

PLANS & DETAILS

in respect of

PROPOSED EXTENSIONS & ALTERATIONS

at

**'TWO BEECHES'
WALLIS ROAD
WATERLOOVILLE
HAMPSHIRE
PO7 7RX**

for

CONTEMPLATION HOMES

July 2015.



**THE PROJECT SUPPORT PRACTICE
Surveyors - Concept & Architectural Design
Project Management - Claims Consultants.
Suite 12 - Basepoint Business Centre - Waterberry Drive
Waterlooville - Hampshire - PO7 7TH.
Tel: 02392 299 539. tpsp@hotmail.co.uk.**

INTRODUCTION.

The property in question is a substantial detached building positioned on the north side of Wallis Road in Waterloooville. It is set in a generous sized plot and currently operates as a Registered Nursing Home. The main building is spread over three floors with the upper floor being positioned within the loft area. It also has a detached annexe and an outbuilding which provides storage, a laundry, a training room and also a small office.

There are two points of vehicular access. The first, to the right of the property, allows access to a designated parking facility for doctors at the front of the property whilst that to the left allows access to the rear car park. This currently facilitates the parking of 19 No. vehicles.

There is a history of Planning Applications for the property two of which are considered to be relevant. The others, dealing with Discharge of Conditions and Non Material Changes, have a lesser effect and are not considered to be of importance as far as this new application is concerned.

Application No. 09/51563/009. Registered on the 09/03/09 for a new extension and other alterations. Application refused and Appeal Dismissed by the Inspector.

Application No. APP/11/00353. Registered on the 05/04/11 for a new extension and other alterations. Application approved.

It is noted that for both of the applications comments were received from the adjoining owners. For this reason the current agent attended meetings with both parties in order to discuss the proposals and also reflect on the comments received.

This new application takes into account not only the neighbours comments but also the guidance given by the Inspector when refusing the Application No. 09/51563/009.

Of paramount importance is the fact that the building is a Registered Nursing Home, currently and it should be appreciated that the mobility of the residents is generally restricted. Whilst visits to external areas are encouraged these are found to be rare due to the incapacity of the individuals.

This application will also be supported with a new ecological survey as it is appreciated that the documentation prepared for the previous application is now out of date.

DESIGN & ACCESS STATEMENT.

It should be noted that this has been prepared in accordance with the guidelines as laid down by the Commission for Architecture and the Built Environment. As such it is laid out under the following headings:

- Use.
- Amount.
- Layout.
- Scale.
- Landscaping.
- Appearance.
- Access.

USE.

As previously qualified, the existing building operates as a Registered Nursing Home. It currently has 17 bedrooms, some of which can operate as doubles. It currently has approval for a maximum of 30 residents. Set in a residential area the properties in close proximity on the north side of the road comprise larger than average houses, being either detached or semi detached in design. Two Beeches itself is a slightly larger property and, having now been operating for a considerable number of years, is accepted as part of the general neighbourhood.

All properties on the north side of the road have *long* generous gardens and as a result the provision of a carparking facility at the rear of the site is not overpowering.

There is no impact to the area directly to the north of the site as this comprises a protected woodland.

AMOUNT.

It will be seen from the attached plans that the proposals have taken into account the amount of extension[s] previously considered and approved. Whilst the proposed single storey extension is a similar size it has been positioned central to the building. With a first floor addition [generally in line with that previously approved] it is felt that the overall bulk of the proposal is more acceptable.

The footprint is also not considered to be out of keeping with the plot size and is in line with that previously considered and supported.

A specific approach has been taken so as to ensure that all residents will have the benefit of single rooms.

LAYOUT.

Serious attention has been given to the proposed layout. Due note has been taken of the various conditions that the residents suffer from. With dementia being constantly prevalent the proposed layout allows for smaller individual common areas set apart from each other. This approach has also been taken with regard to the external facilities and, as a result, has benefited from the ground floor extension being set central to the main building.

It will be seen that three conservatories have been included within the layout. Not only will this support the requirement for smaller individual areas it will also allow for all weather seating and garden viewing.

The proposed layout has no effect on the existing rear car parking area which will be retained.

The Landscaping section outlined later will further support the reasons for the proposed layout design.

SCALE.

As seen from the relevant plans the proposed resultant bulk would not have any unacceptable visual impact on the property, or those adjacent.

The footprint of the proposed ground floor extensions compliment the overall area of the site whilst it is believed that the proposals for the first floor actually marry in with the existing structure and are not therefore an issue as far as scale is concerned.

LANDSCAPING.

With the site being set adjacent to a preserved woodland it allows for specific items to be included within the proposed landscaping scheme. This would attract certain

wildlife which, in turn, would benefit the residents.

Proposed treatments would be as follows:

1. To reduce any impact on the adjoining properties timber acoustic fencing would be provided to each side boundary. This would extend from a point in line with the front of the main building up to a point in line with the rear of the ground floor extension.
This type of treatment would be extended on the south boundary so as to provide an enclosure for the refuse bins which are currently on view.
The full extent, design and height of same would be agreed with each neighbour.
2. The areas each side of the ground floor extension would be treated differently.
That on the east side would have a paved finish with individual raised beds with specific planting. To the north of that would be an ornamental pond with a gazebo. A garden shed / cycle store would also be provided. The existing staff access path would be retained.
3. The area on the west side would include a visitors path from the car park to the rear entrance door. The entrance door was originally going to be positioned on the side but taking notice of the Planning Officers comments and being respective of the adjoining owner this has been repositioned at the rear. Generally the area would have a natural appearance with selected soft landscaping and a pond.
There would however be a paved area directly in front of the conservatory on that side.
4. Habitat mounds and bird boxes would be introduced in selected areas in an attempt to encourage wildlife.

APPEARANCE.

It will be noted that the single storey extension will be horizontally clad. The first floor section will be rendered to match the existing.

The roof to the extension roofs will be tiled to match the existing.

All new windows and doors together with the conservatories will be in white upvc and there will be glass roofs to the conservatories.

The windows to the new ground floor residents rooms will be full height so as to give unobstructed views of the gardens.

As an extra consideration the existing finishes to the main building have been considered and the following upgrades proposed:

1. Tile hanging will be introduced to the upper section of the front walls [excluding the main bay where the brick finish will be retained] and this will be returned 1200 mm along each side wall.
2. Below the tiling a smooth finished self coloured render will be introduced.
3. All other areas of existing render throughout will be finished with a masonry paint.
4. Small sloping roofs will be introduced over the existing front bays.
5. The existing low level out of character roof on the right hand side of the building will be altered so as to be in keeping with the remainder of the building.

It will be noted that the proposals for the front of the building will actually result in a 'marriage' with other properties in the road.

ACCESS.

There are numerous points of access proposed. The existing main vehicular access points will be retained. Other points of access will be as follows:

1. Rear access door to accommodate visitors.
2. Current front door to be a designated fire exit only.
3. Side entrance door for staff and deliveries.
4. Access doors from each conservatory out to the relevant amenity spaces.

All doors will comply with Part M of the Building Regulations and access ramps will be provided to each external door opening available to residents.

Within the new extensions Part M will be complied with and internal alterations to the existing structure will endeavour to meet the same requirements.

CONCLUSION.

The proposals are not to be considered as being controversial. The object is to ensure that when the project is complete the front visual effect will not reflect any alterations but simply a building that has been renovated and brought up to a standard considered necessary in the neighbourhood.

If, however, the Case Officer has any points of concern the agent would be only too pleased to attend a meeting in order to address same.