

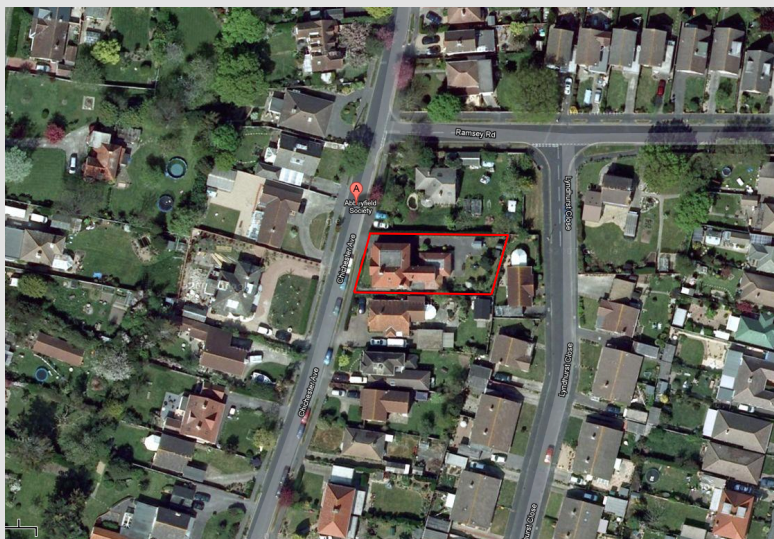
Design and Access Statement for:

Proposed Extension

at Hillcrest Beachlands

32 Chichester Avenue, Hayling

December 2012



AERIAL VIEW (courtesy of Google Maps)



STREET VIEW (courtesy of Google Maps)

INTRODUCTION

Hillcrest Beachlands is an Ofsted Registered children's home registered for six young men, between the ages of 14 to 18 yrs.

Hillcrest Beachlands offers 52-week, long term holistic care for young men with emotional behavioural difficulties, who have reached a level of development which would mean that they are ready for a more independent style of living.

The home provides them with all the necessary skills to make a successful transition towards living independently and is an ideal placement for young people needing their final years in the care system.

SITE CONTEXT

The property is a two storey detached building currently with 8 bedrooms. These include 2 staff bedrooms and a bed sit with it's own kitchen and ensuite bathroom.

The existing driveway provides car parking for four vehicles adjacent to a single storey extension to the rear of the property.



EXISTING REAR EXTENSION (showing front door to bedsit)



DESIGN ISSUES

There is a need for an additional bed sit unit to provide more independent living opportunities.

It is also desirable to provide the independent living units with their own front door and lobby area while still having a nearby staff bedroom and access to the main building.



3D View - as proposed



3D View - as existing

DESIGN SOLUTION

The design of the proposed extension aims to provide the required additional independent living space while still remaining an integral element of the existing building.

A second floor is to be added above an existing single storey extension with a new staircase and entrance lobby at ground floor level.

MATERIALS

The materials used for the new extension will match those of the existing building as closely as possible.

There will be clay plain tiles to the roof with a bonnet hip detail.

External walls will be finished in a combination of textured render at first floor and facing brickwork at ground floor.

Windows will be uPVC to match the existing windows.

ACCESSIBILITY

The staircase will be constructed to be fully ambulant compliant. The lobby will be accessed from a new front door with level threshold and provide generous internal manoeuvrability.

FLOOD RISK

The Environment Agency flood risk map clearly shows that the site is not within an area at risk from flooding.