

Design & Access Statement

**Extensions to Care &
Community Facility**

**42, Bedhampton Hill
Havant**

April 2015



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1.00 INTRODUCTION

PGP Architects have been commissioned to provide design proposals for 3 no. additional bedrooms plus community facilities and new vehicular access to the existing residential care development on land at 42, Bedhampton Hill, Havant.

There is an identified need for a Therapy Pool in the area where none exists at present. This will service the existing development and provide a much needed facility for people with disabilities, accommodating maximum four swimmers at any one time.

There is also a strong requirement to provide physiotherapy and sensory activities for local clients who would be brought to the site via minibus as and when required.

The existing Lodge now has new clients occupying the building with effect from November 3rd. Lodge 3 was occupied in March 2015, with Lodges 1 and 2 scheduled to be occupied by the end of April 2015.

A temporary 1.8m high timber screen fence will be erected where shown until all further works on site are complete in order to preserve amenity for the occupants.

The proposal intends to relocate the main vehicular access to the site. This is required for the following reasons:

- A. To serve the existing Lodges and provide adequate fire and service access.
- B. To provide greater security and visual control as required by the Car Quality Commission (there have been a number of incidents where occupants have left the site).
- C. The new access would allow easier separation of parking for the Lodges and parking for the proposed Therapy facilities. With direct visibility towards the new facilities which would be accessed primarily by visiting users.
- D. The existing access is not sufficiently wide to accommodate fire and service vehicles with tight internal bends and restricted sight lines.
- E. The new entrance would serve to provide a focal point for visitors coming to the complex.

The new Day Care Centre and Therapy Pool will satisfy not only the needs of the Dolphin Homes Group but offer a much needed facility for the community.

The recent demographic survey indicated a particular high demand for a Therapy Pool which would be available for use by adults with complex needs, and baby and toddler groups as an example.

2.00 DESIGN OBJECTIVES

2.01 To provide the following residential accommodation:

- Extension to existing single storey Lodge 1 to provide 3 no. care bedrooms, following identified requirements, plus a small social room.
- Demolition of existing garaging to enable construction of a new Therapy Pool and Community Room.
- Provision of additional vehicular access to service the community facilities independently.

2.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

2.03 To offer a solution responding to the adjacency of nearby properties.

3.00 SITE ANALYSIS

3.01 The site for development lies to the north of Bedhampton Hill to the East of the Premier Inn adjacent to the A3(M).

3.02 The site is significantly screened from Bedhampton Hill to the South, and lies adjacent and opposite existing residential properties.

3.03 The site slopes significantly to the north where there is a final drop of some 6 metres to the proposed housing development planning application, which is currently under construction.

3.04 There is an existing vehicular access to the site from Bedhampton Hill, which is to be relocated. All major services are currently available around the perimeter of the proposed building zone.

3.05 In climatic terms, the site is protected, with incumbent landscaping and some TPO trees.

4.00 SITE CONCEPT

- 4.01 The planning strategy adopted involves the provision of a new single storey building in the general location of the existing garages to the north east of the site to provide the Therapy Pool, respecting the privacy and amenity to existing surrounding residential occupancies.
- 4.02 The existing single storey building (Lodge 1) will also be extended sympathetically to create 3 further care bedrooms.
- 4.03 In addition, a new vehicular access will be introduced on the south east corner of the site to allow direct and independent access to the community facilities. This will reduce the capacity for opportunist car parking in Bedhampton Hill and is supported by local residents.

5.00 LANDSCAPING

- 5.01 While the original planning consent was accompanied with a definitive soft landscape plan and an arboricultural assessment identifying those trees to be felled, some additional overgrown shrubbery has been removed on the southern and eastern boundaries – with the support and agreement of the neighbouring property - which will be reinforced as identified on the new landscape plan accompanying this application, in order to reinstate the required screening of the development from Bedhampton Hill.
- 5.02 Further, the internal detailed layout of pedestrian linkages has been amended, and a number of timber sleeper retaining walls introduced to facilitate construction on site.
- 5.03 The design of the ramp to the existing main lodge (previous dwelling) has also been amended to as built for consideration.

6.00 BUILDING CONCEPT

- 6.01 The orientation of the extended unit and the community element offers South/East/West aspects.
- 6.02 Traditional construction is envisaged with articulated spaces and forms complemented by variations in materials.

7.00 ACCESS STATEMENT

7.01 Appraising the Context

The character of the site is based upon the existing Victorian building within its landscaped grounds - currently in the process of being identified as a building of local interest by the Local Authority - and the planning approved Care facility which is currently undergoing construction. The conversion and extension of the existing Hill Lodge is now complete and will be occupied shortly by new residential clients.

Despite the relatively close proximity of the A3(M) the grounds are well contained. Background noise can be heard but it does not compromise the residential use of the buildings. The tree screen and intermediary buildings help ameliorate the impact.

The buildings currently enjoy a secluded setting, with trees forming a vital component of this setting individually and collectively.

The site does not lie in a flood risk area zone.

7.02 Design Principles

The site can adequately support the proposed development. By nature of its scale, the site is protected from possible visual intrusion from all vantage points.

7.03 Access Principles

Access to the site is maintained as existing, and lies within walking distance of both community facilities and Public Transport Links. The site is therefore sustainable.

The site accommodates -

- Pedestrian Access
- Public Transport Access
- Cycle Access
- Emergency & Service Access
- Sustainability

7.04 Access Solution

All occupants will have equal and convenient access to buildings, spaces and the public transport network.

Inclusive access will be achieved via compliance with Approved Document M of Building Regulations. Access for emergency vehicles remains intact.

PGP ARCHITECTS

April 2015