Proposed Single Storey Extension

Nightingale Lodge, 63-65 Silvester Rd, Waterlooville, Hampshire, PO8 8TR

Design & Access Statement

Project Location	– Nightingale Lodge, 63-65 Silvester Rd, Waterlooville, Hampshire, PO8 8TR
Client	– Nightingale Lodge
Date	– September 2025
Revision	– A

Introduction

This Design & Access Statement has been prepared by PMG Ltd on behalf of Nightingale Lodge Care Home to accompany a planning consultation with Havant Borough Council for the construction of a small single storey extension.

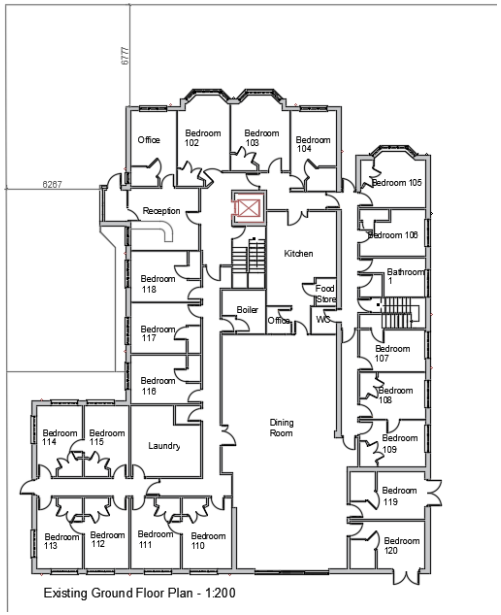
The statement aims to show that the proposed design will create an attractive and high-quality design, which responds well to the surroundings, does not impact upon any neighbours and satisfied the relevant planning policy.

Existing Site
The existing detached nursing home on the southern side of Silvester Rd and directly opposite its junction with Glenwood Gardens.

The nursing home sits on a site measuring 1705m2. The existing nursing home occupied a footprint of 660m2

The principal entrance to the home is sited on the western side of the home, with a small entrance lobby projecting to the west of the main building. The brick faced entrance lobby is single storey with a tiled dual pitched roof. The entrance lobby is positioned some 6.2m from the western boundary

The nursing home has parking to the north and west of the home.

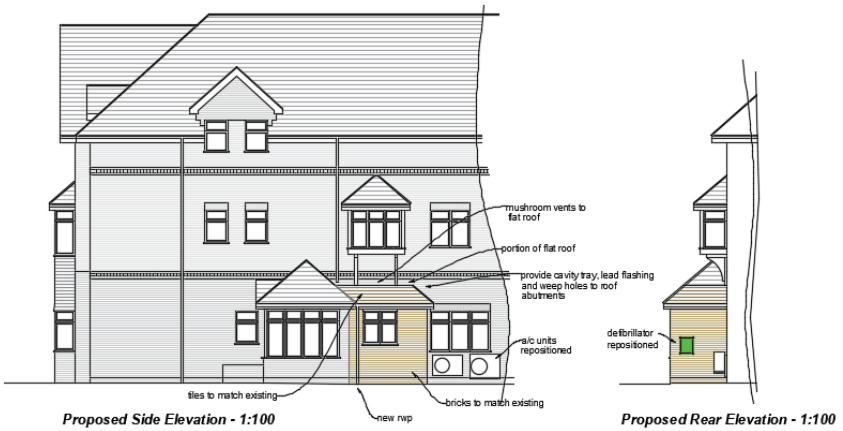


Existing Ground Floor Plan - 1:200

Pre-Application Consultations
No pre-application consultations have been carried out prior to the submission of this application.

Proposals
Consent is sought to construct a small single storey extension to the rear of the entrance lobby in order to increase the size of the reception area, thus providing a secure space for records.

Proposed Front Elevation - 1:100



Proposed Side Elevation - 1:100

Proposed Rear Elevation - 1:100

The proposed extension will be brick faced to match the existing home. The proposed roof will have a tiled roof to the perimeter which is capped with a flat roof (due to the bay window gallow bracket supports over). The glazing will be white upvc to match the existing windows.

The proposed extension will be concealed behind the existing entrance lobby projection.

The proposed extension will only occupy an area of 3.9m2. Due to the limited size of the extension Biodiversity Net Gain is not applicable

The proposed extension will not project any closer to the western boundary than the existing entrance lobby and as such the extension would not have any notable impact on the neighbouring properties.

The site is not located within a Flood Plain

The proposed extension will not obstruct any existing car parking facilities, bin storage facilities or bike storage facilities.

The proposed extension will not increase the number of residents, staff or visitors at the home

Conclusion

The proposed extension will complement the architectural style of the existing building and its limited size will ensure there is no impact upon the neighbouring properties. The proposed extension is concealed behind the existing entrance lobby and as such the extension will not be overly visible from the public highway. The proposed extension will not impact any parking facilities and will not increase the occupancy/staff at the home