

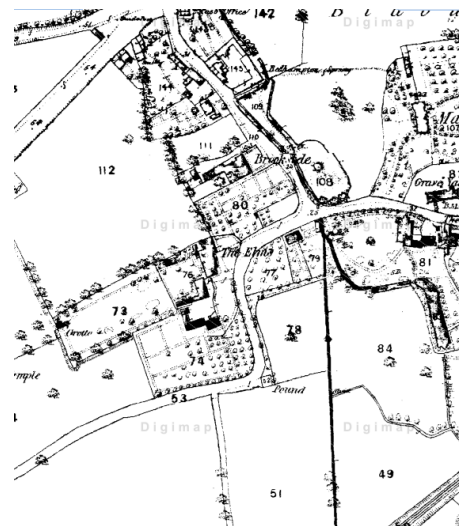
**Design and Access Statement to accompany Planning Application for
Alterations to The Elms, Lower Road, Bedhampton, PO9 3LH**

1. The Existing Site

The site is situated in the Old Bedhampton Conservation Area at the west end of the 'old village' area of Bedhampton, Hampshire. Bedhampton is a former village, now suburb in the borough of Havant. The earliest recording of Bedhampton dates back to the Domesday Book. The present parish church, 12th century St Thomas the Apostle Church sits just a two minute walk from site. Site is a five minute walk from local shops and amenities in the centre of Bedhampton. Site is five miles from the city of Portsmouth, and two miles to Havant. Bedhampton train station is just a ten minute walk from site. Leaving Bedhampton train station can see you in the centre of London within two hours. 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. The Elms is not just seen but also noted in the 1860 Ordnance Survey Sheet (right). This shows how notable within the local area the building has been over the course of many years. The Elms is in neither Flood Zones 2 or 3.



2. The Existing Building and Use

The original building, No.2 Lower Road, better known as The Elms, is a Grade II* listed building originally constructed in the 17th century. Originally a farmhouse, the structure was intensely adapted over the 18th century to form the structure seen today. Managed by members of the charity Manor Trust, The Elms now has five self-contained apartments, each of which house active elderly residents.

The Elms plays home to the Bedhampton Historic Collection, a collection of photographs, maps, books and other ephemera related to the history of Bedhampton and the surrounding area. The collection is managed by members of the Manor Trust.

The structure's five self-contained apartments are spread across three floors. There is a small flat which can be reserved for residents if they have visitors coming to stay. Site also provides the residents with private gardens.

The gothic revival style was introduced by the adaptations made to The Elms during the 18th century. This included the addition of the Waterloo Room (right), a grand dining hall to the north of the property. Legend has it that the Duke of Wellington once dined here, and is why the room is named the Waterloo Room. The room is now a function room, often housing trust member meetings and other private events, along with annual art exhibitions, lectures on a Wednesday evening, coffee mornings and a weekly luncheon club.



The room is a double height space with an octagonal roof light in the very centre. Grand ornamentation is seen emanating from the walls, ceiling and roof light void itself. The room is decorated with many sculptures, furnishings and busts which are maintained by the Trust. To the north of the room, four ionic pillars hold up a lower portion of ceiling, and add to the grandeur of the room.

3. Design Approach

By installing a Document M compliant facility, the proposition will see the existing room (shown on drawing 1205B), which is currently rarely used as a guest bedroom for residents, be adapted to provide sanitary facilities to disabled users during events held within the Waterloo room. The guest room becomes a 'lobby' in public use but, on the rare occasion that it is necessary and with the addition of a sofa bed, the space can still easily be used as a visiting guest bedroom.



The installation will require a change to the room's exterior door and window (Illustrated on drawing 1303B) so that there can be suitable space. The new external door and window will match as closely as possible to the existing opening. The primary elevation of The Elms is to the east and so means that, theoretically, there will be no visual change whatsoever to the primary (roadside elevation). The affected elevation is on the north side of the building and is regularly inaccessible, and therefore not easily visible to most. Drawing 1301 shows that the elevation is part of an inner courtyard and thus is further inaccessible still.



4. Sustainability

Whilst a highly respected structure within the local area, The Elms is not the epitome of Gothic Revival architecture. Better examples of this style can be seen at Strawberry Hill House, Twickenham and Scarisbrick Hall, Lancashire. The proposed works on this building would not compromise the style or feel of the building, the works will simply make The Elms more functional in the modern day by making the structure, in particular the Waterloo Room, much easier to maintain in the future and continue to subtly and sympathetically update the structure to stop it from becoming obsolete.

This proposition sees no additional dwellings or employments in regards to the long term future of the building, and therefore puts no extra strain on the already strong local infrastructure.