

DESIGN & ACCESS STATEMENT

Proposed roof conversion to Springfield
Care Home, Havant Road, Emsworth

April 2013

DESIGN & ACCESS STATEMENT

THE SITE BACKGROUND & CURRENT USE.

The proposed site is situated along Havant Road, near Emsworth, and is set in a predominately residential environment, although there are also locally other care homes, a hotel and small garage/convenience store. The Care home consists of two buildings, which are situated on either side of Western Avenue in a private cul-de-sac location.

The existing Care Home has a maximum capacity of 39 residents and has previously had some extension work and alterations completed.

There is a private car park for staff and visitors to the North and the care home is 'hidden' by a large amount of foliage to the North (Havant Road) boundary.

The boundary is shown on HRP drawing number 8305-01. There are some trees on the site but any proposed works will not require the removal or even 'trimming' of these trees.

The proposed conversion is to convert some space in the loft area to provide a training facility for staff. The proposal also includes the inclusion of 2 no. Dormers to the front elevation.

THE LAYOUT, CONCEPT & AMOUNT

The concept of the development is to provide additional accommodation for staff. The brief will also need to take into account the need for a new stairwell which will aid access to the loft space

Due to the request and nature of the existing building the design would also make alterations to the internal aspect of the home, mainly to introduce a new stair but also to allow the plan to work with the new additions. This in whole would enable the new design to flow and provide a more user friendly Care Home in a way the new space will interact to the existing second floor.

Whilst taking into account the clients requirements, the design has also been developed by minimizing the impact of neighbours properties and in its elevational treatment enable the proposal to sit comfortably within its locality. This however due to the nature of the site will have no impact on the neighbours.

SCALE

The height of the proposal will match that of the existing with the proposal fundamentally a 'room-in-the-roof'.

The design has been developed with close thought to the locality and visual impact of the surrounding area. Therefore the scale and appearance are more

fitting of the location and ensure more importantly there is no adverse effect on the neighbouring properties.

THE SOLUTION & APPEARANCE

The design has been based on reducing to the greatest extent possible the disruption to the existing structure and form of the building. This has meant the proposal has been designed to allow the least amount of disruption. However, due to the need for a new staircase there will be some disturbance to the existing home but the build programme will limit this and upon completion will allow the Care Home to function more productively. The internal alterations also allow the proposal to work as it should had the scheme been a complete new design.

LAYOUT

The layout has been developed to achieve the highest current minimum standards for care facilities.

MATERIALS & LANDSCAPING

The proposed roof will have slate tiles as existing and it is thought these proposed materials will complement the changes to the existing structure and in no way compromise the character of the locality.

The landscaping remains unchanged with no loss of trees/shrubs and no additional foliage being proposed. The existing driveway will remain unchanged with access to the laundry area all as existing.

ACCESS

Both vehicle and pedestrian access remain unchanged.

SUMMARY & CONCLUSIONS

The proposed development will be in keeping with its environment and through the use of materials in keeping with the existing will not have an adverse effect of the locality.

Just as important is the proposal would not mean the felling of any trees and as a result the external aspect for the occupants remains unchanged.

In conclusion, the design further enhances the building in its external appearance whilst providing the client with the additional space required.