



Design and Access Statement

First floor extension over existing lounge

Blossom House, 1-3 Beech Grove, Hayling Island, PO11 9DP

Peartree Care Ltd

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1.0 Generally

1.1 This Design Report forms part of a request for Full Application to Havant Borough Council for a proposed first floor extension at Blossom House, 1-3 Beech Grove, Hayling Island, PO11 9DP.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.

1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

1618	-	161A	Location and Block Plan
		253B	Existing Floor Plans
		353A	Existing Elevations
		463C	Proposed Floor Plans
		564C	Proposed Elevations

1.4 Blossom House is a Residential Care Home (Class C2) that provides 24 hour care for its residents. The aim of Pear Tree Care Ltd. is to continually strive for improvement, provide the best care possible in the most appropriate up to-date surroundings, and ensure a respectful and dignified lifestyle.

1.5 To align with the latest requirements within Approved Document B, Volume 2 of the Building Regulations, the addition of a new fire escape staircase is essential to meet updated fire safety standards. Furthermore, the existing dining hall, currently constructed as a traditional glazed conservatory requires re-roofing with a modern flat roof construction complete with roof lights. This modification is proposed to address significant thermal comfort challenges-reducing overheating during summer months and improving insulation in winter-thus enhancing year-round usability and energy efficiency of the space. To further enhance compliance, a new ventilation grille will be installed for the laundry area in order to meet current ventilation requirements, ensuring adequate air circulation and adherence to building compliance.

2.0 Physical Context

2.1 The Residential Care Home is set on the eastern side of Beech Grove, which is a residential street of bungalows and chalet bungalows.

2.2 Blossom House is white render, cladding with plain tiles. The building is both single storey and one and a half storey, with a mixture of pitched and flat roofing.

2.3 The site is generally flat and level.

2.4 The site is not within any designated areas or considered by the Environment Agency to be at risk of flooding.

3.0 Social and Economic Context

3.1 Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is situated to the south of Havant and is accessible via a bridge at Langstone. It lies between Chichester Harbour to the east and Langstone Harbour to the west and can be accessed from Portsea Island by ferry.

3.2 A number of transport intervention and mitigation packages are currently proposed to improve travel to and from Hayling Island, as per the Hayling Island Transport Assessment (Jan 2019) and Addendum (Jan 2020).

3.3 The subject site is within an established residential area with access to facilities at Creek Road. It is also a short walk from Hayling beach. Within fifteen minutes walk of the site there are:

- Local shops.
- Community facilities.
- Food and drink establishments.
- Bus stops with regular services to Havant.

3.4 Considering the above, the proposal is considered to be sustainable.

4.0 Involvement of Local Interests

4.1 There has been a series of Planning Approvals to date, all of which have been fully implemented. These are reflected on the existing drawings. These include:

- APP/17/00394 – First floor extension to north elevation
- APP/20/01014 – Single storey rear extension for 3 additional bedrooms
- APP/21/01283 – Two storey front extension, proposed entrance canopy and replacement roof to kitchen.
- APP/21/00672 – Increase the height of the flat roof between the front two facing gables.
- APP/22/01218 - First Floor extension over existing lounge with internal reconfiguration

5.0 Amount

- 5.1 The total internal floor area will increase by 10m².
- 5.2 There is no increase in residents as part of the proposals.
- 5.3 The proposals will not result in an increase of staff members.

6.0 Design

6.1 **NPPF Section 12:** Achieving well-designed places

“127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.2 Character

- The character of the locality is a mix of residential properties
- The proposals seek to relate sympathetically to the existing building in size and appearance.

6.3 Appearance

- The proposed materials should match those of the existing building where possible. In this case, the materials are cladding, flat roofing and concrete interlocking roof tiles. Fenestration is white uPVC with coloured GRP entrance doors. See image below:



6.4 Scale

- The proposed extension for the new staircase has been designed to the minimum requirements as stated within the Building regulations.

6.5 Layout

- The overall layout of the site will remain as existing.

6.6 Planting

- This will be as per the approved Planning Permission and Landscaping Design Report.

7.0 Access

7.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).

7.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

7.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).

7.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.

7.5 Pedestrian access to the site is available from Beech Grove.

7.6 A bin area is proposed within 25 metres of Beech Grove.

7.7 Secure cycle storage is proposed within 25 metres of Beech Grove.

7.8 Emergency access is fully available from Beech Grove.

8.0 Sustainability

8.1 Based on BRE Home Quality Mark Guidelines.

8.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential care home use is already well established.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

This is already established on site.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

This is already established on site.

8.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

As above, the site is in a location with access to public transport. There is no amendment required to existing parking arrangements.

8.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

8.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO₂ emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*