

Planning Statement

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Property name	Emsworth House
Property address	Havant Road Emsworth PO10 7JR
Proposed Works	Various external works - Footpath - Patio extension - Concrete slab

Introduction

The proposals comprise the of various external works for Emsworth House

The Site

The property was purpose built as a Care home and has been subject to various improvements over time, most notably an extension in the 1990's almost doubling the size of the building footprint.

The existing site comprises an area of approximately 3876m², with the building located in the centre of the site, which has access from Havant Road. There is a vehicle access to the south-eastern side of the property. There is tarmacked hardstanding around this area, providing vehicular access and parking for 26 cars including disabled access spaces.

The property is double storey and is a traditional brickwork construction, with pitched and flat roof areas.

The area of work focuses on a green-space area to the rear of the property.

Current Usage

Emsworth House is an occupied Care Home in constant use.

Design Proposals

The proposals to improve the external areas will have the following benefits.

- **Patio extension-** The current patio is too small for the residents to use and therefore is unusable and potentially unsafe for vulnerable residents. Extending the patio allows for general use for the residents and allows the staff to use this area safely during events already held in this area.
- **Concrete slab-** The concrete slab is to provide a base for a smoking shelter. This smoking shelter is small in design and is just for the staff to be able to smoke in a safe, contained area, away from residents and the public. The concrete base is a small reinforced concrete pad just for the shelter to be secured into.
- **Footpaths-** The extension of the footpath is to allow access around the back area of the building. There is already a footpath partially around the side of the building but falls short of where it needs to be. This extension allows full access to the back of the building and the patio. Preventing vulnerable persons being forced to walk across the grass or through the entire building to get access to this area.

Specifications

Concrete setts pavers are to match existing. Marshalls Tegula 60 with concrete edging.



Footpath to be standard tarmacadam with concrete edging. See detail drawing.

Concrete slab to be PAV1 concrete with rebar lattice sheets. See detail drawing.

Sustainability

Grassed area to be reduced from the installation of hardstanding. However, these areas are currently inaccessible to the residents of the care home due to their accessibility requirements and installing these hardstanding areas will make them usable again.

Landscape Design

Minor landscaping required. Regrading of the ground around the edges of the hardstanding areas is required to ensure that they are levelled to the hardstanding areas. Due to the accessibility requirements on this site any potential trip hazards/level changes in the developed areas must be negated. Any grassed areas disturbed by any works are to be reseeded and maintained after completion.

Trees

There is no impact to trees nor is there any trees within the immediate vicinity of the works. An arboriculture assessment is not required/relevant to these works.

Drainage

All areas drain into aggregate soak-away zones. Drainage has been accounted for to ensure there is no ponding or excessive run-off caused by the hardstanding. Slight gradient is implemented to drain the water adequately.

Traffic and Transport

Minor impact to traffic during the works as there will be additional contractor vehicles in the car park, however there's more than enough spaces on site to comfortably accommodate them. There are dedicated delivery zones on site already which will be utilised for the delivery of materials.

All works are away from vehicle routes and are not used by pedestrians. The rear area is not in use by the staff or residents as the current access doesn't allow it.

Access Statement

Please refer to the separate Design and Access Statement which forms part of this application.

External Lighting

There is no planned alteration to external lighting during the works.

Community Involvement

n/a

Archaeology

n/a

Photos



Existing patio and location of where the patio extension hard landscaping will occur.



Location of the concrete slab for the smoking shelter. To be abutting the corner of the tarmacked path.



Another angle of the proposed patio area. The footpath with return around the far corner, tight to the building.

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