



Design and Access Statement

Conservatory Extension, at
Belford House Residential
Home, 93 Lymington Btm,
Four Marks, Alton GU34 5AH

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Introduction

Purpose of Report

The Design and Access Statement (D&A) provides a comprehensive overview of the proposed conservatory project at Belford House Residential Home. The purpose of this statement is to articulate the design rationale and considerations in support of the planning application. It aligns with the guidelines outlined in the CABE document “Design and Access Statements, How to Write, Read and Use Them.”

Project Overview:

- The project involves the construction of a conservatory at Belford House Residential Home, located at 93 Lymington Btm, Four Marks, Alton GU34 5AH.
- The primary objective is to create additional ground floor internal space, specifically a sunroom, for residents to enjoy natural light.
- Hartford Care is the organization responsible for the proposed extension.

Purpose of the Sun Room:

- The sunroom is designed to offer existing residents access to ample natural sunlight.
- It aims to provide a bright and open social space for the residents to enhance their well-being.

Location and Compatibility:

- The proposed conservatory will be situated in the rear external courtyard.
- The building is within the established Settlement Policy Boundary.

- The design ensures compatibility with the existing location and surroundings of the residential care home.

Low Impact Design:

- Emphasis is placed on a low impact conservatory extension to minimize environmental impact.
- The design takes into account sustainability and resource efficiency.

Consultation and Client Collaboration:

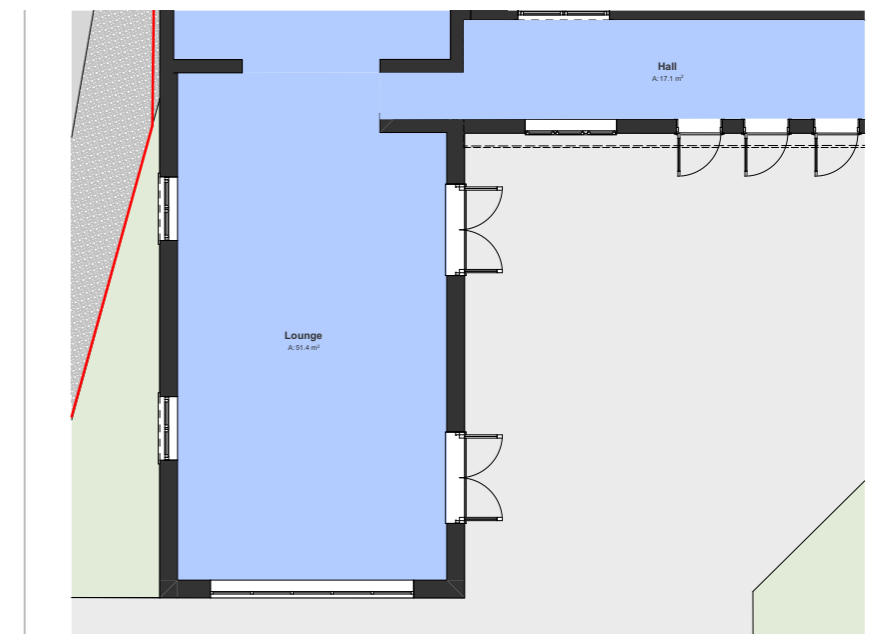
- The scheme has been developed in consultation with the client (Hartford Care).
- The design addresses the client’s requirements for a much-needed conservatory while preserving the aesthetic of the existing building features.

Alignment with Guidelines:

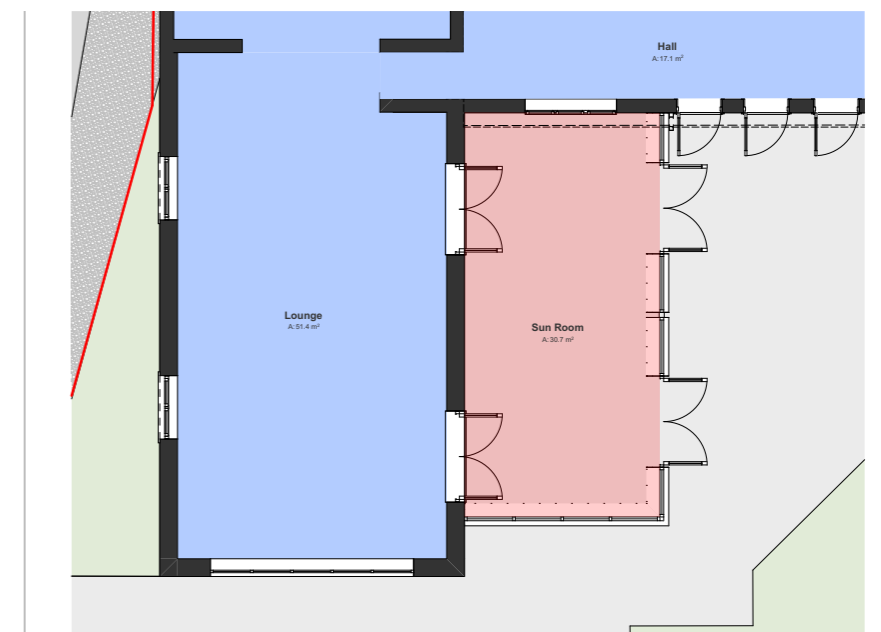
- The D&A follows the structure outlined in the CABE document “Design and Access Statements, How to Write, Read and Use Them” from 2006 (reprinted 2007).

Documentation Reference:

- Readers are encouraged to refer to the deposited plans and details associated with the proposed planning application for a more detailed understanding of the project.



Existing Ground Floor Plan



Proposed Ground Floor Plan

Location

Existing Site

Situated within the residentially developed area of Lymington Bottom, the site occupies an eastern position within Four Marks, Alton. Encompassing an approximate area of 2.6 acres, the site falls within the Four Marks Settlement Policy Boundary (FMSPB), as delineated on the Policies Maps Site.

Distinguished by several protected trees, notably along the northern and eastern perimeters, these arboreal features traverse the site and partially line the frontage facing Lymington Bottom. The site's boundaries are defined by Lymington Bottom to the west, a single residential property to the north, agricultural land to the east, and another single residential property to the south.

Belford House, an integral part of the local community since 1993, operates as an established residential care home (C2) specializing in elderly care, including those in the EMI category. The facility caters to up to 42 residents with specialized dementia care services, complemented by the presence of several sheltered accommodation units on the site.



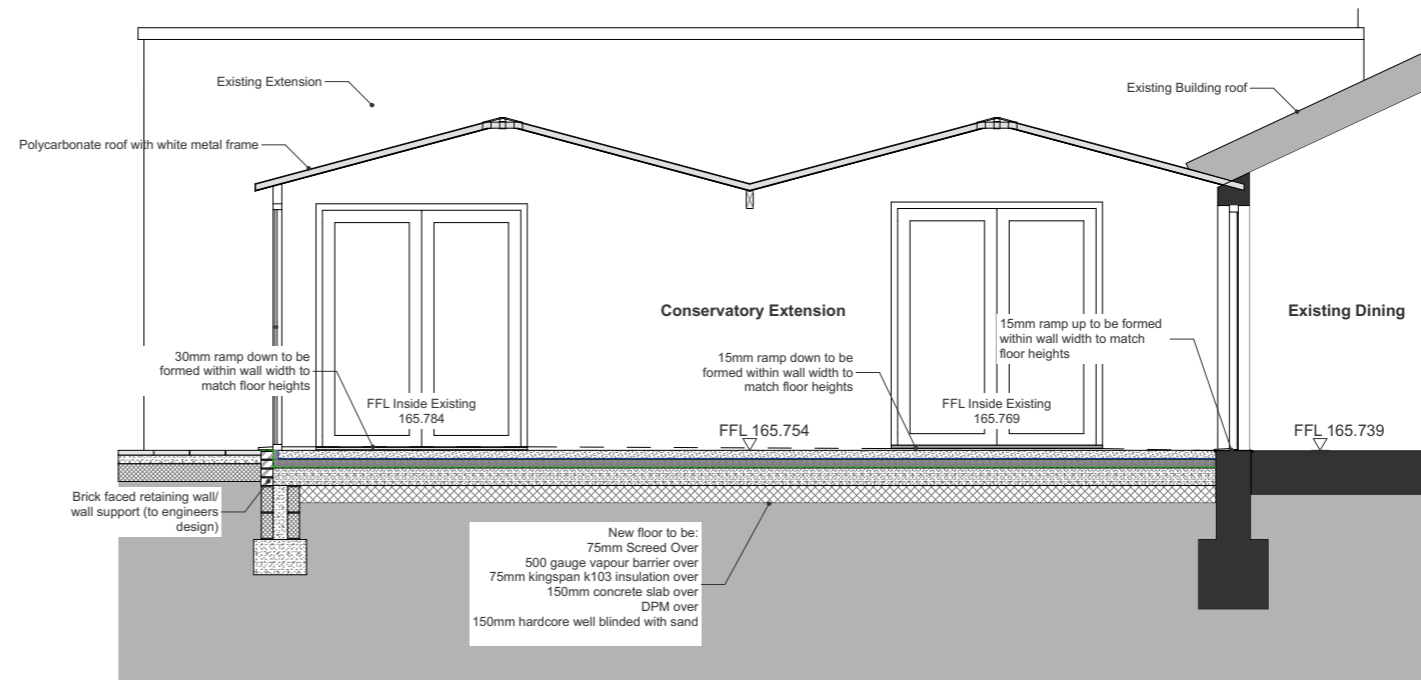
Aerial view

Layout

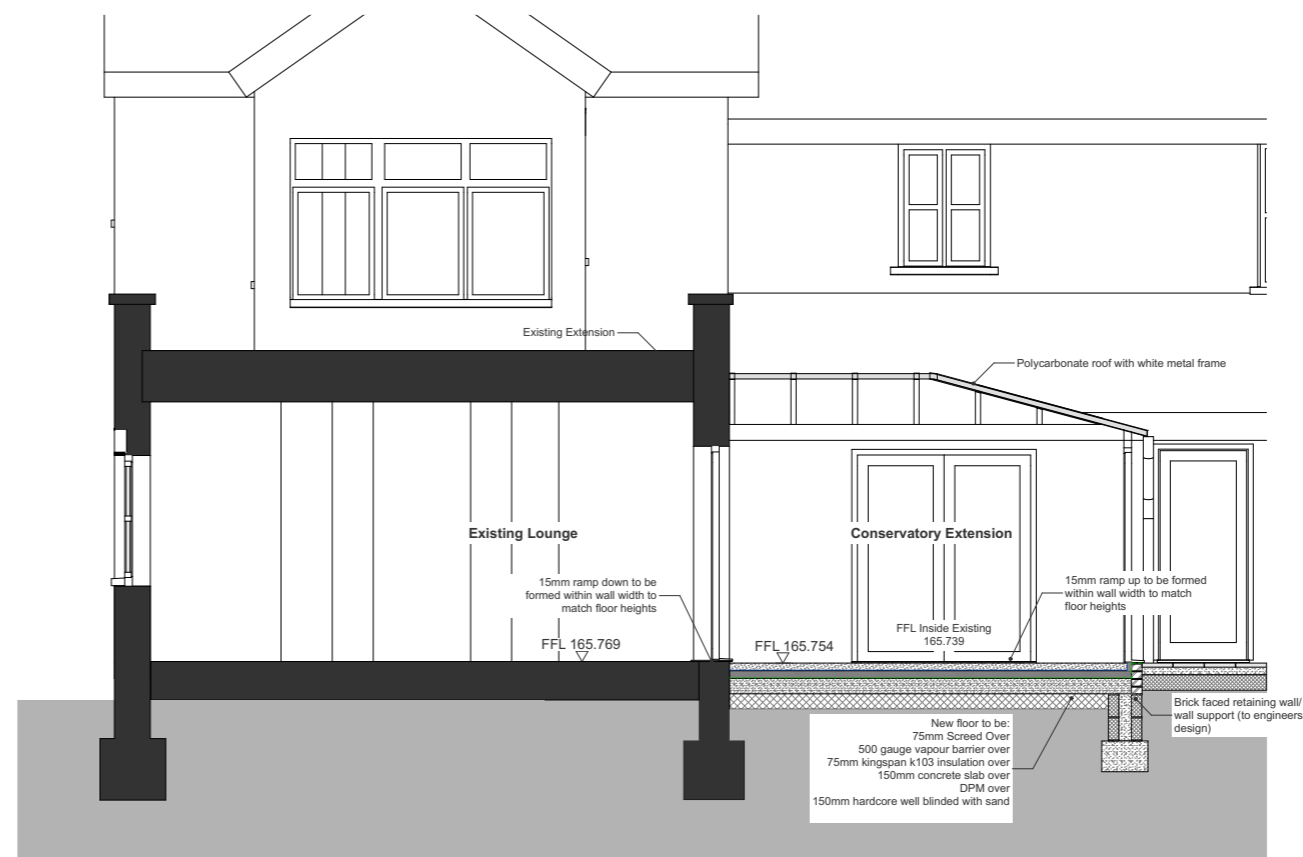
The primary entrance, situated on the southeast elevation, ensures seamless and level access into the home. The proposed construction works are designated for the discreet south courtyard, shielded from the main road. This undertaking involves the creation of a new conservatory meticulously designed to preserve the original architectural character of the external elevations. The aim is for it to harmonize effortlessly with the existing structure while offering residents a bright space infused with abundant natural sunlight.

The envisioned sunroom will feature full-height PVCU double glazing, and a new insulated concrete slab floor system will be implemented with a screed finish. The roof will adopt a double-pitched polycarbonate design, complemented by a painted metal frame. To maintain cohesion, the proposed roof will be seamlessly connected to the existing roof through an adjoining detail, complete with correct flashings to ensure a waterproof seal and uninterrupted drainage.

While a majority of the current external terracing is set to remain, a section will be repurposed to accommodate the new conservatory. Internally, meticulous adjustments will be made to establish level floor surfaces, incorporating slight falls where necessary.



Proposed Section A



Proposed Section B

Access

Vehicular and Transport Links

The current vehicular and pedestrian access points are situated on the western side of the building and are slated to remain unaltered in the proposed works. The continuity of these existing access routes ensures a seamless transition without any modifications.

Parking facilities are readily available on-site, and there are no proposed changes to the existing parking provisions. This commitment to maintaining the current parking setup contributes to the overall accessibility and convenience for both residents and visitors.

Usage

In terms of site usage, the topography allows for the conservatory to seamlessly integrate with the existing structure, ensuring level access to all areas of the home and its surrounding gardens.

This strategic design consideration aligns with the accessibility standards established by the current layout of the home, guaranteeing that the proposed conservatory harmoniously blends with the natural flow of the site.

This dedication to maintaining level access underscores a commitment to creating an inclusive and easily navigable environment for all residents and visitors.



Existing site plan showing car park and proximity to Lynton Bottom Road

Sustainability

Material Assessment

The envisioned conservatory is planned to meet the most stringent environmental standards, prioritizing sustainability and energy efficiency. This commitment includes implementing insulation measures that surpass the current requirements set by Building Regulations, thereby minimizing heat loss and enhancing thermal performance.

Hartford Care is actively engaged in a comprehensive environmental upgrade across all its care facilities. This initiative encompasses the integration of solar panels, as well as the deployment of Air Source Heat Pump (ASHP) and Ground Source Heat Pump (GSHP) technologies to facilitate heating and hot water needs within their homes. These technologies reflect a forward-looking approach to reducing environmental impact and enhancing energy efficiency.

The proposed sunroom space will be seamlessly integrated into the existing heating infrastructure, drawing on the resources of the current boiler within the home. This integration not only ensures the operational efficiency of the system but also aligns with Hartford Care's broader commitment to sustainable practices.

In addition to the environmental benefits, the conservatory is designed with the residents' well-being in mind. It aims to provide a space where residents can maintain a meaningful lifestyle, supported by the care staff, within an environment that promotes comfort and appropriateness. This holistic approach ensures that the proposed conservatory not only meets high environmental standards but also contributes positively to the residents' overall quality of life.

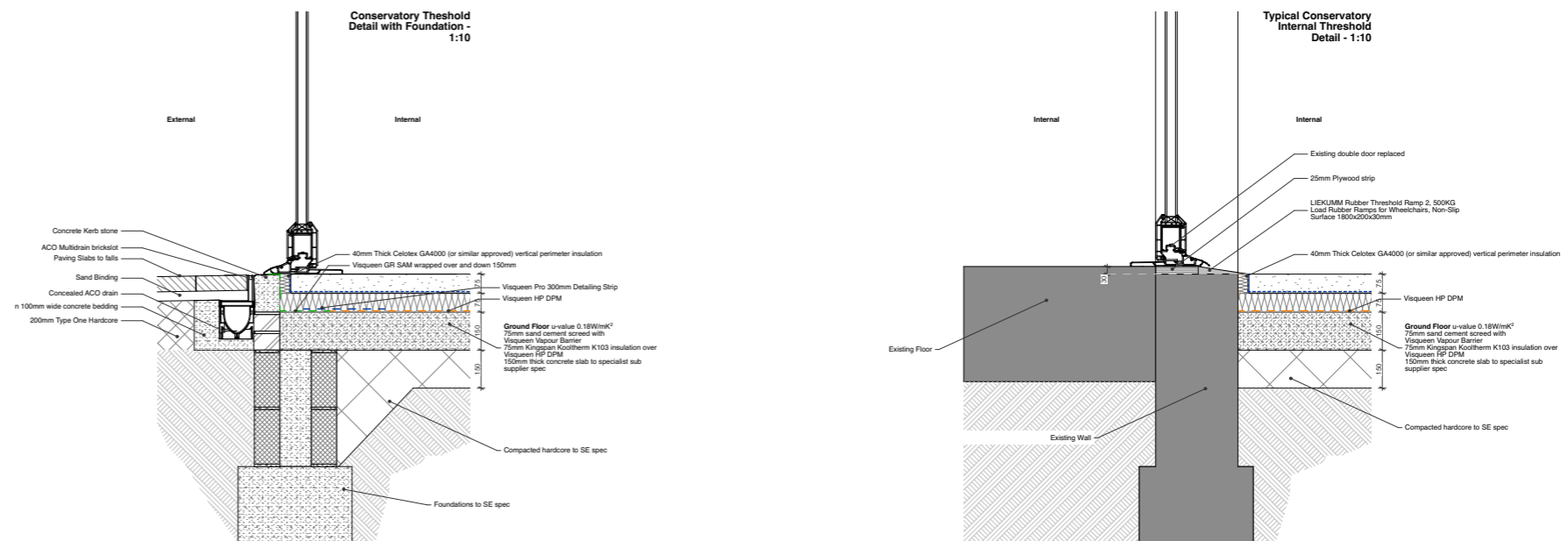


Photo showing the existing Patio area where the Lounge Extension is to be built

Conclusion

Proposed Scheme

The proposal for a new sunroom at the existing Care Home in this location has been carefully designed to address the need for a thoughtful and sensitive addition, providing a much-needed area for natural sunlight and social activities in a considerate manner.

Acknowledging the significance of residential homes for the elderly in meeting community needs, the Council recognizes the importance of this endeavor. The proposal aims to create a high-quality environment for residents, ensuring that the construction within this section of the Care Home has minimal impact on its surroundings. All works are confined to an internal courtyard, hidden from the main highway, preserving the tranquil external setting.

By replicating the current architectural features, the design upholds the original character of the house and complements it with matching white frames. The proposed conservatory, situated in this natural location, not only integrates seamlessly with the surroundings but also provides a secure environment for residents, aligning perfectly with the unique needs of a care facility.

Considering these factors, we deem this development appropriate, foreseeing minimal impact on the current setting. It optimizes the use of available land to extend the home's facilities, enhancing the functionality of specialized care facilities. With these considerations in mind, we earnestly seek the support of the planning authority for the approval of this planning application.

This 'Design and Access Statement' serves as an integral part of the supporting documentation for the Planning Application. For additional reference and detailed information, please consult the accompanying supporting documentation and drawn materials.

