PERMIT

DESIGN & ACCESS STATEMENT

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Proposed extension to Springfield
Care Home, Havant Road, Emsworth

November 2010

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THE SITE BACKGROUND & CURRENT USE.

The proposed site is situated along Havant Road, near Emsworth, and is set in a predominately residential environment, although there are also locally other care homes, a hotel and small garage/convenience store. The Care home consists of two buildings, which are situated on either side of Western Avenue in a private cul-de-sac location.

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The existing Care Home has a maximum capacity of 36 residents and has previously had some extension work and alterations completed.

There is a private car park for staff and visitors to the North and the care home is 'hidden' by a large amount of foliage to the North (Havant Road) boundary.

The boundary is shown on HRP drawing number 8184-01. There are some trees on the site but any proposed works will not require the removal or even 'trimming' of these trees.

The proposed extension is to modernise the accommodation to further suit the residents needs and the site lends itself for this improvement because of the setting of the existing establishment.

THE LAYOUT, CONCEPT & AMOUNT

The concept of the development is to provide additional accommodation for 3 new residents as well as providing a new staff and laundry room. The brief will also need to take into account the need for a new stairwell which will aid the residents and replace the smaller existing stair. .

Due to the request and nature of the existing building the design would also make alterations to the internal aspect of the home, mainly to introduce a new stair but also to allow the plan to work with the new additions. This in whole would enable the new design to flow and provide a more user friendly Care Home in the way each of the rooms connect.

Whilst taking into account the clients requirements, the design has also been developed by minimizing the impact of neighbours properties and in its elevational treatment enable the proposal to sit comfortably within its locality. This however due to the nature of the site will have little impact on the neighbours.

The proposed new extension will match in size that of the existing 'wing' which sits opposite the scheme submitted for approval. All the materials specified will match that of the existing home and the final design will have no impact on neighbouring properties.

SCALE

The height of the proposal will match that of the existing layout by being 3 floors, with the top floor fundamentally a 'room-in-the-roof'.

The design has been developed with close thought to the locality and visual impact of the surrounding area. Therefore the scale and appearance are more fitting of the location and ensure more importantly there is no adverse effect on the neighbouring properties.

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THE SOLUTION & APPEARANCE

The design has been based on reducing to the greatest extent possible the disruption to the existing structure and form of the building. This has meant the proposal has been designed to allow the least amount of disruption. However, due to the need for a new staircase there will be some disturbance to the existing home but the build programme will limit this and upon completion will allow the Care Home to function more productively. The internal alterations also allow the proposal to work as it should had the scheme been a complete new design.

To assist with the scheme we have also allowed for the position of the new extension to be moved from the previous approval, Ref: APP/10/00320 due to an existing septic tank which exists in the North side of the garden. The approved scheme if implemented would have meant the septic tank being removed which economically would not have made the scheme sustainable.

LAYOUT

The layout has been developed to provide the bedrooms within the proposal to achieve the highest current minimum standards for care facilities.

Meetings with sub-contractors have allowed us to take into account the best way to build the new proposal with regard the very complex tasks of arranging the supply of installation of all the new services.

MATERIALS & LANDSCAPING

The proposal fundamentally will be a mix of high quality materials to match that of the existing interposed with feature windows with gables providing the detail which complement the style of this environment and to relate to the character of the existing building. The use of render of the gables to the extension where this material was predominant in its current aesthetic will allow the scheme to fit in with the building style. .

The proposed roof will have slate tiles as existing and it is thought these proposed materials will complement the changes to the existing structure and in no way compromise the character of the locality.

The landscaping remains unchanged with no loss of trees/shrubs and no additional foliage being proposed. The existing driveway will remain unchanged with access to the laundry area all as existing.

ACCESS

Both vehicle and pedestrian access remain unchanged.

SUMMARY & CONCLUSIONS

The proposed development will be in keeping with its environment and through the use of materials in keeping with the existing will not have an adverse effect of the locality.

The amendments submitted before the planning department are very similar to those previously approved but unfortunately cannot be implemented.

Just as important is the proposal would not mean the felling of any trees and as a result the external aspect for the occupants remains unchanged.

In conclusion, the design further enhances the building in its external appearance whilst providing the client with the additional space required.

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