



12 Wittering Road Hayling Island



Design & Access Statement
July 2012



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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 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.

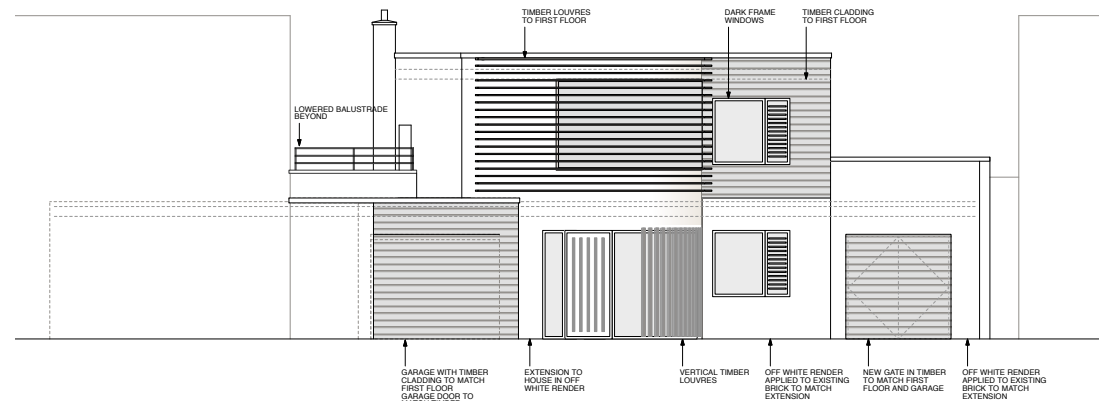


Context : The Site

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.





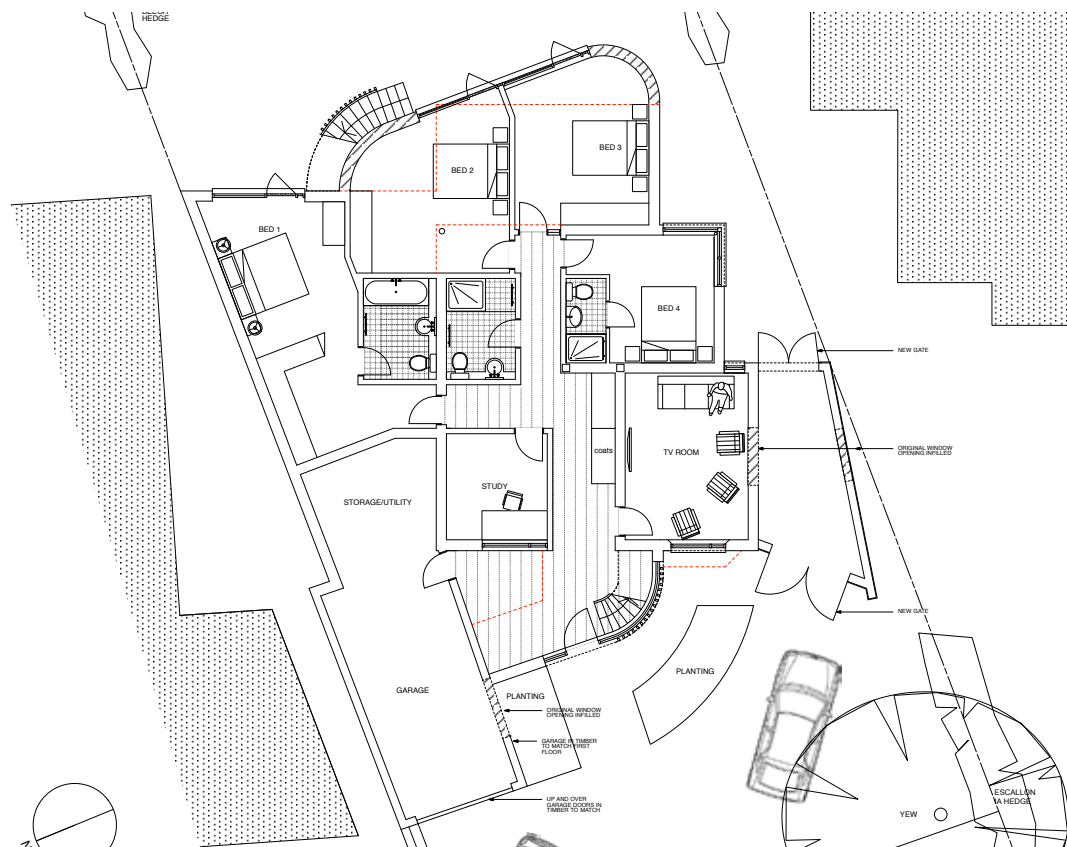
Proposed Front Elevation

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 with a garage.

The proposal is for a small single storey extension to the rear and a two storey entrance hall/staircase extension to the front.

The red outline shows the existing footprint of the building.



Proposed Ground Floor Plan

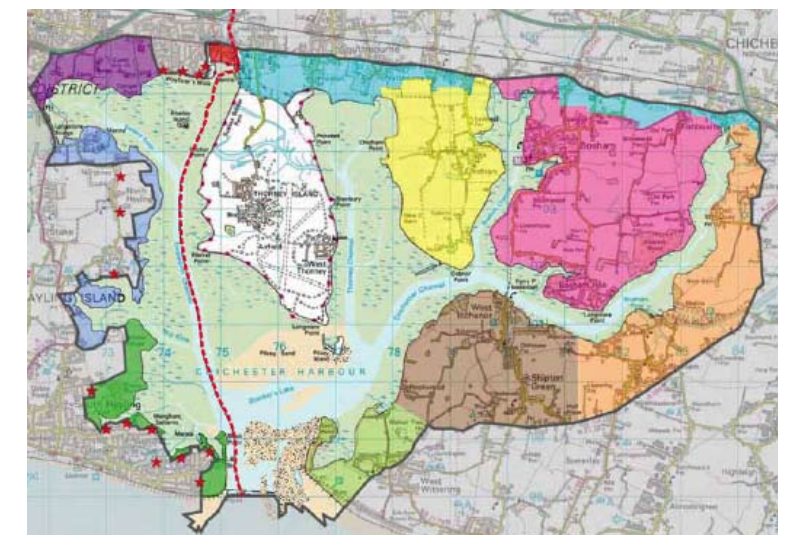


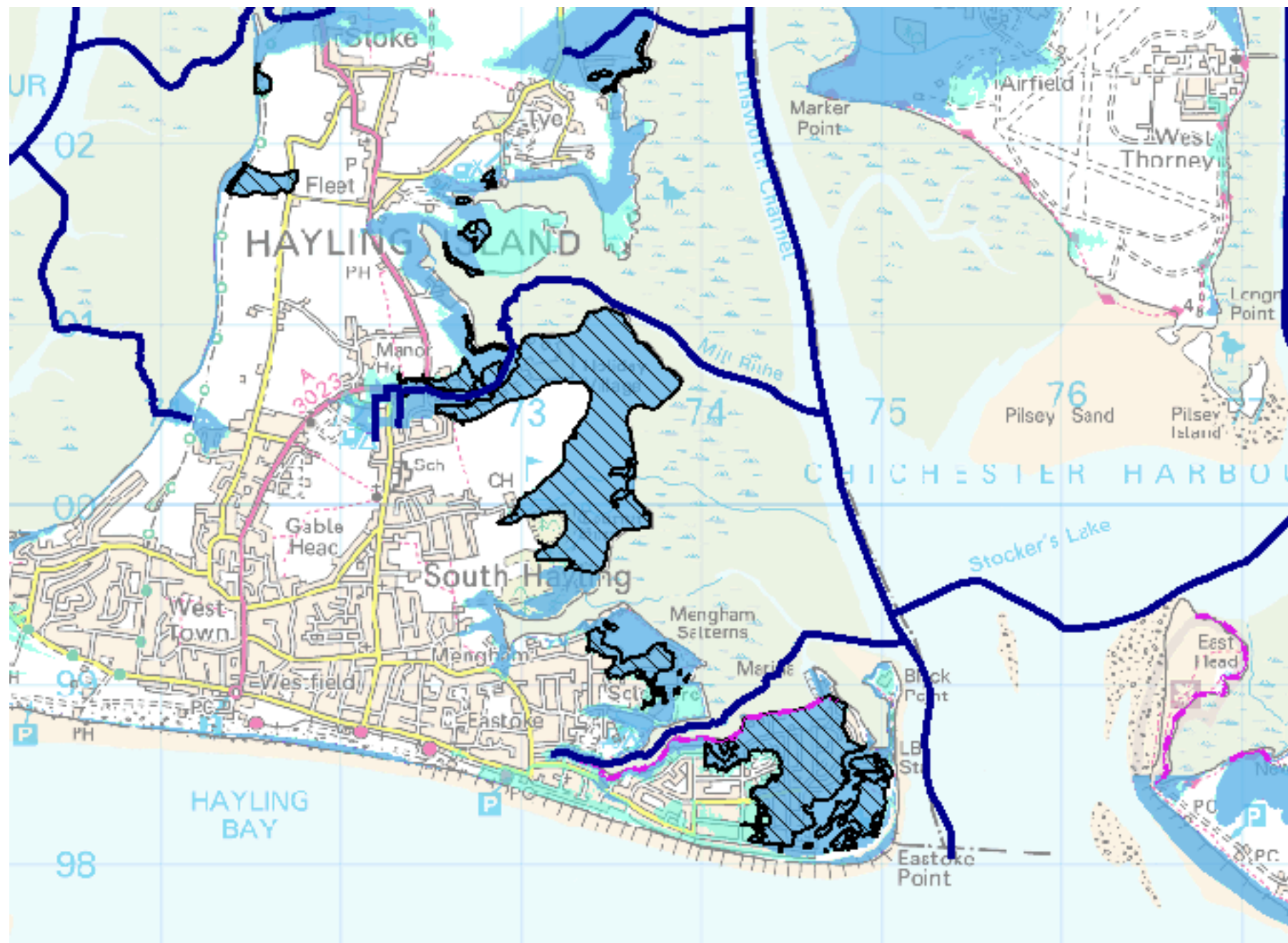
View of Chichester Harbour from Hayling Island

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.

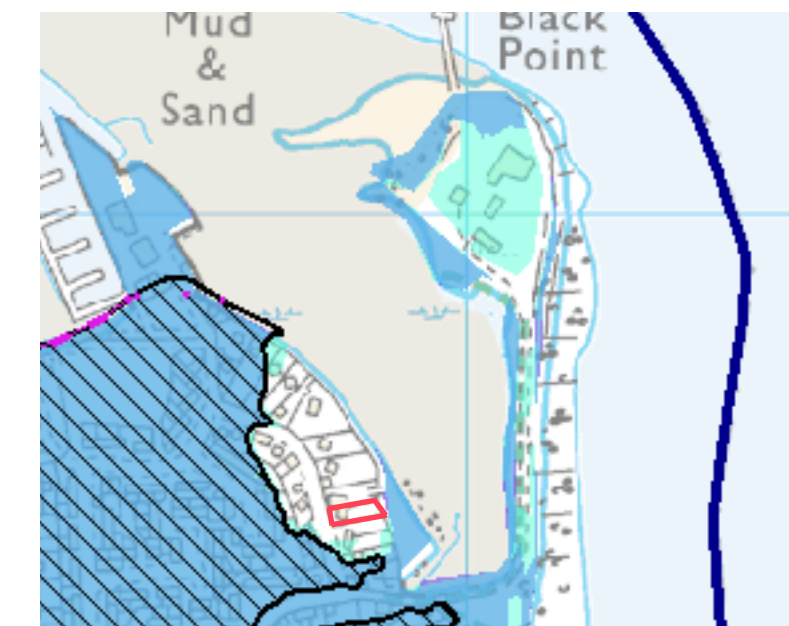
The refurbishment and extension of the house draws upon an art deco style for material and building form references. This aims to tie in with the surrounding aesthetic on Wittering Road and the style identified in the Conservancy design guide.





Flood Risk

According to the Environment Agency flood map 12 Wittering Road is outside of the flood risk area.





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 how to proceed with the design development, particularly in relation to the building's appearance, massing and materiality.

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 extension has been limited to only 1650mm 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 of the extension to the AONB.



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 provide a single storey extension to the rear of the house with a two-storey extension to the front. The existing building will be renovated to a high standard.

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.

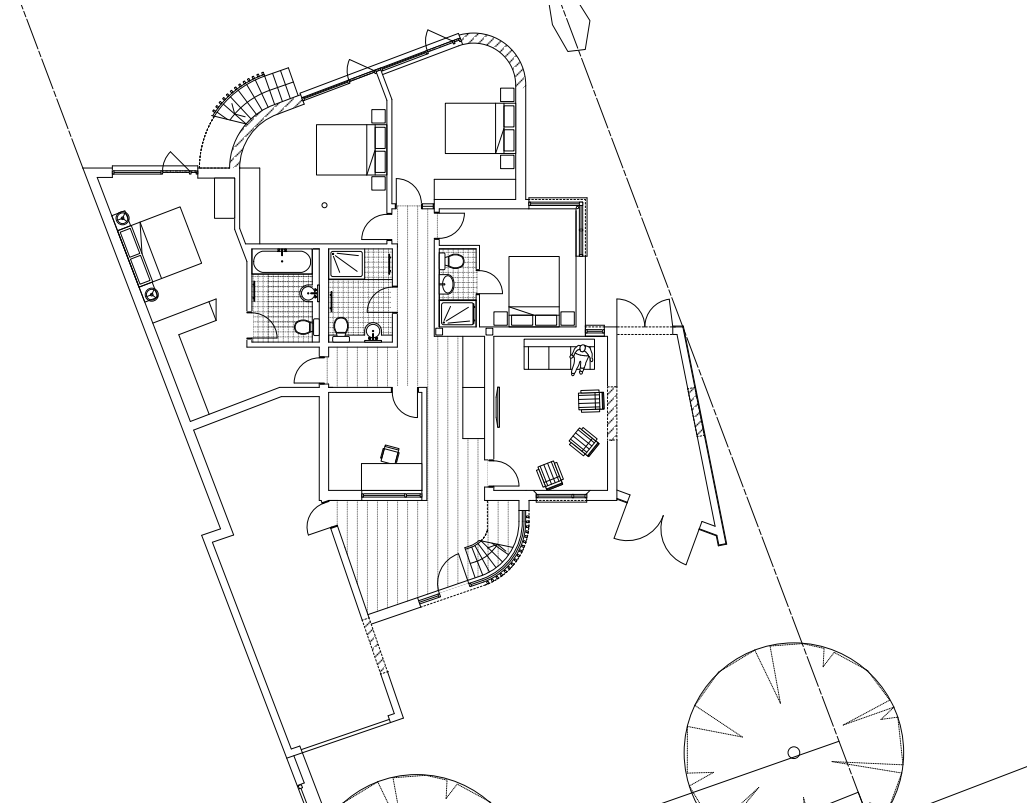
The extended 12 Wittering Road will accommodate four bedrooms at ground floor level with the living spaces being retained on the first floor. Externally, an integrated garage gives car and boat storage space.

The footprint of the proposed extension is 25.04 sq. m which is a 12.7% increase on the existing footprint of the house which is 196 sq. m.

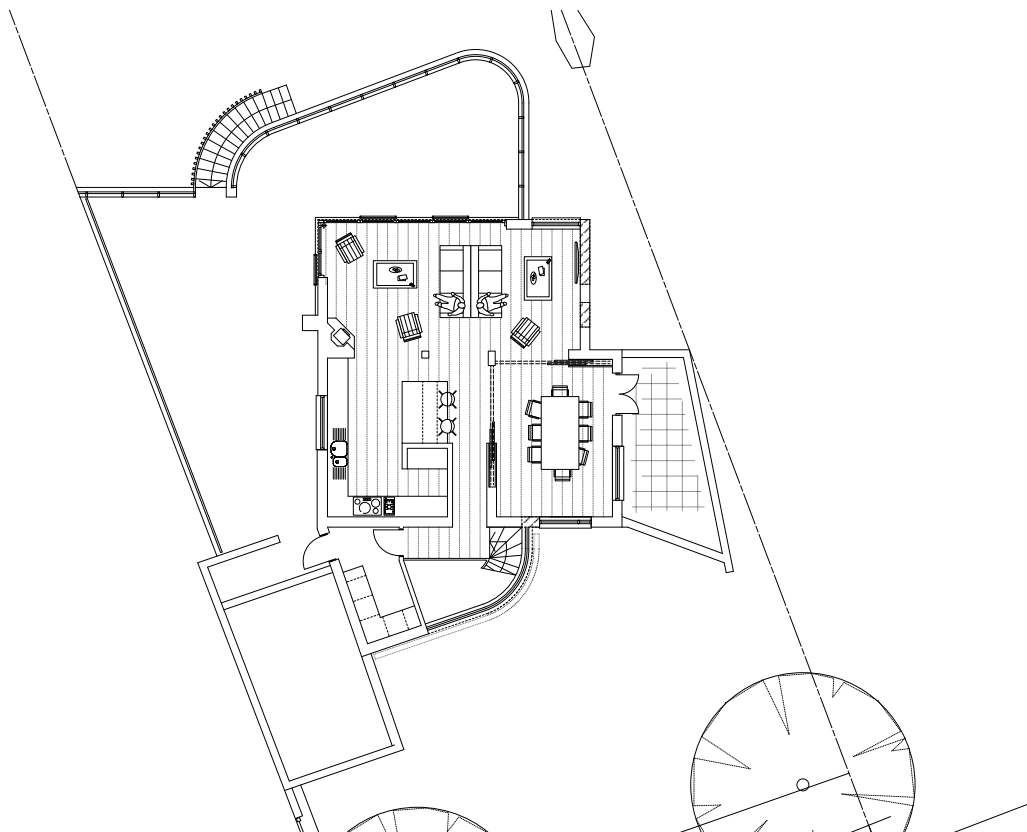
Scale and Massing

The scale of the extension is in keeping with the existing building. Timber elements, especially when viewed from the harbour side have been used to break up the massing.





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 at ground floor has been increased from 3 bedrooms to 4 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 over the new extension. The proposed glazed section of the extension to the front of the house will help light to penetrate into the plan. Living accommodation remains at first floor level on the same layout as existing albeit on a more open plan arrangement.



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 extension 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 extension is in curved off white render with timber cladding and features and is clad in timber at first floor level aiming to minimise the impact upon the Harbour to the rear of the house.

The building line of the existing houses runs consistently along Wittering Road from No8. 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 extension seeks to align the house to look directly down the garden, similar to the extension at No.10.

The two story front extension projects into the front garden space but is still kept behind the existing building line.



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 in the renovation and extension works.



View across to the garden
of 10 Wittering Road



View down towards the Harbour



Perspective impression looking West
from Wittering Road

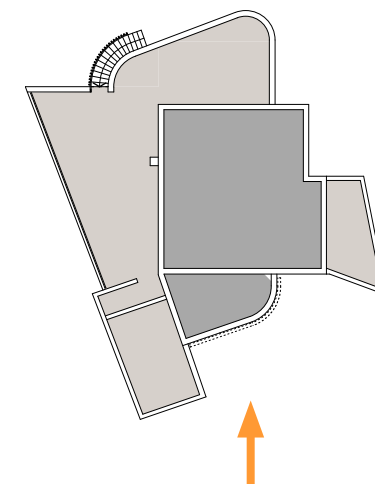
Appearance : from Wittering Road

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.

At ground floor level, the walls are off white render with dark framed windows set back from the facade. The garage will be clad in timber to match the first floor timber cladding as will the new gates to the side access on the opposite side. A curved glass wall will enclose the staircase with the addition of timber louvres to enhance privacy.

At first floor level the curved extension to the house will be finished in off white render and glazing with horizontal timber louvres wrapping around. The existing building will be clad in timber matching the garage.

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



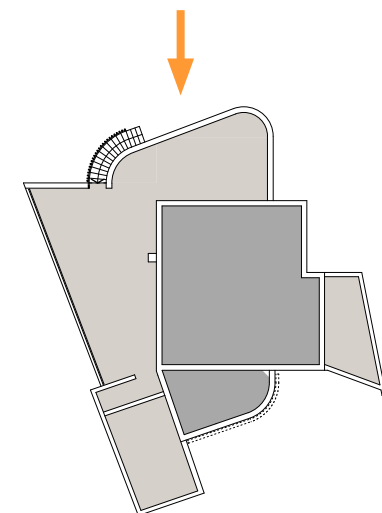


Perspective impression looking from
Chichester Harbour

Appearance : from Harbour

Off white render is again used for the rear extension and the lower storey of the house. This is in keeping with the art deco style curve and detailing of the extension. The staircase is clad in timber and doors are timber to match. The glazing is set back from the facade and in dark frames.

At first floor level the building is clad in timber and benefits from timber shading to reduce the span of glazing and a brise soleil to shade from the direct morning sun.





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

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.

Masonry walls of the house 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.

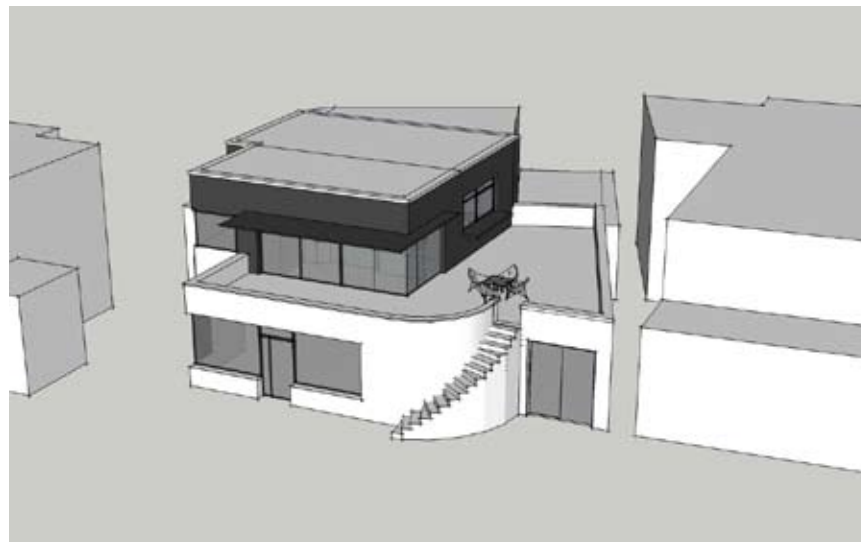
Above the render, the first floor is finished in natural timber cladding. The timber, which performs well in a marine environment, will weather over time to an even, silver-grey finish.

The garage 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.



1. Initial rear proposals



2. Rear proposal with no extension



3. Rear proposal with extension and timber elements



4. Front proposal with single storey extension



5. Front proposal with two storey extension



6. Front proposal with two storey extension and timber elements

Design Development

The proposed extensions have been kept to a minimum in order to minimise impact on the neighbours and the view from the harbour. Corner windows adjacent to No10 are to be infilled to reduce the existing overlooking.

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.

Alterations to 12 Wittering Road have 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

528/001	Location plan and Site Plan
528/002	Existing Ground Floor
528/003	Existing First Floor
528/004	Existing Elevations - East and West
528/005	Existing Elevations - North and South
528/006	Proposed Ground Floor
528/007	Proposed First Floor
528/008	Proposed Elevations - East and West
528/009	Proposed Elevations - North and South
528/010	Site Photographs and Visualisations