Bay Lodge
36 Fen Road
Holbeach

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

This application is for the construction of a self-contained residential unit to be occupied by persons in need of social care and support set within the grounds at the rear of Bay Lodge.

2.0 PLANNING

The original house has been extended at the rear and sides and planning permission (ref HDP-09909-11) was granted on 30th January 2012 for a first floor extension over what was originally a garage. The approval included alteration to convert the garage into a bedroom, which has been carried out but the first floor extension has not.

3.0 SITE APPRAISAL

The site is located within the grounds of Bay Lodge. 5 bedded detached house owned by The Regard Partnership who provide residential care and support for younger adults with learning disabilities, autism and complex health needs within a controlled environment.

The land subject to this application site is part of the private rear garden to the west of the house. There is access from the front via a gate to the south of the house and there is access into the house via a door into the kitchen area via a slabbed patio.

The total site area is 1145 sq metres and is flat.

4.0 SPATIAL AND LANDSCAPE STRATEGY

The rear garden of the care home is landscaped with lawn, shrub beds and trees, with boundaries formed by trimmed hedges. There is a slabbed patio area immediately to the rear of the building with a slabbed path leading onto the lawn. Off this path is a timber garden room. A second timber garden room is located in the north-west corner of the garden.

The proposed unit would be located between the two garden rooms, set 2 m clear of the boundary hedge. There are a number of trees within the garden but most are on the southern boundary and are well away for the new building. There is one tree adjacent to the first garden room but this would be unaffected by the proposed building. A small shrub bed at the end of the first garden room there would be removed.

All existing boundary treatments will be retained.

5.0 DESIGN CONCEPT (USE & QUANTUM OF DEVELOPMENT)

Constructing this unit will allow for one of the existing Bay Lodge residents to move into a bespoke residential facility that will aim to improve their quality of life, encouraging them to move towards more independent living but with support from the Bay Lodge staff. As a consequence one spare place in Bay Lodge would be created for a new resident. The type of accommodation proposed is not available for either rent or purchase locally.

Whilst the unit is self-contained it would be operated in conjunction with Bay Lodge and not as a separate dwelling. Services to the unit would be taken from those currently serving Bay Lodge.

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6.0 DETAILED DESIGN

The proposed unit provide self-contained accommodation including a bedroom, living and kitchen area and bathroom designed for single occupancy.

Careful consideration has been given to the appearance and scale of the proposal in order to minimise the impact on the surroundings. The unit has been strategically placed to provide privacy and outlook onto the garden and does not affect the setting of the main house.

The unit includes a sleepover facility will be used to provide additional support to the vulnerable resident should this be required, either from staff or a family member.

The unit is designed as single storey masonry structure with shallow pitched roof to be sympathetic to the environment within which it is located. Walls will be finished in facing brickwork with a rendered projecting bay and the roof in interlocking slate tiles. External windows and doors will be uPVC double glazed. Drawings nos.17011/1-4 show the design of the proposed building.

7.0 ACCESS STATEMENT

The access off Fen Road remains unchanged. There is currently space to park seven cars within the curtilage of the property. The overall residential occupancy of the care home will only increase by 1 and no increase in vehicular traffic is expected.

The proposed unit is accessible through a front door with level access. This will be linked to the existing rear patio area by extending the slabbed path.

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8.0 PHOTOGRAPHS



Rear of existing property



Bay Lodge
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Garden room nearest to existing property



Location of proposed new unit



Garden room in rear corner of garden

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View of rear garden form patio



Tree adjacent to garden room



Path adjacent to garden room