

PLANS & DETAILS

in respect of

**PROPOSED EXTENSIONS
AND INTERNAL ALTERATIONS**

at

**18 – 20 BEVAN ROAD, LOVEDEAN
WATERLOOVILLE, HAMPSHIRE, PO8 9QH**

for

BAYITH REST HOME

September 2017.



THE PROJECT SUPPORT PRACTICE

Surveying – Concept & Architectural Design

Planning – Project Management – Claims Consultants.

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INTRODUCTION.

The property in question, which originally comprised a pair of semi detached houses, is situated on the south side of Bevan Road in Lovedean. It comprises two main storeys at the front with a single storey extension at the rear that leads onto a conservatory.

The property has a generous sized plot and has two outbuildings within the rear garden. These currently act as detached storage to support the home. There is off street parking at the front of the site.

The property operates as a hands on family run Rest Home, has been in existence since 1986 and benefits from having a superb reputation.

Currently the layout includes a number of specific double rooms and also lacks certain other facilities such as a reasonable sized office, a designated nurses station and an attached store / laundry room at ground floor level.

The owners now wish to carry out certain alterations and extensions so as to create all single occupation rooms as well as providing improved support facilities.

Linked to this is the fact that one of the owners is about to purchase the freehold of the adjoining property. Whilst this will remain as a separate residential house a section of the garden will be sold off to the rest home so as to facilitate easier side access and also the storage of bins.

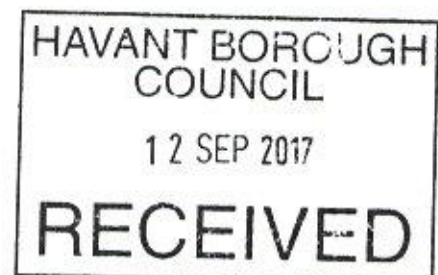
These proposals are reflected on the attached plans and supported by the following Design & Access Statement.

DESIGN & ACCESS STATEMENT.

It should be noted that this has been prepared in accordance with the guidelines as laid down by the Commission for Architecture and the Built Environment.

As such it will be expressed under the following headings:

1. Use.
2. Amount.
3. Layout.
4. Scale.
5. Landscaping.
6. Appearance.
7. Access.





1. USE.

As previously explained this property comprises a long established Rest Home. It has a reputation that has resulted in there being a waiting list for admission and there are always a large percentage of long stay residents. Having been in operation for over thirty years it is seen as being part of the local scene and blends well with the surrounding areas.

2. AMOUNT.

Ground floor extensions are proposed to the front and rear with a new first floor extension at the rear.

The front ground floor extension is a simply infill whilst that at the rear is more complex. A section of infill is proposed so as to link one of the outbuildings to the main structure whilst the existing conservatory is to be replaced and enlarged so as to improve the facilities available to the residents. The remaining ground floor extension[s] together with the proposed first floor addition is a way of providing individual single occupancy rooms.

The attached block plan reflects the fact that the proposed final footprint is generally in keeping with the pair of semi detached properties to the east of the site.

3. LAYOUT.

The proposed layout will not have an adverse effect on the operation of the Rest Home. Externally it will not have any impact on the way in which the Rest Home is operated. Internally the improved layout will allow the staff to contain the general operations within the building whilst not having to access an external outbuilding.

4. SCALE.

It will be noted that the existing rear extension has no overpowering effect on the rear amenity area. When taking into account the proposals to the rear ground floor it is felt that this situation would not be compromised. The first floor extension has been kept to a modest size and also positioned away from the side boundaries. The proposed ground floor front extension is simply an infill and as such would have no effect on the visual scale.

5. LANDSCAPING.

The owners are seriously conscious of the importance of maintaining a traditional garden effect to the rear of the property. As such the proposals would only effect the current hard landscaping and a small section of the lawn. The current overall appearance with designated planting areas would be retained. To the front of the property is general hard standing for parking and this would be generally improved.

6. APPEARANCE.

It will be seen from the details submitted that the intention is to reduce the current areas of flat roof. Traditional sloping roofs are proposed and the intension would be to match as close as possible the existing external finishes.

7. ACCESS.

Currently there is vehicular and pedestrian access to the front of the building, including that for disabled travel. Being detached there is also pedestrian access either side of the property. These would remain available. Direct rear access to the rear garden amenity area would also be retained. Securing a section of the garden to the adjoining property will improve access on one side of the building.

CONCLUSION.

When taking all the above into account it is felt that the proposal cannot be seen as being controversial. If, however, the Case Officer has any points of concern the agent would be only too pleased to attend a meeting in order to address same.

