

Design & Access Statement

Proposed External Cladding & Rendering
Oak View Nursing Home
47-49 Beach Road
Hayling Island
Hampshire

For
Oak View Nursing Home

Dated: August 2016
Revision: A



Introduction

This statement has been prepared in support of a detailed planning application submitted to Havant Borough Council for proposed external cladding and re-rendering to Oak View Nursing Home, Hayling Island.

This statement, which should be read in conjunction with the proposed plans, aims to demonstrate that the proposals will not affect the visual appearance of the property or the character of the streetscene.

The Existing Site

The property in question is located on the western side of Beach Road, and between its junctions with Hollow Lane and St Marys Road. The property is located in a predominantly residential area, with the properties in the vicinity varying considerably in style, appearance, bulk and height. To the rear (west) of the site is a recreation ground. The existing two storey element of the nursing home is looking tired and tatty and is in need of renovation.



Constraints

It is understood that the site is not located within a conservation area, nor is the property listed. The property is not located within a flood risk area.

Pre-Submission Consultations

There have been no pre-submission consultations carried out prior to this application being submitted.

The Proposal

The proposal is to provide a camel coloured weatherboarding to the first floor external walls and dormer cheeks, and provide white through coloured render to the ground floor walls (or the original two storey building), the two storey bay windows and the chimneys. The existing eaves detailing, rainwater goods and above ground drainage will be changed to white upvc.

The proposals will improve the appearance of the building, whilst enhancing the weatherproofing to the building.

The proposals will enhance the streetscene.