

Design & Access Statement

Proposed replacement Oriel Window
at
Edenvale Lodge, 63 Silvester Road,
Waterlooville, PO8 8TR

Planning Statement

Proposed Roof accommodation to Edenvale Lodge, 63 Silvester Road, Waterloooville, PO8 8TR

INTRODUCTION

This design and access statement has been prepared to accompany a full planning application to replace an existing casement bedroom window at Edenvale Lodge Nursing Home, Silvester Road Waterloooville, with an oriel bay window to allow side views from the bay whilst obstructing overlooking by incorporating obscured panels to the main face of the bay. This will allow the bedroom to be brought into use for residential accommodation.

SITE AND SURROUNDINGS

The site is occupied by a 35 bedroom nursing home, that was built in 2010, and is now fully occupied, with the exception of the bedroom involved in these proposals.

The Home sits within a residential street, close to local services and shops, and was formerly a school.

THE DEVELOPMENT PROPOSAL

It is intended to replace the existing obscured casement window with an oriel bay, allowing views to the front and rear of the site, but preventing overlooking of the neighbours property. This will allow the bedroom to comply with residential care standards, and be able to be occupied by a resident.

APPEARANCE

The oriel bay window will be in white uPVC to match the other existing windows.

LAYOUT

The layout of the accommodation makes use of existing redundant attic space, and the configuration is dictated by the existing stairshafts and lift well, to provide adequate means of escape.

SCALE

The scale of the proposal is appropriate as it is replaces an existing casement window with a shallow projecting bay to allow views to the front and rear of the site, but precluding any overlookinf of thew adjacent property. This will allow the bedroom to be available for occupation in accordance with the original planning consent.

HIGHWAYS

Site Access

The proposals will not affect the current access regime.

FLOODING.

The proposals will not have any impact on the existing flood risk.