

DESIGN AND ACCESS STATEMENT

PREPARED ON BEHALF OF
MR.VETHANAYAGAM PETERPAUL



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1.0 INTRODUCTION

RDK Civil Engineering Limited has prepared this Design and Access Statement on behalf of Mr. Peterpaul to support the proposed ground-floor rear extension, first-floor side extension, and loft side extension with internal steel staircase at Purbeck House Care Home, 135 London Road, Waterlooville, PO7 7SH. The existing application site comprises a two-storey semi-detached building on the southwestern side of Seddon Road, Morden. The site has a garage west of the main building and a conservatory rear extension.

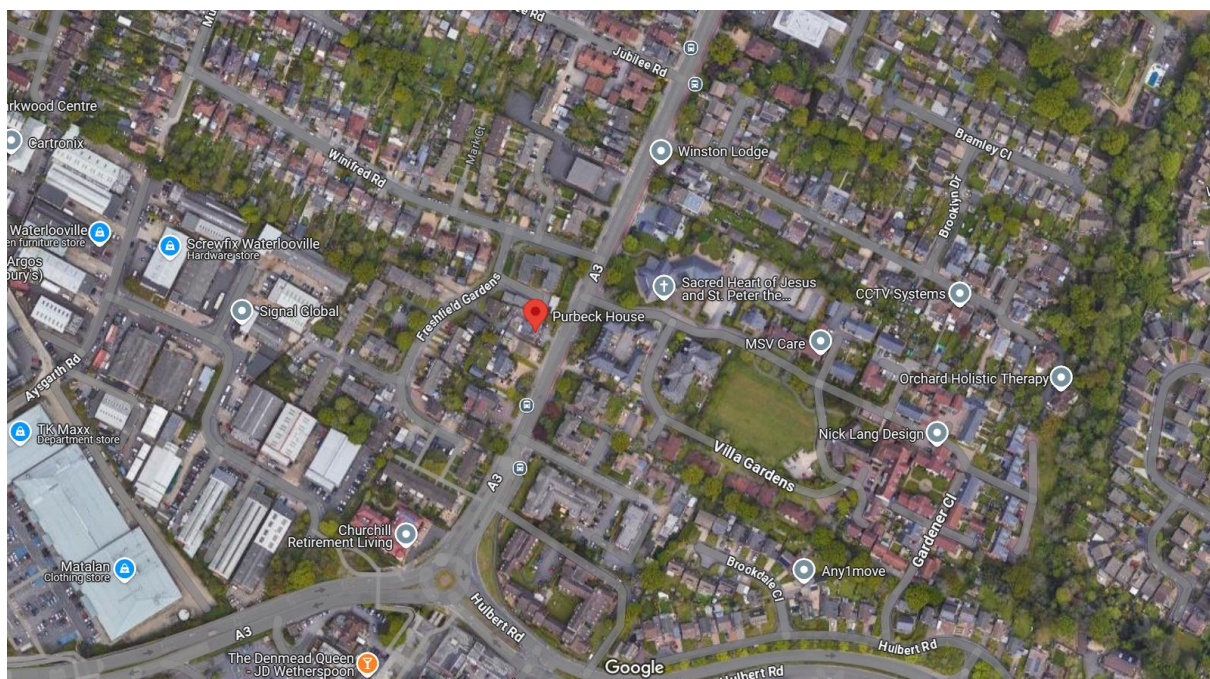
Based on the available information, there is no indication that **Purbeck House Care Home at 135 London Road, Waterlooville, PO7 7SH**, is located within a conservation area or is not a listed building. The surrounding area is predominantly suburban, characterised by residential housing and local amenities. Conservation areas are typically designated to protect areas of special architectural or historic interest, and there is no mention of such a designation for this location.

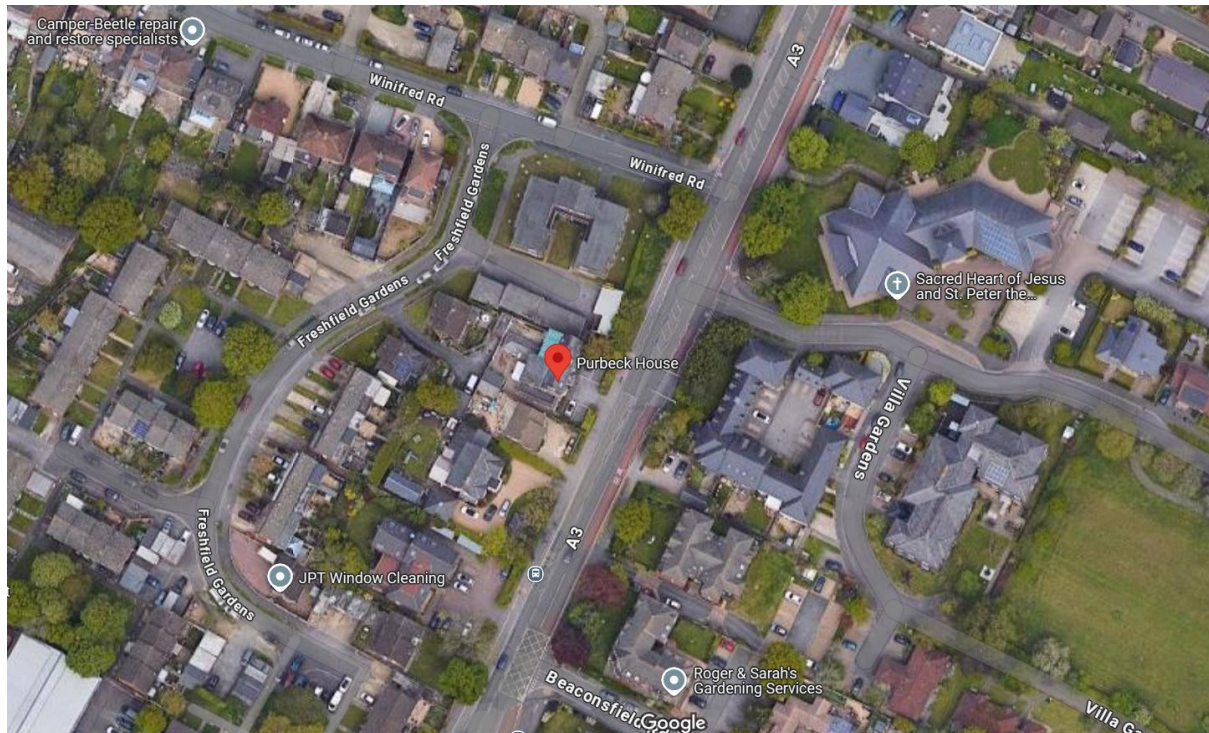
2.0 PLANNING HISTORY

Pre-application advice - 24 January 2025

(Case officer - Mrs T Pickup)

3.0 SITE ANALYSIS





In conclusion, **Purbeck House Care Home's** location on **London Road**, Waterlooville, places it in a central, well-connected position with access to a range of local amenities, transportation options, and healthcare services. The surrounding residential environment offers a peaceful setting for residents, while the proximity to public transport and the town centre ensures accessibility for staff, visitors, and residents. The location also provides opportunities to integrate the care home into the local community while maintaining a high quality of life for its residents.

1. Geographic Location:

- **Address:** Purbeck House Care Home, 135 London Road, Waterlooville, PO7 7SH, Hampshire, UK.
- **Coordinates:** Approximately 50.8720° N latitude, 1.0320° W longitude.
- **Region:** The site is located in the town of Waterlooville, within the district of Havant, Hampshire, which is part of the larger South East region of England. Waterlooville is a suburban town with good transport links to Portsmouth and surrounding areas.

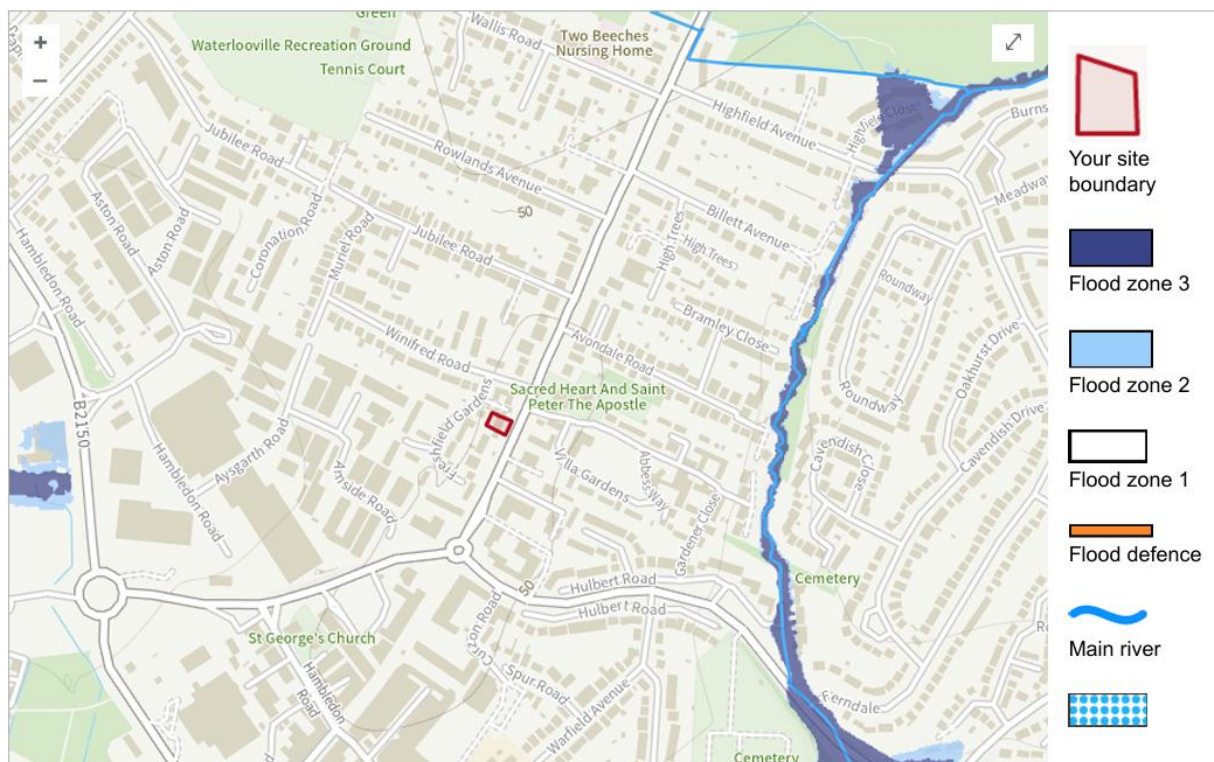
2. Surrounding Area:

- **Urban/Suburban Setting:** The location of Purbeck House is on **London Road**, a key route running through the heart of Waterlooville. The area surrounding the site is predominantly suburban in character, with a mix of residential housing, small retail spaces, and local amenities.
- **Adjacent Properties:** Purbeck House is likely to be surrounded by residential properties. The site sits in a predominantly low-density residential neighbourhood, with detached and semi-detached houses typically found in the area. Some commercial or service-related establishments may also be along the London Road corridor, contributing to a mix of land uses.

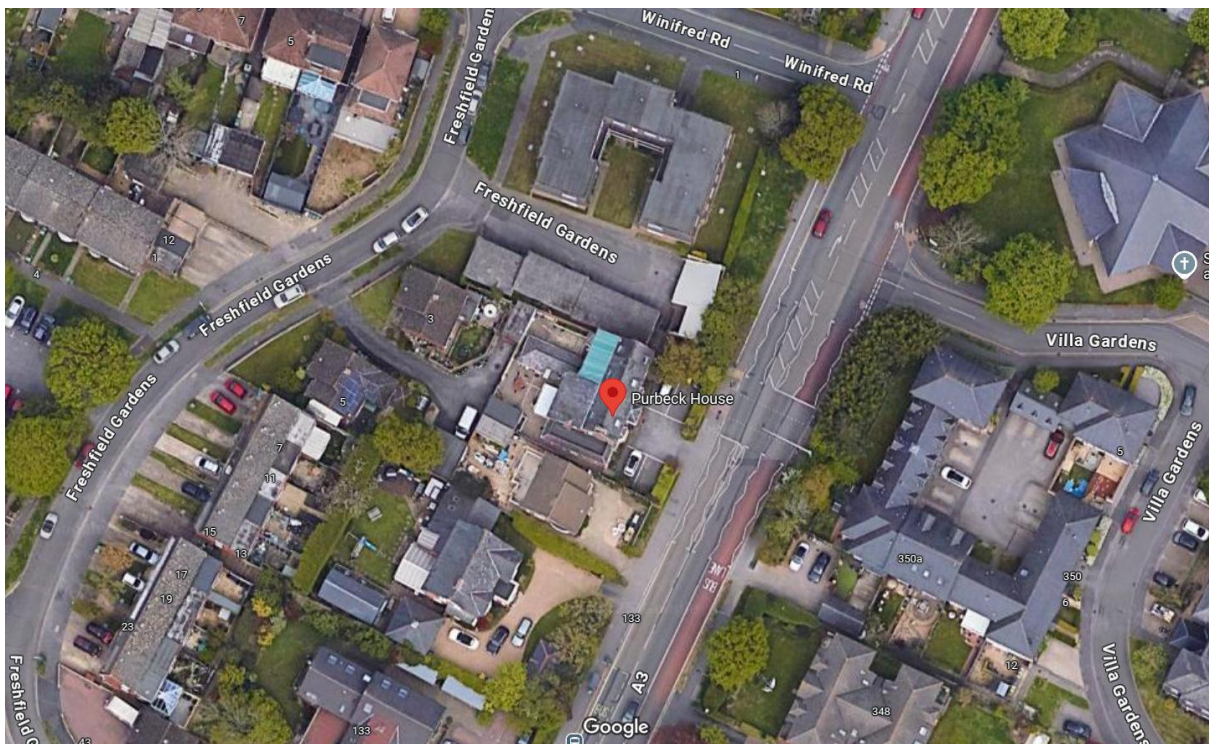
- **Proximity to Waterlooville Centre:** The site is situated within close proximity to the town centre of Waterlooville, providing easy access to local shops, supermarkets, cafes, and other essential services. This makes it a convenient location for the residents and visitors of Purbeck House.

3. Environmental and Contextual Considerations:

- **Topography:** The surrounding area of Waterlooville is relatively flat, which is beneficial for the accessibility and planning of the care home's exterior spaces. Any potential site-specific variations in elevation would need to be identified and addressed to ensure proper drainage and accessibility.
- **Land Use Context:** The site is in a mixed-use area, with residential, retail, and possibly service-based businesses in the vicinity. The existing land use context is predominantly low-rise and low-density, with a neighbourhood feel that is generally quiet and residential, providing a peaceful environment for the care home.
- **Character of the Area:** The character of the surrounding area is mainly suburban, with a blend of modern housing and older buildings. The area may include trees, hedges, or green spaces that can contribute to a pleasant environment for the care home. The care home blends harmoniously with the existing built form, taking into account the scale, materials, and architectural style of nearby properties.
- **Flood risk** - This location is in flood zone 1. What flood zone 1 means is that land within flood zone 1 has a low probability of flooding from rivers and the sea.



4.00 ACCESS





Transportation and Access:

- **Road Access:** Purbeck House benefits from good road access via **London Road**, a major thoroughfare connecting various parts of Waterlooville. The road provides easy access to other parts of the town and nearby areas. The **A3(M)** motorway is also nearby, facilitating regional travel.
- **Public Transport:** The site is well-served by public transport. Several bus routes pass through London Road, connecting the site to local destinations, including the central bus station in Waterlooville and neighbouring towns such as Portsmouth. There is likely to be a bus stop nearby for easy access to public transport, which is particularly important for visitors and residents who do not drive.
- **Pedestrian Access:** Pedestrian access is facilitated by sidewalks along London Road.
- **Parking:** There is likely to be parking provision on-site for staff, visitors, and deliveries.

Local Amenities and Services:

- **Nearby Amenities:** The site benefits from being close to the centre of Waterlooville, offering residents and staff easy access to a wide range of amenities such as shops, medical centres, pharmacies, and recreational facilities.
- **Healthcare and Support Services:** The proximity to medical facilities such as GP practices and hospitals is an essential factor for a care home, ensuring residents can access healthcare services quickly when needed.

- **Leisure and Green Spaces:** There are local parks and recreational areas in Waterlooville, offering the potential for outdoor activities for the care home residents. Access to green spaces can significantly enhance the quality of life for elderly individuals in care settings.

5.00 DESIGN

Design Approach

Purbeck House Care Home, located at 135 London Road, Waterlooville, is a two-storey building with a loft. The building follows a traditional or functional design, typical of care homes, where the focus is on accessibility and comfort for residents.

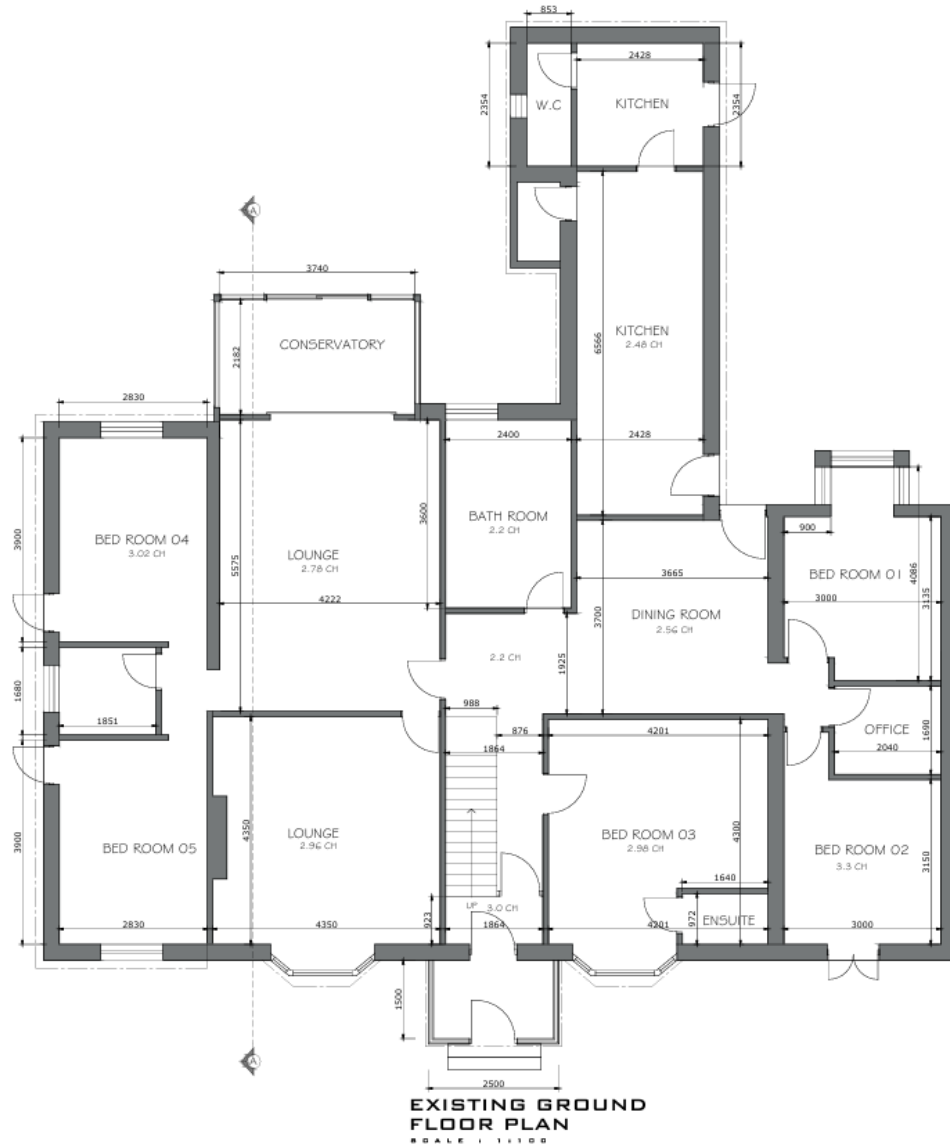


The building is a two-storey structure with a traditional design featuring a pitched roof and dormer windows. The exterior is constructed from brick, complemented by white-painted window frames and doors. A prominent feature is the central entrance, which is framed by a portico supported by columns, adding a classical touch to the façade. The overall appearance reflects a conventional architectural style, typical of residential care homes in the area.

The interior of Purbeck House Care Home is designed to provide a comfortable and homely environment for its residents. The facility offers 15 rooms, each furnished to meet

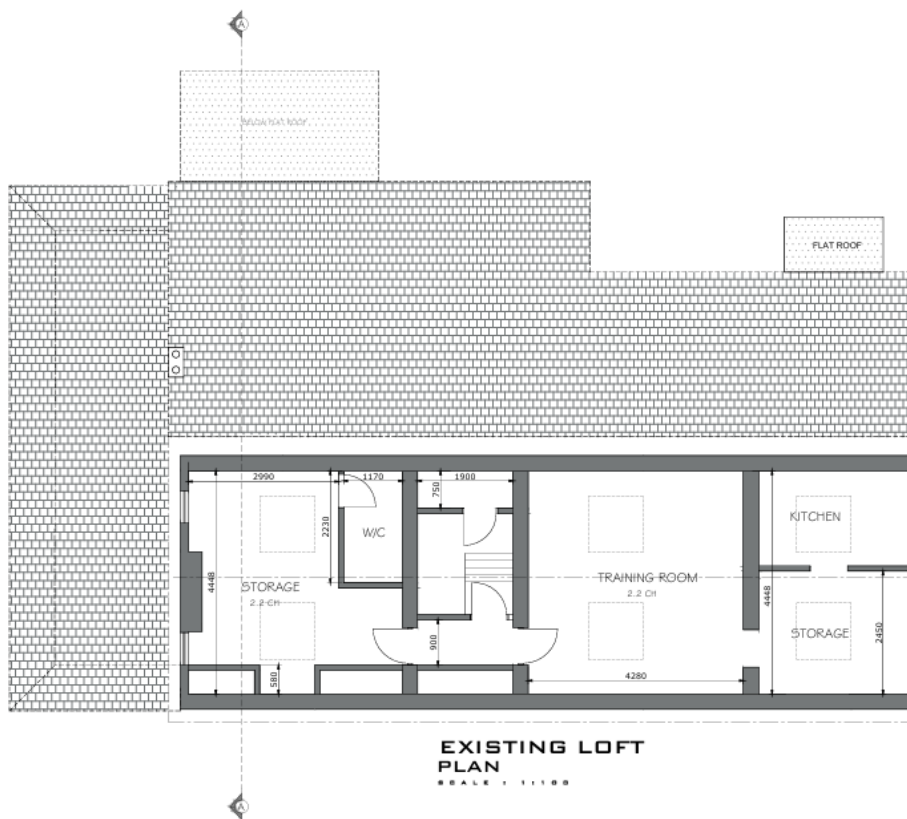
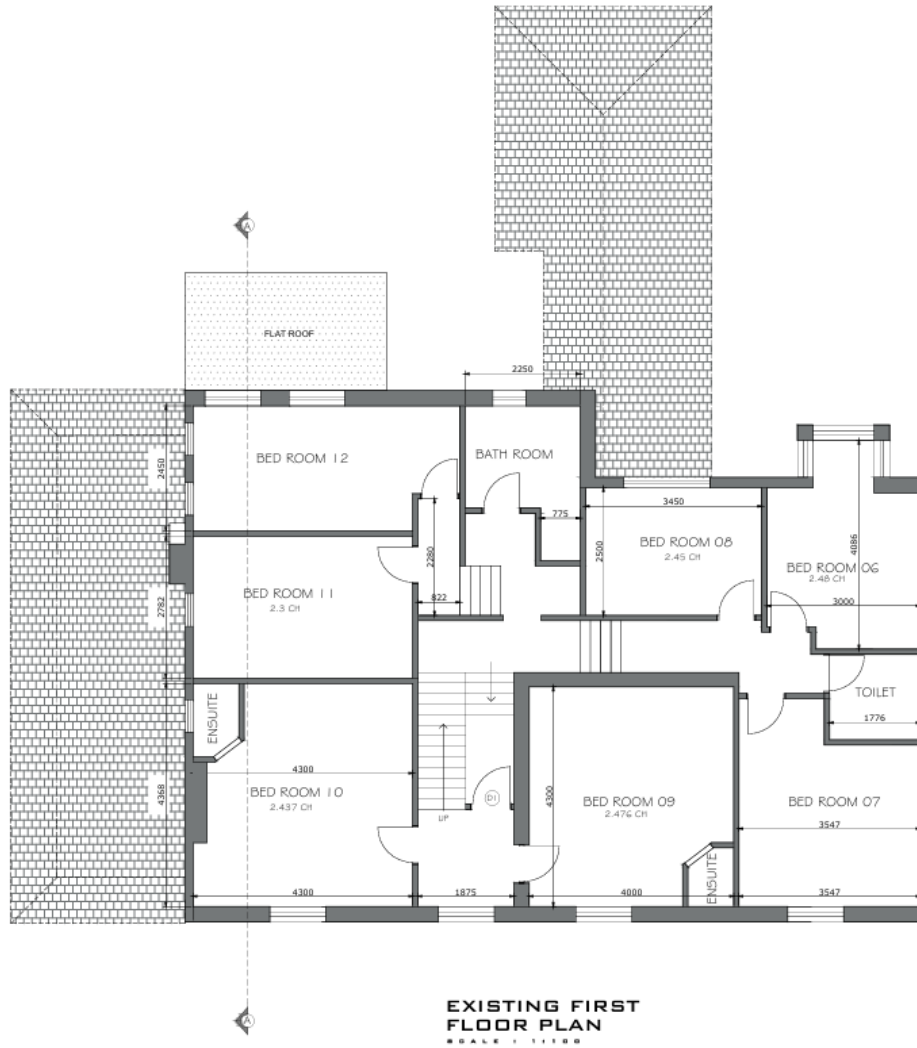
the needs of the residents. The care home has been rated as 'Good' by the Care Quality Commission (CQC), indicating a high standard of care and facilities.

The proposal is erecting a ground-floor rear extension, first-floor side extension, and loft side extension with an internal steel staircase.

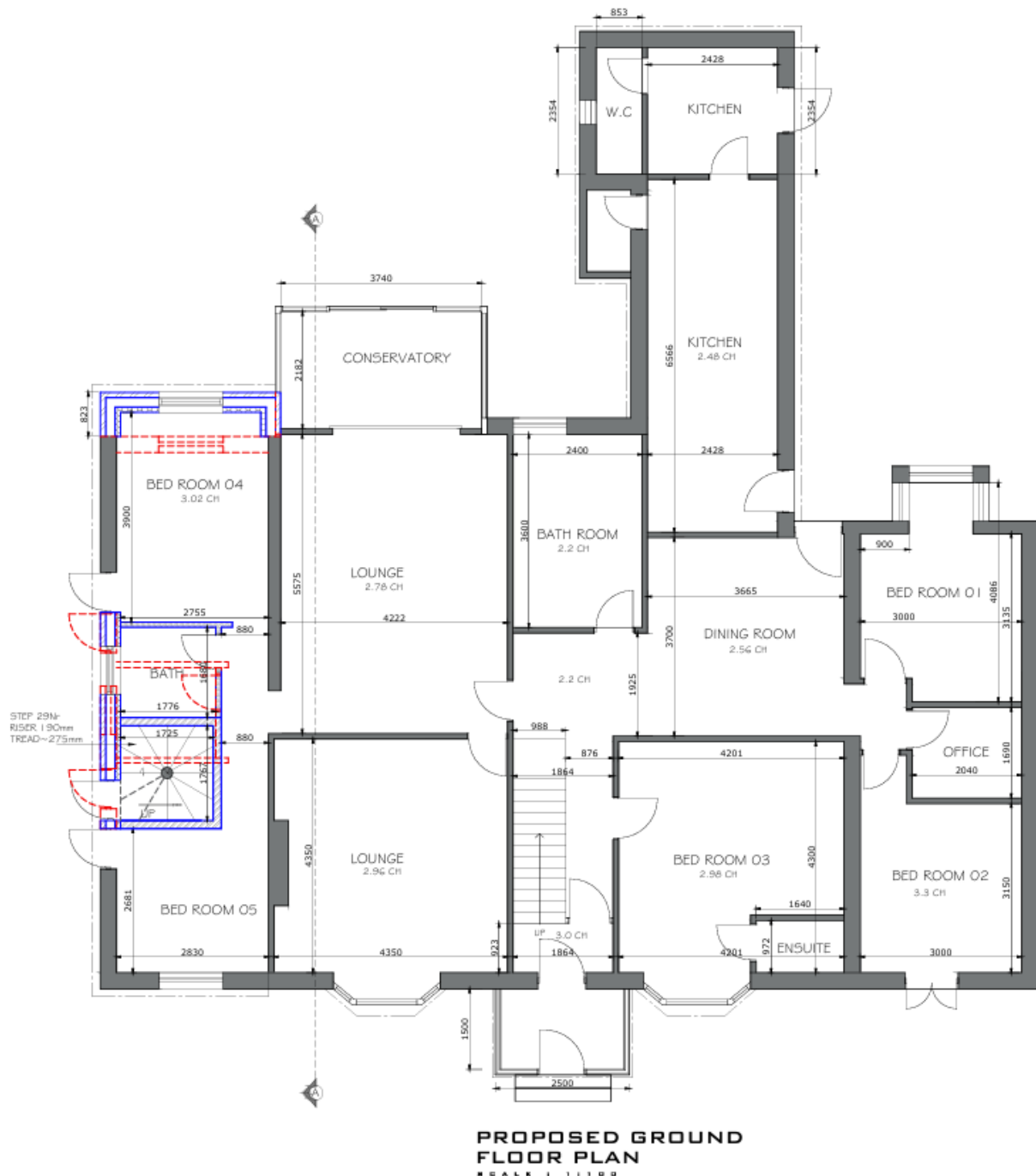


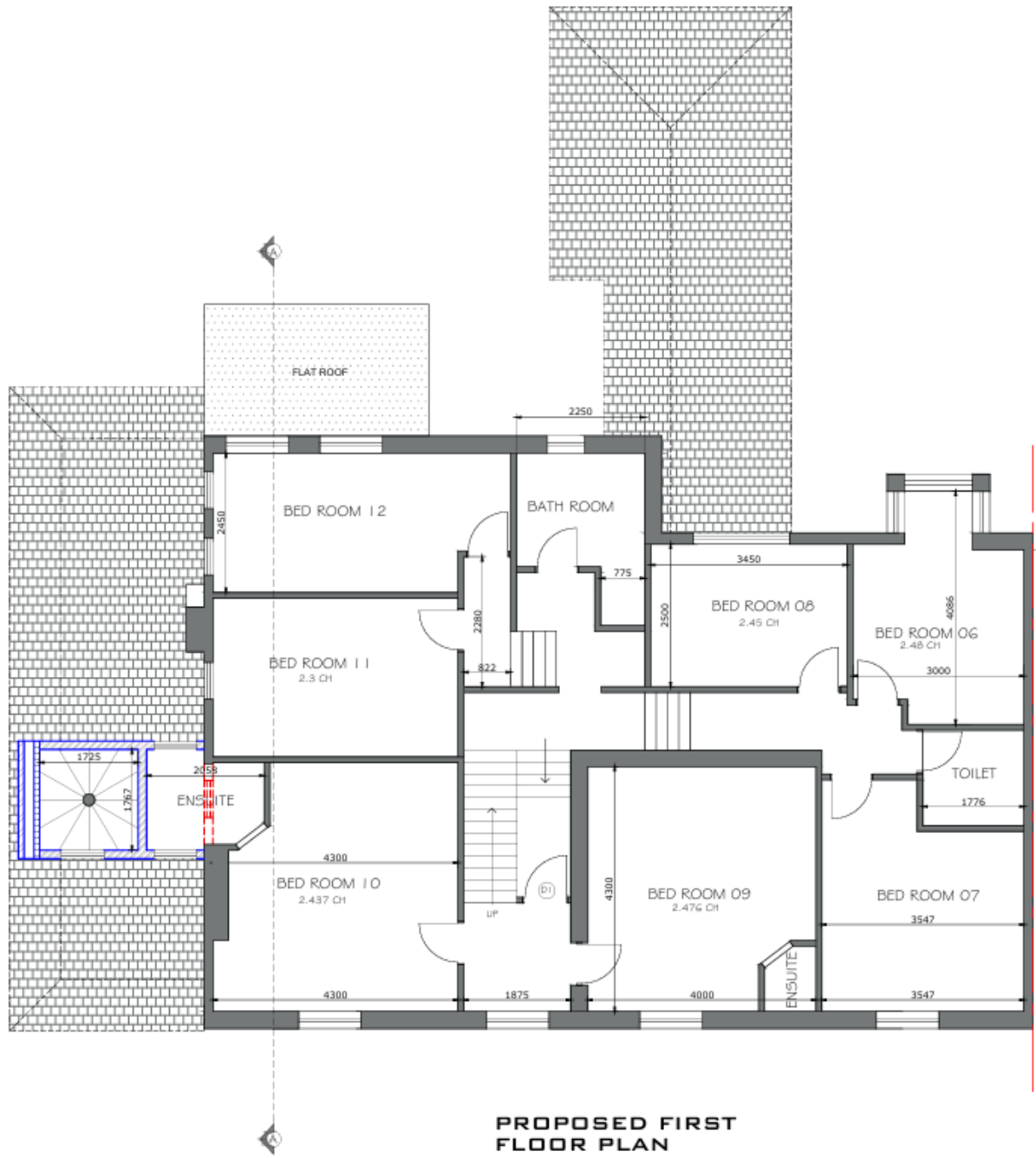
The existing ground floor consists of an entrance hallway, lounge areas, kitchen, dining room, office, 5 bedrooms, a bathroom and a conservatory.

The first floor comprises 7 bedrooms, 2 en-suites, a toilet, and a bathroom. The loft has a kitchen, a training area and two storage areas.

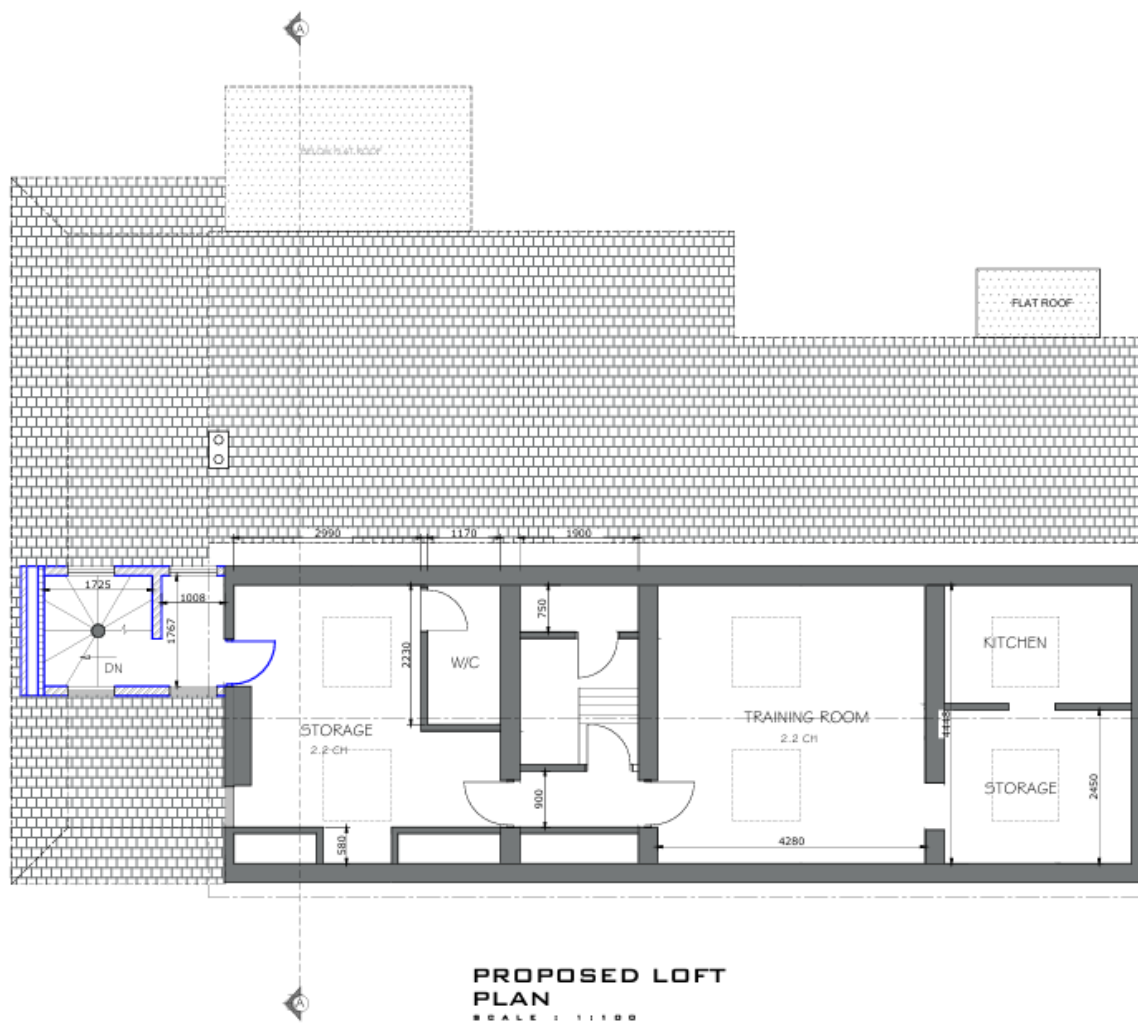


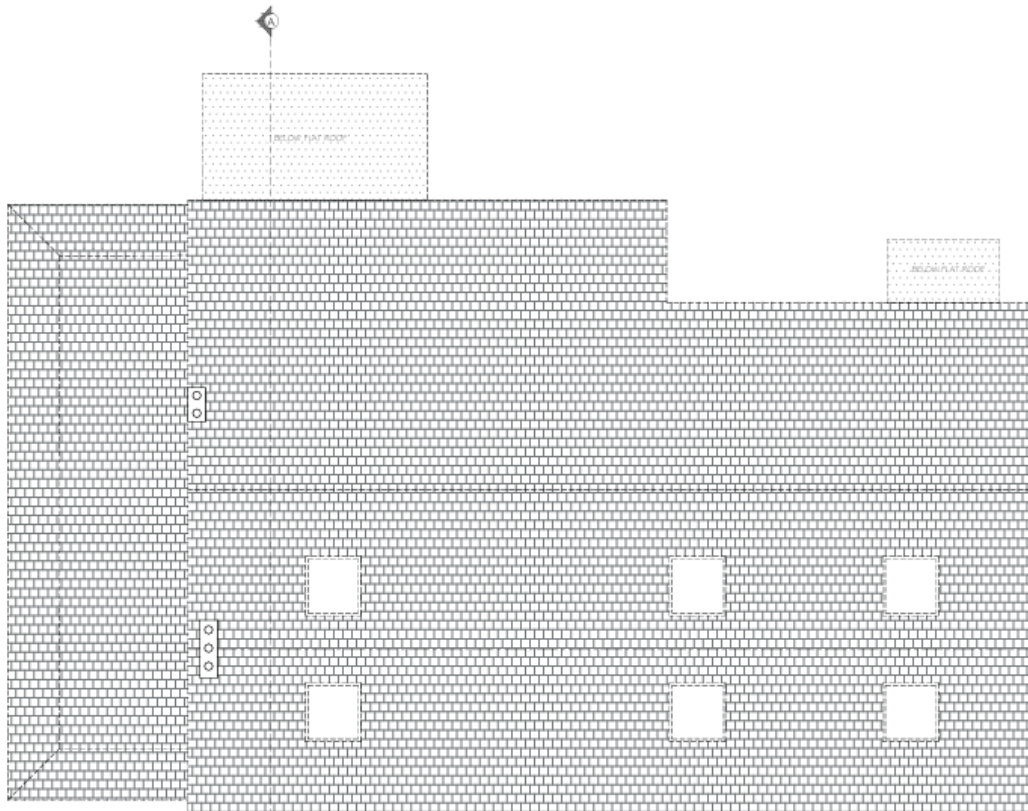
The proposal is to provide alternative staff access and a fire escape to the staff sleepover area in the loft. The loft would not provide access to any independent living accommodation separate from the care home. We have proposed a small first- and second-floor side extension that will provide an enclosed stairwell. This would have an offset pitched roof and be constructed of matching materials. The proposal would also involve a small ground-floor rear extension to bedroom 4, resulting in bedroom 10 having an en-suite bathroom.



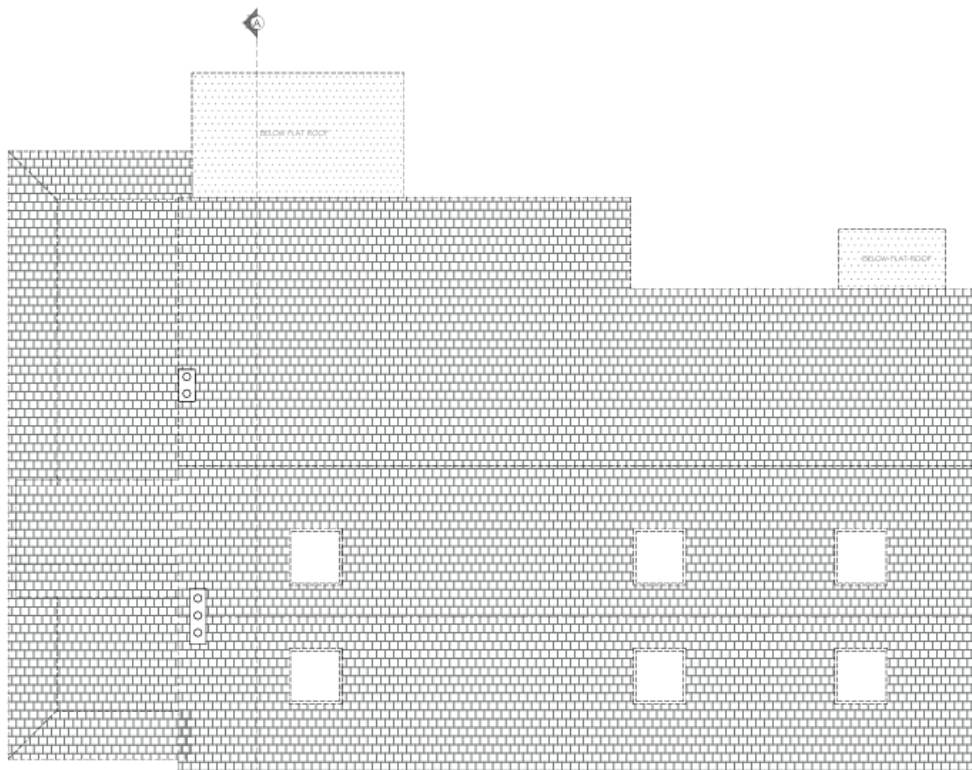


PROPOSED FIRST FLOOR PLAN
SCALE: 1:1100





**EXISTING ROOF
PLAN**
SCALE 1:1100



**PROPOSED ROOF
PLAN**
SCALE 1:1100



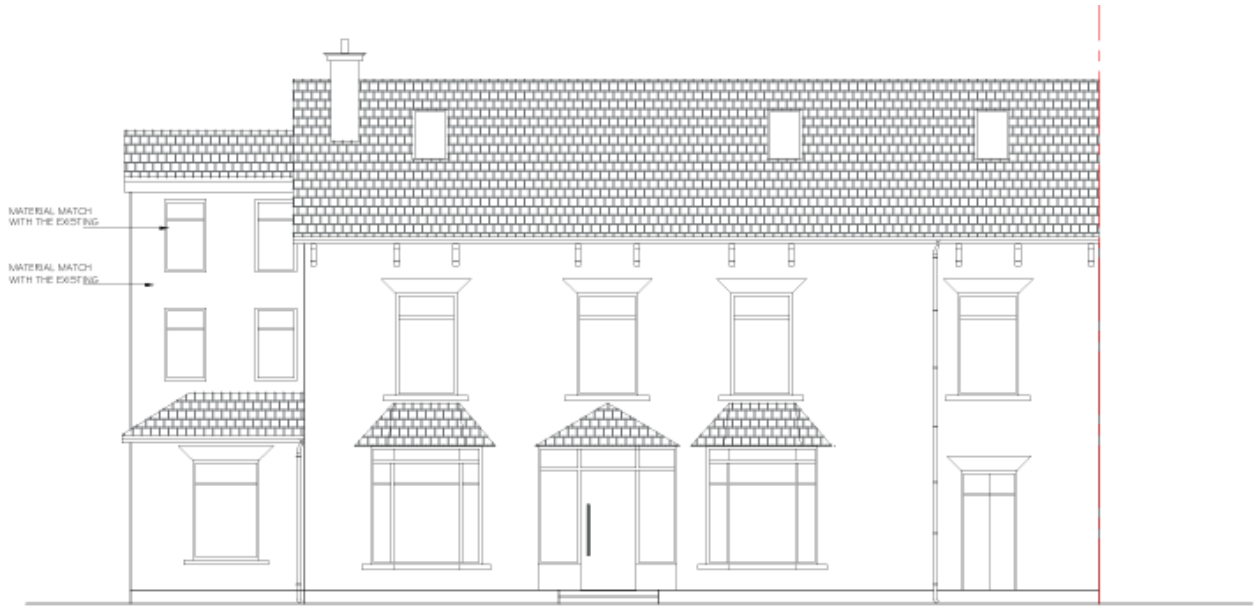
EXISTING FRONT ELEVATION

SCALE : 1 : 1100



EXISTING REAR ELEVATION

SCALE : 1 : 1100



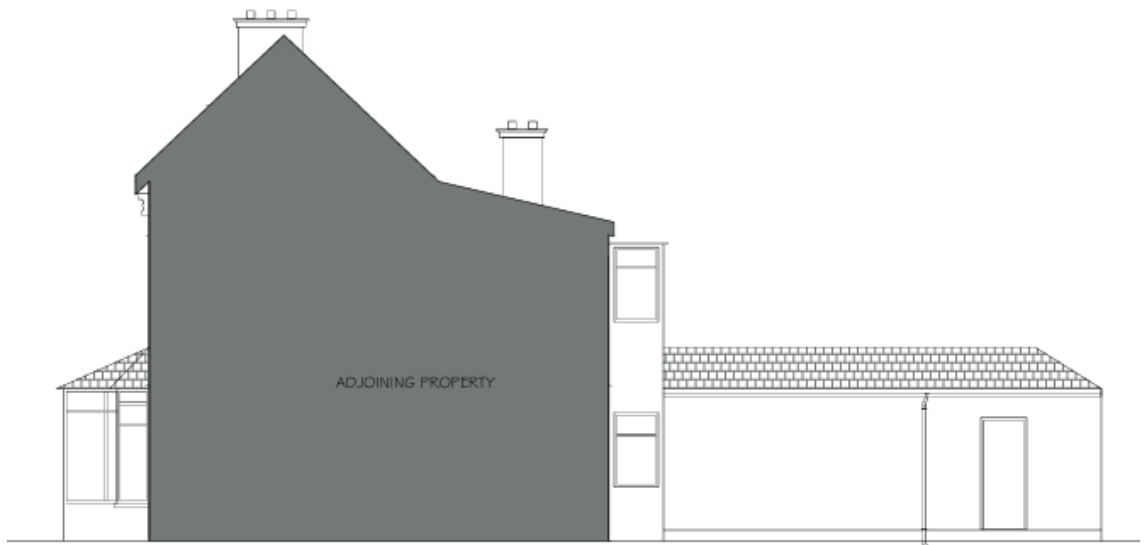
PROPOSED FRONT ELEVATION
SCALE : 1 : 1100



PROPOSED REAR ELEVATION
SCALE : 1 : 1100



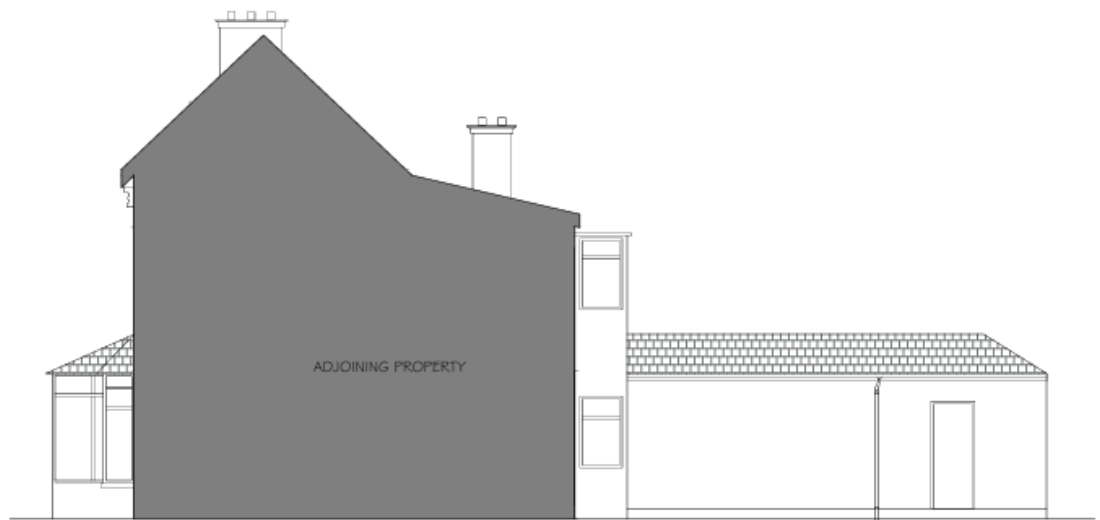
EXISTING LEFT SIDE ELEVATION
SCALE : 1 : 1100



EXISTING RIGHT SIDE ELEVATION
SCALE : 1 : 1100



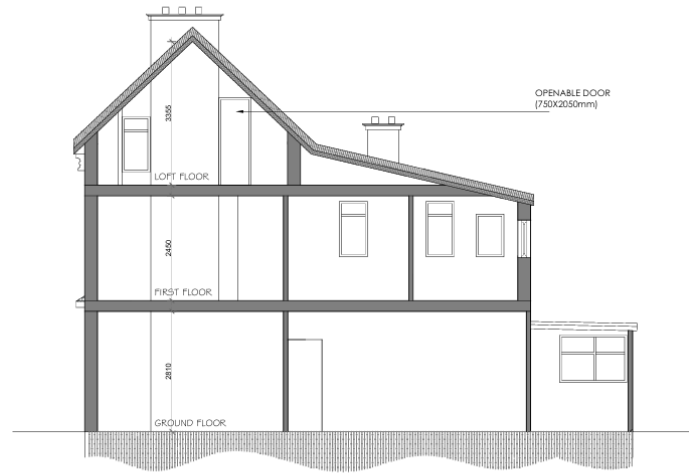
PROPOSED LEFT SIDE ELEVATION
SCALE 1:1100



PROPOSED RIGHT SIDE ELEVATION
SCALE 1:1100



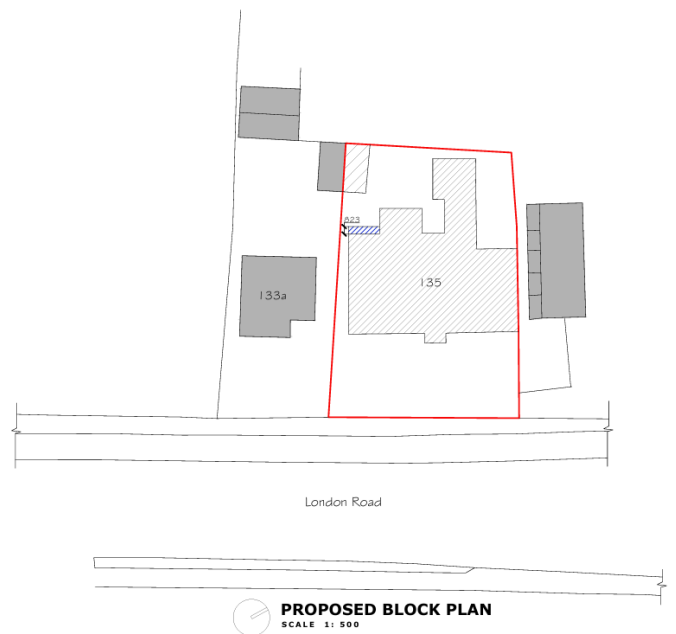
EXISTING A-A SECTION
SCALE 1:1100



PROPOSED B-B SECTION
SCALE 1:1100



EXISTING BLOCK PLAN
SCALE 1:500



PROPOSED BLOCK PLAN
SCALE 1:500

This proposal has addressed the potential overlooking and noise issues associated with an external staircase, and neighbouring amenities would likely be adequately protected. The windows in the rear elevation are provided with obscure glass to minimise any overlooking potential to the properties to the rear. The proposed side extension would be visually appropriate as a subservient addition to the existing building, which would unlikely result in any harm to the amenity of neighbours, per policy CS16.

Materials:

Summary of Materials Used for Buildings in the Area Surrounding Purbeck House Care Home, 135 London Road, Waterloooville, PO7 7SH

The materials used for construction in the area around **Purbeck House Care Home** typically reflect the suburban nature of Waterloooville and the period of development of the buildings.

- **Brickwork:** Most buildings in the area, particularly residential homes, are constructed with traditional brickwork, often using red or yellow bricks. Brick has been a common building material in residential areas, providing durability, good insulation, and aesthetic value.
- **Roofing Materials:** Roofs are typically covered in either **clay tiles** or **slate**, both common in this area, offering longevity and weather resistance. Some homes might use **concrete tiles**, which are more modern and cost-effective.
- **Timber:** Timber is often used for doors, window frames, and other smaller elements of buildings. **UPVC windows** are also standard, especially in more modern homes, offering better energy efficiency and lower maintenance.
- **Stone:** Some buildings, particularly older ones or those in proximity to the town centre, may use **local stone** or stone features for aesthetic purposes or as part of the foundation.
- **Render:** In some cases, buildings may be rendered with a smooth or textured **cement or lime render**, especially on newer properties, or older brickwork may be covered to improve insulation or aesthetics.
- **Concrete:** Concrete blocks or panels might be used in more modern construction, particularly in mid-to-late 20th-century buildings.

Materials Used for the Purbeck House Care Home

Based on the typical construction patterns in the area, the following is a summary of materials used in Purbeck House:

- **External Walls:** The main structure is likely to be built from **brick**, possibly with a **rendered** finish, depending on the design and aesthetic of the building. The building has a **brick** façade, consistent with the style seen in the surrounding area.
- **Roof:** The roof is covered in **clay tiles**, which are common in the region.
- **Windows:** The care home has **timber** and **UPVC window frames**, as these materials are commonly used for windows in both older and modern buildings.
- **Doors:** The doors may be made of **timber** or a mix of **timber and composite materials**, particularly for interior doors.

The buildings around **Purbeck House Care Home** in Waterloooville predominantly use brick for their external structure, with some stone and render. Roofing is usually done with tiles, slate, or concrete. Purbeck House itself likely follows similar construction practices, with brick or rendered walls and tiled roofing. The windows and doors are probably a mix of timber and UPVC. As a care home, interior materials would also be focused on durability and ease of maintenance, with vinyl and laminate flooring commonly used alongside timber or plaster finishes for a warm, residential feel.

The design has been developed to respect the front and rear building aesthetics of the neighbourhood houses, and the proposed external fabric materials are similar to those of neighbourhood dwellings. The proposed design protects the privacy and amenities of adjacent dwellings. The proposals respect the adjacent properties' size and building lines and maintain their privacy; no new habitable room overlooking is created. The proposed materials are all designed to enhance and maintain the character of the property and contribute to the overall area street scene.

The proposed design responds to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural architectural elements are all addressed within the development proposal.

There would be no material harm to nearby residents' amenities by general disturbance, noise, or overlooking. The design protects residential amenities for future occupiers and responds to the context and character of the area. Materials (colour, texture and extent) used for roofing, walls, doors and window frames are similar to the dominant construction or facing material in the area; materials should either match.

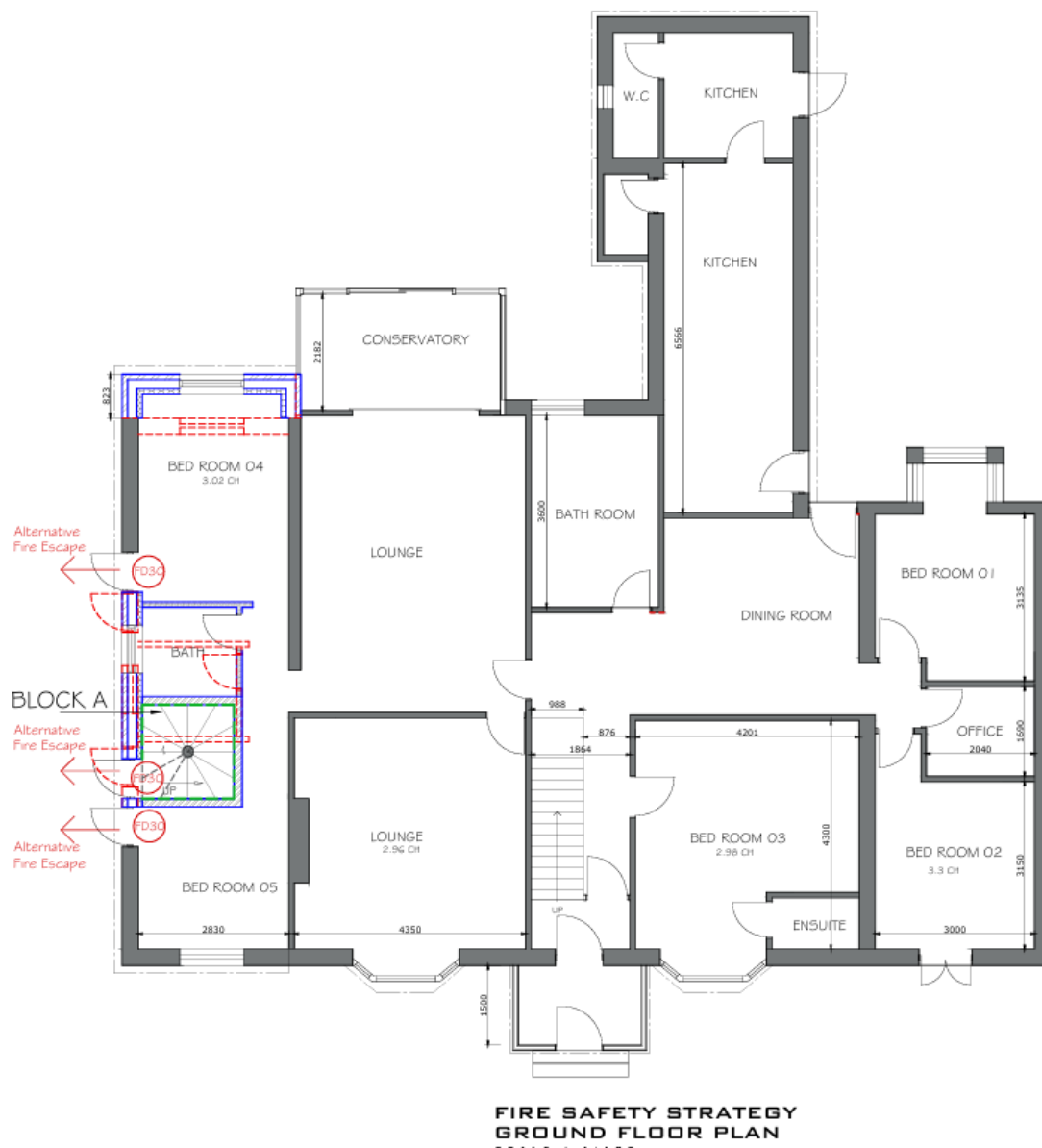
Flooding and surface water considerations

The proposed ground-floor rear extension and first-floor side extension to the care home are located within an area classified as **Flood Zone 1**, which has a **low probability of flooding** from rivers and the sea. Based on the site and its surrounding environment, we can confirm that the development will not adversely impact the existing drainage strategy or surface water management. The proposed works will be designed to integrate seamlessly with the current drainage infrastructure, ensuring that there is no alteration to the flow or capacity of the existing system. Additionally, the design will incorporate appropriate measures to manage surface water runoff on-site, in accordance with sustainable drainage principles, ensuring that the risk of surface water flooding remains unchanged. The development will be undertaken carefully considering existing drainage conditions, and we are committed to maintaining the functionality of the drainage system while meeting all relevant planning and environmental requirements.

Fire safety

The proposed ground-floor rear extension, first-floor side extension, and loft side extension with an internal steel staircase have been carefully designed to ensure that the existing fire safety measures and strategies for the care home are not compromised. The inclusion of the new internal steel staircase will provide an alternative means of access between the loft and ground floor levels, offering a safe and efficient route for occupants in the event of an emergency. The design will adhere to all relevant fire safety regulations, including the appropriate fire-resistant materials and escape routes, ensuring compliance with the requirements of the Building Regulations and other fire safety guidelines.

We have considered the need to maintain clear and unobstructed escape routes, and the proposed extensions will not alter or interfere with existing fire detection, alarm systems, or emergency exit provisions. Furthermore, the fire compartmentation of the building will be carefully considered to ensure that the extension does not compromise the overall fire safety strategy of the care home. The new staircase and any modifications to the building layout will be designed to enhance the safety of the occupants, providing a robust and safe environment, in line with best practices for fire safety in care home facilities.

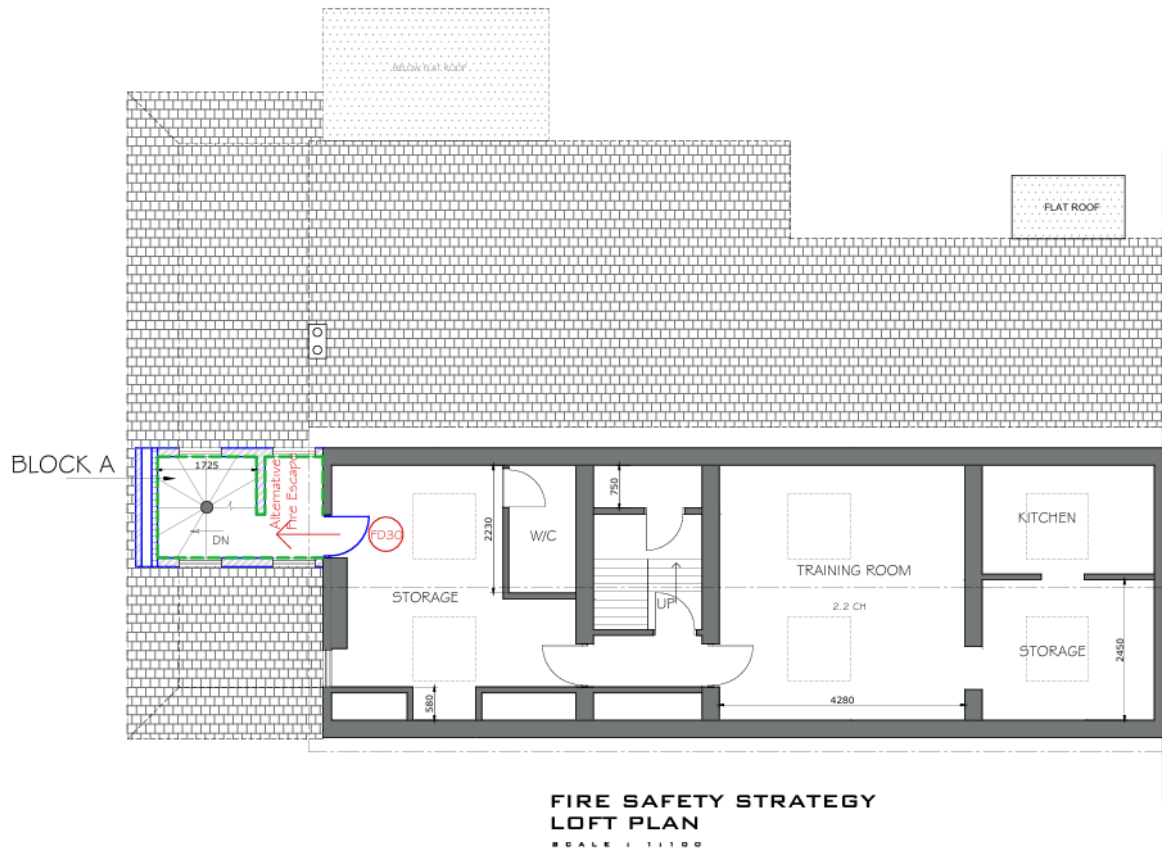




FIRE SAFETY STRATEGY
FIRST FLOOR PLAN
 SCALE 1:1100

Legend

- Boundary Line
- 60 Minute Fire Resisting Construction
- FD30 Fire Resistant for 30 Minutes



Legend

- Boundary Line
- 60 Minute Fire Resisting Construction
- FD30 Fire Resistant for 30 Minutes

6.00 SUMMARY AND CONCLUSION

The proposal contained in this application has been informed by the clients brief to create a minor development to the existing house, which positively contributes to the street scene, neighbourhood and local community. The proposal is compatible with policies planning policies and design standards. Whilst respecting the character of the existing environment, we trust that the Local Authority will support this ambition to realise this opportunity by supporting the planning application as it: Creates a quality development suitable for its location, Enhances the character of the existing building and location/surroundings, Respects the amenity and privacy of adjoining properties, Provides a vital contribution to the housing stock.

This proposal has addressed the potential overlooking and noise issues associated with an external staircase, and neighbouring amenities would likely be adequately protected. The windows in the rear elevation are provided with obscure glass to minimise any overlooking potential to the properties to the rear. The proposed side extension would be visually appropriate as a subservient addition to the existing building, which would unlikely result in any harm to the amenity of neighbours, per policy CS16.

The proposed development represents an appropriate and policy-compliant scheme regarding the above considerations. Accordingly, we would respectfully request that the application be approved.