Application for Alterations to Existing Summerhouse

at The Wedge Retirement Home, 8 Park Road, Hayling Island PO11 0HU
July 2011

DESIGN AND ACCESS STATEMENT

1.0 Introduction

Approval is being sought by The Wedge Retirement Home for alterations to an existing summerhouse following completion of works carried out in accordance with the previous Planning Approval ref: 09/52852/014 dated 19th October 2009.

2.0 Site Analysis

Location
The enclosed site is level and situated at the south boundary of the existing Retirement Home bordering Park Road to the south in a residential area with 2 storey dwellings.

Constraints
The site is not in a Conservation Area and the buildings are not Listed as being of Historic interest.

The site is 300metres from Langstone Harbour SSSi to the northeast and 500metres from Sinah Common and coastal Dunes SSSi to the south.

Local Nature Reserve 1200metres west at The Kench

Environment Agency Flood Risk assessed as 1:1000 or less in any given year.

Vehicular and pedestrian access remains as existing.

3.0 Design Objectives

The Wedge Retirement Home is a family business operating for over 28 years providing professional care for 20 elderly residents with experienced local staff.

To provide an additional external all weather ‘quiet’ area accessible to residents and visitors making use of an existing enclosed summerhouse structure.

To achieve the additional facility with minimum impact on the existing premises and neighbouring properties.

The use of traditional materials, finishes and construction will ensure the character of the garden environment remains as existing.

4.0 Design Solution

Layout
Determined by the existing brick structure and grp conservatory roof moulding

Scale
The height of the flat roof has been kept to the minimum in order to retain the open view of the existing front elevation

Landscaping
New paved footpaths to provide access to the summerhouse and to match existing as indicated on the plans.

Appearance
The proposed materials are –

Walls:	Render painted 'White'
Roof:	Flat roof of roofing felt with stone chippings grp conservatory roof moulding colour 'White'
Windows & doors:	upvc colour 'White'

Lighting Assessment
An electrical supply already exists on the site and low energy wall or soffit mounted directional downlights (Thorn Plazora or similar) will be provided to the summerhouse and paved access to minimise light pollution and light spill.

Environmental Impact
The proposed alterations will have no impact on the local environment or neighbouring properties.

5.0 Access

Level access is provided for elderly residents, wheelchairs and mobility scooters in accordance with Building Regulations Part M 2004 DDA requirements via new minimum 1.2metre wide paving.

6.0 Sustainability

The alterations will be constructed using traditional materials to achieve minimum long term maintenance and energy use.