

Design & Access Statement

**Residential Care Proposals
42, Bedhampton Hill
Havant**



May 2013

Revision A – Sections 7 & 11

Revision B – Heritage Statement added

Revision C – Landscaping section amended

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1.00 Identifying the Design Principles

1. The general character of the proposal should respect the character of the surrounding area and the existing de-listed building.
2. The new development should respect the existing TPO trees, and respond to site levels.
3. Adequate amenity spaces and garden areas should be provided.
4. Adequate space should be maintained between the new buildings and the existing building.

2.00 The Setting

The site has a hotel located on its western boundary, a retail park on its northern boundary at a significantly lower level, and residential occupancies to the eastern boundary. Bedhampton Hill Road fronts the southern boundary.

42 (Hill Lodge), Bedhampton Hill is a modest, originally symmetrical house with a bold doric porch on the southern entrance front. The main aspects are south and west with some principal rooms enjoying a dual aspect.

It has undergone some alteration over the years with very modest incremental additions and associated changes of mixed quality. The service rooms are to the rear and little opportunity exists for wide views of the rear garden.

The building is architecturally complete. There is scope to modify and adapt the existing accommodation, removing/remodelling some of the less adequate additions. Further additions would not seriously compromise the building.

Despite the relatively close proximity of the A3(M) the site is well contained. Background noise can be heard but it does not compromise the use of either the existing building or the development site itself.. The tree screen and intermediary buildings help ameliorate the impact.

The site and existing building currently enjoys a secluded setting. Trees form a vital component of this setting individually and collectively.

The existing building is currently used as a single residence, but it is proposed to adapt this use to form 6 no. care bedrooms, and integrate it into the new development while maintaining its independence as a building.

Most existing neighbouring dwellings in the area are of individual design, sitting in reasonable sized plots. There are a variety of styles and sizes, with a mixture of external walling materials – e.g. Brick, tile hanging, render, timber boarding – most roofs are tiled.

3.00 Design Objectives

3.01 To provide the following residential accommodation:

- Conversion and extension of existing two storey de-listed building to provide 6 no. care bedrooms.
- Conversion and extension of existing garaging to provide 4 bedroom care unit as a single storey development.
- Development of 2 additional single storey 4 bedroom care units within the grounds.
- The completed development to offer 18 residential care bedrooms in total.

- 3.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.
- 3.03 To offer a solution which responds to the adjacency of nearby properties.

4.00 Site Analysis

- 4.01 The site for development lies to the north of Bedhampton Hill to the west of the Premier Inn adjacent to the A3(M). A planning application for an extension to the Premier Inn as currently under consideration by the local authority.
- 4.02 The site is significantly screened from Bedhampton Hill to the South, and lies adjacent and opposite existing residential properties.
- 4.03 The site slopes significantly to the north where there is a final drop of some 6 metres to the existing adjoining retail park which is soon to be the subject of a housing development planning application.
- 4.04 There is an existing vehicular access to the site from Bedhampton Hill, and all major services are currently available around the perimeter of the proposed building zone.
- 4.05 In climatic terms, the site is protected, and there is significant incumbent landscaping, many trees of which are subject to TPO,s.

5.00 Planning Issues

Promoting Havant Borough's Economy: The proposed development will provide jobs and is therefore a form of economic development as defined in PPS4. Any planning application should therefore be assessed against the general impact considerations set out in policy EC10.

Care Facility: Although the proposal will result in a loss of a single dwelling, the proposal to convert it into bedrooms for residential care and build additional care lodges to form a total of 18 Bedrooms, meets an identified housing requirement in the borough.

Caring for our Borough - The existing house has now been de-listed. However, protected trees remain on the site. Policy CS11 on protecting and enhancing the special environment and heritage of Havant Borough may therefore be applicable.

6.00 Existing Site and Buildings

The existing dwelling currently on the site has a number of features such as detailed window surrounds on the south elevation, a significant portico entrance along with a number of building additions over the years which add little value to the original form of the building. The site appears to have been used for a dwelling since its inception, and cannot be currently seen from the access road.

There are a number of significant TPO trees on the site.

7.00 Application Design

The proposal is to enhance the site and existing building by designing new care lodges to satisfy market conditions, and converting the existing building to provide 6 care bedrooms,

while retaining the character of the existing building in the elements of the elevations. The proposal will be discreet in nature, being hardly visible from the public highway and will not overlook the garden amenity areas of any existing dwelling. However, the existing vehicular entrance will be improved to facilitate access for service and emergency vehicles.

Having reassessed the requirements of the site proposals, it has been determined that the refuse collection point can be consolidated to the rear of the existing building in an existing outbuilding. Furthermore, each new Lodge will be fitted with a dedicated sprinkler system, therefore avoiding the need to have access for fire fighting vehicles within the normally prescribed 40m distance. An amended site plan (P01 revision A) has therefore been lodged in order to remove the internal service road, thereby improving the setting of the lodges in a more rural environment.

The height of all new eaves lines will be minimized in order to reduce the perceived mass of the dwellings, and respond to the scale of the de-listed building.

External walls will be finished generally with facing brickwork to complement existing materials of the existing building.

The site can adequately support the proposed development. By nature of its scale the site is protected from possible visual intrusion from all vantage points. A communal refuse collection area is provided adjacent to the existing building, and contains large waste and recycling bins along with a clinical waste bin.

8.00 Responding to the Setting of the Existing Building

Car parking is distributed around the site either on existing tarmac areas or between existing trees where porous materials will be used to maintain root systems. Each lodge will have 2 staff car parking spaces and one visitor space. There are also 2 larger parking bays for minibuses and ambulances. The new site circulation road is located on the western flank of the existing building.

The proposals have been designed in such a way as to respond to existing TPO trees and site levels while maintaining reasonable distances between the less attractive elevations of the existing building and to create landscaped garden amenity areas between the old and the new.

The existing garaging outbuildings would be incorporated in the formation of one of the lodges.

- A. A significant gap has been provided between the existing house and the new buildings to the west and southwest.
- B. The existing access has been retained and the landscaping within the entrance maintained.
- C. The scale of the development has been minimised.
- D. The new residential care buildings have been broken into smaller elements, providing greater articulation and less massing.
- E. A contemporary design approach has been adopted which contrasts with the historic building.

9.00 Scale

The proposal will be in harmony with the general scale of the existing building in height, while being broken down into a series of smaller elements.

10.00 Landscaping – refer to detailed report by Barrell Tree Care

While trying to retain all TPO trees, T2 and the Sycamore within G1 are proposed to be removed. All trees to be removed are indicated in the Barrel report. Mitigating planting will be offered in a detailed landscaping scheme.

All new hard landscaping and access roads/parking will be constructed of reinforced porous materials to protect existing tree root systems both during construction and upon completion of the development.

Tree No.	Status	Type	Botanical Name	Height (M)	Spread (Mrad)	DBH(m)	CRZ (Mdia)	Condition Remarks
T1	TPO (1982)	Beech	Fagus Sylvatica	16	7.6 max	0.9	16.2	
T2	TPO (1982)	Sycamore	Acer Pseudoplatinus	15	5.7	0.6	10.8	
T3	TPO (1982)	Hornbeam	Carpinus Betulus	9	7	0.25	4.5	
T4	TPO (1982)	Hornbeam	Carpinus Betulus	14	5.4	0.3	5.4	
T5	TPO (1982)	Monterey Cypress	Cupressus Macrocarpa	18	7.7	1.5	27	
T6	TPO (1982)	Monterey Cypress	Cupressus Macrocarpa	16	7.2	1.5	27	
G1	TPO (1982)	Monterey Cypress (6no.)	Cupressus Macrocarpa	15	5	0.5	9	
		Cedar (1no.)	Cedrus	6	5	0.15	2.7	
		Sycamore (1no.)	Acer Pseudoplatinus	8	5	0.25	4.5	
T7(T1)	TPO (2002)	Horse Chestnut	Aesculus Hippocastanum	16	8.3	1.2	21.6	Pruned
T8		Sycamore	Acer Pseudoplatinus	12	4.5	0.35	6.3	
T9		Sycamore	Acer Pseudoplatinus	12	4.5	0.35	6.3	Multi
T10		Fruit		5	3.6	0.3	5.4	
T11		BH		15/17	2.5			Multi
T12		Sycamore	Acer Pseudoplatinus	8	2	0.3	5.4	Remove
T13		Fig		8	2.5	0.25	4.5	Remove
T14		Fig		6	2.5	0.25	4.5	Remove
T15		CE		6	3	0.2	3.6	
T16		Fig		7	2.3	0.25	4.5	
T17		Fruit		4	3	0.25	4.5	
T18		Bay		10	5	0.3	5.4	
T19		Lime		13	3.8	0.45	8.1	
T20		Laurel		10	3.6	0.4	7.2	
T21		Lime		10	3	0.4	7.2	
T22		Fruit		8	3.3	0.2	3.6	
T23		Lime		10	3.8	0.45	8.1	
T24		Sycamore	Acer Pseudoplatinus	11	6.7	0.35	6.3	
T25		Sycamore	Acer Pseudoplatinus	15	8.2	0.6	10.8	
T26		LE		14	5.4	0.3	5.4	
T27		Fruit		7	5.5	0.25	4.5	
T28		Fruit		5	3	0.2	3.6	
T29		Fruit		5	3	0.25	4.5	
T30		Fruit		6	3	0.2	3.6	
T31		Locust		4		0.3	5.4	
T32		HY		10		0.3		
T33		HY		8		0.25		
T34		Fruit		8		0.2		
T35		HY		10		0.3		
T36		HY		15		0.3		
T37		Bay (multi)		12		0.2		
T38		Sycamore		11		0.2		
T39		Bay						

11.00 Access

The property adjoins the highway, having both pedestrian and vehicular accesses, which are proposed to be maintained. An improved vehicular access will be provided to the Western end of the southern boundary.

Access to the site is maintained as existing, and lies within walking distance of both community facilities and Public Transport Links. The site is therefore sustainable.

The site accommodates - Pedestrian Access
Public Transport Access
Cycle Access
Emergency & Service Access
Sustainability

All occupants will have equal and convenient access to buildings, spaces and the public transport network. Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.

Access for emergency vehicles remains intact.

12.00 Parking

Parking and turning arrangements will be provided and defined to provide 9 no. staff car parking spaces, along with 4 no. visitor car parking bays. There are also 2 larger parking bays for minibuses and ambulances.

13 no. secure cycle spaces have been indicated.

13.00 Flood Risk

The site does not lie in an area of flood risk.

14.00 Staffing Levels

- The 6 bedroom main house will have 4 staff during the day (including the manager) + 1 part time. At night there will be 2 staff
- Each 4 bedroom bungalow/lodge will have either 2 or 3 staff during the day, and 2 night staff.

15.00 Heritage Statement

History

Hill Lodge is a detached villa, it is thought built for a naval officer. The house is not shown on the 1st Edition 25" Ordnance Survey map of 1868 but does appear on the 1897 map, including the rear service wings to the north-east. At a later date the front elevation was altered, with the possible addition of the porch, and a shallow screen wall was added, extending the facade to the east. The ground floor windows also appear to have been enlarged and are of different character to the sash windows elsewhere in the house. The house is set in grounds looking out towards the sea and backing onto the former Beddington Chalk Pit to the north, and is approached via stone gate piers from Bedhampton Hill to the south. The gardens are now predominantly laid out to lawns, formerly probably terraced, and backed by boundary trees, shrubs and scrub. The 1897

map also shows detached outbuildings to the north of the house, now garages. Since the A3(M) motorway was built, the original route of Bedhampton Hill has been curtailed to the west.

Details

Later C19 detached villa.

MATERIALS: buff gault brick in stretcher bond, the front elevation only has a chamfered brick plinth, hipped slate roofs, stone and composite stone dressings.

PLAN: two storeys in three bays, roughly square on plan, the main facade facing south-east.

Two-storey single-bay rear wings and services, the westernmost single-storey bay apparently added at a later date. Internal stacks either side of the central bay, one to the fore of the ridge others to the rear, between rear hipped roofs.

EXTERIOR: symmetrical entrance facade. A flight of three semicircular steps leads to a semicircular portico which has a double dentil cornice supported on timber Tuscan columns.

Half-columns to the rear fit tightly against a rusticated stone doorcase. A slender timber architrave with a moulded transom has a plain overlight. The door has robust lower fielded panels and six glazed upper lights. Flanking ground floor tripartite windows with horned sashes have fluted timber tympana and shallow four centred, gauged brick arches. They have moulded stone and composite stone cills, each in two sections, as if the window openings have been enlarged. Upper floor windows are six over six pane sashes without horns, set high under the eaves and also have composite stone cills. Steps are clad in composite stone, the upper step with a stone fillet. South-west elevation overlooking the garden, in two bays. Side elevations have similar sashes, on the ground floor beneath cambered brick arches. Rear wings otherwise have mostly four over four paned sashes. Plain boxed eaves; tall slender brick stacks with collars. Rear wing roofs have eaves finials. Single-storey bay to rear of embattled screen wall to east of main front.

INTERIOR: wide entrance hall leads to rear stair hall. Transverse hall walls are of different depths; consequently the doorcase to the right has deep linings. Hall doors have moulded architraves and doors of six moulded panels. To west, two rooms are opened up as one. To the front room, a buff marble mid- to later C19 chimneypiece with inserted, possibly inter-war, fireplace with diagonally-set linings and columnar flanks; mid-C20 glazed fireplace to the rear room. To the east, a similar later C19 chimneypiece, now painted, with a slightly later fireplace. Ground floor rooms have moulded coved cornices. The kitchen has a large stack and plain un-moulded ceilings. Rear service rooms have mid-C20 panelled doors and fittings.

Open string stair with shaped tread ends, moulded newels with drop finials, turned balusters, two per tread, moulded ramped rail. First floor doors are of four panels. One later C19 moulded fireplace to north-east room, one simple bracketed mantelpiece to south-east room.

16.00 Conclusion

The location is attractive and popular. The proposal is intended to produce a discreet Residential enclave which services an identified requirement while retaining the original character of the area.

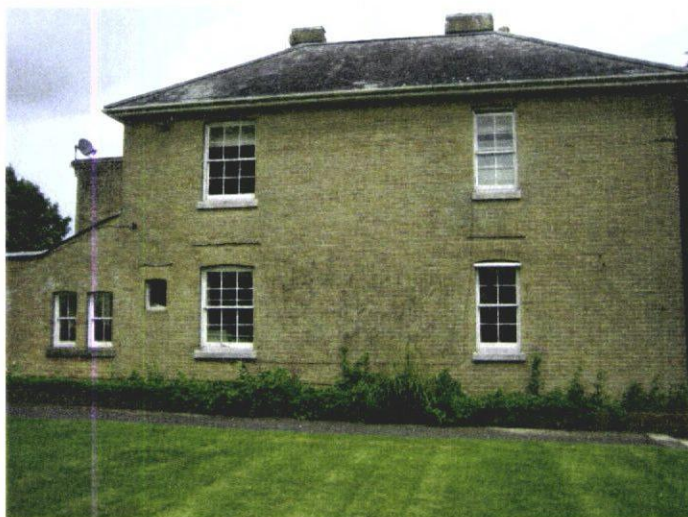
Planning Policy supports the need for residential development in this location and employment opportunities can be fulfilled.

There are advantages in maintaining the site in one use and not subdividing it. There are also public benefits of the scheme that would outweigh any 'harm' to the building's setting.

17.00 Photographs



South (front) Elevation
of existing dwelling



West Elevation (existing dwelling)



North Elevation (existing dwelling)



East Elevation (existing dwelling)

18.00 Aerial View of the Development Site

