

26 Wittering Road

Design & Access Statement

Infill Dwelling to:
26 Wittering Road, Hayling Island, PO11 9SP

For Mr & Mrs Taylor
January 2025

Introduction

The proposals aim to subdivide the grounds of 26 Wittering Road to facilitate the addition of an energy efficient new home, designed with a primary focus on accommodating the family looking to downsize from the host dwelling whilst meeting their future needs in terms of accessibility.

Introduction

- 01 Context
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- 03 Pre Application Response
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OB ARCHITECTURE

We are award winning designers for contemporary residential architecture. We have a proven track record delivering exemplary homes in sensitive settings. Our projects are underpinned by thorough site analysis and a thoughtful, collaborative and responsible design approach.

With studios in London, Winchester and Chamonix-Mont-Blanc, we recognise the importance of practicing locally and caring for the countryside that surrounds us.

We enjoy taking projects from start to finish, refining concepts and crafting bespoke details to create unique homes, which are carefully tailored to the sites they occupy and the people who live in them.

This site presents an opportunity to deliver much needed family houses in the area.

01 Context

Location & Brief

LOCATION

Located to the far eastern end of Hayling Island, the site is situated overlooking the tidal lagoon towards Hayling Island Sailing Club and Chichester Harbour beyond. It is accessed from Wittering Road via Bracklesham Road.

The site is within the grounds of The Haven (26 Wittering Road), the current 3 storey home of the applicant.

The land is relatively flat across the site with clear access from Wittering Road.

SUMMARY BRIEF

The brief requires the construction of a new low energy house in the grounds of The Haven (26 Wittering Rd). Accessibility will be key whilst retaining views, and it is recommended that the new house is subservient to the host property in order to respect its setting.

The design is a contemporary and responsive towards its built surroundings. Taking into account the use of white render and brick being prevalent in the area, the proposed materials will provide a good link to the local vernacular.

The internal arrangement of the design must achieve maximum accessibility throughout and provide an annex space for a potential live-in carer in the future.

Living accommodation should be on the upper floor to maximise views towards Chichester Harbour, with east and west aspects capturing sun throughout the day. Future proofing the design is critical, with allowances for a platform lift to provide level access.



01 Context

Wittering Road – Architectural Context

Along Wittering Road there is a diverse mix of architectural styles, ranging from Art Deco detached properties to contemporary conversions arranged over three storeys.

Despite this variety, the prevailing character is formed by 1960s dwellings of square proportions with flat roofs, many of which have been extended or altered over time.

Some examples of these dwellings remain largely original, featuring white PVC windows and either brickwork or white-rendered external finishes.



23 Wittering Road – Art deco curves



20 Wittering Road – Contemporary timber cladding & angled forms



56 & 56a Bracklesham Road – Contemporary 3-storey rendered dwellings



1 & 5 Wittering Road – Typical brick 2-storey dwelling and altered / extended neighbouring dwellings



View towards 26 Wittering road – Dense / mature planting obscures the site from view

01 Context

Relationship with Chichester Harbour

The application site sits on the eastern side of Wittering Road, facing Chichester Harbour and the sailing club. The causeway, a private road provides views of the rear elevations. The accompanying images show a predominance of flat roofs and a noticeable variation in building heights.

The host property at 26 Wittering Road is the tallest and one of the most visually prominent dwellings, standing at three storeys and finished in white. As a result, lighter-coloured buildings are more conspicuous within the wider harbour views, and substantial areas of glazing are readily visible along much of Wittering Road.

In response to this context, the revised proposal adopts a muted, natural palette that reflects the Chichester Harbour AONB design guidance. The use of darker external colours helps the building recede into the verdant, shaded setting, reducing its perceived prominence.

Darker-framed, recessed windows create more discreet fenestration, enabling the dwelling to take advantage of the expansive harbour views while maintaining a subdued and sympathetic appearance within the wider landscape.



Rear view of 2 - 26 Wittering Road



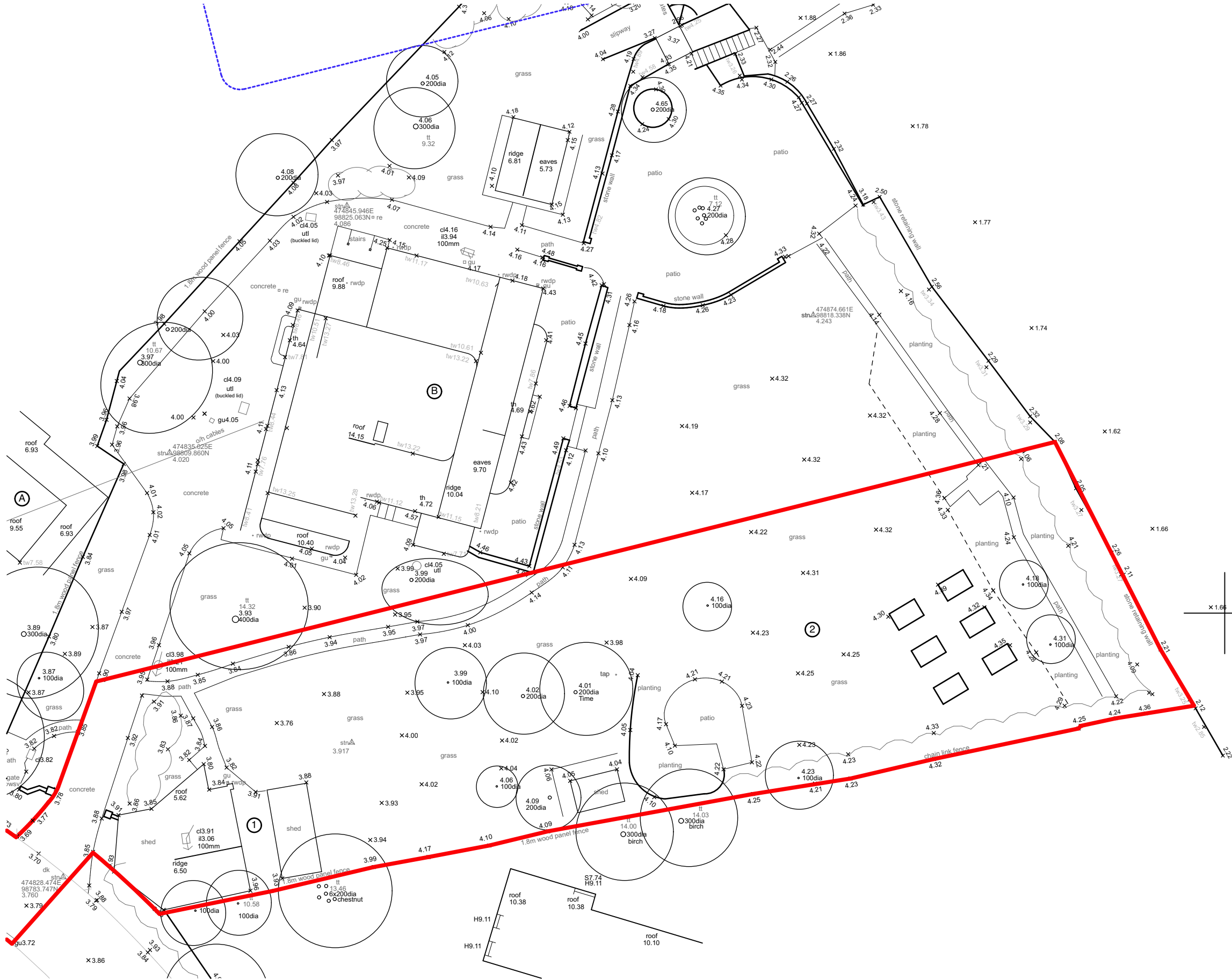
Rear view of plot between 20 and 26 Wittering Road

01 Context

Existing Site

The existing site serves part of the amenity space for 26 Wittering Road. Within the subdivision zone, there are four conjoined sheds and outbuildings. The rest of the site consists of a lawn with planted borders, functioning as an amenity for the host dwelling.

The primary outlook of the existing dwelling is towards the eastern end, away from the expected location for an infill dwelling.



- 1 Existing sheds and outbuildings
- 2 Existing garden to 26 Wittering Road
- A 26a Wittering Road
- B 26 Wittering Road
- C 22 Wittering Road

Existing Site Plan

01 Context

Existing Site Photography

The application site forms part of the amenity space associated with the host property at 26 Wittering Road. It is largely laid to mown lawn with areas of low-grade shrubbery.

The site is screened from Wittering Road by a band of retained shrubbery and hedgerow, limiting its visibility from the street.

The principal outlook from the site is eastward, where views are funnelled through the plot towards Chichester Harbour and directed away from neighbouring properties.



View of application site and West Wittering



View of application site and 22 Wittering Road



View of application site looking east



View of application site looking west

Setting & Analysis

Our designs are underpinned by thorough analysis of the sites they occupy and the character of the local area.

A deep understanding of the site's context allows us to create unique, sensitive and appropriate designs, which maximise the potential of the site and enhance a sense of belonging.

02 Setting & Analysis

Local Setting

The proposal is shaped by a clear understanding of the site's context, including established plot proportions, the pattern of past and present subdivisions, and the varied scales and orientations of surrounding buildings. The site lies within a mature, verdant setting, with principal views directed towards Chichester Harbour and limited visibility from Wittering Road.

The subdivision has been carefully considered to reflect local precedent. Importantly, No. 26 will retain the widest frontage to the harbour, maintaining and celebrating its established prominence, while the Wittering Road frontage remains largely unchanged.

The proposed dwelling is positioned and scaled to respect neighbouring properties, align with the prevailing building orientations, and make effective use of the site's outlook. This ensures the development responds appropriately to local character and sits comfortably within its green, well-established surroundings.



1 Existing Site Condition



2 Missing Plot / Dwelling

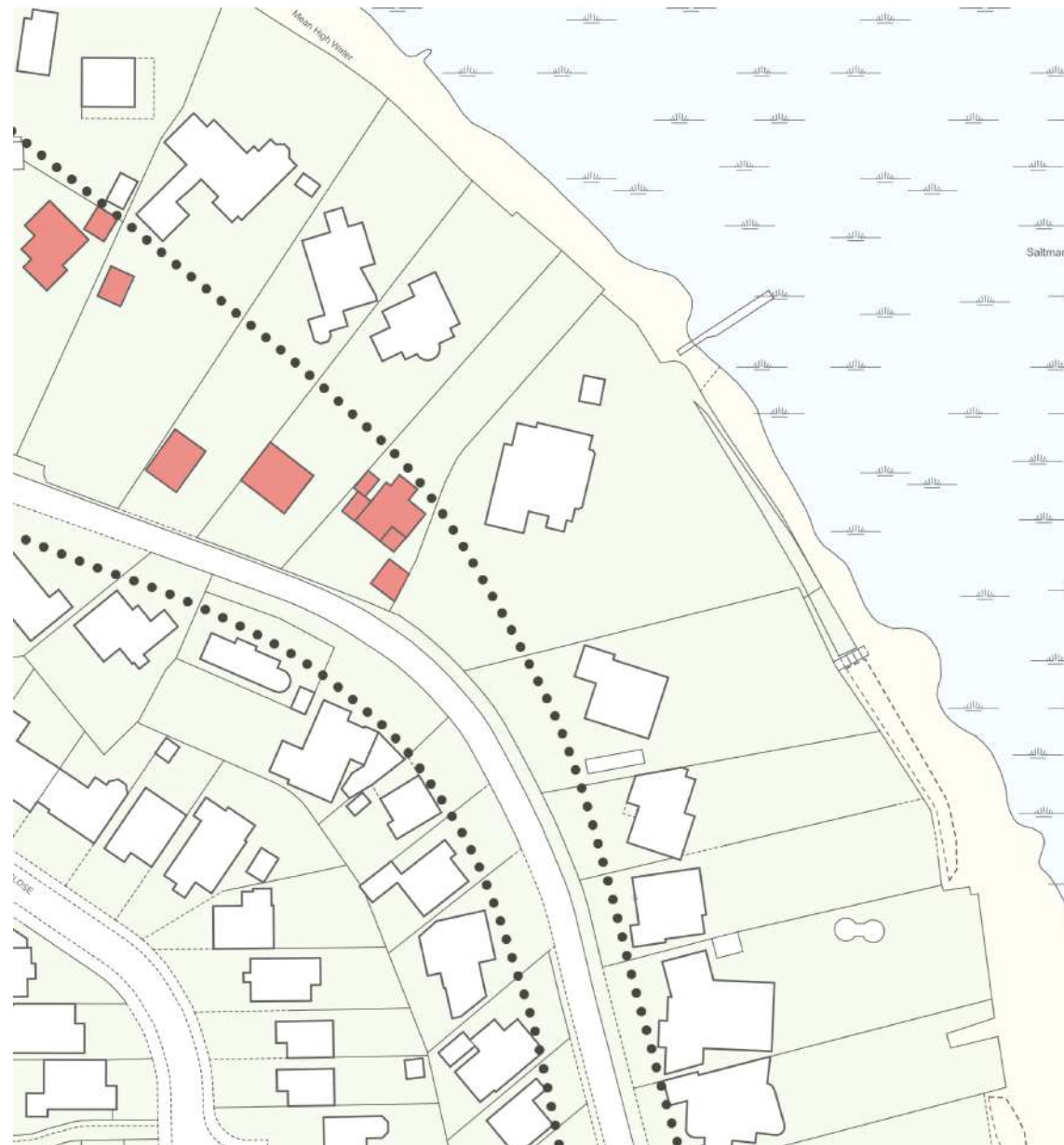
02 Setting & Analysis

Local Setting

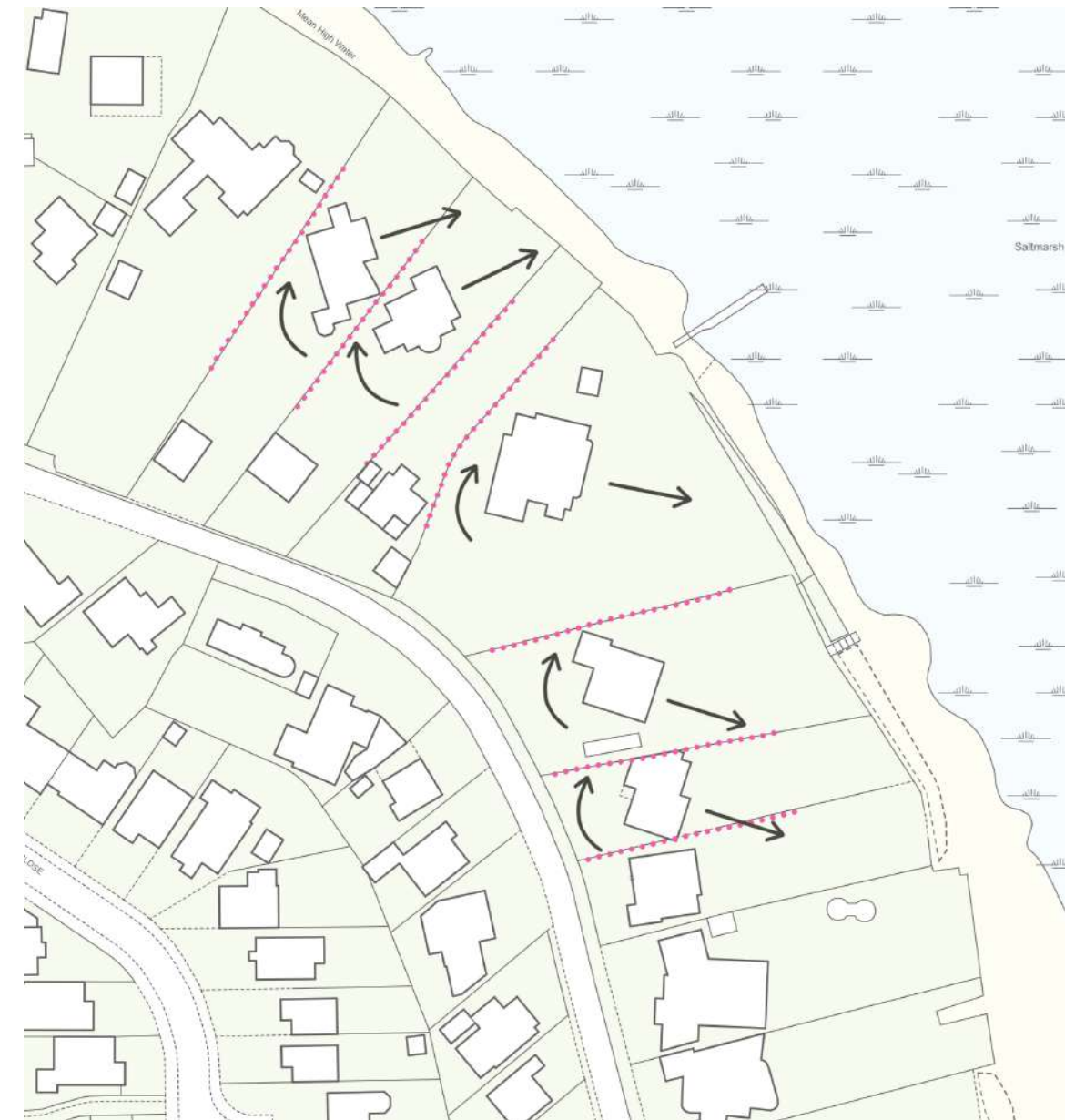
The forward building line along Wittering Road is generally well established, with only two dwellings and associated outbuildings/garages positioned in front of it.

Properties facing Chichester Harbour are typically orientated to maximise views over the water, which naturally results in outlooks across neighbouring plots and towards Bracklesham Bay.

This orientation is a long-standing characteristic of the area and contributes to the pattern of mutual overlooking common to harbour-facing dwellings.



3 Existing Forward Building Line



4 Twisted Buildings & Primary Outlook

02 Setting & Analysis

Proposed Form and Pattern of Development

An analysis of the rear elevations along Wittering Road reveals several key features that contribute to the character and consistency of the streetscape.

1. REPETITION OF THE ANGULAR FORM:

The buildings along Wittering Road exhibit a clear, repetitive angular form. This uniform architectural style contributes to the consistent appearance of the street.

2. BUILDING HEIGHT:

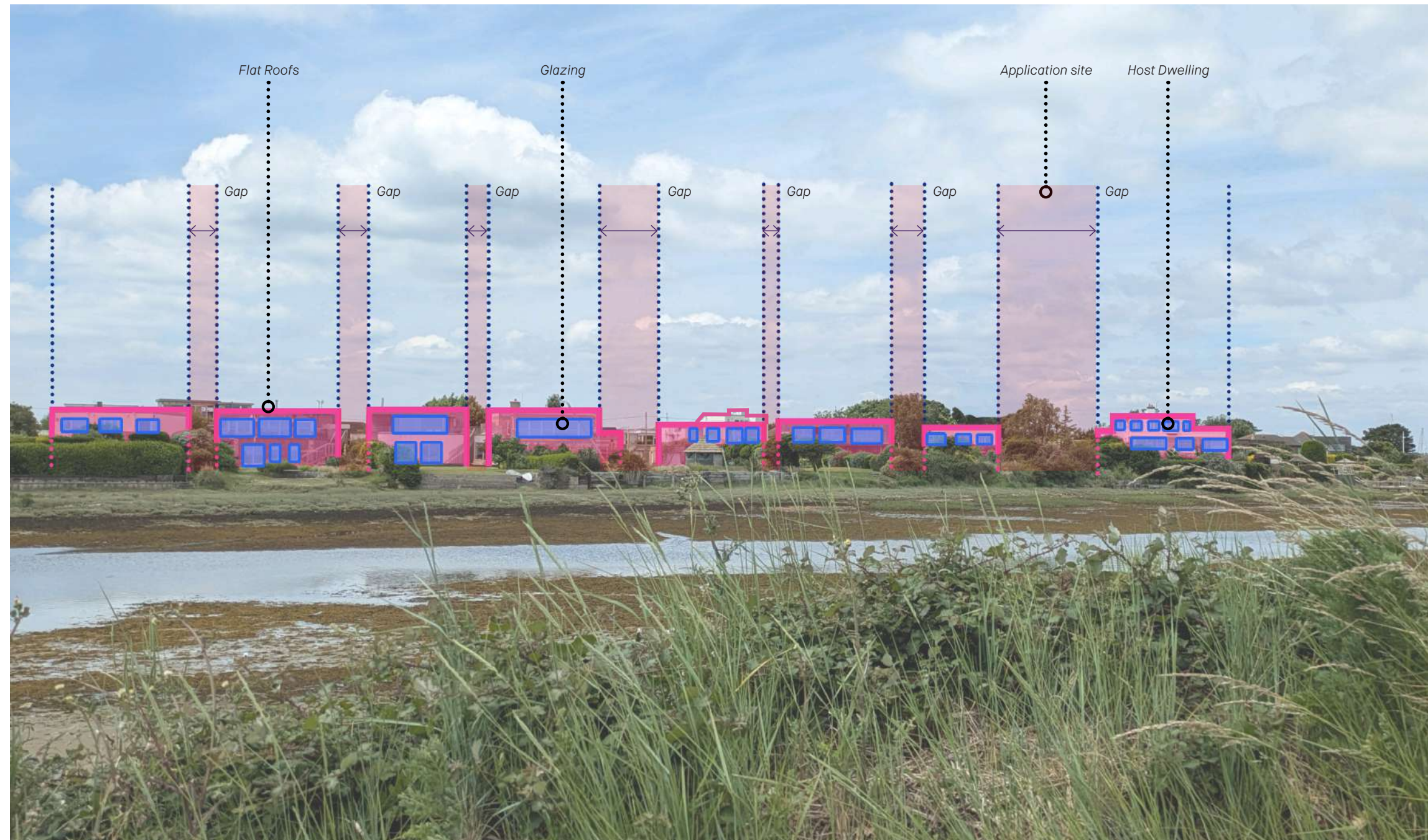
Most buildings along the road maintain a consistent height of 2-storeys. However, 26 Wittering Road deviates from this pattern by standing at 3-storeys, making it a noticeable exception. Additionally, buildings on the west side of the road are also 3-storeys high and visible from the rear elevations.

3. SPACING BETWEEN DWELLINGS:

There is a regular and uniform spacing between the dwellings along Wittering Road, enhancing the rhythmic appearance of the street.

4. GLAZING:

The rear elevations feature a notable amount of glazing, which provides ample natural light and allows for views overlooking Chichester Harbour.



View from Hayling Island Sailing Club Cause Way

Pre Application Response

Formal Pre Application feedback received has been carefully considered and incorporated into the updated proposal.

This iterative process ensures the scheme remains sensitive and appropriate to its setting, while making effective use of the site and contributing positively to the character of the area.

03 Pre Application Response

Review and Response

Following the pre-application submission and the constructive written response, we have refined the proposals to address all key concerns raised by Havant Borough Council and the Chichester Harbour Conservancy.

It is noted that the site can support a new dwelling in principle, and that the proposed two-storey flat-roof design accords with the character of the area. In addition, the Chichester Harbour Conservancy's separate response confirms that they raise no objection in principle to the proposal.

The key consideration for the site is future flood risk, as identified within the Strategic Flood Risk Assessment. The proposal has been positively designed to address this constraint, with the scheme demonstrating full resilience to the 1-in-200-year flood event through appropriate mitigation measures embedded within the design.

In response to the site's prominent and highly visible setting, the proposals have evolved to deliver a more sensitive, context-led design. Careful consideration has been given to views from Chichester Harbour, the causeway and the sailing club, ensuring the development sits comfortably adjacent the AONB.

The revised scheme accords with the Chichester Harbour AONB Design Guidelines, remaining visually subservient to No. 26 Wittering Road and respectful of the neighbouring property at No. 22.

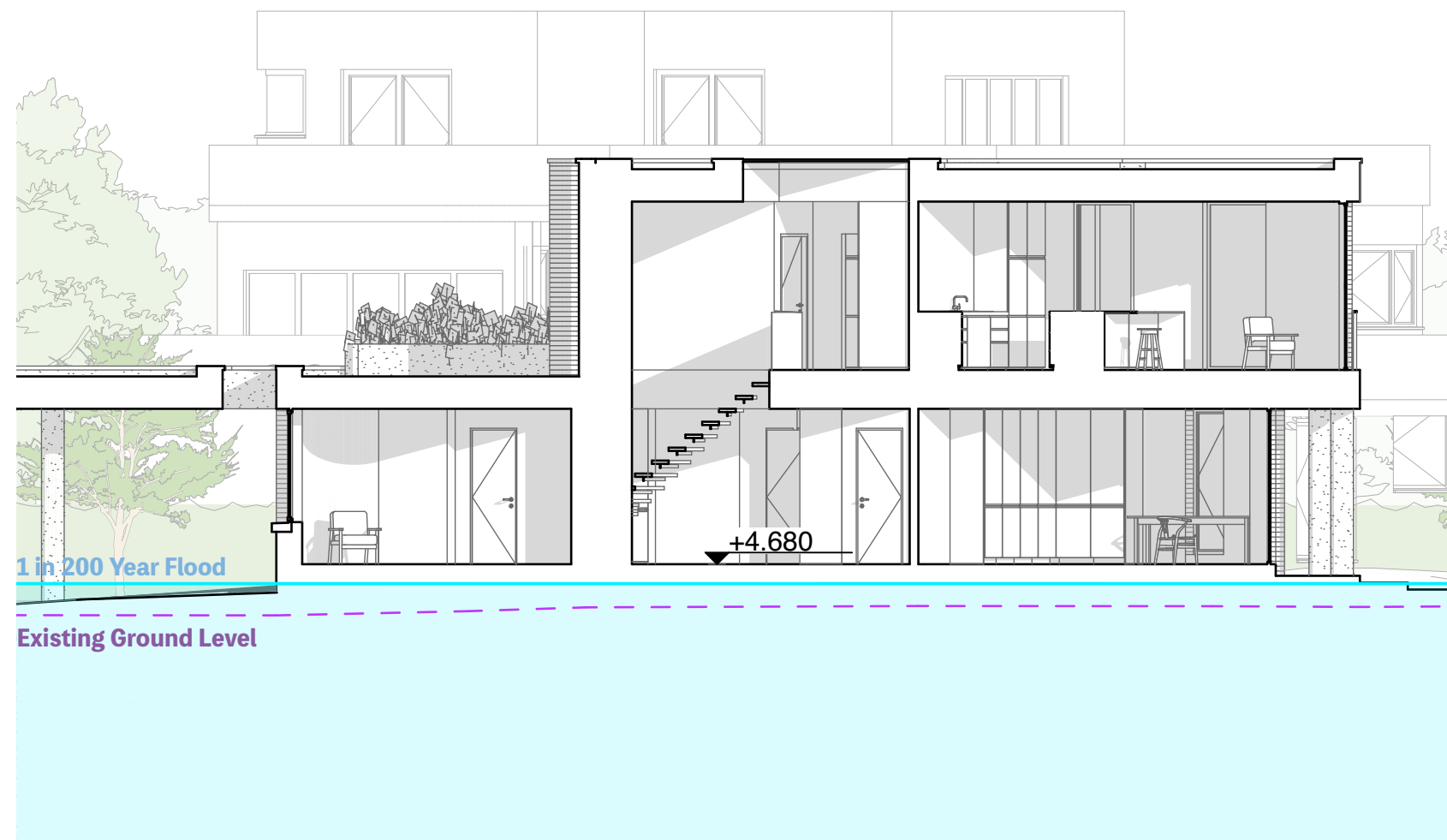
Following advice from the Conservancy, the overall width of the dwelling has been reduced, a more muted material palette adopted, and the extent of glazing carefully reconsidered, resulting in a more restrained and harmonious form.

Concerns regarding potential overlooking have been addressed through strengthened landscaping along the northern boundary, providing effective mitigation.

FLOOD RISK ASSESSMENT

Following the advice provided in the pre-application response, we have commissioned a Flood Risk Assessment from Aegaea. Whos formal report, submitted alongside this document, identifies and calculates a maximum flood level of 4.38m AOD for the 1:200 year epoch event.

In accordance with the Environment Agency's guidance, the proposed ground-floor finished floor level (FFL) has been set 300mm above this level.



Section during 1 in 200 year flood 1:100

03

Pre Application Response

Impact on Character and Chichester Harbour AONB

MATERIAL PALETTE

Following the advice of both Havant Borough Council and the Chichester Harbour Conservancy, the palette of materials has been revised in line with the CHC's comments and to reduce the impact on the adjacent AONB. As stated in section 16 of the adopted Joint Chichester Harbour SPD, the choice of external materials is critical.

Reflecting this guidance, the revised palette is more muted and darker in tone. The previously proposed white render has been replaced with a mixed buff/grey brick, complemented by panels of dark-stained timber and a stone band, which together help to break up the overall extent and mass of brickwork.

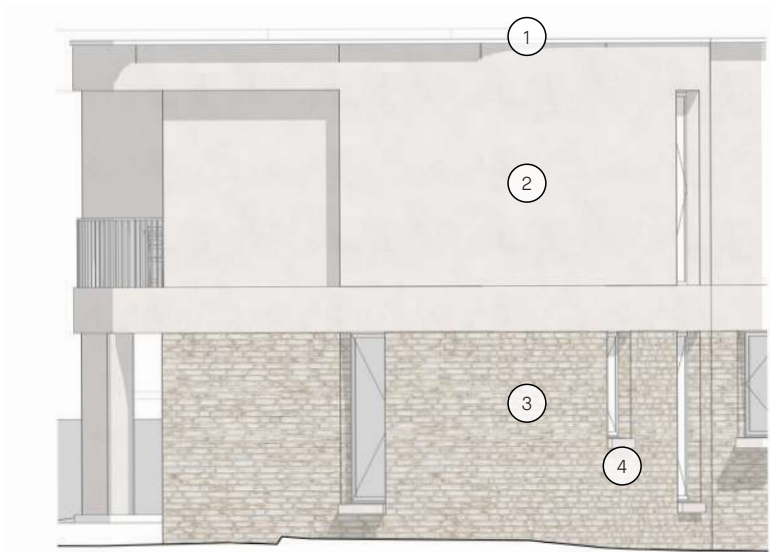
IMPACT ON THE AONB

In response to the comments made by the Chichester Harbour Conservancy, the extent of glazing has been reconsidered, with reductions introduced to lessen the visual impact on the adjacent AONB, in line with paragraph 18.1 of the adopted Joint Chichester Harbour SPD.

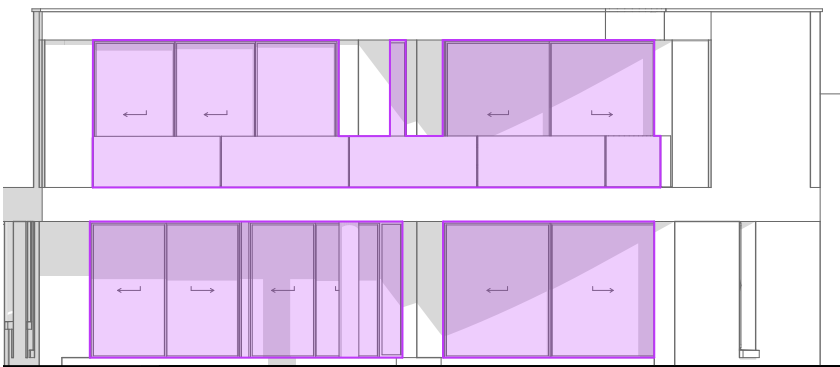
Reflectivity was identified as a key concern.

To address this, all window frames will be powder-coated in a muted tone that complements the external materials palette, avoiding any contrasting finishes, as recommended in paragraph 20.2 of the SPD.

PRE APPLICATION



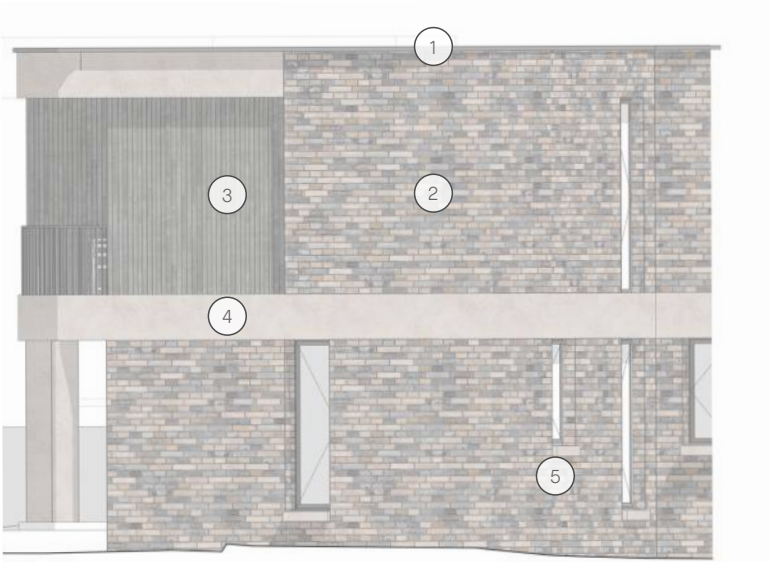
- Light PPC aluminium .1
- Off white render .2
- light off white brick .3
- Stone window sill .4



45m²

53% of rear elevation is glazing looking towards Chihcester Harbour AONB

PLANNING



1. Dark PPC aluminium
2. Mixed grey buff brick
3. Dark stained timber cladding
4. Grey recon stone cladding
5. Stone window sill



30m²

37% of rear elevation is glazing looking towards Chihcester Harbour AONB

03 Pre Application Response

Review and Response

SCALE AND MASSING

The developed scheme is now narrower than the pre-application proposal, resulting in more balanced and even spacing between the neighbouring dwellings to the north and south.

Highlighted in green hatching to the accompanying drawing the ample gaps are provided between the proposed dwelling and neighboring properties either side.

To address the concerns raised by Havant Borough Council and the Chichester Harbour Conservancy, the building's scale and massing have been reviewed, with particular attention given to its appearance from the rear elevation as viewed from the adjacent AONB.



Proposals

We enhance sites through a genuinely collaborative design process, which focuses on creating places for people.

Every project starts with an idea or a question. Through our design process, we nurture and refine those ideas, to create characterful spaces that excite and inspire.

04 Proposals

Development of Design

The design development of the proposed dwelling has been guided by a strong contextual response, with an emphasis on achieving a harmonious relationship with the mature and verdant setting of the site. The intention is for the new dwelling to sit comfortably within its environment, reducing visual impact from key viewpoints and ensuring sensitivity to the adjacent AONB.

The proposed design has been shaped to blend discreetly into its surroundings, remaining visually subservient to No. 26 Wittering Road and respectful of the neighbouring property at No. 22.

A muted palette of external materials and a carefully considered approach to the extent of glazing help reinforce this unobtrusive character.

By responding to the existing natural features, landscape structure and established architectural character, the proposed dwelling seeks to create a development that coexists comfortably with its setting.



1 Proposed Subdivision

The subdivision (60-40% split) of the plot aligns with the scale of similar plots along Wittering Road while retaining ample amenity space for the existing property at 26 Wittering Road. Additionally, sufficient breathing space is maintained between the dwellings to mitigate overlooking and preserve privacy.



2 Missing Plot / Dwelling

The subsequent infill dwelling effectively bridges the gap between numbers 22 and 26, enhancing the continuity and completeness of the street. The grey highlighted 2-storey elements are positioned to maintain the forward building line, while the pink highlighted elements mirror those of 26a and 28.

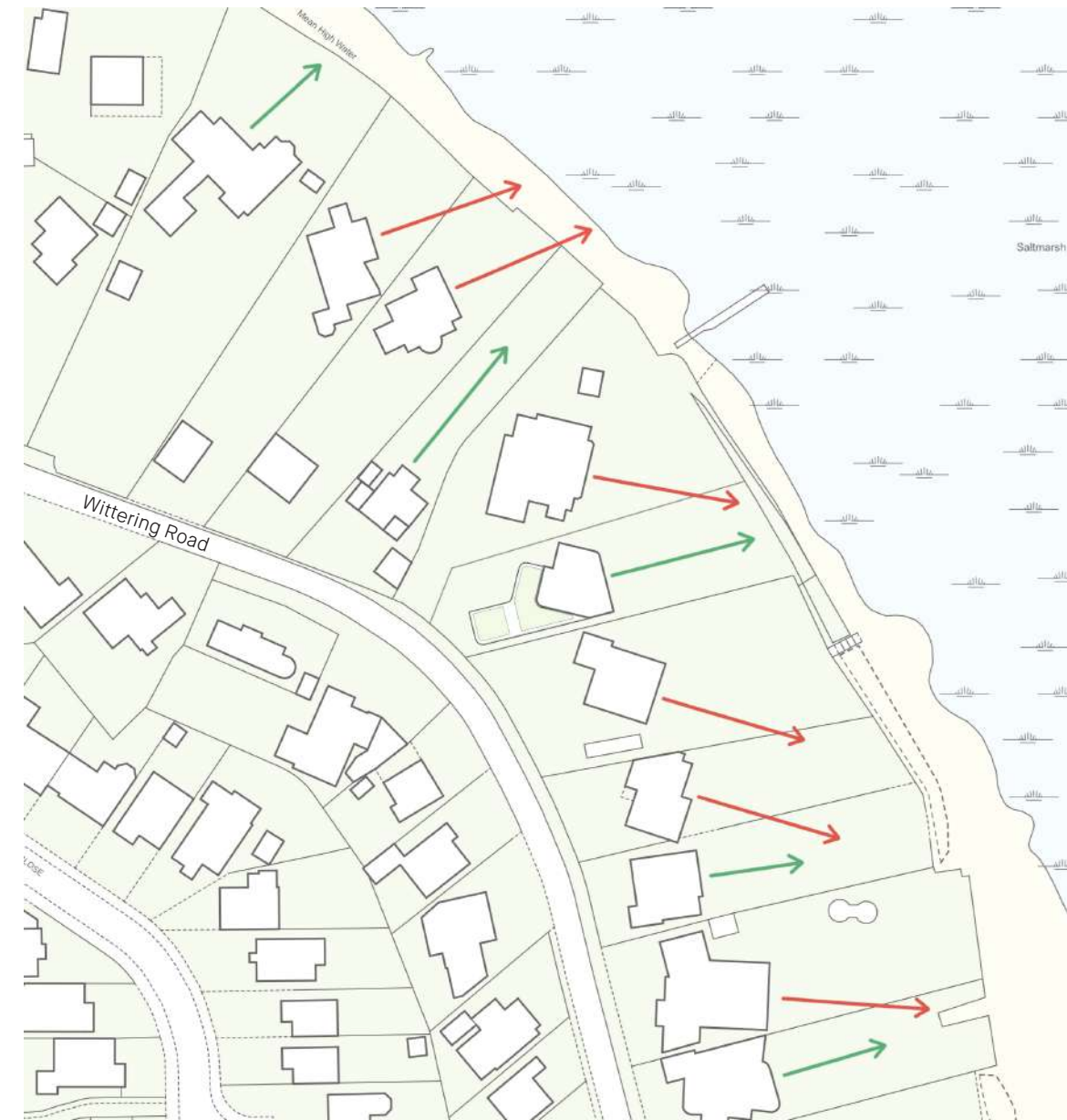
04 Proposals

Development of Design



3 Orientation and Spacing

The infill dwelling is rotated on the plot to aid in views out towards Chichester Harbour. This orientation also maintains the breathing space, ensuring a gap between each dwelling along Wittering Road.



4 Outlook

The infill dwelling is rotated on the plot to aid in views out towards Chichester Harbour. Unlike the neighbouring dwellings along Wittering Road, the rear of the infill dwelling is perpendicular to the boundary, directing views along the garden towards Chichester Harbour. In contrast, the neighbouring dwellings overlook each other's rear gardens.

04 Proposals

Development of Design

Overall, the proposed infill dwelling is designed to blend seamlessly with the existing architectural features of Wittering Road, preserving its character while contributing to the streetscape's consistency and variation.

1. ANGULAR FORM:

The proposed infill dwelling will maintain the clear angular form that is characteristic of the buildings along Wittering Road. This ensures continuity and harmony with the existing architectural style.

2. BUILDING HEIGHT:

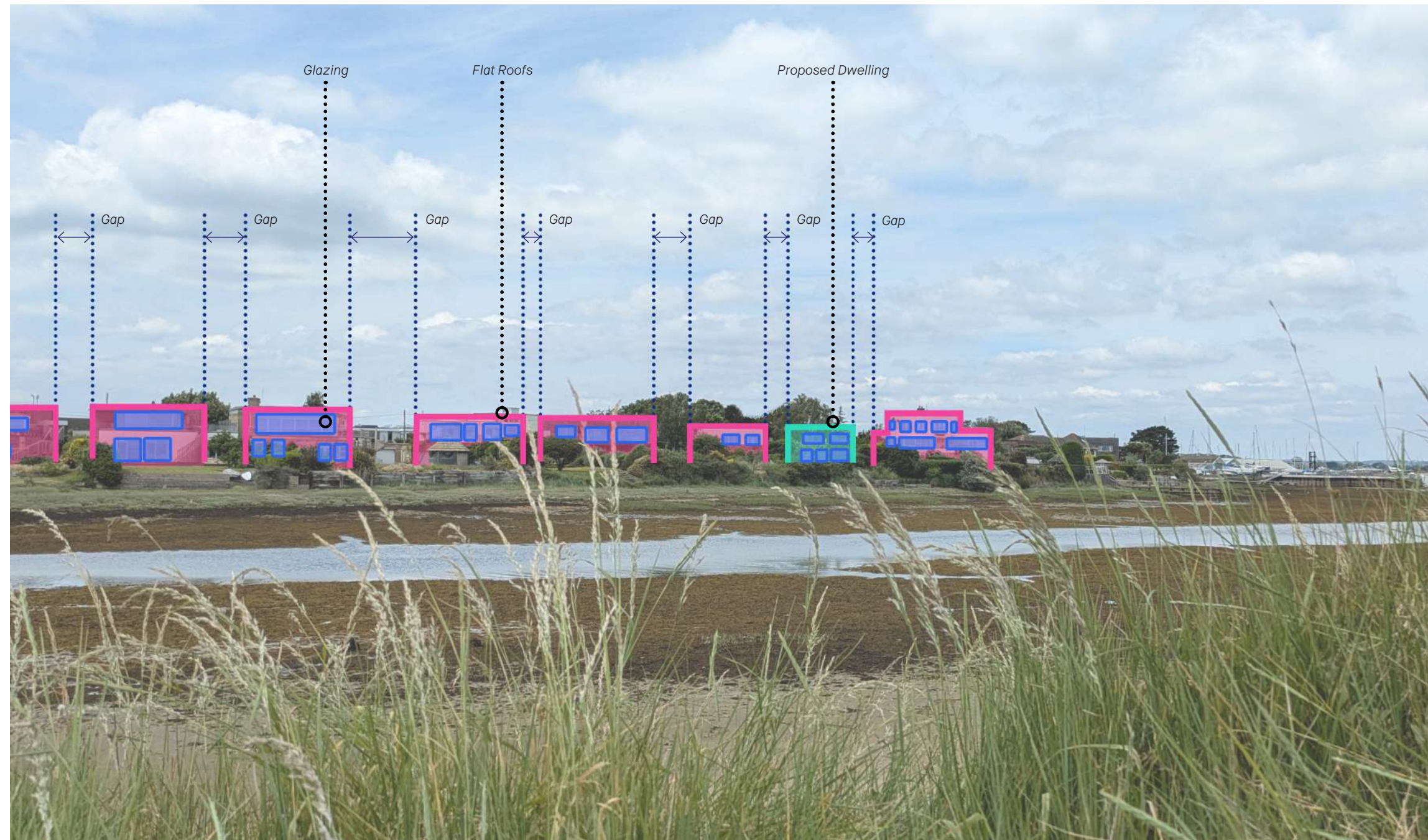
The infill dwelling will adhere to the consistent 2-storey height found in most buildings along the road. By not exceeding this height, the proposal preserves a uniform appearance.

3. SPACING BETWEEN DWELLINGS:

The design of the infill dwelling takes into account the regular, uniform spacing between the existing dwellings. Since 26 Wittering Road has a larger plot and a wider gap, the new dwelling will be positioned to maintain a balanced spacing that aligns with the general rhythm of the street, thereby enhancing visual cohesion.

4. GLAZING:

The proposed dwelling will incorporate an amount of glazing consistent with the neighbouring dwellings. This will provide ample natural light, taking advantage of the views overlooking Chichester Harbour and ensuring that the new dwelling integrates well with the surrounding buildings.



View from Hayling Island Sailing Club Cause Way

04 Proposals

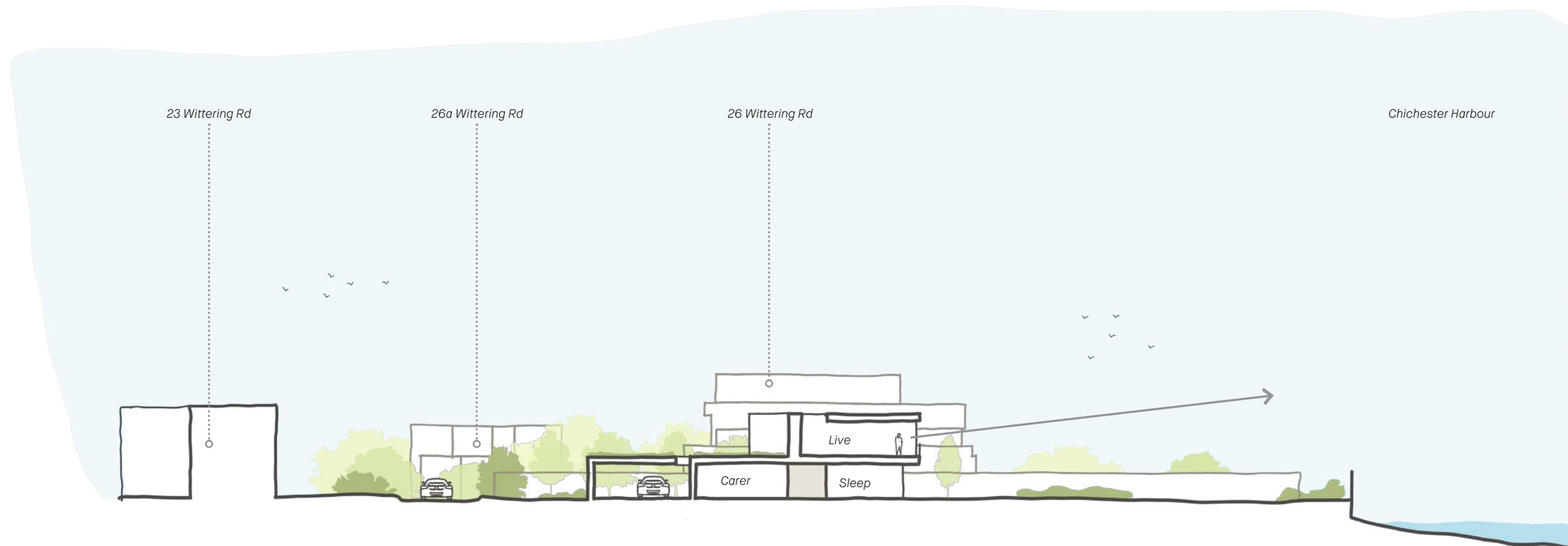
Design Concept

The aim of the new infill dwelling is to create a home specifically designed for a downsizing family while meeting their future needs should they require care or assistance. The innovative design places the living areas on the first floor, allowing the family to enjoy expansive views of Chichester Harbour, creating a serene and uplifting environment.

The proposed dwelling is screened by the retained shrubbery and hedgerow, a single storey annex is included to accommodate a live-in carer in the future if required.

The bedrooms are located on the ground floor with the building raised up above a 1 in 100 year flood level, gradual stepped access to the rear provides direct access to the rear garden. This offers a safe and accessible outdoor space for the entire family.

This annex is thoughtfully designed to ensure that a future carer can provide continuous support to the family. The annex facilitates the presence of the carer without compromising the privacy and independence of the family, ensuring a balanced and supportive living arrangement.



Conceptual Site Section looking North

04 Proposals

Proposed Site Plan

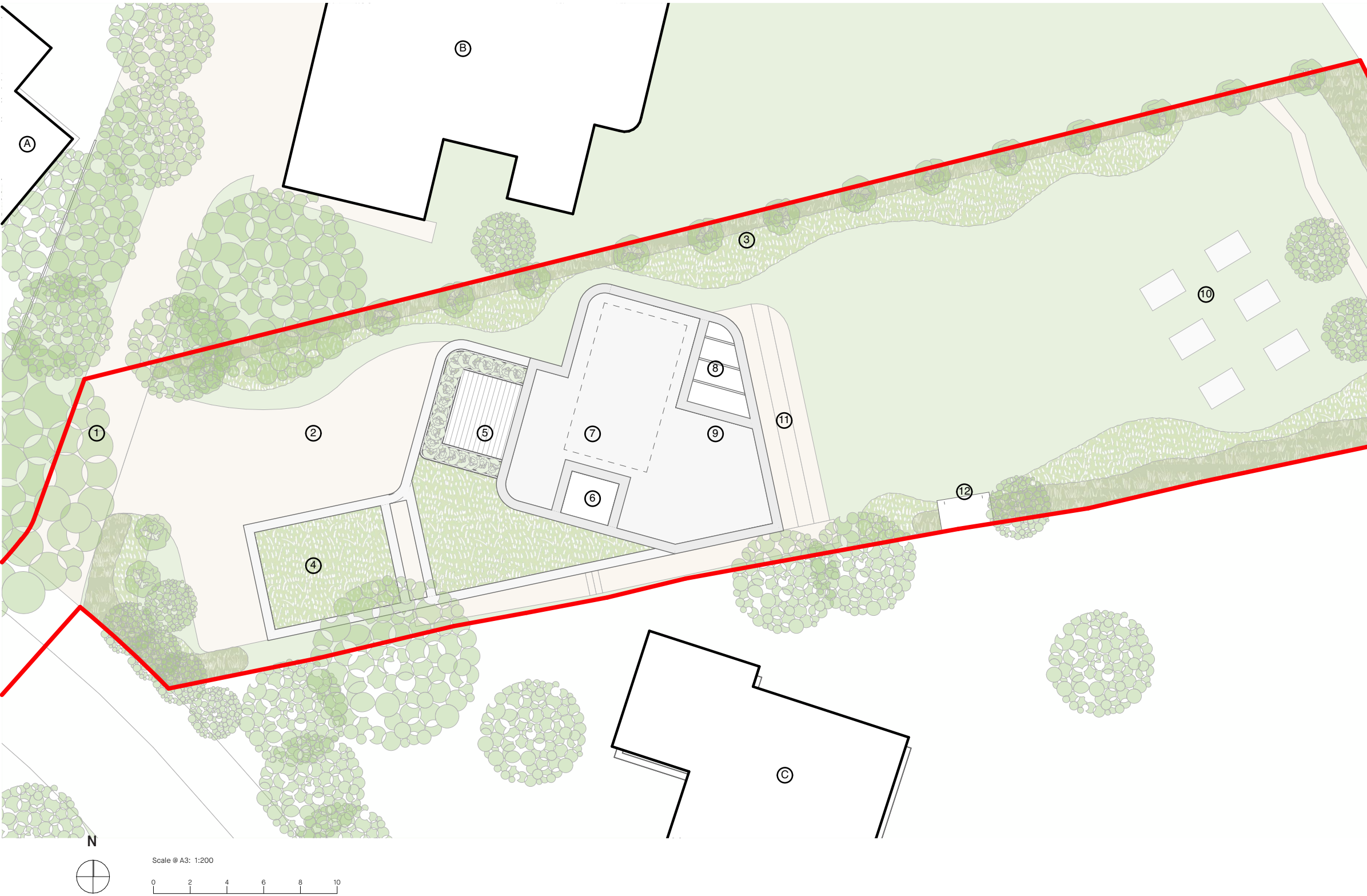
Based on contextual and architectural analysis, the proposed house is strategically positioned on the site to mitigate overlooking both to and from the plot and the neighbouring properties. Minimimising the impact on outlook and site lines from neighbouring properties including that of the host dwelling.

This careful positioning and sensitive design ensure the new dwelling integrates seamlessly with its surroundings while enhancing the living experience for the occupants.

The new driveway and entry off the existing access and driveway to the host dwelling designed to provide easy, level access into the building, ensuring convenience and accessibility.

Additionally, a carport is included, offering a sheltered space for embarking and disembarking vehicles safely.

The elongated plot allows for ample private amenity space orientated towards Chichester Harbour, providing the residents with a serene outdoor area.



- 1 Access to new site from existing driveway
 - 2 New driveway
 - 3 New planted boundary
 - 4 Green roof to first floor roof
 - 5 Terrace to first floor
 - 6 Roof light above stair
 - 7 Zone allocated for Solar PV
 - 8 Covered Balcony
 - 9 Rear patio
 - 10 Rear Garden
 - 11 Rear Patio
 - 12 Bike Store
-
- A 26a Wittering Road
 - B 26 Wittering Road
 - C 22 Wittering Road

Proposed Site Plan

04 Proposals

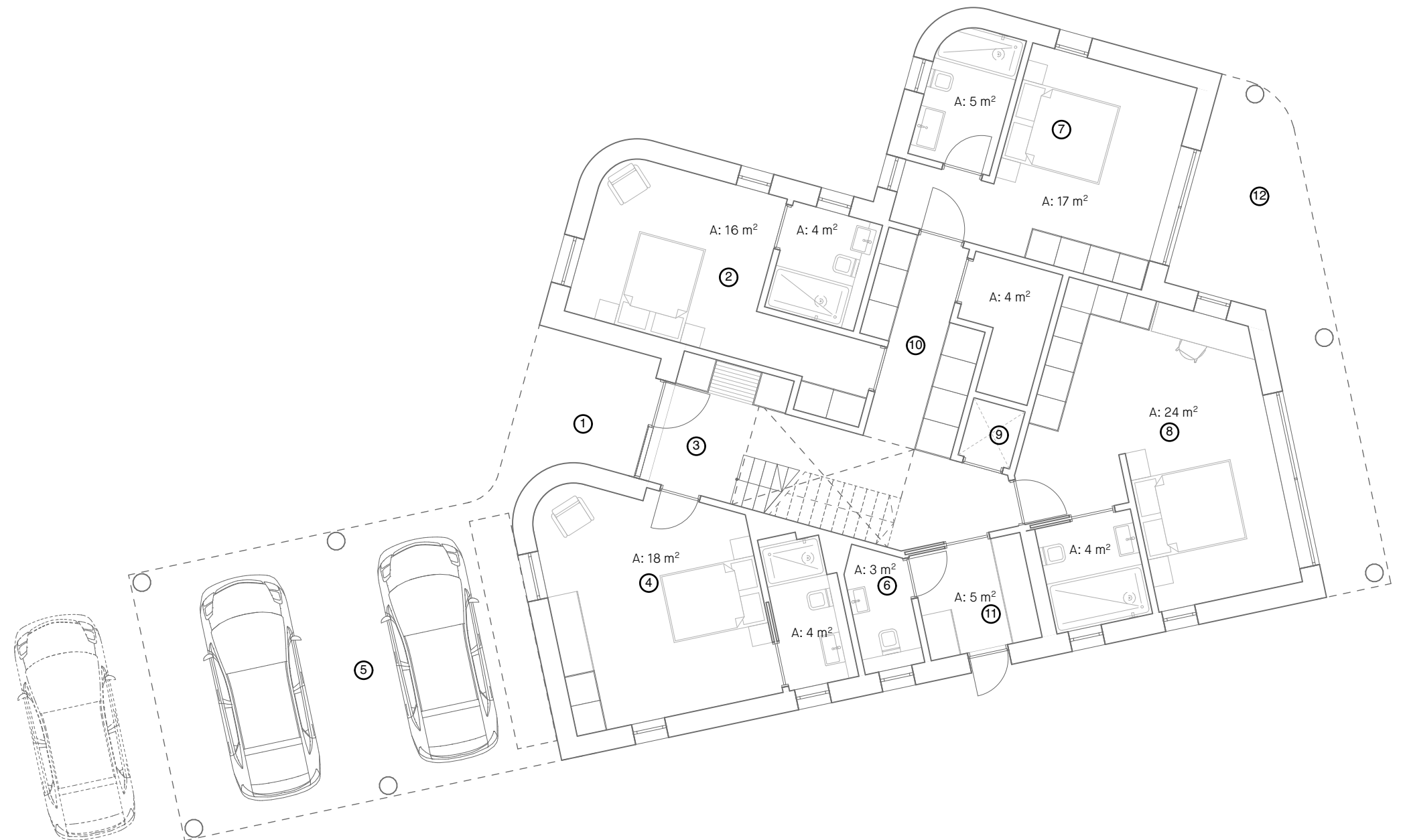
Proposed Ground Floor Plan

The ground floor of the proposed house is orientated to allow clear access down the hall and up to the living spaces on the first floor.

A large cupboard has been incorporated into the design to accommodate the future installation of a platform lift, ensuring the house is future-proofed for residents with disabilities.

The bedrooms are arranged at the rear of the ground floor, overlooking the garden and Chichester Harbour. Each bedroom is equipped with an en suite.

Additionally, a dedicated self-contained annex is provided for a live-in carer, ensuring continuous care for the family in the future if required.



- 1 Covered porch
- 2 Bedroom + en suite
- 3 Entrance hall
- 4 Annex with kitchenette + en suite
- 5 Carport
- 6 Plantroom
- 7 Bedroom + en suite
- 8 Master bedroom + en suite
- 9 Storage / Future through lift to first floor
- 10 Storage
- 11 Utility and access to rear garden
- 12 Outline of balcony above



Proposed Ground Floor Plan

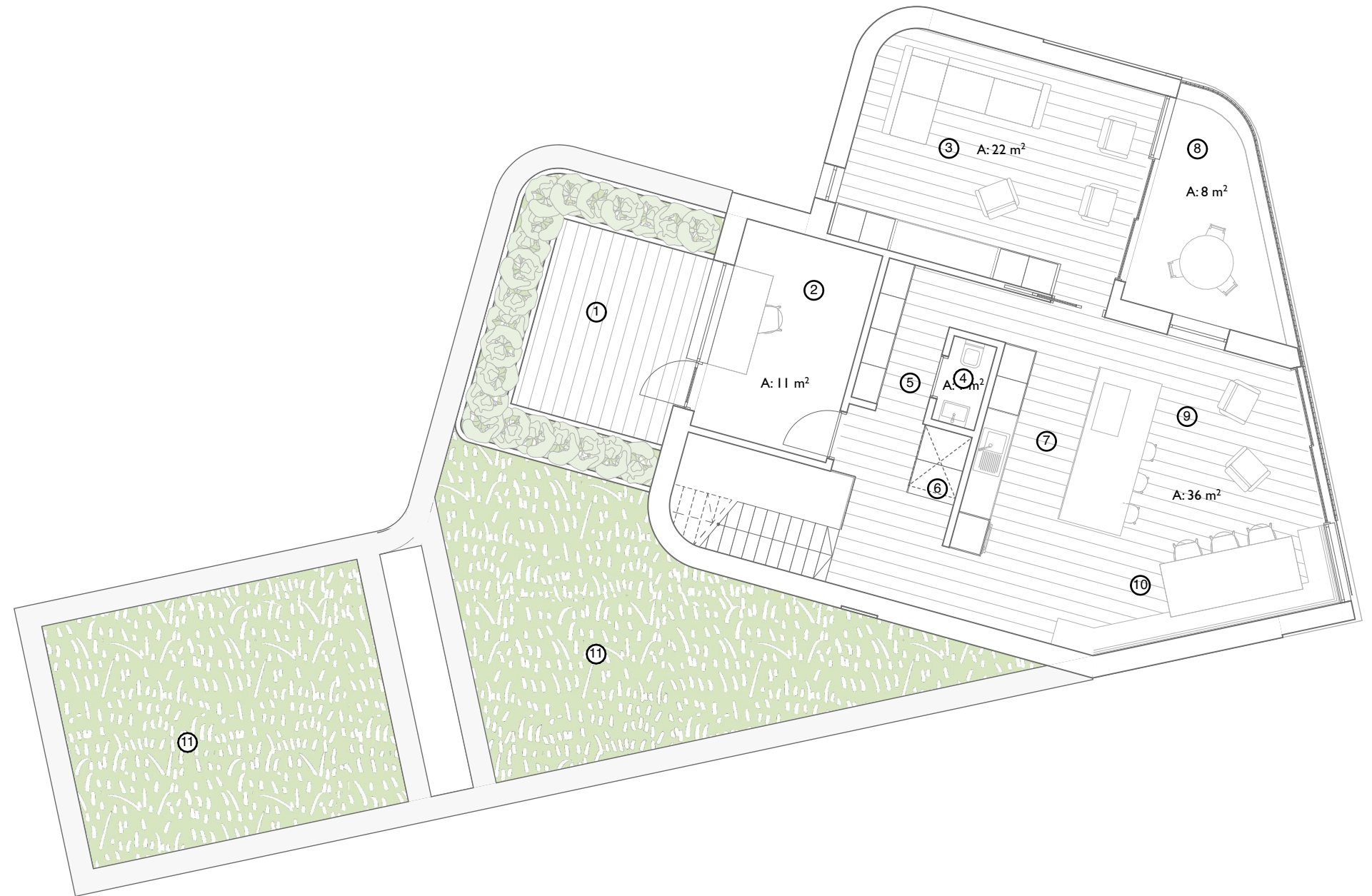
04 Proposals

Proposed First Floor Plan

The first floor is arranged as an open-plan living area. The kitchen is centrally located, ensuring easy access for all users. The dining and sitting areas are positioned to take advantage of the views, featuring sliding doors that open to a Juliet balcony, which mitigates overlooking.

A reception area also overlooks the same views and has access to a covered balcony, providing an additional outdoor space.

A study space is situated towards the west, accessible from the open-plan area, offering a quiet spot for work or study. The centre of the plan is allocated for storage and a WC, ensuring convenience and maintaining the clean, open feel of the living space.



- 1 Terrace
- 2 Study
- 3 Reception room
- 4 WC
- 5 Storage / Pantry
- 6 Future through lift to ground floor
- 7 Kitchen
- 8 Balcony
- 9 Lounge / sitting area
- 10 Dining
- 11 Green roof



Proposed First Floor Plan

05 External Representation

Front View



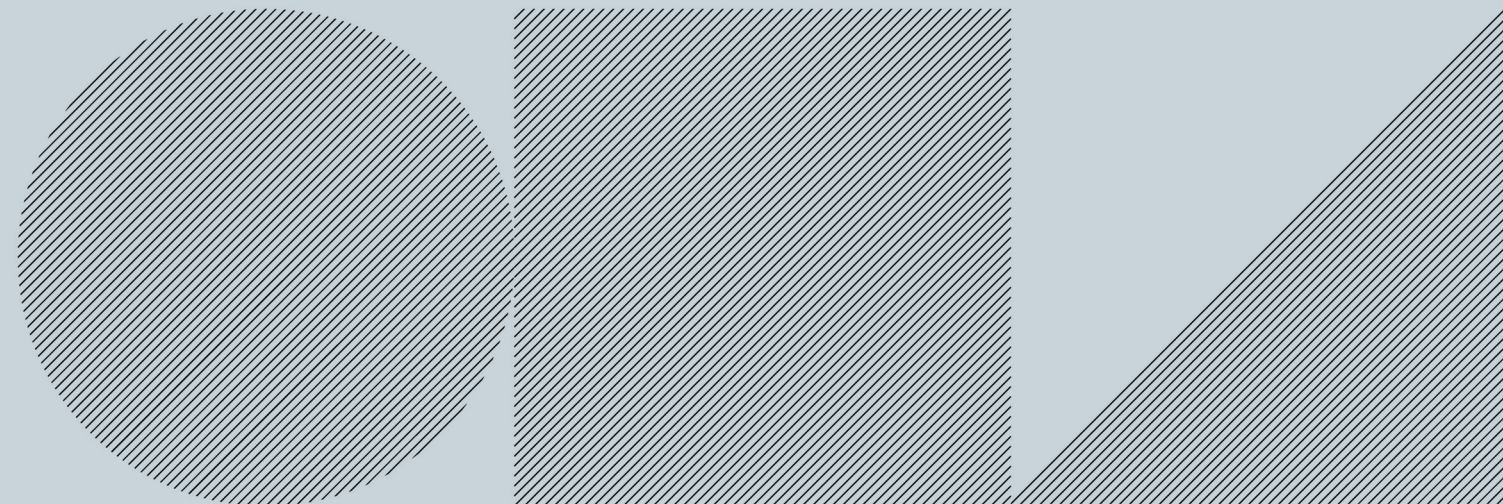
05 External Representation

View of Rear



Conclusion

Through thorough analysis and thoughtful design, the proposals offer an enhancement of the site and the character of the local area whilst providing a safe & accessible family home.



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