

Design and Access Statement

July 2016

Poppy Lodge, 84 Church Road, Hayling Island, PO11 0NX



INTRODUCTION

This Design & Access statement has been prepared to support the following proposal:

Conversion of loft space into 2no. en-suite bedrooms.

Hillcrest Poppy Lodge is an Outstanding Ofsted registered Children's home located on Hayling Island, which offers 52-week care and education to boys aged 11-18yrs. The values of the home are underpinned by the Therapeutic Community Standards.

The house has been modernised and extended in 2014 to include 2no. new independent living accommodation spaces; and is now in need of additional accommodation to meet increased requirements.

The conversion will require changing the hipped roof to a gable end and 2 dormers to be added to allow for sufficient space in the loft.



SITE CONTEXT

The property is central to Hayling Island; close (circa. 40m) to the main road (A3023) in and out of the island.



HILLCREST CARE

Hillcrest Care is an independently owned and operated social enterprise organisation providing care to various sectors of the community.

It currently operates nine specialist children's homes in England. Hillcrest also run eight fully registered DfE schools which provide full curriculum coverage through qualified teachers and support staff.

Hillcrest Care offers:

- High Quality Ofsted registered childrens homes in both rural & urban settings.
- DfE registered special schools providing full curriculum & vocational training.
- A child centred therapeutic approach to care.
- High ratios of qualified and experienced staff.

Hillcrest Care is part of The Outcomes First Group and has it's headquarters at Langstone House Solent Road, Havant, Hampshire PO9 1TR



THE PROPOSAL

Hillcrest Care proposes to convert the loft space for their property, Poppy Lodge, to allow for 2 more children to add to the existing 6.

There will be no need for additional staff or, therefore, car parking. The 2 new rooms will accommodate children between the ages of 11-18 years of age

The additional children will attend Hillcrest Jubilee School in Waterloooville along with the other children in the home.

The proposal will keep the existing stairs in place aligning the new flight accordingly. In order to allow for appropriate headroom the hipped roof on the West Elevation will be converted to a gable end (no windows added) and will be rendered to match existing.

A dormer will be added to both the North and South Elevations. The Southern dormer will overlook the neighbours front garden. The Northern dormer will overlook the neighbours rear garden, however it is circa. 22m to their nearest window. The dormers will be clad with plain hanging tile.

All opening lights will match existing and be fitted with safety restrictors.

CONCLUSION

The proposal is to convert Poppy Lodge loft into 2 en-suite bedrooms changing the Hipped roof to Gable with 2 dormers either side.

It is considered that the addition of these 2 rooms is highly required to accommodate the needs of child services in the local area.

