

Design & Access and Heritage Statement

The Lodge - Extensions and Alterations

5525 DAS01A

Introduction

This Design and Access statement has been written in support of an application for Planning Approval for proposed works at The Lodge, Bedhampton. The application is being made on behalf of Manor Trust Bedhampton and is in relation to the following proposed development:

“Full planning permission for demolition of part of the Lodge and erection of a single storey extension with associated landscaping and other works.”

This statement should be read in conjunction with specialist reports commissioned by the Manor Trust and submitted in support of the application, which have helped to inform the overall development proposals. The site is in flood zone 1 as shown on the Flood Map document submitted.

The Lodge is a 24hr Residential Care Home for the Elderly registered with the Care Quality Commission to provide accommodation for 14 older people who require assistance with everyday living; residents are not able to care for themselves any longer and all need 24 hour competent personal care. The Manor Trust has owned and operated the Lodge since 1982. They also own the Elms, a Grade II* Listed building located nearby. The Lodge is a separate site to, and not included in, the listing of, The Elms, yet it sits within the Old Bedhampton Conservation Area.

Approaching the site from Lower Road, passing by The Elms, an opening is formed where the road branches off to the west and the visitor catches the first glimpse of The Lodge and the parking area to the north of the site. To the west and past the garage is a large vegetable garden which is actively cultivated to provide fresh vegetable for the 14 residents. It is connected to the private garden to the south and east by concrete paths. The existing building extends from the east boundary on Lower Road towards the west, a compilation of different buildings that have been linked together throughout the years. The private garden is located south of the building and north of it is the parking area with the garage.

The oldest part of the building is the one with the gambrel (or Dutch) roofs and was probably built in the Victorian era. The building to the east of the site (noted as Greenways in Fig.4) was erected between 1909 and 1932 as the historical maps indicate (Fig. 2 & 3). The addition of the Lounge to the south was done in the post-war era (Fig. 4). The most recent alterations took place in the 90's, after the submission of a planning application (ref. 93/50958/003) in January 1993, a proposal to join the Lodge and the Greenways building.

The end result that is the current building is an amalgamation of different style roofs, bay windows and mismatched features. The most interesting feature is the gambrel roofs clad with brown clay flat tiles that are found throughout the Conservation area. The roof also features shed dormers with four-pane windows. A large number of windows have wired glazing with a diamond pattern. The external walls are rendered with a coarse texture.



Views of the Lodge

Left: Gambrel roofs over the main entrance



Right: Private Garden to the south of the building

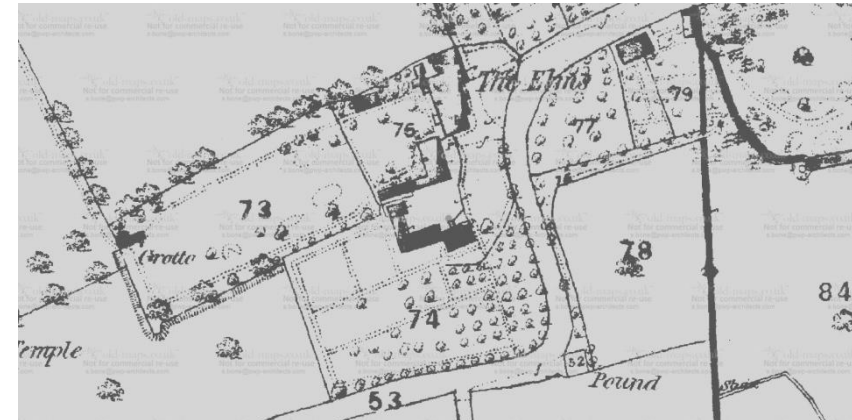


Figure 1:

Map dated 1868. The Elms is prominent in the area and south of it the outline of the oldest parts of the Lodge is visible.

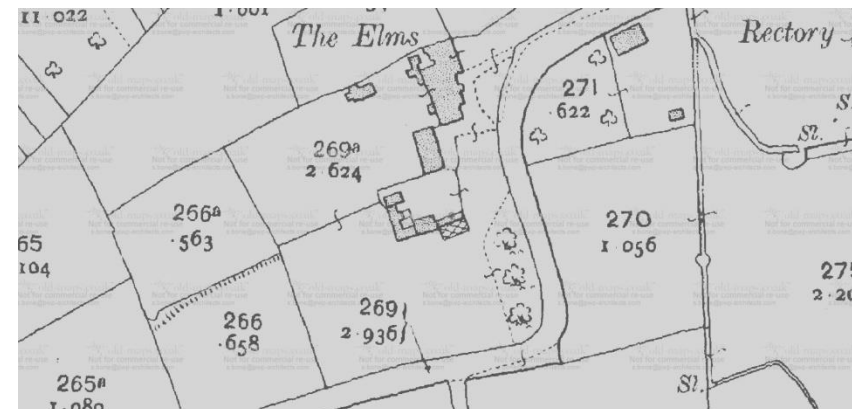


Figure 2:

Map dated 1909. Extensions and additions to the Lodge.

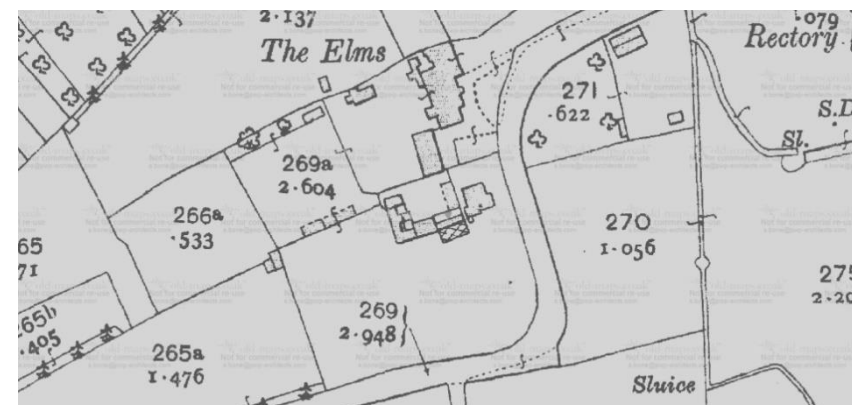


Figure 3:

Map of the area dated 1932
The building to the east of the Lodge is added.



Figure 4:

Map dated 1959. The Lodge is clearly labelled on the map along with the building to the east, Greenways. The Elms is labelled Betweenways.

Design

The necessity of the proposed extension was due to the limitations of the existing access arrangements to the first floor and more importantly accessibility concerns. Residents located within the first floor accommodation are dependent on the aid of staff in case of an evacuation. Evacuation aids are present to assist these residents; however it is considered to be an advantage if the majority of occupants are located on ground floor level.

In order to resolve this issue, all resident accommodation will be moved to the ground floor. The first floor will be converted to store, manager's office, staff room and visitor's room.

Furthermore, one of the later additions to the building, hosting ancillary rooms (Fig. 6), will be demolished as it is in poor condition and will allow for a better connection between the extension and the existing building. The extension will be a single storey building with accommodation, storage and ancillary facilities. It takes up part of the garden to the north towards the existing garage, without extending too far into the garden to the south reducing the impact on the neighbouring building. There will be four new bedrooms with bathrooms housed in the extension along with a laundry room, a sluice room and a dispensary room/medicine store.

Consideration was also given to the fact that a large portion of the site is located within the confines of the Old Bedhampton Conservation Area. The Old Bedhampton Conservation Area is characterised by a sense of openness and space, with an abundance of trees, hedgerows and mature planted borders. Houses are generally set back off the road and are within substantial plots. In comparison, a lot of the listed buildings are located closer to the boundaries, mostly visible to the passer-by (Fig. 5), setting the tone for the area's historical identity. Correspondingly, The Lodge and The Elms are both situated close to Lower road (see Constraints plan).

The part of the building located close to the site's eastern boundary is visible from the street through the hedges and trees, as shown on Views 1 and 2. Due to the sensitive nature of the Conservation area the eastern part of the site will be retained without any alterations or additions. Furthermore, by locating the extension to the western part of the site, the visual impact on the Elms, a Grade II* listed building originally constructed in the 17th century, is minimized.



Figure 5 - Listed building on Lower Road and the Elms to the background



Figure 6 - The ancillary building to be demolished



View 1 - Approaching the site from north east, the Elms to the foreground and the Lodge further back



Constraints plan



View 2 - Approaching the site from the south east

The significant buildings within the Conservation area reflect a number of different architectural styles and eras and the Lodge is no exception. The extension's new hipped roof (37.5° pitch) is of lower height than of the existing gambrel roof, an important feature of the Lodge. The windows will have similar proportions to existing ones and windows to bathrooms will have translucent glass. Due to the proximity of the main extension to the boundaries, the locations of windows on the West Elevation were limited in the interests of privacy of adjoining owners.

The materials chosen are similar to those of the existing building:

- **Walls:** White render with a coarse texture to match existing, with raised render detailing
- **Roof:** Plain flat brindle tiles to match existing roofing materials
- **Windows and doors:** White polyester powder coated Aluminium

The National Minimum Standards for care homes for older people, published by the Secretary of State for Health under section 23(1) of the Care Standards Act 2000, were considered when designing the extension, more specifically the following:

- Standard 20.1 “In all newly built homes and first time registrations the home provides sitting, recreational and dining space (referred to collectively as communal space) apart from service users’ private accommodation and excluding corridors and entrance hall amounting to at least 4.1sq metres for each service user”.
- Standard 23.2 “In all new build, extensions and first time registrations, all places are provided in single rooms with a minimum of 12sq metres usable floor-space (excluding en-suite facilities)”.
- Standard 21.3 “In all newly-built homes, new extensions to homes and first time registrations there is a ratio of 1 assisted bath (or assisted shower provided this meets residents’ needs) to 8 service users. Where suitably adapted en-suite bathing/shower facilities are provided in service users’ rooms, these rooms can be excluded from this calculation”.

It was essential to provide ensuite rooms complying with Standard 23.2, as most of the existing ones are quite small, not fulfilling current requirements. Another client requirement was to increase the storage space, as the existing was limited in terms of the needs of the Care Home. Regarding standard 21.3, there are two assisted baths in the building and the existing communal spaces are fulfilling Standard 20.1 as per the table below.

Existing Communal Spaces (m²) Requirement for 14 residents: 57.4 m²	
Dining	20
Main Lounge	28.34
Lounge	13.31
Total	61.65



Proposed West Elevation



Figure 3 - The Lodge main entrance and gambrel roof features



Figure 4 - The main lounge / conservatory



Proposed North Elevation



Proposed South Elevation

KEY

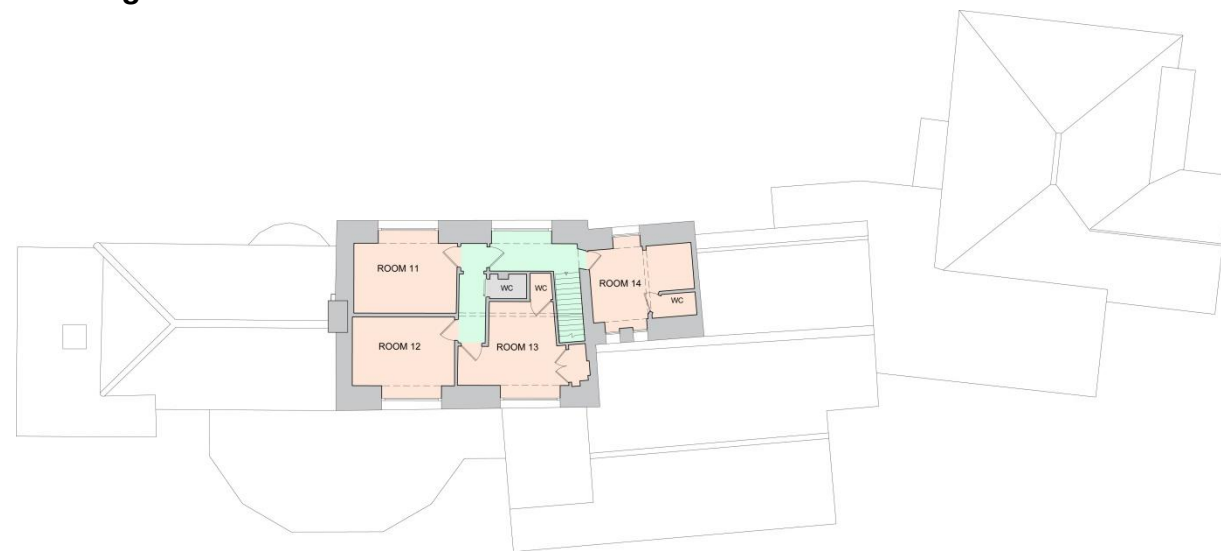
- CIRCULATION
- ACCOMMODATION
- DAY SPACE (LOUNGE & DINING)
- ANCILLARY (OFFICE & STORES)



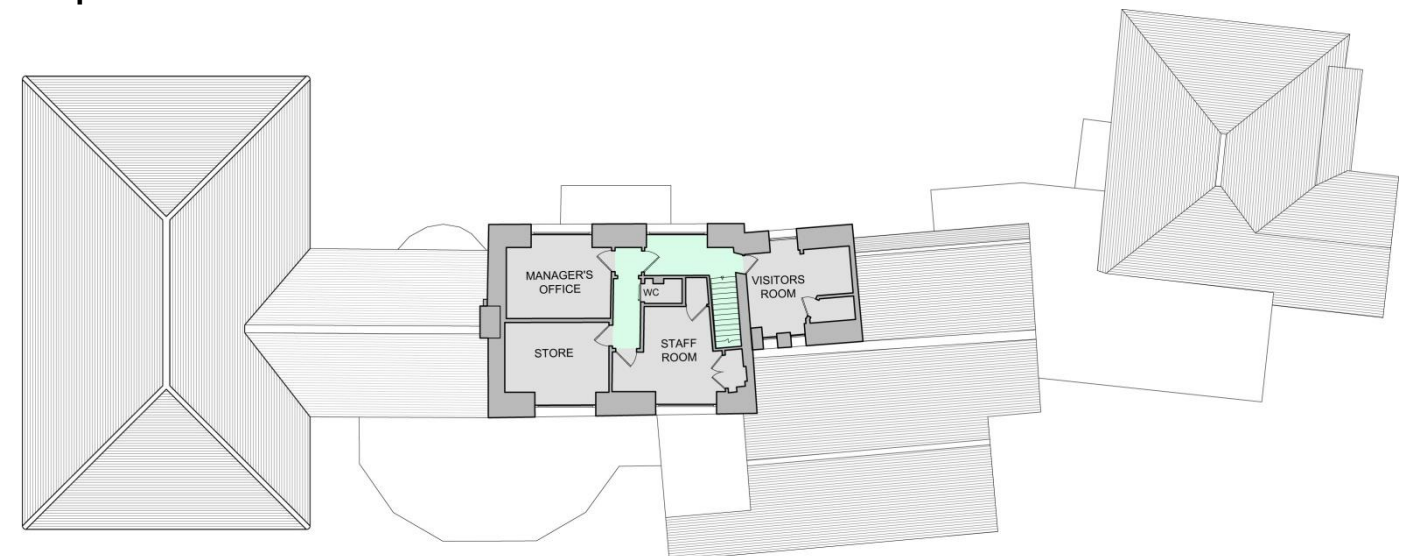
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing First Floor Plan



Proposed First Floor Plan

Access

Vehicular and Transport Links

The Site is a five minute walk from local shops and amenities in the centre of Bedhampton. It is five miles from the city of Portsmouth, and two miles to Havant.

Bedhampton train station is just a ten minute walk from site. From Bedhampton train station to the centre of London is a two hour ride. There are also frequent services to Portsmouth, Southampton, Brighton, South Wales and the Midlands via train. Frequent buses pass through Bedhampton on their way to Portsmouth and Hayling Island. The A27 and A3(M) pass through the south-west part of Bedhampton.



Inclusive access

Due to the fact that the site is a care home for the elderly, most residents have restricted mobility; some rely on wheelchairs and some use zimmer frames to navigate themselves. The access to the new building is designed to be level and where the change of level requires it, ramps will be installed accordingly to allow wheelchair access. All new external doors will have level thresholds.

Parking

The Lodge parking area is currently used by staff and visitors only. Residents need 24 hour competent personal care and are not capable of driving. Many residents are visited by a friend or a relative regularly, usually about once a week, with a duration average of about an hour. About 20% of residents hardly ever have a visitor. Also, the staffing numbers will remain the same since there will be no change in the number of residents. Therefore, the parking provision will remain as existing.