

Design and Access Statement

Fernhill & Rowan Court
Oakmount Road
Chandlers Ford
SO53 2ER

Mountbatten House
1 Grosvenor Square
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New bin housings for existing bins and the change of a window to a door



October 2023
Revision 00

1.0 – Introduction

- 1.1 Primmer Olds B.A.S have been instructed to act as Architect/Agent in respect of co ordinating the installation of proprietary bin housings to the existing bins at Fernhill & Rowan Court residential assisted living and care homes, and to change window to a door for improved access to existing patio.

2.0 - Site & Context

- 2.1 Fernhill & Rowan Court lie in the north East of Chandlers Ford, Oakmount Road connecting the site from one of the towns 3 main artery roads, Winchester Road.
- 2.2 Oakmount Road is predominantly a residential area that is comprised mainly of semi-detached family dwellings, with Fryern Infant & Junior School in close proximity to the site,.
- 2.3 Fernhill is an assisted living residence (use class C2) which is connected internally to Rowan Court which is nursing home (use class C2), both owned and managed by Vivid Housing Ltd.
- 2.4 The site lies in Flood Risk Zone 1 and has no known contaminants
- 2.5 The bins are currently kept at the main entrance of Fernhill, but don't have a demarked area to be stored.
- 2.6 There is an existing rear patio to Rowan Court with only one door to access it.

3.0 – Proposal

- 3.1 The arrangement and use of the building is to remain as entirely as existing – and does not form part of this application,
- 3.2 The existing bins are proposed to be housed in proprietary bin housing as supplied by Metrostor. These will reduce the amount of wind blown litter when bins are loaded, keeps the waste/recycling/glass/food waste bins in a consistent location for ease of use and has clear signage to ensure improved use.
- 3.3 There is no increased on waste production from this application.
- 3.4 The locations proposed to be dedicated to the bins are either existing locations for bins or hardstanding not used for parking or as a highway/footway.
- 3.5 No change to parking is proposed as part of this application.
- 3.6 The area where the bins are proposed to be located is already accessible by waste disposal services and cause no obstruction to them.
- 3.7 The area where the bins are proposed to be located is flat and there is no need for dropping kerbs for waste collection services to access.

- 3.8 The existing patio to the rear of Rowan Court is currently only accessible via a lounge but is overlooked by windows from a dining room, one of which the user would like to change to a door for improved access for outdoor dining.
- 3.9 The new door will fit in the same width opening as the existing window; keeping the same lintel and head height – in line with all other adjacent windows and doors.
- 3.10 The new door will be white uPVC, matching the existing windows and doors.

4.0 – Design and Access

- 4.1 Access to the site, both vehicular and pedestrian, will be unchanged from these works.
- 4.2 Access within will be largely unchanged other than improved access to the patio from internal spaces.
- 4.3 The new bin housings will neaten the appearance at the front entrance of Fernhill.
- 4.4 The proposed door will be in a matching design and material as existing doors and maintain existing fenestration lines and improves external access.

5.0 - Conclusion

- 5.1 Overall, it is felt the new bin housing will tidy up the main entrance to the building, while improving the usability of the existing waste provisions.
- 5.2 Overall the new door will have negligible effect on the appearance of the building, but will improve the usability and enjoyment of the occupants.