

Quay House Design and Access Statement

October 2011

Context.

Prominent in the Emsworth Channel and the ria of Chichester Harbour, the site is a former timber yard and the context of the site is of an exposed maritime nature. The obvious architectural style to propose for the site might engage with notions of traditional sail lofts or other timber harbourside buildings. However the particular requirements of the client and the fact that there has been a private house located here for several decades, requires a more considered response, which also reflects a contemporary lifestyle. Our approach is to reuse the existing building as much as is compatible with a new brief, and provide a lowered profile house generally on a raised ground floor plinth, to avoid flooding, and with a small amount of accommodation at first floor level. The design exploits the wonderful views in all directions with carefully positioned windows shaded to eliminate reflections, by overhanging balconies and roof edges.

The existing house is of no architectural merit, but provides a starting point for mass and volume. The footprint of the existing house is large at over 435 squ m. and provides ample space to satisfy the brief. The proposal is based on the substantial remodelling and refurbishment of the existing property. We consider the relative merits of both retaining parts of the existing, basically constructed shell, and/or constructing a new building.

Amount.

The Existing dwelling has a footprint of 292m.sq.
The Existing Garage has a footprint of 45m.sq.
We are proposing to retain the the existing footprint of the house but to extend it to provide a new larger garage and to rebuild the conservatory with solar panels opn the roof.

Layout.

The concept as established by the house on site is being continued, i.e. the access, entrance, parking, waste/ recycling and amenity areas will be largely unchanged by the proposals.

Scale.

The height of the building as the existing.

Appearance.

The elevational treatments are in a subdued natural stone render to respond to the varied contextural requirements of the site, the whole composition sits on a dark brick plinth..

Windows are finished in a grey powdered coated finish, and external doors are vertically boarded in English Oak.

Access.

The building has been designed to accommodate the best advise from Part M of the building regulations. The access is hard paved, there is a

ramp at 1in12 to the front door and all thresdholds are level. Doors internally are sufficiently wide to permit the passage of a wheelchair.

Energy and Sustainability.

We propose a low energy design solution for this project, utilising, high levels of insulation over the masonry structure, with a heat recovery system and solar panels to on the roof of the conservatory for the swimming pool heating. These technologies will contribute significantly to the reduced energy consumption and sustainability of the property in the future.

Involvement of Local Interests.

In the previous applications for this site we have tried to consult local interest groups and modify the design accordingly. The client tweaked and changed the design to suite planners, residents associations, conservationists, ecologists, Chichester harbour neighbours near and far and councillors. It transpired that all this took time and emotional energy and resulted in the planning being delayed to the next committee date which resulted that we did not gain approval in time for an autumn demolition. The client has understandably had enough of this pleasing all failure and has decided to refurbish the existing building.

Flood Risk Assessment.

Reviewing the data from the Enviroment Agency contained to the rear of this document, and looking at the site survey drawings. It is apparent [all datums based on OS – so comparable]. That the house does not presently flood, nor has it every historically flooded. Our proposed ground floor height is 4200mm above OS datum. It can be seen that this means that the okay slight risk of flooding is in a 1:200 year storm and then only the bottom 200mm of the ground floor.

We cannot simply increase the ground floor datum to avoid this risk, if we did then the height of the building would be increased from its present form and would contravene sound advise received from the consultees.

To conclude all the data, whilst the house does not flood, areas adjacent to the site do, also with predicted increases in sea levels it is likely that during the life of the building it may flood. However, the building will not attract any further occupants to the site since there is already a large house on site. This will not therefore increase the burden on emergency services.

As such we believe that the design of the building should only seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls on ground floor.
- Electrics are to be wired from the ceiling down, not the floor up.
- Client registers with Flood watch with environment agency.

By copy of this report to the client we are also notifying them of our findings