

Design & Access Statement

8 No. Supported Living Apartments

**42, Bedhampton Hill
Havant**

November 2018



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1.00 INTRODUCTION

PGP Architects have been commissioned to provide design proposals for 8 new Supported Living Apartments next to the existing residential care development at 42, Bedhampton Hill, Havant.

There is an identified need for this accommodation as supported by Hampshire County Council.

2.00 DESIGN OBJECTIVES

2.01 To provide the following accommodation:

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7 no. 1 bed apartments and 1 no. 2 bed apartment with associated social/community areas over three floors.

2.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

2.03 To offer a solution responding to the adjacency of nearby properties.

3.00 SITE ANALYSIS

3.01 The site for development lies to the north of Bedhampton Hill to the west of the Premier Inn adjacent to the A3(M).

3.02 The site is significantly screened from Bedhampton Hill to the South, and lies adjacent and opposite existing residential properties.

3.03 The site slopes significantly to the north where there is a final drop of some 6 metres to the new housing development.

3.04 There is an existing vehicular access to the site from Bedhampton Hill. All major services are currently available around the perimeter of the proposed building zone.

3.05 In climatic terms, the site is protected, with incumbent landscaping and some TPO trees.

4.00 SITE CONCEPT

- 4.01 The planning strategy adopted involves the provision of a new three storey building in the north east corner of the site at a lower level.

5.00 LANDSCAPING

- 5.01 The original planning consent was accompanied with a definitive soft landscape plan and an arboricultural assessment identifying those trees to be felled. There is a single tree adjacent to the proposed development which is to be retained, and the protection zone has been modified to a minor extent.

6.00 BUILDING CONCEPT

- 6.01 The orientation of the new element offers North,/South/East/West aspects.
- 6.02 Traditional construction is envisaged with articulated spaces and forms complemented by variations in materials to match the existing buildings on site.

7.00 ACCESS STATEMENT

7.01 Appraising the Context

The character of the site is based upon the existing Victorian building within its landscaped grounds - and the new approved Care facility.

Despite the relatively close proximity of the A3(M) the grounds are well contained. Background noise can be heard but it does not compromise the residential use of the buildings. The tree screen and intermediary buildings help ameliorate the impact.

The buildings currently enjoy a secluded setting, with trees forming a vital component of this setting individually and collectively.

The site does not lie in a flood risk area zone.

7.02 Design Principles

The site can adequately support the proposed development. By nature of its scale, the site is protected from possible visual intrusion from all vantage points.

7.03 Access Principles

Access to the site is maintained as existing, and lies within walking distance of both community facilities and Public Transport Links.

The site is therefore sustainable.

The site accommodates - Pedestrian Access
Public Transport Access
Cycle Access
Emergency & Service Access
Sustainability

7.04 Access Solution

All occupants will have equal and convenient access to buildings, spaces and the public transport network.

Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.

Access for emergency vehicles remains intact.

PGP ARCHITECTS

November 2018