

Design & Access Statement 19th November 2018 for a proposed first floor side extension to form 4 new bedrooms with en suites with internal and external alterations at ground floor level to convert 3 bedrooms into 4 at Cheybassa Lodge Residential Care Home 2 Chichester Avenue Hayling Island Hampshire PO11 9EZ



NORTH

Chebassa Lodge Hayling Island

Description as existing

The existing premises 2 Chichester Avenue Hayling Island Hampshire PO11 9EZ are known as “*Chebassa Lodge Residential Care Home*”. The site lies on the South eastern corner of the junction of Chichester Avenue with the Sea Front. The property is detached and of two storeys. The building was originally orientated front facing Chichester Avenue. The original building was built as a cruciform with a pyramid roof flanked by two gable walls to the east and west and two more north and south. Over the years it has been extended with a single storey extension running with the sea front right across the front of the building west to east and also with an extension in Chichester Avenue running south to north, this particular extension also dog-legging back towards the west along the northern boundary of the site. Both extensions provided additional bedrooms with related facilities (bathrooms etc.). The building in its present form now has a more dominant sea facing elevation than that in Chichester Avenue such that one would now describe the south elevation as being the front of the building.

The original building and its extensions have been constructed with masonry walls with a facing brick perimeter dado with white rendering above to eaves and ridge levels. The chimney stacks are also rendered. The existing windows and doors are double glazed and in white PVC. The original roof and extension roofs where pitched are in concrete plain tiles. The single storey extension running with the sea front has a roof formed from two small pitched roofs sandwiching a flat roof, gable ends facing east. The tiled face of one of the forward of the two pitched roofs faces the Sea Front. The extension running with Chichester Avenue has a tiled pitched roof with hipped ends. The dog leg extension running along the northern boundary has a flat roof.

Description as proposed

The proposals are to utilise the new first floor extension to eliminate the flat roof of the extension running with the sea front by forming the new build within the south and northern tiled pitch roofs of the smaller existing gabled roofs. The new extension will terminate well before the western wall of the original extension. The flat roof here being replaced with a tiled pitch roof section. The proposals also consider the impact of the new extension with the neighbouring two storey property to the west that has three glazed first floor windows in their west facing elevation. The extension has been deliberately set back so as not to be too invasive or overbearing with regard to its western neighbour.

The new extension will have a mansard roof to reduce the overall height of the proposals so that the overall resultant two storey side extension (new on top of old) will still be subservient to the original main building. The new roof of the extension at the front will be in tiles reclaimed from the demolitions of those parts of the two gabled roofs as too the pitched roof infill facing west. The remaining roof areas not readily visible from any highway will be in matching plain tiles to LA approval.

The new walls of the extension will be hidden for half their depth by the existing pitched roofs and the western pitched infill. There are three options of finish namely white render on metal lathe on ply panels, horizontal PVC or wood cladding or simple plain tile hanging. The proposals submitted show plain tile hanging. However if the LA feel that a lighter more contrasting texture and finish is required then the applicant is very flexible, if the eventual finish is determined by planning's own preferences for a building in this location.



Main elevation south as seen from the Sea Front **The location of the proposed extension.**

Accommodation:

The proposals are for a first floor extension that provides 4 no. single bedrooms with a floor area each of just over 12 square metres. Each new room will have an en suite bathroom of 2.3 square metres the floor area to which is in addition to the statutory minimum of 12 square metres for the bedroom. Each new room will have a built in wardrobe as part of the 12 sq metres. The overall floor area combined for each of the rooms is 14.3 square metres each.

The new extension will be served by a new T shaped corridor extended from the existing one. The T of the corridor to act as a lay-by for wheelchairs if passing each other from the opposite direction and also serving as a turning area. The northern most end of the T provides for a possible route into a future first floor extension should the need arise for further expansion. The new corridor may be compartmented with another fire door. This will be the subject of later consultation with the fire Officer through Building Control.

The ground floor conversion will provide four single bedrooms where there once was three. Each bedroom will have a floor area each of just over 12 square metres. Each room will have an en suite bathroom two as existing and two new. The overall floor area combined for each of the single bedrooms created by conversion is 14.4 square metres each.

Current and future occupancy

The residential care home Cheybassa is registered for 18 residents housed in 6 double rooms and 9 singles. (total possible occupancy 21). The modern trend for residential care homes and their counterparts is an occupancy at a ratio of one per room as it is very difficult to get strangers to share a room. Currently 3 of the original double rooms are now used as single rooms.

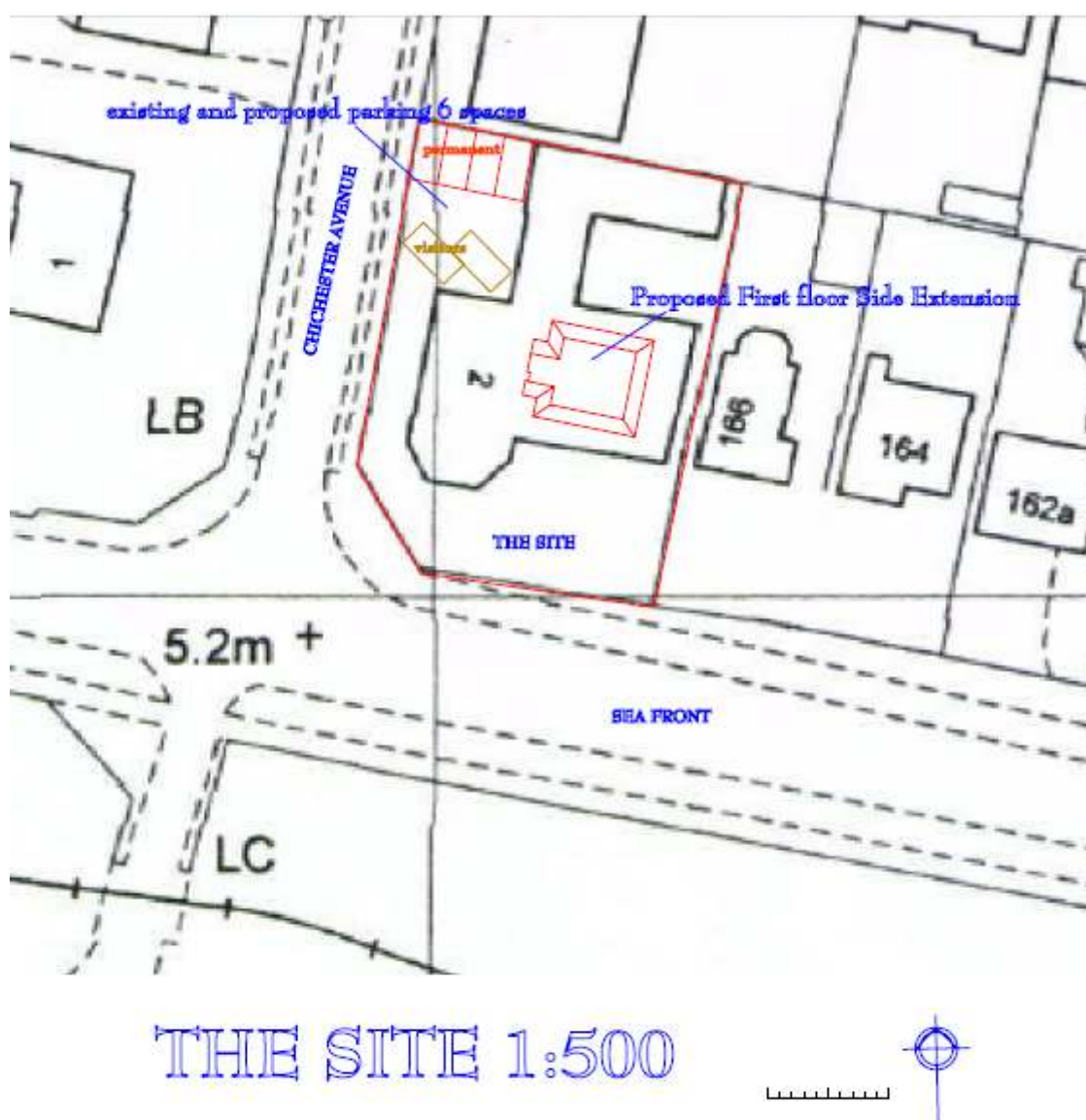
The extension and conversion of the existing three bedrooms into four will provide an extra 5 rooms. The three remaining existing double bedrooms will then become single bedrooms. Three of the existing residents from these rooms will then occupy three of the new bedrooms created by the new extension and part ground floor conversion. Effectively the proposals will create two new additional single bedrooms for two additional new residents raising the overall occupancy from 18 up to 20. Cheybassa will re-register for 20 residents where planning permission is granted for the current planning application.

Please note: That a previous planning permission in 1990 (see details attached) conditionally limited the number of residents to 21.

Existing Staffing: Daytime. 3 full time carers and 1 manager. 1 part time cook 5 1/4 hours a day. 1 part time domestic cleaner 2 1/2 hours a day. **Night-time.** 2 full time carers

Proposed Staffing: Daytime. As above plus 1 additional part time carer 6 hours per day. (statutory requirement 1 daytime carer per 6 residents). **Night-time.** 2 full time carers

Car Parking



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There are six currently available on site car parking spaces 4 long stay and 2 for visitors (see site plan and photo under) There is also available off street parking. The net increase in occupancy and staff levels will not affect the existing car parking. In passing planning permission was granted in 1990 for a first floor extension running from the original main building south to north. Ref: 90/50712/001. This was never constructed. This new extension would have been in addition to the side extensions already described in this statement that had already been built prior to the planning application. This un-built proposal provided an extra 3 double

bedrooms (6 new residents). There was a planning requirement for details of car parking that would need to be provided along with the proposals at that time. See copy of planning application form and decision notice as attached. The extent of the existing dropped kerb can be seen in the photograph.



Boundary treatment

The proposals do not affect any boundaries.

Flood risk assessment

The proposals do not increase any risk from flooding as there will be less residents at ground floor level than those at present (a reduction factor of 2). The site does not fall inside any projected flood extent being in a flood risk zone 1 and this can be verified by inspection of the more detailed Environment Agency's own map for the area. A flood risk zone 3 occurs immediately due south of the site at the shoreline only. The EA map does not indicate that there is any encroachment past this point. See attached EA map and report.

Please refer to drawings for further information on layout, plans, elevations, materials and site details.

Ken Ross RIBA & Associates

Previous Planning History (relevant to the residential home)

90/50712/001 | First floor extension to provide 3 additional bedrooms | Cheybassa Lodge Rest Home, 2 Chichester Avenue, Hayling Island, Hampshire, PO119EZ

Reference	90/50712/001
Alternative Reference	90/50712/1
Application Received	Wed 21 Feb 1990
Application Validated	Wed 21 Feb 1990
Address	Chebassa Lodge Rest Home, 2 Chichester Avenue, Hayling Island, Hampshire, PO119EZ
Proposal	First floor extension to provide 3 additional bedrooms
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Tue 08 May 1990
Appeal Decision	

There are [4 documents](#) associated with this application.

There is [1 case](#) associated with this application.

There is [1 property](#) associated with this application.

Note: This extension was not built.

There are no drawings available on the LA website showing the location plan or the site plan. The planning permission had several conditions including details of car parking. There is no drawing available showing the car parking layout. The application form describes the type of parking to be provided.

The application form, all available drawings and decision notice for this extant application are attached as separate files.

Application forms ref: 90_50712_001-Application_Form-569258

Drawing ref: 90_50712_001-Sections_and_Floor_Plans-129694

Drawing ref: 90_50712_001-Proposed_Elevations-333631

Decision notice ref: 90_50712_001-Decision_Notice-424659



Looking West from the existing first floor corridor. The Location of the proposed first floor extension will be on top of the flat roof and within what will be retained of the existing two pitched roofs. The western end of the extension will be 3.27 metres from the boundary and 5 metres away from the eastern side wall of the property in the background.



Flood map for planning

Your reference
Cheybassa

Location (easting/northing)
472003/98808

Created
19 Nov 2018 3:20

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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