

Design & Access Statement

Proposed Internal Alterations to Bedrooms & Alterations to Fenestration
Oak View Nursing Home
47-49 Beach Road
Hayling Island
Hampshire

For
Oak View Nursing Home

Dated: August 2015
Revision: A



Introduction

This statement has been prepared in support of a detailed planning application submitted to Havant Borough Council for proposed internal bedroom alterations and alterations to the fenestration to the North and East elevations at 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.



Constraints

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

Pre-Submission Consultations

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

The Proposal

The proposal is to split two existing double bedrooms into four single bedrooms by providing new internal partitions. These alterations would necessitate the minor alteration of fenestration to the east and north elevations.

Design

The existing bedrooms being altered are bedrooms 3 and 4. These existing rooms are all sizable rooms registered with the Care Quality Commission and occupied by two residents.

The proposals will provide new internal partitions, new openings in existing walls and reconfigurations of the en-suites to split these double rooms into separate single rooms. There will be no increase in the number of residents at the home, and therefore no increase in parking requirements, deliveries, noise etc.

As part of these internal alterations there will also be minor changes to the fenestration to the east and north elevations. Two new ground floor windows will be provided at ground floor level to the east elevation and an existing window to the north elevation reduced in width. The new windows retain the symmetry of the building, and will not impact upon the privacy of any neighbouring properties.

The windows will be of a matching style to the existing.

Amount/Scale

The bedrooms created will be suitably sized and will suit the requirements of residents who demand single rooms.

Layout

The layout of the bedroom alterations compliments the existing bedroom arrangements and the proposals have been based upon minimising the amount of building works required.

Landscaping

Not applicable

Appearance

The general appearance of the property will not be altered.

Conclusions

It is my clients opinion that the proposed design will not impact upon the established streetscene, nor will the proposals adversely affect the neighbouring properties. The proposals will create suitably sized bedrooms which will be more suitable to the modern requirements of a nursing home.