PERMIT

Design and Access Statement

2 Beeches

Wallis Road

Waterlooville

078 DS

Feb 2010

Engineering Architecture
14 Francis Avenue, Southsea, Hampshire, PO4 0HN
Company No. 6469375

engineering architecture

Introduction

This document has been prepared by Engineering Architecture Ltd and accompanies a full planning application for the renovation and extension of the care home at 2 beeches, Wallis Road, Waterlooville to improve facilities by enhancing communal spaces and providing single occupancy rooms.

Section 1 outlines the existing building and site characteristics. Section 2 explains how the site context and existing building have informed the proposed development and how the design and access arrangements have been developed.

SECTION 1

Site Assessment

Site Context

- Wallis Road is a residential street of predominately large detached or semi detached dwellings.
- The properties on the northern side of the road typically have long back gardens.
- 2 Beeches is a slightly larger property and sits in a larger plot than others on the street. Whilst the property does have a residential character its use, size and the associated landscaping clearly mark it out as a multiple occupancy home.
- The north of the site backs onto woodland giving the site a rural character.







Engineering Architecture
14 Francis Avenue, Southsea, Hampshire, PO4 0HN
Company No. 6469375

engineering architecture

Sun Path

- Principal elevations face South providing good levels of natural light into the rooms on ths side of the building.
- Garden receives evening light.



Engineering Architecture
14 Francis Avenue, Southsea, Hampshire, PO4 0HN
Company No. 6469375

engineering architecture

Views

- The front elevation is seen when approaching from both directions along Wallis Road
- Whilst the rear garden is private and obscured from view from Wallis Road it can be seen from the 1st floor windows of the neighbouring properties.



Movement past the site

- 2 way traffic along Wallis Road principally residential traffic
- Vehicular access to the side of the building via a private drive.
- Pedestrian access from the car park back round to the front of the building.
- Secondary service entrances to the rear and side of the building.



Engineering Architecture
14 Francis Avenue, Southsea, Hampshire, PO4 0HN
Company No. 6469375

engineering architecture

Accessibility and Parking

- Vehicular access is via a drive way to the side of the property
- The existing care home has parking for staff and visitors to the rear of the house and 2 spaces to the front, totalling 16 spaces.

Summary of Opportunities and Constraints

- Care facilities in need of refurbishment and improvement.
- Potential to improve internal and external circulation
- Potential to re organise the building to provide single occupancy rooms.
- Large garden which could 'support' an extension to the building
- Potential to improve the external garden to provide level, covered amenity space for residents.
- Re use of the existing building
- External alterations to the rear would not impact on street scene.
- Extend the property over the footprint of the existing outbuildings.
- Potential to improve the 'link' with the woodland to the rear.

SECTION 2

Summary of Proposals

Layout



- Distinct public and private areas
- Layout organised to provide clear point of entry and controlled access
- Service areas grouped adjacent to service entrance
- Large living area located adjacent to the garden

Scale & Mass



The majority of the improvements take place within the envelope of the existing building. However in order to provide the number of bed spaces required to make the nursing home financially viable, extensions have been necessary. The majority of the new bedrooms are located within a single storey extension which replaces the existing outbuildings. This extension has been kept to a minimum, whilst providing the required bedrooms. The extension has been pulled away from the boundary to reduce the impact to the neighbours and it's ridge height falls below that of the existing outbuildings. A 2 storey extension on the rear of the existing house accommodates further bedrooms, this has been designed in such a way that it sits centrally within the site to minimise its impact on the neighbouring properties.

Landscaping & Amenity Space

A key objective of the design is to improve and integrate external garden space into the living space of the residents .Three distinct spaces have been created providing usable outside space for the residents. A hard landscaped courtyard with raised planters, and built in benches is the focal point for the scheme. The courtyard is formed by the nursing home on two sides and a covered colonnade on the other sides. This acts as a circular route for residents to walk and a covered route from the car park. Behind this is a soft landscaped area of native species and large trees. This is intend to act as a backdrop to the courtyard and a 'link' with the woodland behind. It is hoped that this area will provide habitat for wildlife and birds and act as an enhancement to the local environment. A third space is located adjacent to the activities room which is envisaged as an outside actives area such an allotment garden for staff and residents.

Appearance



The appearance of the new ground floor extension is distinct from that of the original house it is intended to be read as subservient to the original house, as a separate wing and garden room. The 2 storey element matches the existing house in style and finish and is intended to read as part of the original building. The appearance of the living and dining room facing the courtyard has been largely driven by the desire to visually link the garden space with the living room.

Design rationale

- Maintain external appearance of building on principal elevations
- Extend building at ground floor predominately over footprint of existing outbuildings
- Locate extension away from boundaries to avoid impact on neighbouring properties
- Set 2 storey extension away from western side of building to avoid impact on neighbours

Access

- Existing vehicular access
- Improved pedestrian access to a new entrance from the parking area via a covered colonnade, ramped (level) access for elderly residents and wheel chair users.
- Reorganised internal layout to better control access to the building.

Refuse & Recycling

- Existing provision