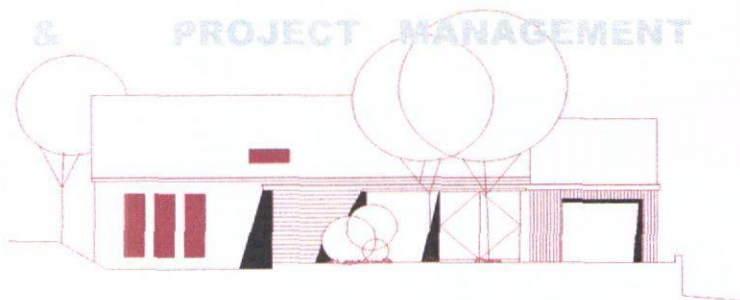
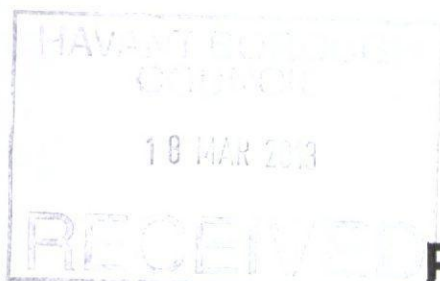


D E A N W M A R S H LTD
ARCHITECTURAL DESIGN & PROJECT MANAGEMENT



**ROOF CONVERSION
& ROOF EXTENSION
SOUTH AFRICA LODGE
STAKES HILL ROAD
WATERLOOVILLE
HAMPSHIRE**

**DESIGN STATEMENT
Inc'
(Inc' Access, Trees, Flood, Biodiversity)**

**PREPARED ON BEHALF OF
Fernside Healthcare Ltd**

January 2010

REF: 1145DsgnStat.

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1.00 SITE LOCATION AND OVERVIEW

1.01 This design statement relates to the proposed roof conversion and roof extension to the Residential Care Home facility at South Africa Lodge, Stakes Hill Road, Waterlooville, Hampshire, PO7 7NR.

1.02 The site is in private ownership.

2.00 THE SURROUNDING ENVIRONMENT:

2.01 The site is located within a residential area and is surrounded on all sides by dwellings, with Stakes Hill road lying to the south-west. The site is bounded to the north, south and east by residential housing developments, comprising detached houses and modest gardens and to the south-west by a low-rise flatted development.

2.02 Architectural styling of the adjacent buildings is mixed, with most properties constructed within the last century and of a character associated with that period.

2.03 Stakes Hill Road is a connecting road, indirectly between Junction 4 A3(M), Purbrook and central Waterlooville.

3.00 SITE ANALYSIS

3.01 The site is currently a Residential Care Home facility , with mainly elderly residents.

3.02 The site covers approximately 12,365 metres square, with a frontage of approximately 65 metres. The site is approximately 163 metres deep, an off-set rectangular shape.

3.03 The site is accessed from the frontage, from Stakes Hill Road Road.

3.04 The site boundaries are defined by a mixture of timber fences, hedges etc. There are several trees of mixed specimens; none are affected by the works (see Tree section below).

3.05 The Care Home facility was constructed in the mid-20th Century comprising facing brickwork and concrete roof tiling. The property has had a number of extensions and alterations historically and has recently been subject to significant renovation works to provide a high level quality of care. There is also a separate bungalow building within the grounds providing additional care facilities. The standard of construction of the property overall is good.

3.06 The site is relatively flat, with levels rising to the south with stepped landscaping.

3.07 There are no dominant features to the site.

3.08 The site is laid to gardens, open landscaped areas and parking and is generally spacious.

3.09 There are some small ancillary out-buildings within the garden.

4.00 PROPOSAL / DESIGN PRINCIPLES

4.01 The proposals include the conversion of the existing roof storage and staffroom area to provide an improved staff facilities, better storage space as well as improved offices space.

4.02 Better access is also required to the roof space.

4.03 The principle development objectives as far as the applicants are concerned may be summarised as follows:

- 1). Achieving a level of development to meet the applicants' desired design requirements.
- 2). Achieving the required level and quality of development within the applicants' budgetary constraints.
- 3). Maximising the opportunity that the site offers.
- 4). Achieve good quality buildings that reflect the aspirations of the applicant whilst complimenting the local built environment.
- 5). Providing facilities that minimises or reduces the impact on neighbouring properties.

4.04 In addition to achieving the applicants' objectives, the proposals need to consider the Local Planning Authority's aspirations for the site, as laid out in the local plan. The proposals seek to comply with Local Planning Policies.

5.00 DESIGN SOLUTION

The following are proposed:

- 5.01 The existing roof space was designed and constructed with a somewhat unusual open metal truss framework, metal mesh carcass and concrete floor providing storage and staffroom space – there are no roof timbers or obstructing struts etc and the area has previously been partially fitted-out. To improve the existing layout and facilities it is proposed to convert the existing staff room and storage spaces located within the roof to provide better insulated and ventilated rooms with a higher standard of fit-out and decoration.
- 5.02 The applicant wishes to take this opportunity to also provide improved office facilities within the roof area for existing staff.
- 5.03 The applicant also intends to carry out maintenance works to the same area.
- 5.04 New rooflights are proposed to certain areas to provide natural ventilation and lighting – these are located at approx' 1.8m from finished floor level to avoid any loss of privacy to adjacent properties (although the nearest dwellings are approx' 30m+ away).
- 5.05 Improved access is to be provided to the roof space via a new roof extension over an existing flat roof area, located between existing pitched roofs. This area is ready served by the existing lift tower which was originally designed and installed to provide access to the second floor / roof area (evidenced by additional height, access door and roof flashings installed).
- 5.06 The new small area of pitched roof will link the lift tower and main roof area, removing the small area of flat roof. The new roof is largely hidden from view from the south and east elevations and completely from the north and west elevation by the existing adjacent roof structures.

- 5.07 The additional bulk created by the new roof extension is minimal and does not create any shadowing or loss of privacy to neighbouring properties, nor will it be over bearing given its somewhat concealed location.
- 5.08 The new roof link extension will provide disabled access to the staff and office areas via the existing lift.
- 5.09 Impact on traffic movements and parking are not envisaged. There is no reduction or increase in parking facilities, given the modest nature of the proposals.
- 5.10 There is no proposed change of use.
- 5.11 There are no proposed alterations to the site layout.
- 5.12 No overlooking is created; there is no loss of privacy or amenity. There is no loss of light or shadowing to the neighbouring properties.

6.00 SUMMARY

- 6.01 The applicant has identified a need to provide better staff facilities and carry out maintenance to the roof area. The proposals have been designed to meet both the applicant's requirements and accord with the Local Planning requirements in this respect. As the proposal represents a modest increase in the area and bulk of the structure, and there are no proposals to alter the scale or siting etc, the proposal is compliant with the requirements of the Local Planning Policy. The proposed materials are to match those of the existing building and general vernacular and as such are also compliant with Policy requirements. No overlooking or shading of dwellings is created. Due to the relatively modest nature of the proposals there will be no adverse impact on local amenities; the proposal is also modest in comparison with the overall site. It therefore is considered that the design solutions proposed under this application successfully fulfill these criteria and enhances the surrounding area whilst providing better facilities and an improved level of care and amenity to residents.

7.00 ACCESS

- 7.01 The works are to be completed in full accordance with the current Approved Documents of the Building Regulations as applicable, as well as BS:8300 as applicable. Access for those with impaired mobility / disabilities will be significantly improved by virtue of the new layout, facilities and access.

8.00 TREES

- 8.01 Due to the nature and location of the works, no trees are affected by the proposals.

9.00 FLOODING

- 9.01 The site is not in an area of flood as identified on the Environment Agency web-site.

10.00 BIODIVERSITY

- 10.01 The current occupiers have not recorded any evidence of bats or birds inhabiting the roof space. There is no evidence of any other threatened species on the site – this situation is to be monitored as necessary.

