

Design and Access for Gorseway Retirement and Nursing Home, 354 Sea Front, Hayling Island, PO11 0BA

A: Character / Site Analysis

Gorseway Manor Residential Care Home is at the heart of Gorseway Park's residential community, set in four acres of beautiful parkland on Hayling Island in Hampshire.

Gorseway Park gives options for healthy retirement living, comprising independent leasehold apartments, the traditional Manor Care Home and the purpose built Gorseway Care and Nursing Home all on the same site.

Purchased in late 2018, Gorseway Manor is managed by Agincare who have over 30 years' experience of providing high quality yet affordable residential care.

Opening in May 2019 after a £1.3m refurbishment, it will be brought up to the high standards expected of all Agincare care and nursing homes.

As well as 33 beautifully appointed en-suite bedrooms, the care home features a number of communal rooms that can be enjoyed with other members of the community. There is a TV room / lounge, perfect for watching your favourite programmes and a sun-lounge used by leaseholders from the Gorseway community to relax and socialise.

There are a range of bedrooms available, including five luxury suites with lounge areas, bedroom and bathroom.

There is also an iconic ballroom that has been painstakingly restored to its former glory from which residents can enjoy delicious meals freshly prepared by our chefs. The ballroom is also perfect for dancing the night away!

Gorseway Manor offers a great quality of life with the reassurance that person-centred care is always available as and when you might need it.

B: Design Principles

Work has been completed on site as the owners assumed the works fell within the perimeter of permitted development.

To the rear of the property an extension was constructed with materials to match the host building with brick walls, tiled roof and white upvc double glazed units. The extension is to form a laundry area to the nursing home and keeps within the character of the property.

To the front we have erected a wall which is designed to hide the means of escape staircase and this is in keeping with the style of the frontage of the property.

C: Environmental Issues

The proposed site is within the conservation area located within Hayling Island but due to the nature of the proposal will leave no footprint when removed.

Access Statement

The following Access statement is produced to show how access in around the proposed application is to be achieved and should be read in conjunction with the Design statement.

Design.

Amount We have erected a wall to the front of the property and an extension to the rear to form a utility room.

Layout. The main layout is to remain the same, with the laundry being accessed from externally.

Scale/Appearance. The extension and wall are in keeping with the property.

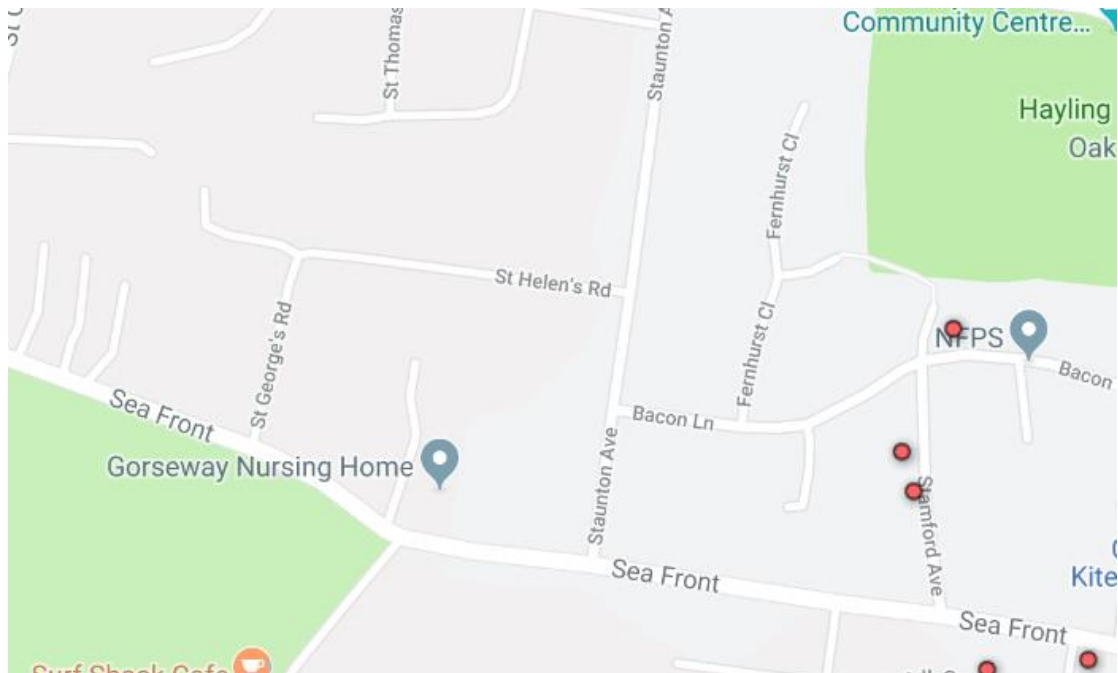
Landscaping. There is no landscaping to be undertaken.

Access

Policy. The aforementioned statement is in conjunction with the Town and Country Planning Order 1995, and the DCLG Circular 01/2006.

Consultation. No formal correspondence has been made with regard to parking provisions.

Heritage Statement



The attached map is taken from the British Listed Building Register and shows the nearest Listed Building being Stamford Lodge, some distance from the site and therefore the proposed office will not have an adverse effect upon it.

The property is within the Coastguards Conservation area. This focus's on two distinct and contrasting building groups, Seaview Terrace and Gorseway House and early 20th Century Building set within the substantial grounds.

Gorseway House and the buildings fronting Seafront Road to the east and west of the Conservation Area are set back from the road and have well landscaped front garden. The siting of these buildings combined with the tree and shrub planting, which masks the extension/alterations and contribute to the recessive character of the development adjacent to Seaview Terrace.

Trees to Site:

There are a lot of trees to the site but can confirm that the locations of the where the works have been undertaken do not affect the trees in any way.