

Design and access statement

52 Stockheath Road

Havant

PO9 5HQ

By PDC Design and Development November 2017.

Introduction:

This proposal seeks planning consent to change the use and extend to the rear and side of 52 Stockheath Road Havant to provide four bedrooms, W.C. facilities, a lounge and link to the adjacent Fawnhope Care Home. The proposed use is to become integrated within the functions of and services provided by the care home.



Site location.

Assessment:

52 Stockheath Road, Havant is a two storey three bedroom end of terrace dwelling typical of post war local authority development set on a relatively deep but narrow plot. The property stands between Fawnhope Care Home and commercial development to the west and residential dwellings to the east. The dwelling is of brick construction with a front gable projection and concrete tile roof, a lean to extension has been added to the rear and the front garden has been hard paved to provide parking for two cars with double gates onto Stockheath road spur.

Context:

This application is to run concurrently with an application relating to the adjacent Fawnhope Care Home where permission is being sought to add a small extension. Fawnhope Care Home provides long term residential and dementia care service for the elderly.



Existing south east elevation.

Design:**Amount and scale:****Amount:**

This proposal seeks to construct a rear single storey wrap around extension to provide one bedroom, and a lounge/ garden room replacing an existing lean to extension and adjoining out buildings, furthermore it is proposed that a single storey link section is constructed to connect with Fawnhope Care Home.

Scale:

The proposed extension follows the form of the existing. Eaves heights and fenestration pattern are to be consistent with the existing.

Appearance:

The design concept has been to create an extension that remains consistent with the host and character of the area, retaining external symmetry in the use of materials that match the existing in scale and appearance, one departure from this is use slate as roof finish to accommodate the shallow pitch required for the extension and link.



Existing north east elevation.

Access and Landscaping:**Access.**

Access to the site is through double gates from Stockheath Road. Following the integration into the care home traffic movements to number 52 are likely to decrease because parking provision is to be accommodated within the care home car park. Pedestrian access will only be permitted via the care home where staff and visitors are required to sign in, the existing front door is to become a fire escape. Given that the occupants are elderly the environment within tends to be of quietude the development therefore has no detrimental impact on the peace or privacy of the neighbourhood.

Landscaping.

No major changes are proposed to the existing landscaping other than the loss of a section of hedge to enable the construction of the physical connection to the care home.