Proposed Garden Room

at

South Africa Lodge
43 Stakes Hill Road,
Waterlooville
Hampshire,
PO7 7LA

Job. No. 6093

Design and Access Statement

Site and surroundings

This design, access and planning statement has been prepared by PWP Architects in support of a full planning application for the creation of a garden room at South Africa Lodge Care Home on Stakes Hill Road in Waterlooville.

This statement will: describe the character and appearance of the site; explain the design principles behind the scheme and identify the relevant planning policies. This document should be read in conjunction with the drawings submitted.

The care home is located in a residential part of Waterlooville and is a complex of mostly two-storey brick buildings with hipped roofs. These characteristics define this part of the Borough. The care home buildings cannot be seen from Stakes Hill Road and are instead accessed via a small connecting road. The land is flat and has gardens that contain trees and boundary bushes.

Residents of the care home enjoy access to a quiet south facing garden with overhanging trees and privacy from neighbouring houses. There is a bus stop on the main road directly outside the care home, used by staff, with services to Havant and Waterlooville.

This application is focused on the south facing garden of the existing South Africa Lodge Care Home. Currently that section of garden to the rear is underutilised and contains a small garden shed and one timber outbuilding. These are currently used for storage purposes.

Google Maps – Satellite Image - 2025

The proposals

A new garden room has been proposed at the care home to provide residents with a peaceful and welcoming space to enjoy the natural surroundings. The garden room features large windows that let in plenty of natural light and offer views of the landscaped gardens. The space will be fully insulated and will create a comfortable environment all year round.

This addition will enhance the wellbeing of residents by offering a calm retreat from the main buildings. The garden room reflects the care home's ongoing commitment to creating a warm, supportive, and enriching living environment.

Instead of demolishing the outbuilding, a decision has been made to relocate it to an unused area of hardstanding in recognition of its significance and origin. The structure was originally built using donated funds by families of Residents, representing the generosity and support of the community. Relocating the building preserves its utility and honours the intentions of the donors.

Design and appearance

The external design and appearance of the proposed are in keeping with the expectation of a garden room. The proposed garden room will be a rectangular single storey building with a prefabricated timber structure It will be thermally insulated to residential standards. The garden room is contemporary in its external appearance with vertical timber cladding and large glazed windows and doors, which will be white uPVC.

With generous ceiling heights (just under 3 m at the ridge) and large glazed elements, the internal volume will feel open and bright. The drawings provided alongside this statement provide further information.

Landscaping

To assist this application we have also submitted a tree survey report and an arboricultural report, both completed by CBA Trees. These reports survey the landscape around in the vicinity of the proposed garden room and of the implications of the proposed scheme with supporting information.

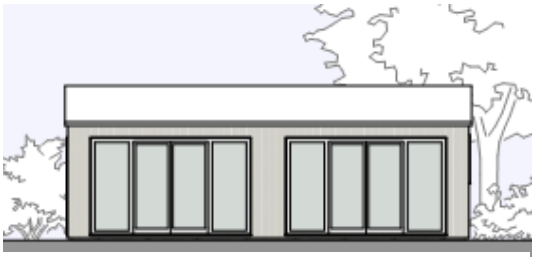
A Biodiversity Net Gain Statement has also been submitted.

Use and Amount

The garden room will be used during the day by residents of the care home. It does not contain any additional bedspaces and is considered appropriate for the site. This garden room has 42.8m2 of internal space with a dedicated bathroom and living areas.

Scale

The garden room has a gentle pitched roof with gables to the east and west. In its context, the scale of the garden room is deemed appropriate.



North Elevation - Proposed

Access

Access to the site is from Stakes Hill Road, however the proposed garden room can only be accessed by residents of the care home through the main buildings into the garden.

The application site is within Flood Zone 1 and therefore is not considered at risk from flooding.

CIL

Suitable Community Infrastructure Levy (CIL) forms are submitted as part of this application.

Nitrates

This application will not result in a net-increase of overnight accommodation and therefore it is not required to submit a Nutrient Budget calculator with this application.

Conclusion

This application is for an additional garden room amenity for an existing care home. This proposal is of a benefit to the care home and the wider community.