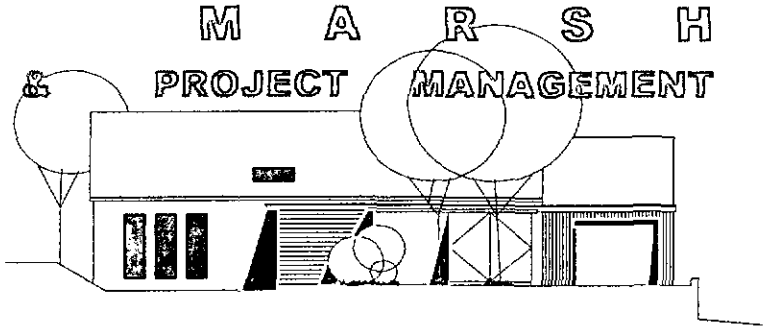
D E A N W M A R S H
ARCHITECTURAL DESIGN & PROJECT MANAGEMENT



NEW BUNGALOW UNIT
SOUTH AFRICA LODGE
STAKES HILL ROAD
WATERLOOVILLE
HAMPSHIRE

DESIGN STATEMENT
Inc'
(Inc' Access, Trees, Flood, Biodiversity)

PREPARED ON BEHALF OF

Dr. O. SARGENT

HAVANT BOROUGH COUNCIL
01 DEC 2010
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1.00 SITE LOCATION AND OVERVIEW

1.01 This design statement relates to the proposed replacement Bungalow Unit to the Residential Care Home facility at South Africa Lodge, Stakes Hill Road, Waterlooville, Hampshire, PO7 7NR.

1.02 The site is in private ownership.

2.00 THE SURROUNDING ENVIRONMENT:

2.01 The site is located within a residential area and is surrounded on all sides by dwellings, with Stakes Hill road lying to the south-west. The site is bounded to the north, south and east by residential housing developments, comprising detached houses and modest gardens and to the south-west by a low-rise flatted development.

2.02 Architectural styling of the adjacent buildings is mixed, with most properties constructed within the last century and of a character associated with that period.

2.03 Stakes Hill Road is a connecting road, indirectly between Junction 4 A3(M), Purbrook and central Waterlooville.

3.00 SITE ANALYSIS

3.01 The site is currently a Residential Care Home facility , with mainly elderly residents.

3.02 The site covers approximately 12,365 metres square, with a frontage of approximately 65 metres. The site is approximately 163 metres deep, an off-set rectangular shape.

3.03 The site is accessed from the frontage, from Stakes Hill Road Road.

3.04 The site boundaries are defined by a mixture of timber fences, hedges etc. There are several trees of mixed specimens; none are significantly affected by the works (see Tree section below).

3.05 The Care Home facility was constructed in the mid-20th Century comprising facing brickwork and concrete roof tiling. The property has had a number of extensions and alterations historically and has recently been subject to significant renovation works to provide a high level and quality of care. There is also a separate bungalow building within the grounds providing additional care facilities, which has also been subject to recent Planning applications, as noted below. The standard of construction of the property overall is good.

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3.06 The site is relatively flat, with levels rising to the south with stepped landscaping.

3.07 There are no dominant features to the site.

3.09 The site is laid to gardens, open landscaped areas and parking and is generally spacious.

3.10 There are some small ancillary out-buildings within the garden.

4.00 EXISTING BUNGALOW UNIT ANALYSIS

4.01 The existing bungalow unit was constructed in the early 1990's and is of an architectural styling from that period – the unit in single-storey with a low pitch roof and comprises facing brickwork, concrete roof tiles and upvc windows with no detailing beyond swept roof eaves.

4.02 The finished floor level of the bungalow is set approximately 800 – 900mm above the main building due to a level change in the site, accessed by two ramps within the garden areas. However, given the single-storey construction and bulk, the unit is still subservient to the adjacent area of main building. There is a further level change to the south of the unit (toward the boundary) stepping up

approximately 750mm, thus placing the unit lower than adjacent neighbours.

4.03 The existing unit is orientated to the south, with windows overlooking a garden area and the southern / south-western boundary of the site.

4.04 Views from the bungalow are currently afforded to all elevations at ground floor level (no first floor).

4.05 The existing unit provides office, bedroom, clinical, kitchen and day-room facilities for staff and residents.

4.06 The unit was subject to a Section 106 Agreement dated 01/12/05 allowing the use of the bungalow for *'the care of those with learning difficulties and pre-senile dementia'*.

4.07 Planning Consent was granted for a single-storey extension on the southern side (changing the unit from its current L-shape to an h-shape) – Planning ref' 04/56387/012 dated 23/09/2008. This extension provided 4 / 5 bedroom units, office, day-space, clinical and kitchen facilities. The proposal was orientated to the south-west, with a glazed extension and landscaped courtyard providing external facilities for residents. Access to the extended unit was proposed via a new glazed screen covered ramp.

5.00 PROPOSAL / DESIGN PRINCIPLES

5.01 An increasing need has been identified for Residential and Nursing homes, particularly those that can provide specialist care.

5.02 The previously approved extension to the existing bungalow unit has been reviewed and it is considered that improvements can be made to the layout and facilities by the construction of a new unit of similar scale, bulk and siting.

5.03 A new replacement 'bungalow' unit is proposed to replace the existing unit, in the same location, providing similar office, kitchen, clinical facilities and six bedrooms for residents.

5.04 The principle development objectives as far as the applicants are concerned may be summarised as follows:

1). Achieving a level of development to meet the applicants' desired design requirements.
2). Achieving the required level and quality of development within the applicants' budgetary constraints.
3). Maximising the opportunity that the site offers.
4). Achieve good quality buildings that reflect the aspirations of the applicant whilst complimenting the local built environment.
5). Providing a unit that minimises or reduces the impact on neighbouring properties.

5.05 In addition to achieving the applicants' objectives, the proposals need to consider the Local Planning Authority's aspirations for the site, as laid out in the local plan. The proposals seek to comply with Local Planning Policies.

6.00 DESIGN SOLUTION

The following are proposed:

6.01 As noted above, the facility is currently completing significant improvements in the facilities and quality of care provision. The applicant wishes to take this opportunity to carry out the new works and provide better facilities for the residents within the bungalow unit.

6.02 The new unit layout offers an improvement on the previously approved extension proposal in terms of accessibility, room layouts, facilities, orientation and thus amenity.

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01 DEC 2010

6.03 The proposed floor area of the new unit is only 11.1m sq larger than the extension proposal previously approved.

6.04 The new unit proposal is orientated facing to the north, toward the existing main building, and thus away from the site boundary and neighbouring dwellings. External amenity space is also placed to the north of the proposal, away from the boundary and screened by the new building.

6.05 The scale, bulk and siting of the new unit is similar to the existing unit. The design is also single-storey with a low pitch roof.

6.06 The existing bungalow unit is to be demolished to facilitate the works; the new unit occupies a similar area, with the south and western elevations positioned in the same place as the approved extension, no closer to the boundary.

6.07 The proposed materials include facing brickwork (to be agreed) and roof slates. Detailing includes stone / concrete cills. A facing brickwork plinth is proposed to provide better detailing and incorporate tanking due tot the level change. Windows to be upvc. Doors to be powder coated aluminium / timber. A higher level of detailing is proposed to provide more character than the existing main building, given the location.

6.08 Additional planting and landscape works are proposed to the adjacent boundaries to provide additional screening, as per the previous approval. Loose planting is to be provided around the proposal, as indicated on plans, to further improve the aspect and appearance.

6.09 Hard landscaping is limited to a new access ramp to the new doors and adjustment to the existing paved areas to suit.

6.10 The new unit is set into the existing level changes with the use of retaining walls, thus reducing the elevational impact.

6.11 Impact on traffic movements and parking are not envisaged. There is no reduction or increase in parking facilities, given the modest nature of the proposals.

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6.12 There is no proposed change of use.

6.13 There are no proposed alterations to the site layout.

6.14 No overlooking is created; there is no loss of privacy or amenity. There is no loss of light or shadowing to the neighbouring properties.

7.00 SUMMARY

7.01 There is an identified need for such care facilities. The previously approved extension design provides a unit of similar design, albeit with a layout that could be improved with a complete rebuild. The development proposals have been designed to meet both the applicant's requirements and accord with the Local Planning requirements in this respect. As the proposal represents a modest increase in the area and bulk of the property from that already approved, and there are no proposals to alter the scale or siting etc, the proposal is compliant with the requirements of the Local Planning Policy. The proposed materials are similar to those of the existing building and general vernacular and as such are also compliant with Policy requirements. The proposed design improves the character and appearance of the unit, without affecting amenities. The re-orientation of the unit is an improvement on the previous approved design. No overlooking or shading of dwellings is created. Due to the relatively modest nature of the proposals there will be no adverse impact on local amenities; The proposal is also modest in comparison with the overall site. It therefore is considered that the design solutions proposed under this application successfully fulfil these criteria and enhances the surrounding area whilst providing better facilities and an improved level of care and amenity to residents.

8.00 ACCESS

8.01 The works are to be completed in full accordance with the current Approved Documents of the Building Regulations as applicable, as well as BS:8300 as applicable. Access for those with impaired mobility / disabilities will be significantly improved by virtue of the new layout, facilities and access, particularly in comparison to the existing unit, which is sub-standard.

9.00 TREES

9.01 See Attached Local Authority Arboriculturalist's Report and Comments from previous extension application to bungalow ref' 04/56387/011.

9.02 There are a number of existing trees within the large site, predominantly located on the boundaries, however most are some distance from the proposed building. The location and footprint of the proposal is the same as the previously approved extension, albeit extending further to the north-east. There will be no affect on other existing trees, also given the distance and species.

9.03 Clarification of this is given in the recent Planning Consent (ref' 04/56387/012) for an extension to the existing bungalow. This approval Conditions the protection of said trees (Cond' 4) in accordance with BS5837 2005 with *'Min' 2..4m high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a min' of 20mm exterior grade ply; to be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced area.'*

9.04 Protection to the existing trees on the southern boundary will be in accordance with BS5837 2005, as noted above.

9.05 The nearest existing trees on the site and adjacent have been identified and are at a distance so as not to be affected, or affect, the proposed construction under the relevant British Standard and NBHC Practice Note 3 – Building Near Trees, as applicable, with the possible exception of an increase in foundation depth (subject to Structural Engineer's / Building Inspector's requirements).

10.00 FLOODING

10.01 The site is not in an area of flood as identified on the Environment Agency web-site.

11.00 BIODIVERSITY

11.01 The current occupiers have not recorded any evidence of bats or birds inhabiting the roof space. There is no evidence of any other threatened species on the site – this situation is to be monitored as necessary.

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