

Design and Access Statement for:
Proposed Conversion
at Hillcrest Hayling Island
Alexandra Avenue, Hayling

January 2014



AERIAL VIEW (courtesy of Google Maps)



FRONT OF PROPERTY

INTRODUCTION

Hillcrest Hayling Island is an Outstanding Ofsted registered children's home with its own on site school, offering 52-week care and education placements to boys and girls aged 6 - 12yrs.

Hillcrest Hayling Island offers children the opportunity to experience positive group living in order that they may develop empathy and a sense of belonging. The home enables children to address friendship and negotiation issues within a safe and supportive context.

Education is currently provided by the attached Hillcrest Hayling Island School, registered with the DfE, inspected by Ofsted and catering for children aged 6-16yrs from Hillcrest's own homes in the area.

SITE CONTEXT

The property is a two storey detached building with loft space accomodation. There are currently 8 bedrooms. There is a single storey extension to the western side of the property which is used as a school and also serves other Hillcrest properties locally.

There are parking spaces to the front of the building for 14 cars.

PROPOSED CONVERSION - Site Plan

PROPOSED CONVERSION - Floor Plan

DESIGN REQUIREMENTS

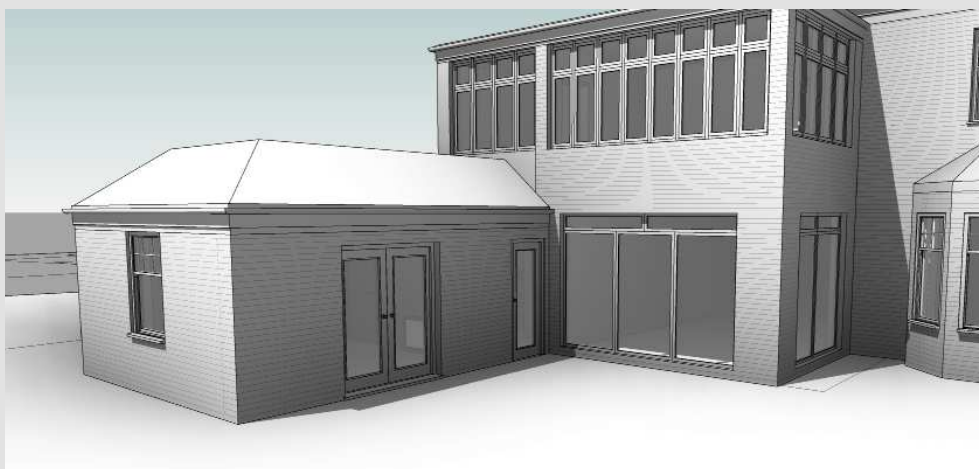
The Hillcrest Care school is soon to move to a new location in Waterloo Hants. This means that the current school building will become available for conversion into additional accommodation.

The proposed conversion will be used as a 2 bed annexe to the main house for 2 young people (boys aged between 6-12yrs) with complex Social, Emotional and Behavioural Difficulties. The 2 young people will be supported with 2 teams of 3 staff and 2 x waking night staff. They will receive 52 week, long term holistic care through a therapeutic approach based on an environment with firm consistent structures, play and experiential learning.

The management and responsibility of the extra bedrooms will come under the existing management team.



3D View 1 - as proposed



3D View 2 - as proposed

DESIGN SOLUTION

The newly converted building will incorporate the following accommodation:

- Two single bedrooms
- One office / waking nights staff bedroom
- Bathroom
- Kitchen dining room
- Lounge with new patio doors to garden.

The change of use from a school to residential accommodation will reduce the overall daily number of vehicle movements and car parking requirement from 14 to 12.

There are currently 15 full time staff working shifts to cover the home 24 hours a day, with 5 full time teaching staff at the school during normal school hours.

The proposed conversion will see an increase in staff covering the home from 20 to 23 and no requirement for teaching staff.

The proposed 23 staff will be working shifts throughout the day & night and therefore there will be a considerable net reduction in overall vehicle movements during the day time.

ACCESSIBILITY

Level access will be provided through the existing front door to the proposed annexe.