a similar footprint, but now contains all of the necessary, and agreed, car parking spaces within the curtilage of the application site.

2.00 DESIGN OBJECTIVES

2.01 To provide 14no. 2 Bedroomed Flats to augment and complement the setting in which the proposal will lie, above ground floor retail space in the form of lock-up shop units.

2.02 To provide a design of symmetrical and sympathetic quality, reinforcing the prominence of the corner location of the site.

2.03 To respond to the Seafront setting of the site and its environs, and the importance of its focal location.

2.04 To acknowledge and respond to the amenity currently enjoyed by the adjacent 6-storey building to the west of the application site.

3.00 SITE ANALYSIS

3.01 Location

The site lies on the junction of Beach Road and Seafront, Hayling Island, and is currently referred to as 'The Rainbow Café'.

3.02 Topography

The site is flat within an urban seafront location, with an approximate level of 4.30m A.O.D.

3.03 Access

Vehicular access will be via the Southern boundary (in only) with egress (only) from Seafront Road.

3.04 Services

All major services are currently available around the perimeter of the proposed building zone.

3.05 Climate

In climatic terms, the site is exposed.

3.06 Historic Influences

* The adjacent residential developments are 6 and 3-storey flat roofed forms in nature, of little architectural value.
* The historic landscape characterisation map is not relevant in the case of this application.
* This proposal extends the existing land use pattern.
* We do not envisage any hidden archaeological features.
* Beachlands Amusements and Funfair lie opposite the site to the East.

3.00 SITE ANALYSIS (continued)

3.07 Existing Design Quality

The quality of the existing building environment is older circa 1960's style, of no special quality, or architectural significance.

3.08 Constraints

* There are no restricting wayleaves or easements.
* There are no trees on or around the site.
* There are no watercourses crossing the site, nor does the site lie within a floodplain.

3.09 Opportunities

* There is an opportunity to rationalise and improve this corner of Beach Road/Seafront. As a highly visible site, the focal point of Southern Hayling, a designed proposal of some visual quality would be appropriate.

4.00 SITE CONCEPT

4.01 The planning strategy adopted involves the development of the site, respecting the privacy and amenity to existing surrounding residential occupancies, in accordance with current planning guidelines and policies, and earlier discussions responding to the Planning Inspectorate's very positive comments.

4.02 The proposal has been designed to provide the main area of car parking at the rear of the building (via demolition of existing buildings) leading to the principal entrance to the flats.

The scale of the proposal reflects adjacent residential development and is distanced from existing dwellings in accordance with current local authority planning guidance.

The proposal responds to the scale of the existing buildings by being slightly subservient in nature, and is between 11.5m and 14m distant from St. Anne's Court at ground floor level, increasing to 14-15.5m distant at upper levels.

4.03 Ground level car parking provision for 14 spaces is provided.

4.04 14 no. secure and covered cycle spaces will be provided to the rear (West) of the site to augment the car parking provision.

4.05 Adequate bin/refuse storage is provided to the rear (West) of the site, for both the residential occupancies and the retail units.

4.06 Comments and observations provided via the Secure by Design Consultee have been incorporated within the proposals.

5.00 BUILDING CONCEPT

5.01 The orientation of the extension offers a South/Easterly aspect.

5.02 It is intended to achieve a high Eco-Rating for this development.

5.03 The construction and materials will be traditional in nature, with brickwork/rendered elevations. The curved roof form will be achieved using a profiled metal insulated roof system.

6.00 LANDSCAPING / EXTERNAL WORKS

6.01 There is little scope for soft landscaping, however it is proposed to offer hard paving materials to the East and Western frontages.

7.00 ACCESSIBILITY

7.01 The site is flat with no requirement for external ramps.

7.02 The main entrances to the building will offer level access.

7.03 All internal corridors will be created at minimum 1200mm width.

7.04 1no. car space will be provided for use by people with disabilities, adjacent to the main entrance to the building.

7.05 Directional signage both internally and externally will be provided in accordance with the requirements of the Disability Discrimination Act.

8.00 ECO HOMES RATING

8.01 General Statement

Issues such as ozone depletion and greenhouse effect together with a host of environmental concerns has produced demand for change in design of buildings and their services. In order to reduce the negative impact on the environment a "Green" approach is needed. This can be summarised as follows:

a) The building should be environmentally benign: In both micro terms (to the buildings users/occupiers) and global terms.

b) The building must provide an acceptable level of comfort for its intended use and be adaptable for future use. Comfort issues are thermal, visual, aural and health.

c) The required standards of comfort should be attainable and sustainable within an acceptable and justifiable cost.

d) The building must be constructed in ways compatible with all of the above yet represent sound financial investment.

e) The design and construction of the building must be viewed over the whole of its life cycle. It must have a long life but the parts of the building and the systems within must be capable of replacement when they either reach the end of their life or the building needs to be adapted to a change in use. It must satisfy the criteria of long life, loose fit, and low energy.

8.02 Energy

The consumption of energy in the building should be optimised with cost effectiveness and financial viability of energy saving measures being studied to determine those measure which show a return within an acceptable period.

8.03 Materials

The use of materials in the project are constrained by the two fold requirements of:

a) The ability to renew in the life of the materials used.

b) The ability to recycle.

For these reasons:

The four principal materials used in the building structure are concrete, timber, glass and clay brickwork.

The concrete structure of the foundations and floors can, at the end of its design life, be demolished and crushed for use as hardcore or aggregates. This process is already in common use in the roads and highways construction field.

The primary structure in the roof is formed using timber trusses. Other steelwork is a non-renewable resource but any beams and lintols could be reused by recycling into new structural members or refabricating existing members to form a new structure.

Glass can be crushed and recycled into alternative glazed products.

7.04 Thermal Mass

The building can be regarded as thermally heavy.

7.05 Building Envelope

Several construction methods are employed in the envelope of the building.

For each element, walls and roof analysis is necessary to quantify the effects of the addition of insulation. This example relates to the cladding systems which applies to both walls and the roof.

Any cladding systems will in addition to minimising winter heat loss minimise summer heat gain with the incorporation of a ventilating air space between external facing and insulation also by the use of low emissivity materials/finishes for the external elements.