

Planning application – Design, Access & Supporting Statement

Property name: Sir Harold Hillier Gardens

Property address: Jermyns Lane, Ampfield, Romsey, Hampshire, SO51 0QA.
Works: P9657 Conversion of Roberts Bungalow to shared accommodation.

Existing Building and Site

The outbuilding (locally referred to as Roberts Bungalow) is a property to the north west of Jermyn's House and approximately 450 metres east of the main garden visitor centre. It is of traditional construction with solid brick walls, a natural slate roof with a combination of casement & sliding sash windows. Parts of the structure date from circa. 1850.

The building is broadly in the shape of an inverted 'L' with 2 defined sections (referred to within this report as the eastern section & western section).

The property has previously been used for stables, general storage, as a working outbuilding and for shared residential & office accommodation. In recent years, the western section has been mainly used for general storage purposes and has been left to fall into a state of disrepair – the eastern section has been mainly used for office & WC provision.

The structure generally remains in reasonable condition, whilst in need of a general overhaul, specific repairs to certain areas and a full refurbishment internally.

Brief

The client (Sir Harold Hillier Gardens) are looking to relocate existing residential accommodation from its current setting into the western section of Roberts Bungalow. The shared accommodation should comprise of 4 No. separate bedrooms, a shared bathroom facility, a shared kitchen / lounge and dedicated entrance lobby.

The client expressed their desire to provide a facility fitting for staff/student residential accommodation with maximum flexibility. The alteration / modernisation works are to reflect a basic but comfortable level of refurbishment.

The client identified that there was no specific need to provide vehicular access or parking associated with the property, as there is an existing overflow car park within a few metres of the property.

Design Principles

The western section of the outbuilding (Roberts Bungalow) is an existing structure which was built for various purposes in 1853. Although partially refurbished in the early 1980's to create a sole occupany dwelling (category C3), it has been unused for many years and remains in its refurbished layout & arrangement, albeit in a much deteriorated state. The proposal is to carry out internal remodelling works to allow for the new use & layout (house in multiple occupation category C4) with a full refurbishment of the property to provide adequate facilities.

Externally, minimal alterations are envisaged with only the external entrance door replaced with new. Repointing of the brickwork will be undertaken as needed, together with roof works (replacement of roof timbers & natural slate tiles as required etc).

Design Solutions

Based on the strategic client brief, the following accommodation is to be provided: shared accommodation comprising of 4 No. separate bedrooms, 2 No. shared bathroom facilities, a shared kitchen / lounge and dedicated entrance lobby.

Meetings have already been held with the Director of Sir Harold Hillier Gardens, HCC's Planning Officer, Building Control Officers and the HCC's Fire Officer regarding the proposed works and all comments have been incorporated within the application submission.

The gross internal floor area (GIA) of the shared multiple occupation accommodation can be confirmed as 108sq.m

Brickwork is generally in good condition, though some localised repair is needed; notably at the north east corner, the western gable wall, the southern elevation generally and all chimneys. The existing roof structure is in poor condition & will be repaired to ensure waterproofing & longevity of the structure.

All existing window openings are to be retained – secondary glazing is proposed internally to improve the thermal properties of the structure. The existing entrance door is to be replaced with a new hinged timber door with paint finish to match the existing. No additional window or door openings will be required within the refurbishment work.

New internal walls are to be built of studwork construction with internal finish's selected by the client.

Access and Inclusion Principles

The main entrance doorway will be accessed via a single stepped approach with 90 degree turn required immediately once through the doorway to access the rest of the property. Unfortunately, due to the construction & nature of the existing structure, this can not be 'designed out'.

Internally, the arrangement & details will generally be in accordance with current legislation although no specific fully accessible facilities will be provided as a result of the existing arrangement & constraints.

If wheelchair or other disabled persons required residential accommodation alternative lodgings would be provided off site.

Please read in conjunction with 'pre-planning design & access statement'.

Buildings & Plant/Servicing

The outbuilding is presently serviced by water, electricity & waste drainage. Services infrastructure within the outbuilding will be stripped out & refitted to suit the new arrangement as part of this work. In addition to this the outbuilding will also be fitted with a fully addressable fire alarm and security system.

Highways

The outbuilding (Roberts Bungalow) sits well within the garden cartilage and is accessed via the garden's internal access routes. There is ample parking within the designated overflow car park at the side of Jermyn's House. Contractors vehicle & pedestrian access to the garden & the work area will be controlled to provide a safe environment for both the contractor & garden activities/visitors.

Deliveries during the outbuilding refurbishment are to be planned between the hours of 07.30 – 18.00 weekdays.

Environmental Protection

The outbuilding (Roberts Bungalow) is a stand alone building located behind Jermyn's House, east of the main visitor centre. Work on the property will be segregated from the main gardens & thus will not effect the day to day activities of the gardens in any way.

Landscape Design

The proposed works relate to the interior and external envelope of the property. No landscaping will be carried out as part of this application.

Ecology/Biodiversity

To the best of our knowledge there is no known species affected by this development.

Sustainability

This project itself is considered sustainable as it is renewing an existing redundant building which will be refurbished & brought back into use to provide much need accommodation facilities without the expensive resource of new build construction.

Archaeology

This development will not affect any known listed buildings, ancient monuments, battlefields or known archaeological sites. Although the property is located within historic gardens, it is not envisaged that the works will impact upon the surroundings.