

Dear Sir, Madam,

04 August 2014

Oaklands Care Home, 216 Stakes Hill Road, Waterlooville, Hampshire, PO7 5UJ.

1 - 2 storey extension to an existing care home for the elderly with additional car parking and communal space.

Please find enclosed our planning application for the above address.

The application proposes a new two-storey extension of the existing care home building with the addition of communal open spaces and developed parking area. Furthermore, it suggests the addition of a green roof system over the re-designed entrance and the new south facing sunroom, in order to satisfy the growing needs of the care home.

In regards to the single storey extensions of the main entrance and sunroom, the concept of a jewel curved building was adopted in order to create a connection between the inside and the outside. The single storey proposal becomes the medium for entrance, circulation and leads the visitor towards the south and to the light. The use of glass, steel, timber and green roof systems provide a high quality design that maximises the use of natural light, looks inviting and improves the resident's welfare while embracing sustainable techniques and materials.

The extended two-storey building is significantly lower than the existing two-storey care home building to minimise its visual impact. The building itself steps away from the site's edges and forms open spaces in order to provide with larger communal grounds for its residents and to increase the feeling of openness. The roofs are not in the same height in order to show hierarchy between main proposed building, side proposed building and existing care home.

Additionally, the application encloses a transport statement and a design and access statement. A Community Infrastructure Levy (CIL) has not been included with the application. This is due to Senior Planner A. Wright's letter to us on 29/05/13 for pre-planning advice. In the letter, it is mentioned that care homes are excluded from the CIL charge and such CIL will not apply to this development. Finally, on drawing 5011_1400B, we have included the required OS license number for both the Site Plan and the Block Plan.

Please find attached the following table which explains the proposed areas and added rooms.

<i>Existing Gross Internal Floorspace (square metres)</i>	<i>Gross Internal Floorspace to be lost by demolition (square metres)</i>	<i>Total gross internal floorspace proposed (square metres)</i>	<i>Net additional gross internal floorspace following development (square metres)</i>
1150	401	1130	729

<i>Existing Rooms</i>	<i>Existing rooms to be lost</i>	<i>Total proposed rooms</i>	<i>Net added rooms</i>
22	7	26	19

Thank you.

Kind regards,

Konstantinos Droutsas

pp. PWP Architects