

Design & Access Statement

Proposed Roof Accommodation
at
Edenvale Lodge, 63 Silvester Road,
Waterlooville, PO8 8TR

INTRODUCTION

This design and access statement has been prepared to accompany a full planning application to develop the existing attic space at Edenvale Lodge Nursing Home, Silvester Road Waterloooville, to provide additional staff training accommodation and office and changing facilities. To relieve operational congestion in the establishment.

SITE AND SURROUNDINGS

The site is occupied by a 35 bedroom nursing home, that was built in 2010, and is now fully occupied.

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 convert the empty attic space into staff training and changing facilities, with an office for visiting management. This will allow the development of staff to continue without hindering the day to day running of the home.

It is proposed to extend the two existing staircases to serve the new training space, and to provide domelights to give daylight and fresh air to the new accommodation formed.

The existing lift is capable of being extended to the newly created floor level to allow full disabled access.

None of the proposed accommodation will be used for new residential bed spaces, as the rooms would not meet care standards, and thus all the proposed accommodation is solely an enhancement of the management facilities designed to enhance staff development.

APPEARANCE

The domelights proposed, will be located on the upper flat roof area of the existing roof, and as such will have low visual impact when viewed from the outside.

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 completely enclosed within the existing building envelope. The amount of accommodation is governed by the available space, and maximises redundant storage area. The inclusion of the staff training area and office and changing facilities will not lead to increased staffing levels, nor an increase in parking requirements, as the overall staff level will remain the same.

Planning Statement

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

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.