

Land adjacent To Willowmead Care Home

Planning, Design and Access Statement

05 September 2023

Contents

1	Introduction.....	3
2	Site Context	4
3	Site History	4
4	Design.....	5
5	Conclusion.....	5

1 Introduction

1.1 This planning, design and access statement is prepared Solent Design Ltd to accompany a Full planning Application for the construction of 4 new retirement flats on Vacant land to the North East of Willowmead House retirement complex.

1.2 This application is accompanied by the following plans and documents:

- Location Plan
- Proposed Site Layout Plan
- Proposed Plans and Elevations
- Ecological Report
- Parking Assessment

2 Site Context

- 2.1 The site lies in Hedge End and is located on a vacant plot beyond the Existing Carpark of Willowmead. The applicant (Freeholder) originally built the existing Elderly accommodation and
- 2.2 this parcel of land was not developed at that time. The Care home provider has expressed interest in expanding the site.
- 2.3 The site is sustainably located off of Wildern Lane in Hedge End, which offers local amenities including local shops, doctors and sports facilities. There are numerous facilities within a sensible walking distance with local bus services stopping immediately outside the site.
- 2.4 The Site Lies within the urban edge.

3 Site

- 3.1 The site is comprised of 400.09m² (red line) of vacant land surrounded by residential properties with the older person's accommodation in 2 blocks to the North West. A parking survey has been carried out to assess the parking provision and is included as part of the application.
- 3.2 SO ecology have assessed the sites suitability from an ecological point of view and their reports have informed the design and layout of the proposal.

4 Design

- 4.1 The proposal is for the construction of 4 new 1 Bed flats and seeks to utilise the existing Bin Storage and parking provision. All of the proposed units exceed the requirements of National space standards.
- 4.2 The proposed building offers 4 Self contained Flats in a 2 Storey Block (all adjacent development is also 2 Storey). The building will include a lift and laundry area
- 4.3 The dwellings have been designed as flats for older persons accommodation. With a level threshold to the main entrance and a Lift between floors.
- 4.4 The dwellings will enjoy the immediate surrounding area for amenity space as well as unrestricted access to the wider site.
- 4.5 A landscaping proposal will be submitted pursuant to any condition of planning permission. However, it is important to note that good landscaping is proposed on all boundaries, retaining and reinforcing the existing landscaping where necessary. All building work would be contained outside of any root protection areas of the trees to be retained to ensure long term protection.

5 Conclusion

- 5.1 The proposals, sits within the urban edge and seeks to utilise excess vacant land to provide much needed accommodation in a sustainable location. A consolidated block sat centrally within the site affords the proposed property and those around it the required separation for privacy and overlooking