

19-030
108-110 Elm Grove, Hayling Island
Hampshire, PO11 9EN

**Detailed Planning Application
Design & Access Statement**

January 2020

For Hamlet Homes





Chartered Practice

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01 | INTRODUCTION

1.1 EXECUTIVE SUMMARY

MH Architects Ltd have been commissioned by Hamlet Homes Ltd to prepare and submit a Detailed Planning Application for the land at: **108-110 Elm Grove, Hayling Island, Hampshire, PO11 9EN.**

The application proposes to demolish the existing, vacant retail units and replace them with a three storey building fronting Elm Grove consisting of a retail unit at ground with 4 private flats above. In addition it is proposed to construct a three storey sheltered housing building occupying the backland site behind the newly formed retail unit accommodating 39 assisted living apartments. The scale of the proposed development can be considered in keeping with the surrounding area, which is characterized by predominantly 2 storey buildings, as the variation in height can add interest and variety to the urban area. The proposed buildings with their modern architectural aesthetic and horizontal and vertical articulation are designed to break up the overall massing and to complement the range of existing building styles in the vicinity. This, along with associated ground works (including hard and soft landscaping) will be covered in greater detail throughout the document under the relevant sections.

The application site measures approximately 0.32 hectares and comprises land formerly used as Pullingers Interiors, a home furnishing retailer, with storage space behind.

The proposal seeks permission for the construction of:

- 1no - retail unit
- 4no - 1 bedroom flats (2 person)
- 19no - 1 bedroom assisted living accommodation (2 person)
- 20no - 2 bedroom assisted living accommodation (3 person)

Additional studies have been commissioned to accompany this application including;

- Ecology report by Ecosa Ltd
- Tree Survey carried out by Barrell Tree Consultancy
- Archaeological Desk based assessment by CgMs Consulting Ltd



1.1.1| Aerial view of the site (courtesy of Google Earth)



1.1.2| Site location plan

1.2 KEY PROJECT INFORMATION

KEY PROJECT INFORMATION

Applicant:	Hamlet Homes Ltd
Architect:	MH Architects Ltd
End user:	Housing and Care 21
Site Address:	108-110 Elm Grove, Hayling Island, Hampshire, PO11 9EN
Site Area:	~0.32 ha

PROJECT TEAM

Topographical Survey	3D Services Ltd
Ecologist	Ecosa Ltd
Tree Surveyor	Barrell Tree Consultancy
Archaeologist	CgMs Consulting Ltd

02 | CONTEXT

2.1 SITE LOCATION

The site is located on Hayling Island, a seaside town in Hampshire, less than 5 miles South of Havant.

Situated on the northern edge of the South Hayling retail area, the plot is bounded by commercial and residential properties to the West, the Royal British Legion Club with associated bowling green to the North, allotments and a large recreation ground to the East and a row of terraced dwelling houses with their North facing private gardens to the South.

Elm Grove, which abuts the site to the West, is a busy main road within a linear district shopping centre in an otherwise mainly residential area. Local amenities including but not limited to: a Library, Fire Station, Schools, GP Surgery, Pharmacy and Post Office are all within walking distance. Hayling Island beach can be reached by foot within 15 minutes.

The surrounding area is characterized by a mix of modern suburban 2 storey buildings with the occasional 3 storey townhouse in between.

Hayling Island itself is not directly connected to the British Railway Network, but a wide range of local bus services is connecting the island to Havant where frequent train lines servicing London, Brighton and Littlehampton are available.



2.1.1 | Aerial view of existing site (courtesy of google earth)

2.2 ACCESS LINKS AND AMENITIES

2.2.1| Aerial views of wider area (courtesy of google earth)



03 | SITE ASSESSMENT

3.1 GENERAL

The site is currently vacant. Two larger, two storey retail units are located at the Western and South-West corner of the plot, the former with an active frontage facing Elm Grove. Several smaller structures including sheds and containers are scattered around the central and rear sections of the site, which was predominantly used for storage and parking.

Vehicular and pedestrian access to the site is via the existing shared access with the Vets4Pets retail unit.

Some of the site's boundaries benefit from mature landscaping providing attractive screening of the site from its neighbouring properties. The site is otherwise lacking any ecological features and consists mostly of tarmacked and compacted earth surfaces.

A number of surveys and reports were commissioned during the early stages of the design development in order to create a better understanding of any existing site constraints, sensitive areas and issues. A topographical and tree survey have been obtained in order to identify important data such as site levels, street furniture/services locations and eaves/ridge heights of surrounding properties. This information has provided the design team with constraints and parameters to work within and design for.

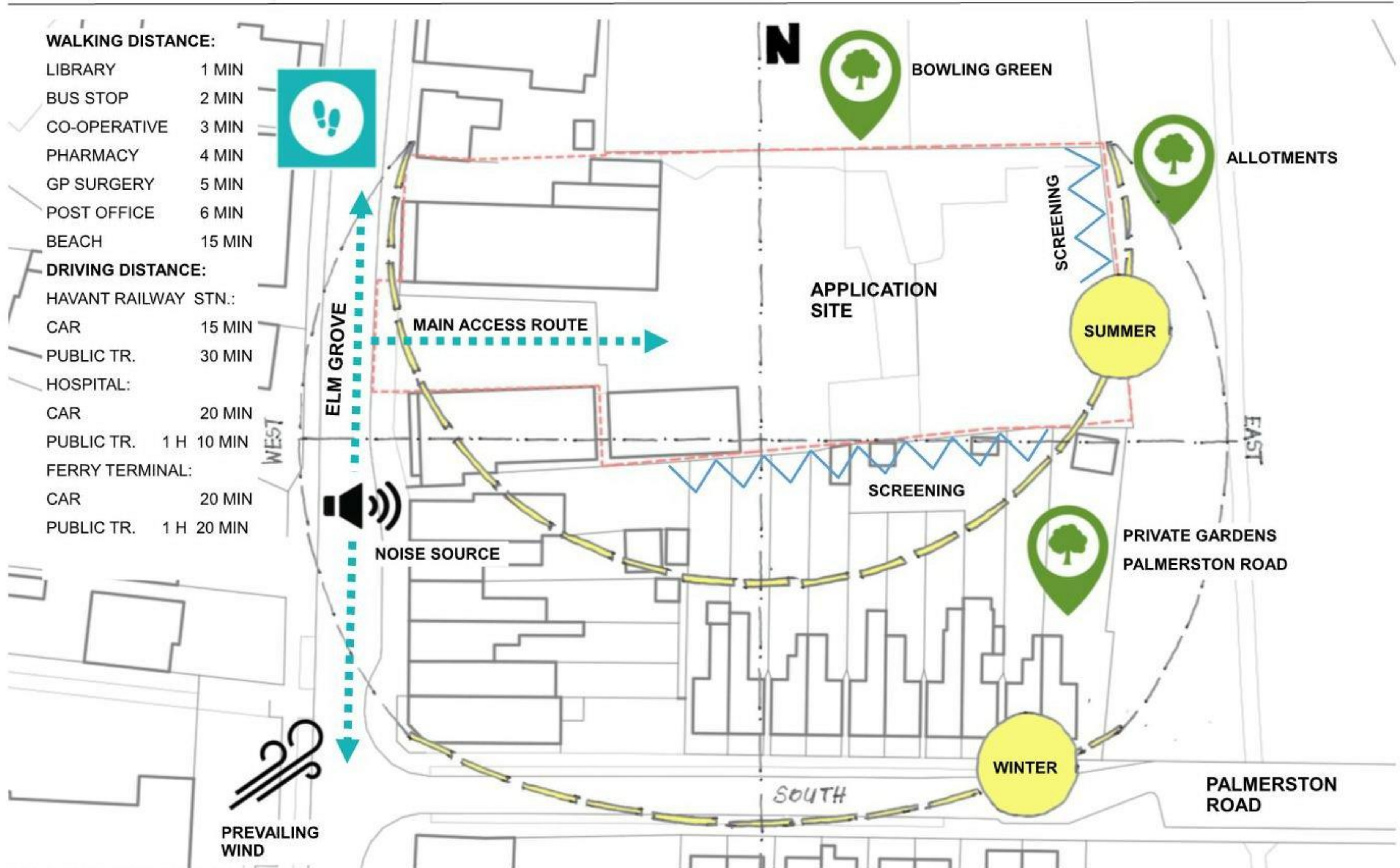
Flood Zone Study

According to the Gov.uk flooding map the site lies within flood zone 1 and therefore is at the lowest risk of flooding. Please see image adjacent.



3.1.1| Flood risk map

3.2 CONSTRAINTS AND OPPORTUNITIES



3.2.1| Sketch of constraints and opportunities

3.3 SITE PHOTOGRAPHS - Surrounding area



3.3.1| View from ELM GROVE looking South



3.3.2| View from ELM GROVE looking North



3.3.3| View from ELM GROVE looking into site entrance



3.3.4| No's. 105 & 111 Elm Grove



3.3.5| Fire Station



3.3.6| Osborn House



3.3.7| View of housing along Palmerston Road

3.4 SITE PHOTOGRAPHS - Site



3.4.1| No. 108 Elm Grove - existing retail unit facing street



3.4.2| No. 110 Elm Grove - existing retail unit facing yard



3.4.3| Existing retail unit facing Yard



3.4.4| Site looking towards The Royal British Legion



3.4.2| Site looking towards Allotments



3.4.3| Site looking towards private gardens along Palmerston Road

04 | DESIGN PROPOSAL

4.1 PLANNING HISTORY

A previous planning application (Ref: **APP/15/00950**) for a scheme involving the: 'Demolition of retail unit and associated outbuildings and redevelopment to from **44 No.** sheltered apartments for the elderly including communal facilities, access, car parking, landscaping and substation. In addition, provision of 1 No. retail units with flat above with associated parking and landscaping' was submitted and validated by Havant Borough Council on the **14th of September 2015**.

This application was subsequently refused on accounts of the following reasons:-

- '...it's bulk, height and site coverage would be an incongruous feature to the detriment of the visual amenities of the area, and would not provide satisfactory waiting and turning facilities for servicing vehicles within the site, and as a result would be prejudicial to the safety and amenities of users of the highway network in the surrounding District Centre. As such the proposed development would be contrary to Policies CS16, CS20 and DM7 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Policy Planning Framework 2012.'
- 'In the absence of binding arrangements for the provision of on site affordable housing or alternatively an acceptable contribution in lieu of on site provision the proposal fails to make adequate provision for affordable housing in the interest of creating mixed communities and responding to housing needs. As such the proposed development is contrary to Policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Havant Borough Council Housing SPD July 2011 and the National Planning Policy Framework 2012.'
- 'The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority. These seek to ensure that the provision is made from new developments towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM21 of the Havant Borough Local Plan (Allocations) and the National Planning Policy Framework 2012.'



4.1.1| ABOVE: Site plan submitted as part of the refused planning scheme _ March 2015

4.1.2| BELOW: CGI's submitted as part of the refused planning scheme _ March 2015



4.2 PRE-PLANNING ENQUIRY



4.2.1] ABOVE: Site plan submitted as part of the pre-planning enquiry _ May 2016

4.2.2] BELOW: CGI's submitted as part of the pre-planning enquiry _ May 2016



In **May 2016** a Pre Application Statement A (Ref: **GEN/16/00679**) was submitted to Havant Borough Council for a scheme involving the 'Demolition of retail unit and associated outbuildings and redevelopment to from **39 No.** sheltered apartments for the elderly including communal facilities, access, car parking, landscaping and substation. In addition, provision of 1 No. retail unit with flat above and associated car parking and landscaping'.

A formal response to the Pre Application Enquiry was issued on **30th June 2016**. The advice could be summarised as follows:-

- '... proposing a single shared access with a well defined pedestrian route, demonstrates a more efficient use of space and is deemed beneficial for highway safety as well as natural site surveillance / security.'
- The opportunity is welcomed for: '... soft/ amenity landscape created by more efficient use of space/ adjusted placement of the proposed apartments, which will offer a more attractive setting both on approach from Elm Grove within Statement A is more consistent with the existing street-scene context.'
- The amendment of: '... bin provision to the rear of the proposed retail unit...' is also welcomed.
- It is noted that the red line should extend to include the shared access and new parking provision for the existing retail unit.
- The proposed parking provision of 18 spaces for 39 apartments, resulting in a parking ratio of 0.46 parking spaces per residential property satisfies the parking guidance for the retirement apartments given by the Planning Inspector in his appeal comments for the previous application
- '... The parking provision as shown on statement A is acceptable for the retail unit and flats...'
- It is acknowledged that the scheme shows a separate "pedestrian" access from the retirement apartments to Elm Grove. The suggestion is made for this access to be 3m wide to cater for disabled buggies.

4.3 DESIGN PRINCIPLES - Site

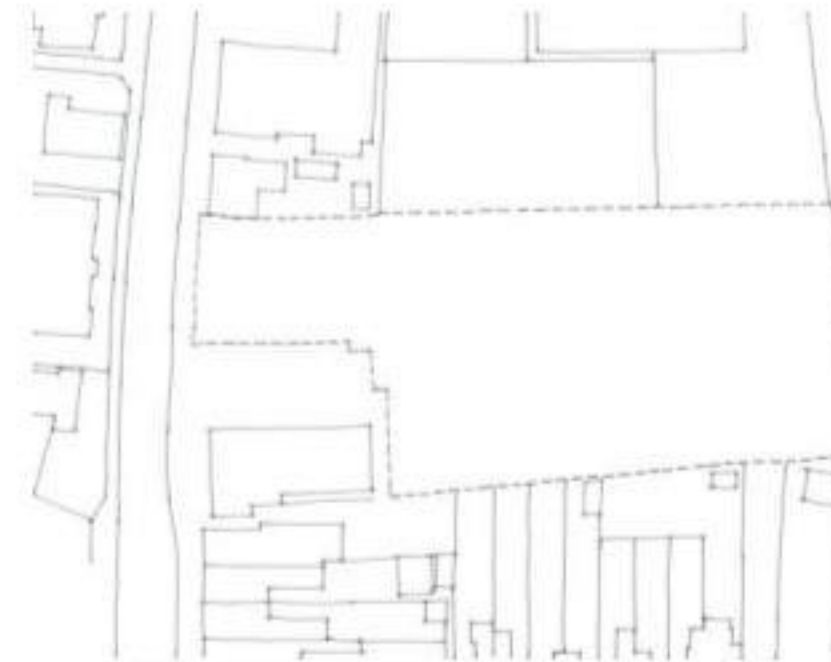
The site boundary was revised to reflect the title plan and to include the shared access route and new parking provision for the existing retail unit.

Small changes to the previously proposed parking arrangement improve the turning area layout and pedestrian access by re-positioning a number of the parking bays away from the footpath.

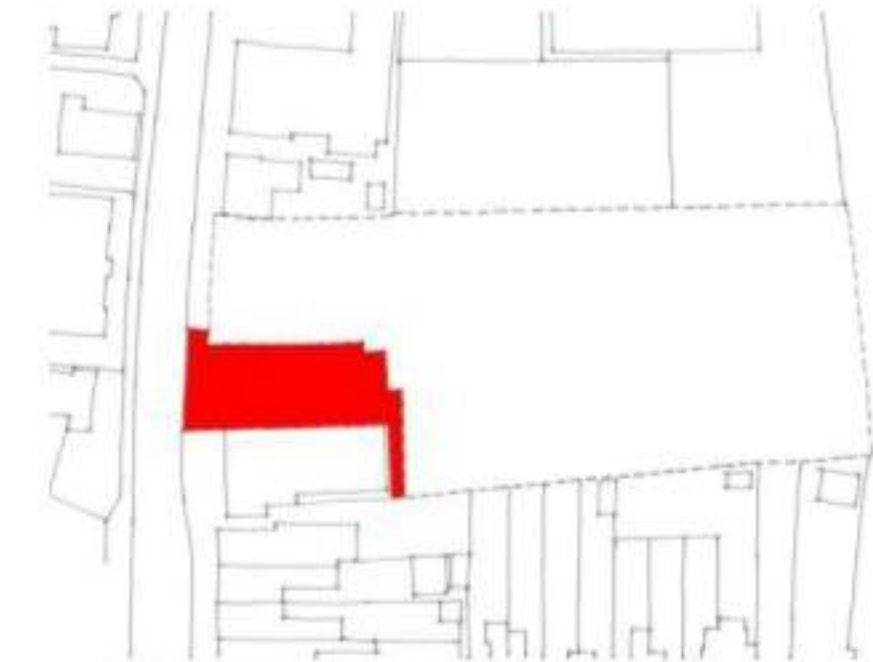
The pedestrian approach is further enhanced by re-positioning of substation and refuse store away from the approach route.

The main building form was amended with the aim to increase the distance between the bulk of the building and its southern boundary which fronts private gardens.

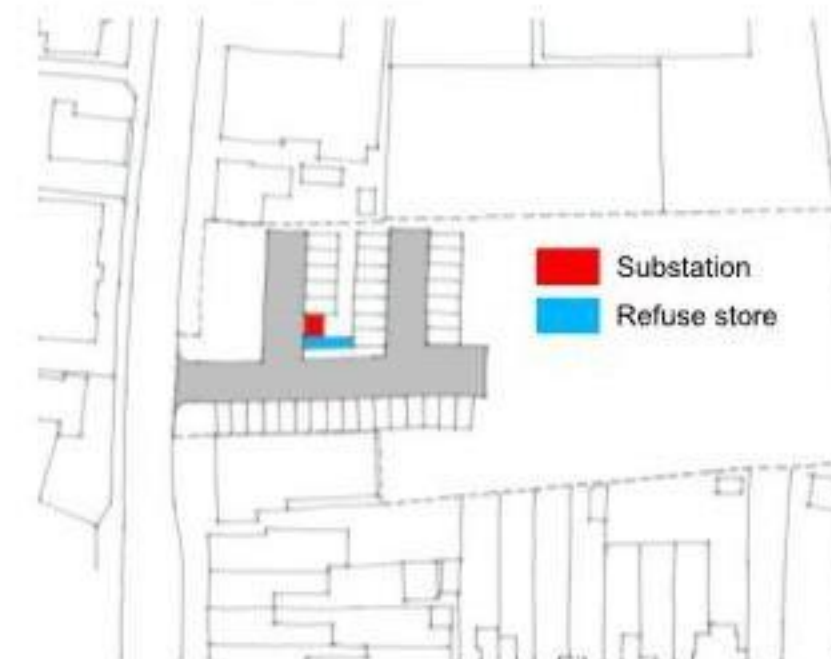
The resulting C shaped form sits closer to the Northern edge of the boundary which creates a larger, high quality, sheltered communal garden for the residents.



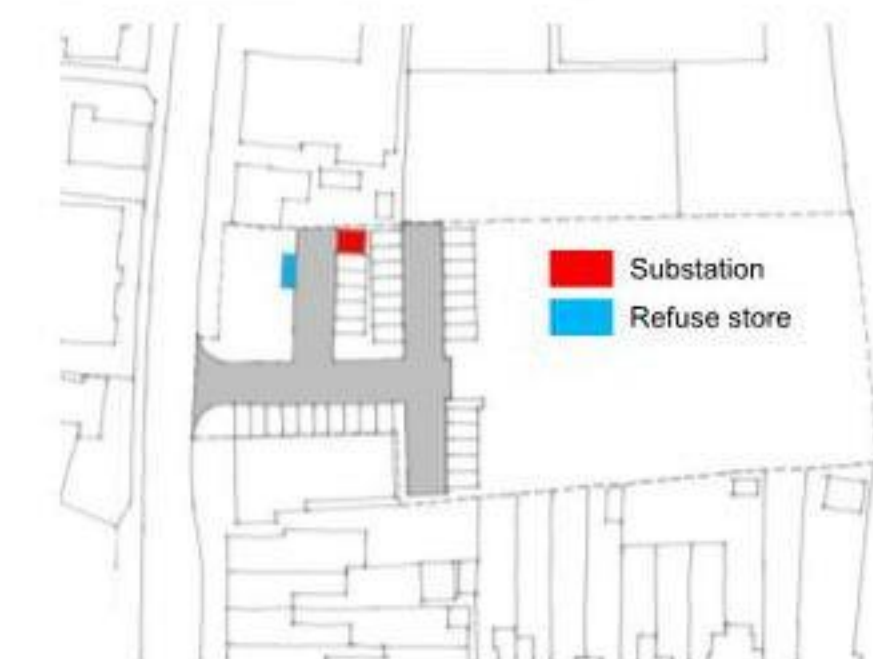
4.4.1| Site boundary Pre-Application



4.4.2| Proposed changes to site boundary



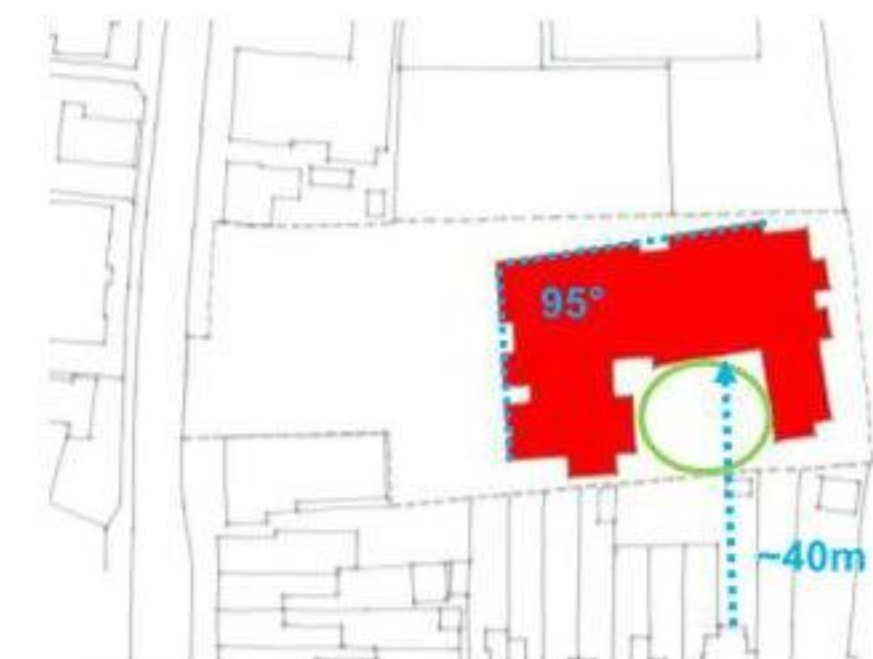
4.4.3| Site access Pre-Application



4.4.4| Proposed changes to access route

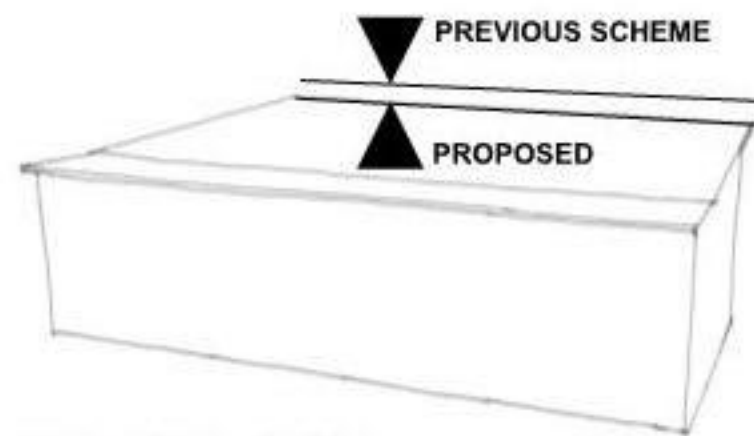


4.4.5| Main building form Pre-Application

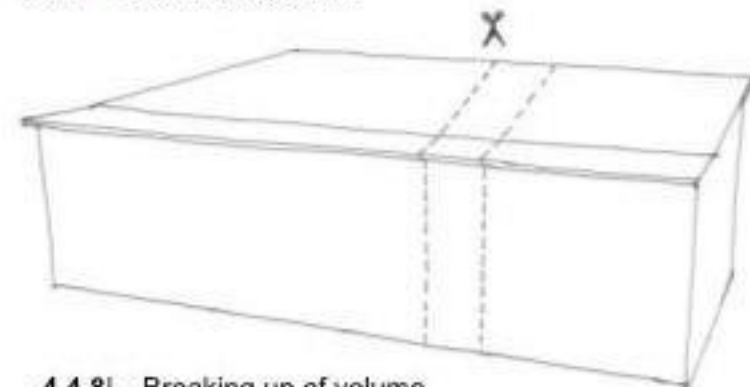


4.4.6| Proposed changes to main building form

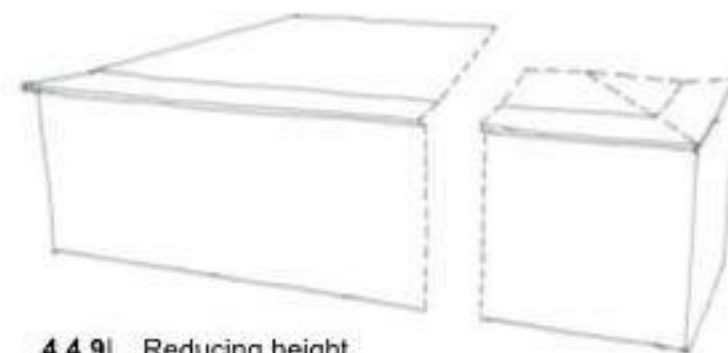
4.4 DESIGN RINCIPLES - Build Volume



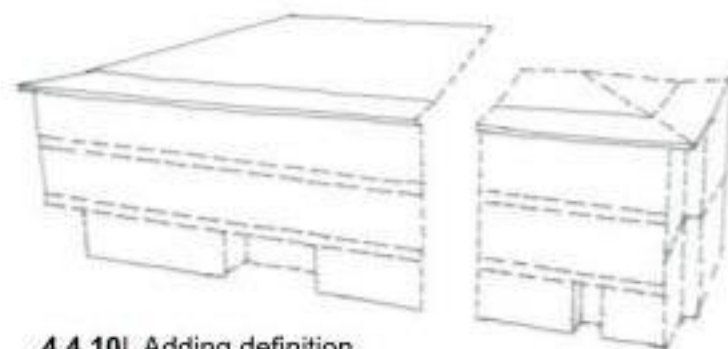
4.4.7| Lowering ridge line



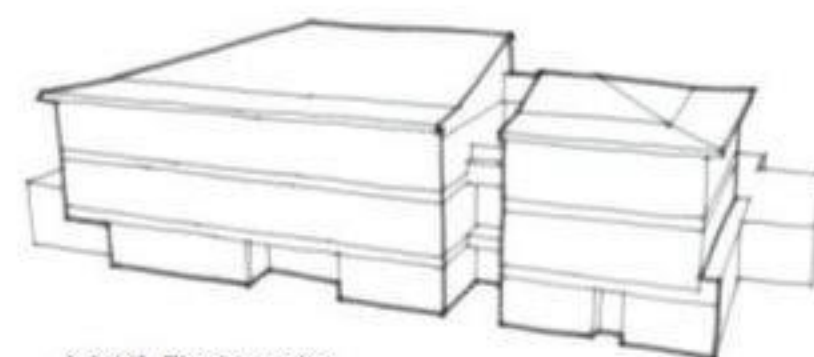
4.4.8| Breaking up of volume



4.4.9| Reducing height
towards private gardens

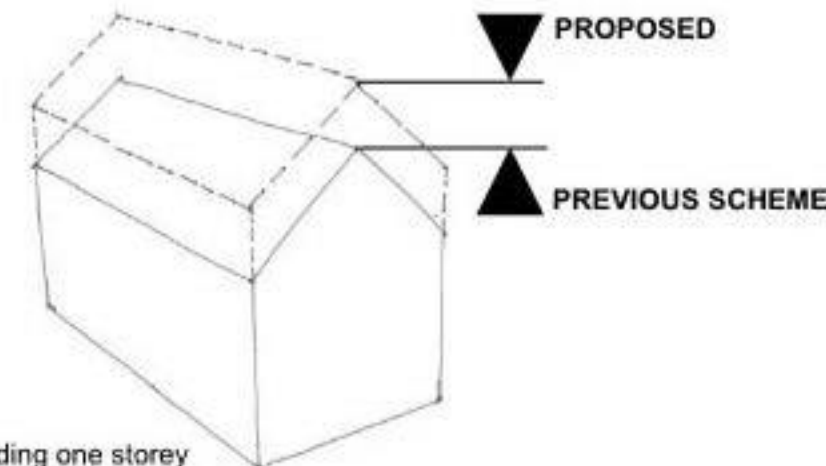


4.4.10| Adding definition

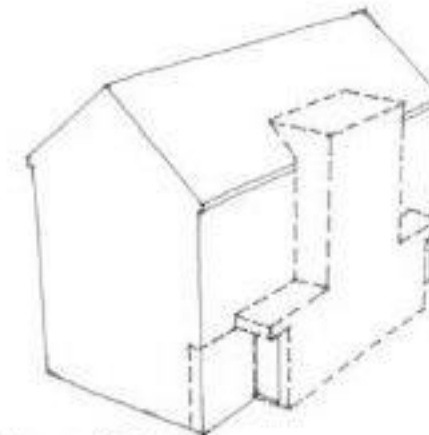


4.4.11| Final massing

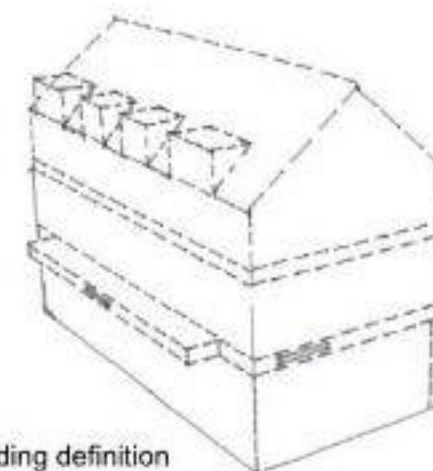
MAIN BUILDING



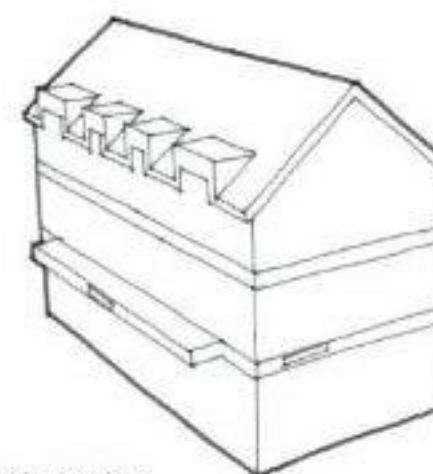
4.4.12| Adding one storey



4.4.13| Defining residential
entrance to the East



4.4.14| Adding definition



4.4.15| Final massing

FRONT BUILDING

The following list of additional changes/ design principles has been adopted to further enhance the scheme.

MAIN BUILDING:

- Ridge line lowered with the aim to further reduce the visual bulk of the main building.
- Breaks to volume introduced which helps to define entrances/ circulation routes and promotes an alignment in scale to the surrounding properties.
- Ridges reduced further at southern boundary where the proposal abuts private gardens.
- Definition added to façade articulation with view to further break down the volume of the building.

RETAIL BUILDING:

- One storey added to align the front building with the main volume to the back.
- Residential entrance clearly defined by expressing the volume of the access stair. The entrance is positioned away from the retail frontage to face the assisted living accommodation to the back.
- Definition added to façade articulation making the two different buildings read as one scheme.

4.5 EARLY ENGAGEMENT WITH LOCAL COMMUNITY

The team at mh architects sought early engagement with the local community with the aim to give the adjoining Residents and Business Owners the opportunity to comment on and ultimately inform the new design of the proposed development.

An information leaflet was distributed around the area with the invitation to provide comments within a set time frame.

Four comments were subsequently received, three of which were requests for further information.

The third comment outlined an objection to the sheltered accommodation nature of the scheme.

Clear advice was given to all that formal comments, endorsements or objections will have to be re-submitted via the official routes once the application has been submitted.

Sheltered Housing Development Elm Grove, Hayling Island



Dear Residents / Business Owners
Hamlet Homes Ltd has commissioned mh Architects to re-develop the site at 105-110 Elm Grove with the aim to mitigate all aspects which led to the refusal of the previously proposed scheme by Churchill Retirement Living.
We would hereby like to introduce our scheme to you and invite your comments before we submit the scheme for planning.
All comments, should you have any, should be submitted to: reception@mharchitects.co.uk.
We will be happy to discuss your comments further once we have received them.



IMPROVEMENTS:

1. Character and Appearance:

- Reduced massing through lowering of ridge line, shift of massing towards northern part of site boundary and omission of 5 residential units.
- Improved access and landscape setting by provision of clearly defined pedestrian and vehicular access routes and an enhanced, easily identifiable entrance area.
- Sufficient space allowance made to provide high quality landscaping.

2. Parking and Servicing:

- Increased parking provision via addition of 5 parking bays, substantially improving the parking ratio.
- Improved service arrangement with an easy to navigate turning area linked to the refuse store via a wide path.
- Provision of designated disabled parking and cycle storage.



4.5.1| Information leaflet

4.6 SITE LAYOUT



The proposed site layout has been carefully considered taking influence from the established surrounding properties and their existing access provisions. The proposal respects the setting and orientation of the existing site, responding favourably to the location and aesthetics of the surrounding buildings.

Site Access

A clearly defined pedestrian and vehicular access route leads to the enhanced, easily identifiable entrance area.

Parking provision

4 parking bays are provided for the newly proposed retail unit, with a further 4 servicing the flats above.

16 bays, including one disabled space, are allocated towards the sheltered housing development resulting in a parking ratio of 0.41.

5 cycle spaces are allocated to the Front Building with a further two provided for visitors directly opposite the main entrance to the Main Building.

8 easily accessible mobility scooter charging points are provided on site.

Refuse provision/ collection

New, securely enclosed refuse stores are provided for both: the Front Building and the Main Building.

Requirements for the residential aspect of the development were calculated based on Havant Borough Council Planning Application Guidance - Bin Stores and Bin Provision and are as follows:

Front building (4 x 1bed2people apartments):

Refuse: 2 x 660L = **1,200L**

Recycling: 2 x 660L = **1,200L**

Main building (19 x 1bed2people units & 20 x 2bed3people units):

Refuse: 5 x 1,100L plus 1 x 660L plus 1 x 140L = **6,300L**

Recycling: 6 x 1,100L plus 3 x 240L = **7,320L**

No guidance for the retail aspect of the development was available.

Space for 1 x 660L refuse and 1 x 660L recycling bins has been provided with the option to extend this as required once a retail tenant has been identified.

Refuse vehicles can enter the site via the shared vehicular access route. Collection is possible either directly from the vehicular access route or via a wide footpath.

4.7 SCHEDULE OF ACCOMMODATION & LAYOUT

The layout of the scheme has been shaped by a number of contributing factors and undergone continual development following the Pre-App advice and regular consultation at key design stages. Constraints identified during the site assessment have been evaluated in order to set parameters to work to.

The scheme was designed to meet the following standards:

- Compliance with nationally described technical housing space standards.
- Part M: Category 2 of the Building Regulations, with the exception of some design items which meet Part M: Category 3 standards.
- Secured by design: PAS24:20123 for doors and windows.
- HAPPI principles as far as possible.
- Building for Life 12 standards as far as practicable.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms	Number of bedrooms (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Storage
1b	1b	30 (27)	36	42	1.0
2b	2b	37	42	48	1.5
3b	3b	45	50	56	2.0
4b	4b	53	58	64	2.5
5b	5b	61	66	72	3.0
6b	6b	69	74	80	3.5
7b	7b	77	82	88	4.0
8b	8b	85	90	96	4.5
9b	9b	93	98	104	5.0
10b	10b	101	106	112	5.5
11b	11b	109	114	120	6.0
12b	12b	117	122	128	6.5
13b	13b	125	130	136	7.0
14b	14b	133	138	144	7.5
15b	15b	141	146	152	8.0
16b	16b	149	154	160	8.5
17b	17b	157	162	168	9.0
18b	18b	165	170	176	9.5
19b	19b	173	178	184	10.0
20b	20b	181	186	192	10.5
21b	21b	189	194	200	11.0
22b	22b	197	202	208	11.5
23b	23b	205	210	216	12.0
24b	24b	213	218	224	12.5
25b	25b	221	226	232	13.0
26b	26b	229	234	240	13.5
27b	27b	237	242	248	14.0
28b	28b	245	250	256	14.5
29b	29b	253	258	264	15.0
30b	30b	261	266	272	15.5
31b	31b	269	274	280	16.0
32b	32b	277	282	288	16.5
33b	33b	285	290	296	17.0
34b	34b	293	298	304	17.5
35b	35b	301	306	312	18.0
36b	36b	309	314	320	18.5
37b	37b	317	322	328	19.0
38b	38b	325	330	336	19.5
39b	39b	333	338	344	20.0
40b	40b	341	346	352	20.5
41b	41b	349	354	360	21.0
42b	42b	357	362	368	21.5
43b	43b	365	370	376	22.0
44b	44b	373	378	384	22.5
45b	45b	381	386	392	23.0
46b	46b	389	394	400	23.5
47b	47b	397	402	408	24.0
48b	48b	405	410	416	24.5
49b	49b	413	418	424	25.0
50b	50b	421	426	432	25.5
51b	51b	429	434	440	26.0
52b	52b	437	442	448	26.5
53b	53b	445	450	456	27.0
54b	54b	453	458	464	27.5
55b	55b	461	466	472	28.0
56b	56b	469	474	480	28.5
57b	57b	477	482	488	29.0
58b	58b	485	490	496	29.5
59b	59b	493	498	504	30.0
60b	60b	501	506	512	30.5
61b	61b	509	514	520	31.0
62b	62b	517	522	528	31.5
63b	63b	525	530	536	32.0
64b	64b	533	538	544	32.5
65b	65b	541	546	552	33.0
66b	66b	549	554	560	33.5
67b	67b	557	562	568	34.0
68b	68b	565	570	576	34.5
69b	69b	573	578	584	35.0
70b	70b	581	586	592	35.5
71b	71b	589	594	600	36.0
72b	72b	597	602	608	36.5
73b	73b	605	608	616	37.0
74b	74b	613	618	624	37.5
75b	75b	621	626	632	38.0
76b	76b	629	634	640	38.5
77b	77b	637	642	648	39.0
78b	78b	645	650	656	39.5
79b	79b	653	658	664	40.0
80b	80b	661	666	672	40.5
81b	81b	669	674	680	41.0
82b	82b	677	682	688	41.5
83b	83b	685	690	696	42.0
84b	84b	693	698	704	42.5
85b	85b	701	706	712	43.0
86b	86b	709	714	720	43.5
87b	87b	717	722	728	44.0
88b	88b	725	730	736	44.5
89b	89b	733	738	744	45.0
90b	90b	741	746	752	45.5
91b	91b	749	754	760	46.0
92b	92b	757	762	768	46.5
93b	93b	765	770	776	47.0
94b	94b	773	778	784	47.5
95b	95b	781	786	792	48.0
96b	96b	789	794	800	48.5
97b	97b	797	802	808	49.0
98b	98b	805	810	816	49.5
99b	99b	813	818	824	50.0
100b	100b	821	826	832	50.5



Secured by Design



Official Police Security Initiative

10 principles of good housing



The sign of a good place to live

BUILDING FOR LIFE 12

4.7 SCHEDULE OF ACCOMMODATION & LAYOUT - Continued



GROUND FLOOR PLANS

4.7 SCHEDULE OF ACCOMMODATION & LAYOUT - Continued

FLATS OVER RETAIL



SCHEDULE OF ACCOMMODATION				
UNIT	ACCOM.	MIN. AREA	AREA	TYPE
40	1 bed 2 pers	-	51.09 m²	1E
41	1 bed 2 pers	-	52.71 m²	1F
GIFA:			121.75 m²	

APARTMENTS



SCHEDULE OF ACCOMMODATION				
UNIT	ACCOM.	MIN. AREA	AREA	TYPE
14	2 bed 3 pers	62.5 m²	62.76 m²	2E
15	1 bed 2 pers	51 m²	51.88 m²	1B
16	1 bed 2 pers	51 m²	51.88 m²	1B
17	1 bed 2 pers	51 m²	52.84 m²	1D
18	1 bed 2 pers	51 m²	51.88 m²	1B
19	2 bed 3 pers	62.5 m²	62.80 m²	2A
20	1 bed 2 pers	51 m²	51.88 m²	1B
21	1 bed 2 pers	51 m²	51.88 m²	1B
22	2 bed 3 pers	62.5 m²	62.63 m²	2B
23	2 bed 3 pers	62.5 m²	62.80 m²	2A
24	2 bed 3 pers	62.5 m²	64.63 m²	2C
25	1 bed 2 pers	51 m²	51.88 m²	1B
26	2 bed 3 pers	62.5 m²	70.14 m²	2D
27	1 bed 2 pers	51 m²	51.50 m²	1C
Communal WC		-	3.30 m²	
Store		-	1.32 m²	
GIFA:			1053.23 m²	

FIRST FLOOR PLANS

4.7 SCHEDULE OF ACCOMMODATION & LAYOUT - Continued

FLATS OVER RETAIL



SCHEDULE OF ACCOMMODATION

UNIT	ACCOM.	MIN. AREA	AREA	TYPE
42	1 bed 2 pers	-	51.09 m²	1E
43	1 bed 2 pers	-	52.71 m²	1F

GIFA: 121.75 m²

APARTMENTS



SCHEDULE OF ACCOMMODATION

UNIT	ACCOM.	MIN. AREA	AREA	TYPE
28	2 bed 3 pers	62.5 m²	62.76 m²	2E
29	1 bed 2 pers	51 m²	51.88 m²	1B
30	1 bed 2 pers	51 m²	51.71 m²	1Bv
31	2 bed 3 pers	62.5 m²	66.87 m²	2F
32	2 bed 3 pers	62.5 m²	62.80 m²	2A
33	2 bed 3 pers	62.5 m²	62.80 m²	2A
34	2 bed 3 pers	62.5 m²	62.80 m²	2A
35	2 bed 3 pers	62.5 m²	62.63 m²	2B
36	2 bed 3 pers	62.5 m²	62.80 m²	2A
37	1 bed 2 pers	51 m²	51.88 m²	1B
38	2 bed 3 pers	62.5 m²	70.24 m²	2D
39	1 bed 2 pers	51 m²	51.50 m²	1C

Communal WC - 3.30 m²

GIFA: 950.41 m²

SECOND FLOOR PLANS

4.8 SCALE & APPEARANCE

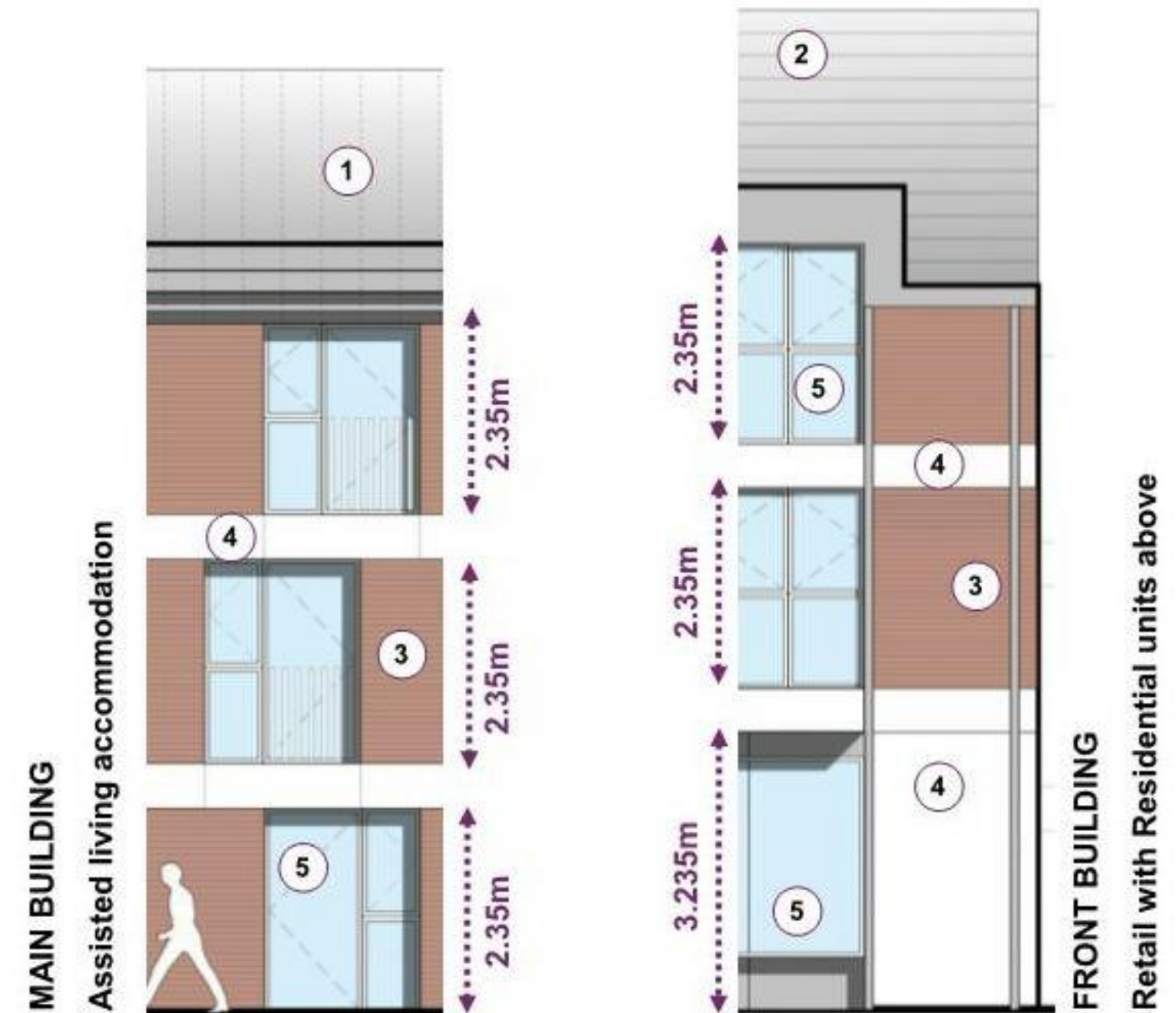
It was important to the design team that a sense of place be created by the scheme. The overall appearance of the buildings and street scene generated was a key part of this.

The scale of the proposed buildings has been appropriately designed to reflect the nature of the development and enhance the surrounding buildings in the locality.

The façade articulation with the varied materials and the playful positioning of window apertures provides interest and order to the elevations.

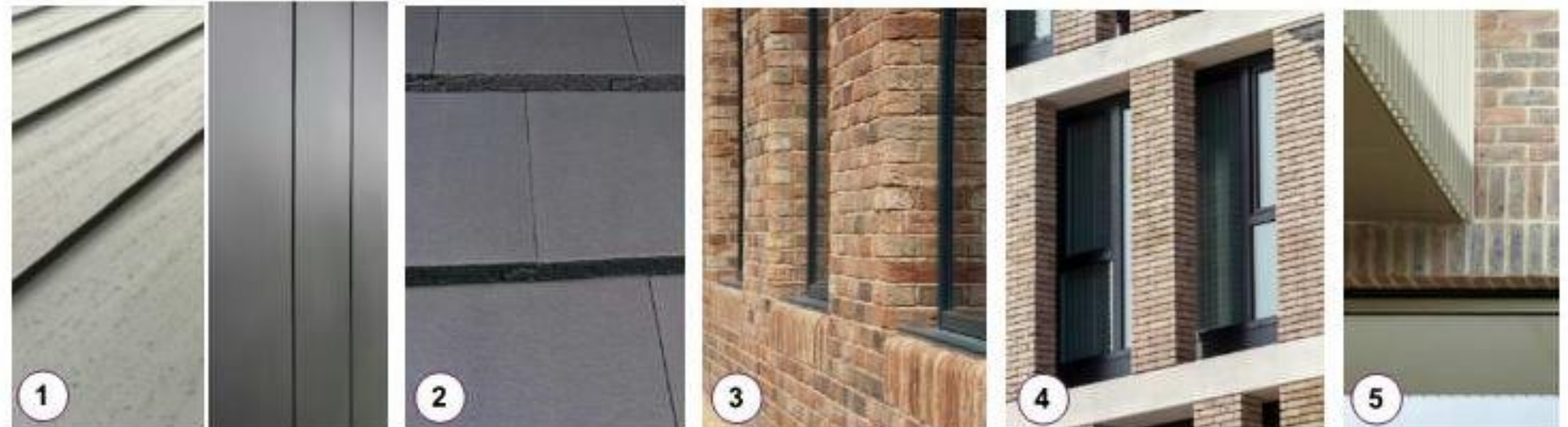
Proposed materials have been very carefully selected in order to create coherence with the surrounding properties and pick up on the rich vernacular which is present all around. Particular attention was paid to the durability and low maintenance of the materials which consist of:

- ① Standing seam metal cladding & vertical metal cladding to roof & corners
- ② Concrete roof tiles to Front Building
- ③ Pale red stock brick
- ④ Contrasting bands of cladding at floor slab level and around stairs
- ⑤ Composite windows with external PPC metal frame inclusive of guarding, where applicable.



4.8.1| Close up views of façade treatment to Main and Front Building

4.8.2| Precedent images of material choices



4.9 SCALE & APPEARANCE - Front Building



WEST ELEVATION [facing Elm Grove]



SOUTH ELEVATION [facing Vets4Pets]



EAST ELEVATION [facing assisted living Development]



NORTH ELEVATION [facing No.112 Elm Grove]

4.10 SCALE & APPEARANCE - Main Building



4.10 SCALE & APPEARANCE - Main Building Continued



EAST ELEVATION [facing allotments]



NORTH ELEVATION [facing bowling greens]

4.1 1 ARTISTS IMPRESSIONS



4.9.1| View from Elm Grove looking North



4.9.2| View of entrance to site

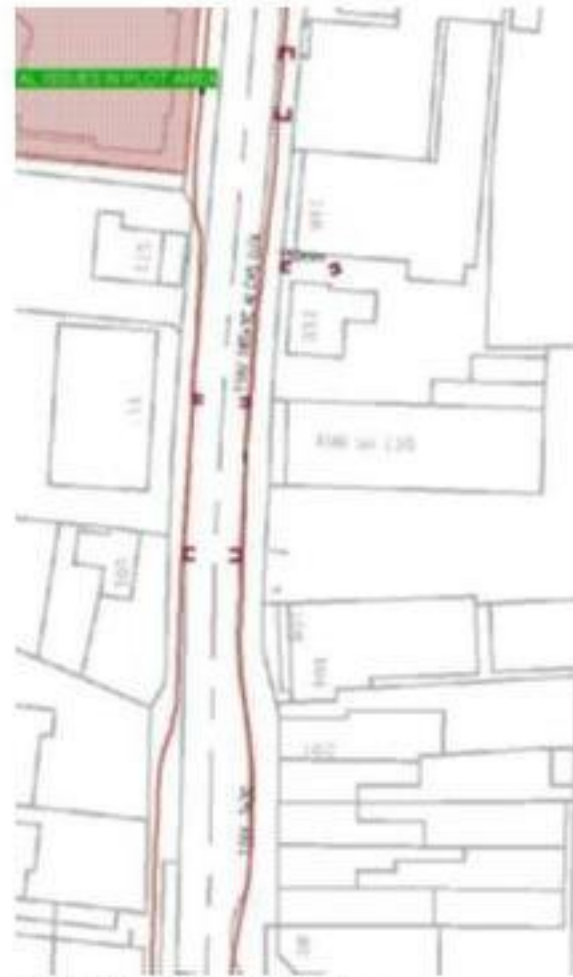


4.9.3| View of Residential entrance to Front Building

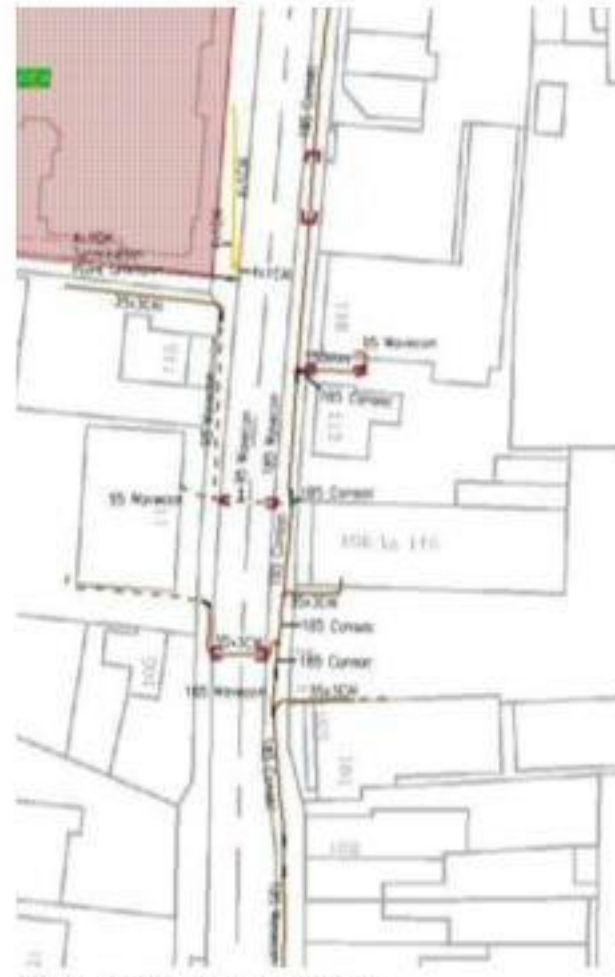


4.9.4| View of Residential entrance to Main Building

05 | UTILITIES STATEMENT



5.1| Electricity - High Voltage



5.2| Electricity - Low Voltage



5.3| Telecommunications

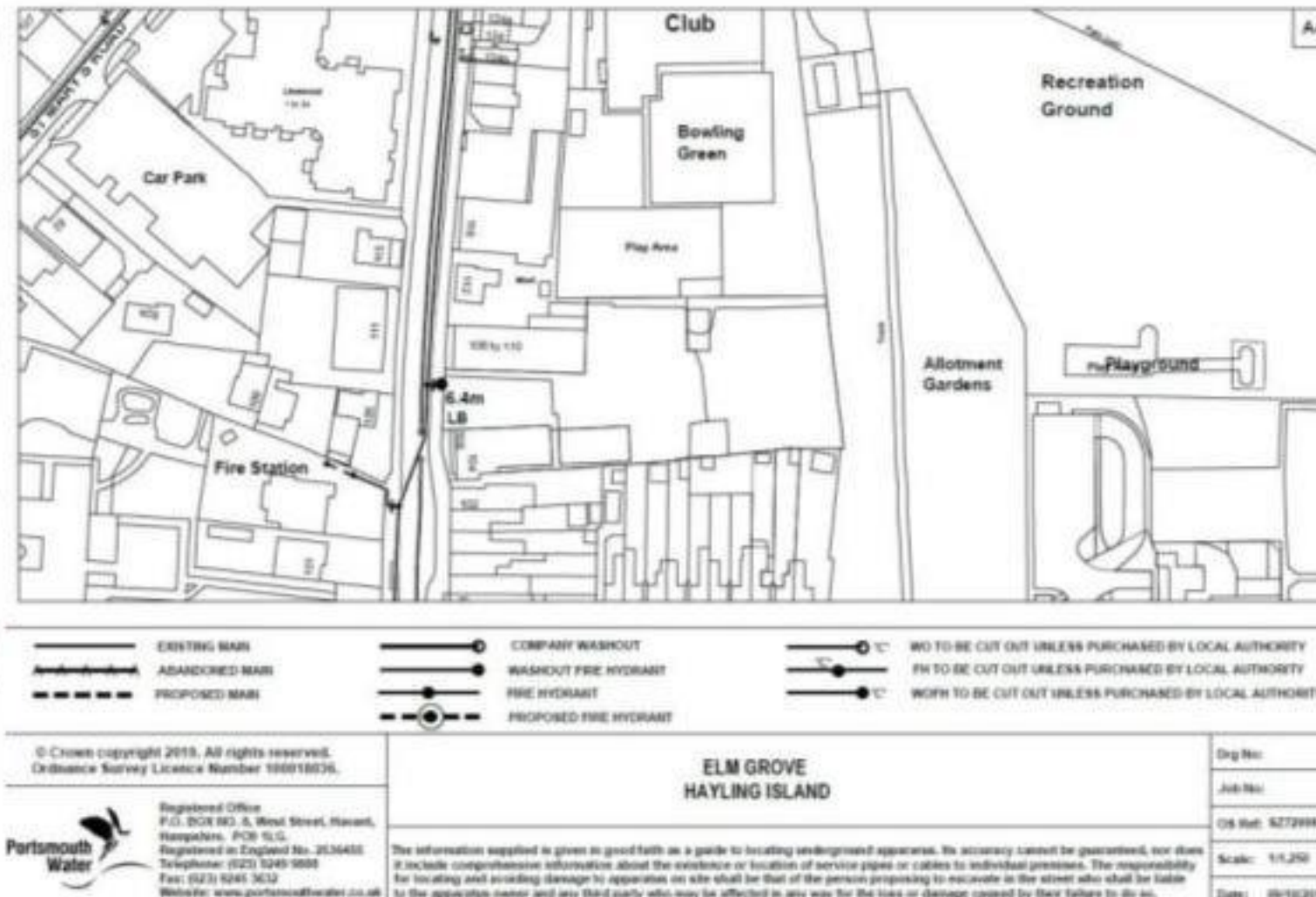
A number of existing utilities, including but not limited to: Electricity (both: high and low voltage), Telecommunications, Gas, Water Main & Sewer Connections are located in close proximity to site. The majority of those are running alongside Elm Grove.

The scheme includes a new, project specific substation servicing the proposed development.

All necessary connections of the proposed development to the existing utilities will be carried out in accordance with all relevant guidelines and regulations.



5.4| Gas



5.5| Water Main



5.6| Sewer Connections

06 | LANDSCAPE STATEMENT

The external landscaping has been designed as easily maintainable and easily accessible for all users.

Hard landscaping will be firm of ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users. Clearly defined pedestrian and vehicular routes will be distinguished by choice of paving in varying shades and length.

Soft landscaping will include as much greenery and planting as possible to encourage biodiversity and wildlife.

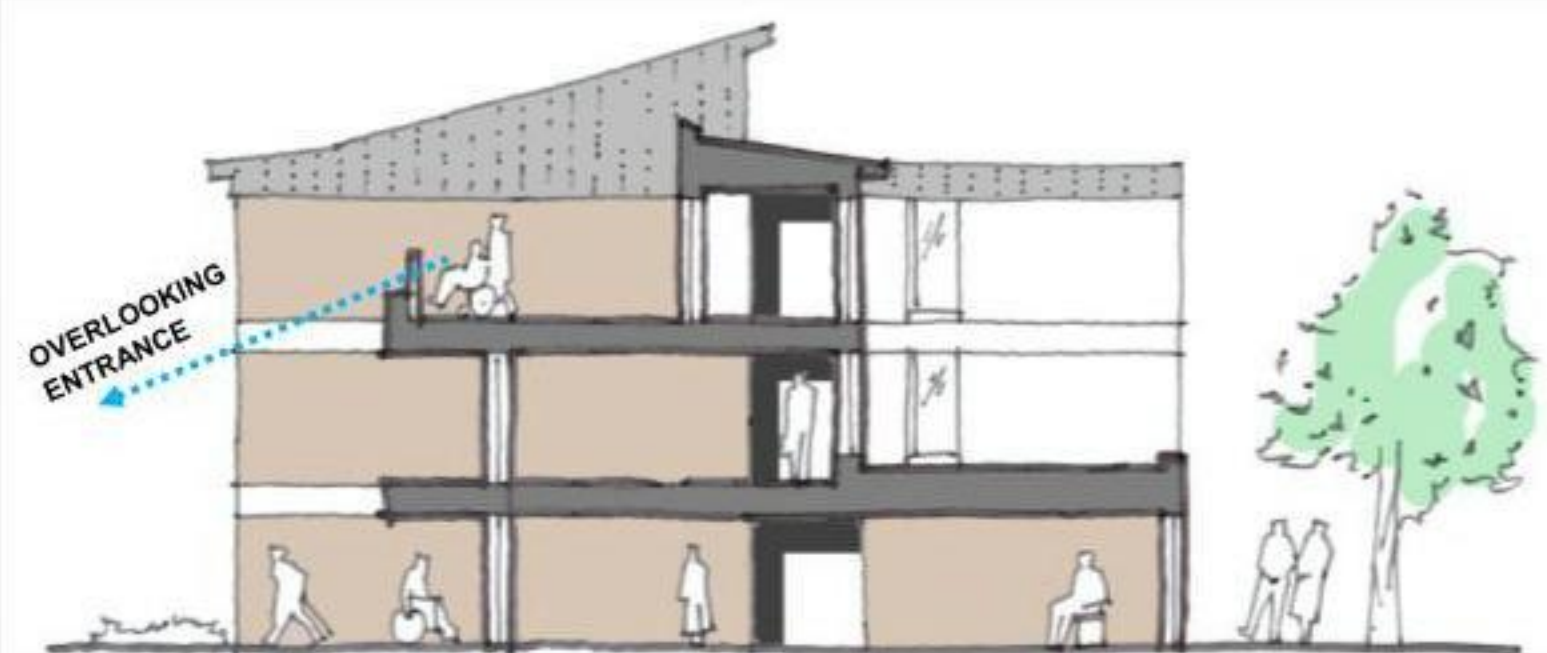
Each sheltered housing resident will have access to the communal garden with planting and seating. A visual connection from the entrance area to the shared lounge and communal garden beyond is designed to enhance the sense of place and belonging.

All residents can access the communal terrace located above the entrance which overlooks the approach route and Elm Grove providing passive surveillance and enabling connectivity with the wider community.

A detailed landscaping scheme can be produced if required, as part of this applications conditions.



6.2] Proposed site plan



6.1] Sketch of section through entrance lobby

6.3] Precedent images of proposed landscaping



07 | AFFORDABLE HOUSING STATEMENT

Applicant: Housing 21
Applicant Address: Housing 21, Tricorn House, 51-53 Hagley Road, Edgbaston, Birmingham B16 8TP
Site: Rear of 108-110 Elm Grove, Hayling Island, Hampshire PO11 9EH
Telephone no.: 07889 707226
Email address.: Geoff.reynolds@housing21.co.uk

Summary of proposed development:

39 Retirement Housing Apartments: 20 x 2 beds @ 63m²
19 x 1 bed @ 52m²

Communal facilities comprising: Lounge with kitchenette
Communal garden
Buggy store

There will also be a manager's office. The manager will provide advice and support to residents and be pro-active in organising community activity.

Retirement Housing properties provide specialist accommodation in self-contained flats, bungalows or houses in a community setting.

Housing 21 is a leading, not for profit provider of Retirement Housing and Extra Care for older people of modest means. We operate throughout England, managing around 20,000 Retirement properties providing over 42,000 hours of social care each week.

As a registered provider, we are one of the largest developers of specialist housing for older people and our target audience is the over 55's who are of modest means and we offer a positive alternative to residential care.

Housing 21 was first established 55 years ago as a housing association which we believe allows us to say we are experts in the provision of housing for older people.

We are a charitable and not for profit organisation that operates as an efficient and effective business lead by our social purpose. Our passion is the provision of high quality housing and support.

Summary of affordable housing provision:

This is an all affordable housing development comprising:

19 x 1 bed & 2 x 2 bed apartments for affordable rent - 54%
18 x 2 bed apartments for shared ownership - 46%

Summary of terms:

The scheme is part of Housing 21's Shared Ownership and Affordable Housing Programme 2016- 2021 and will contribute to Havant Council's Housing Strategy which identifies the need to increase the supply of housing for older people and a projected population growth in people aged 65 and over of 35% by 2035. Discussions have been held with Julie Clark Housing Manager (Development) at Havant Council who has confirmed support for the proposal.

08 | INCLUSIVE ACCESS

This proposal has been designed to be accessible to all users, and is subject to the existing topography and site levels.

Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/exits whilst taking into account the existing topography, in accordance with Part M of the Building Regulations principles. A 1200mm level threshold extends from the entrance before gradients begin.



09 | APPLICATION SUBMISSION

The proposed scheme, which has been submitted for detailed planning permission, has been carefully considered in relation to the surrounding context and the needs of the community.

The architectural team has worked in conjunction with various consultants and advisors to create a new development which responds respectfully and appropriately to the surrounding context. Havant Borough Council and the neighbours have been approached concerning the proposals to enable a scheme that meets the requirements of the local population as well as the Council to be submitted for planning permission.

It is respectfully requested that Officers and Members of the Borough Council look favourably on this proposal and grant full planning permission.





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