



Figure 1: Baroda Care Home entrance

Design and Access Statement

Proposed External Pre-fabricated, Single Storey Timber Clad Office

Merdon Avenue, Chandlers Ford, SO53 1EP

DESIGN TEAM

Client: Branksome Care Ltd

Architect: Temple Ford Design

INTRODUCTION



Figure 2 Location Plan

1. The client has appointed Temple Ford Design architects to prepare a planning application for a pre-fabricated, single storey timber clad office. The Care Home is not listed. The proposed development has been positioned to be in scale with the existing building and create an appropriate setting. This Design and Access Statement has been prepared to accompany a planning submission.

Site and Context

2. The existing Property is a detached Care home within a residential area on a large plot of land along Merton avenue, Chandlers Ford. The property has a large driveway and parking facilities for staff and visitors.
3. The original building has been expanded at a single-story level on all sides.

Photographs



Figure 3: Proposed area of works



Figure 4: Proposed area of works



Figure 5: Connection to parking facilities

Summary of proposed changes (D00, D01, D02)

4. The Care home is in need of additional office space to continue operating efficiently, a pre-fabricated external building provides a cost-effective solution.
5. The proposal has been positioned carefully, to maximise its utility but also protect the large trees on the site. The building is to sit 2m away from the closest tree along the boundary (Figure D01)
6. The new office is to be a pre-fabricated unit with insulated timber clad walls, insulated steel sheet roof, aluminium double glazed windows and doors.
7. To be built on existing concrete base as seen in figure 3 and 4, where the new build overlaps mini piles will be used on a grid system. Holes to be lined with plastic sheeting and positioned to protect roots.
8. The office maintains an accessible distance from the property boundary (2.7m) and the existing building (1.5m).
9. Adequate parking already exists at the property with space for staff and visitors.

Conclusion

10. This Design and Access Statement has been prepared by Temple Ford Design on behalf of Branksome Care Ltd to assess the effects of the proposed alterations upon Baroda Care Home.
11. The design and positioning of the proposal have been carefully considered to maximise utility and protect its landscape.
12. The materials proposed for the office are insulated timber clad walls, insulated steel sheet roof, aluminium double glazed windows and doors.
13. The property is not in a conservation area and the proposals will not result in any harm to neighbouring amenity or have an adverse effect on neighbouring properties or reduce privacy and natural light.
14. Based on a less than harmful impact upon the significance of the environment and general design of Baroda Care Home, Planning Approval is kindly requested.