

CARLESS + ADAMS



Design Statement

Havant Care Home
Non-Material Amendment

24.03.25
Job no. A-1014





more

6 Progress Business Centre,
Whittle Parkway,
Bath Road,
Slough,
Berkshire.
SL1 6DQ

01628 665131
enquiries@carless-adams.co.uk

carless-adams.co.uk

Anavo Developments Limited

Revision	Date	Description	By	Review	Approved
A	24.03.25	NMA Application	PG	AK	MM

© Copyright 2021 Carless + Adams Limited. The concepts and information contained in this document are the property of Carless + Adams. Use or copying of this document in whole or in part without the written permission of Carless + Adams constitutes an infringement of copyright. Limitation: This document has been prepared on behalf of, and for the exclusive use of Carless + Adams' client, and is subject to, and issued in accordance with, the provisions of the contract between Carless + Adams and the client. Carless + Adams accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this document by any third party.

Contents

1.0 Introduction

- 1.1 The Application
- 1.2 Site and Surroundings

2.0 Planning

- 2.1 Approved Development
- 2.2 Planning History

3.0 Design Approach + Concept

- 3.1 Design Variations

4.0 Revised Design

5.0 Conclusion

1.0 Introduction

“With over sixty years’ proud history we are driven every day by our passion and determination to reimagine the future of care and supported living and promote independence, wellbeing and quality of life.”

Mel Magee, Carless + Adams.



Genuine + Open

At Carless + Adams, we understand that the provision of high-quality care has never mattered more.

We are dedicated to reimagining supported living and care accommodation communities, changing perceptions and enabling a move into these environments to be a positive and proactive one.

With an ageing population there is a growing requirement for supported living and care accommodation across all areas of the UK. At Carless + Adams, we recognise the importance of these environments within their local communities and we work collaboratively with our clients to assist in meeting this demand whilst respecting the needs of the neighbouring communities.

We believe that providing the correct accommodation can empower people and allow them to live a life filled with choice and dignity. With designs that promote interaction between different age groups, as we know this can help build solid, supportive communities whilst alleviating isolation, it is our ambition to champion intergenerational care.

We want to lead the sector to ensure the highest possible standards are consistently upheld whilst shaping the future of supported living and care in vibrant, attractive environments.

- + Residential Care & Nursing Homes
- + Assisted Living apartments, Cottages and Bungalows
- + Extra Care Housing
- + Design for Dementia
- + Day Care Centres
- + Elderly Person Housing
- + Learning Disability Homes
- + Healthcare

1.0 Introduction

1.1 The Application

This Design and Access statement is prepared by Carless + Adams in support of a Non-Material Amendment application on behalf of Anavo Developments Limited for a new 78 bed care home for the local elderly community to the land south of Bartons Road, Havant.

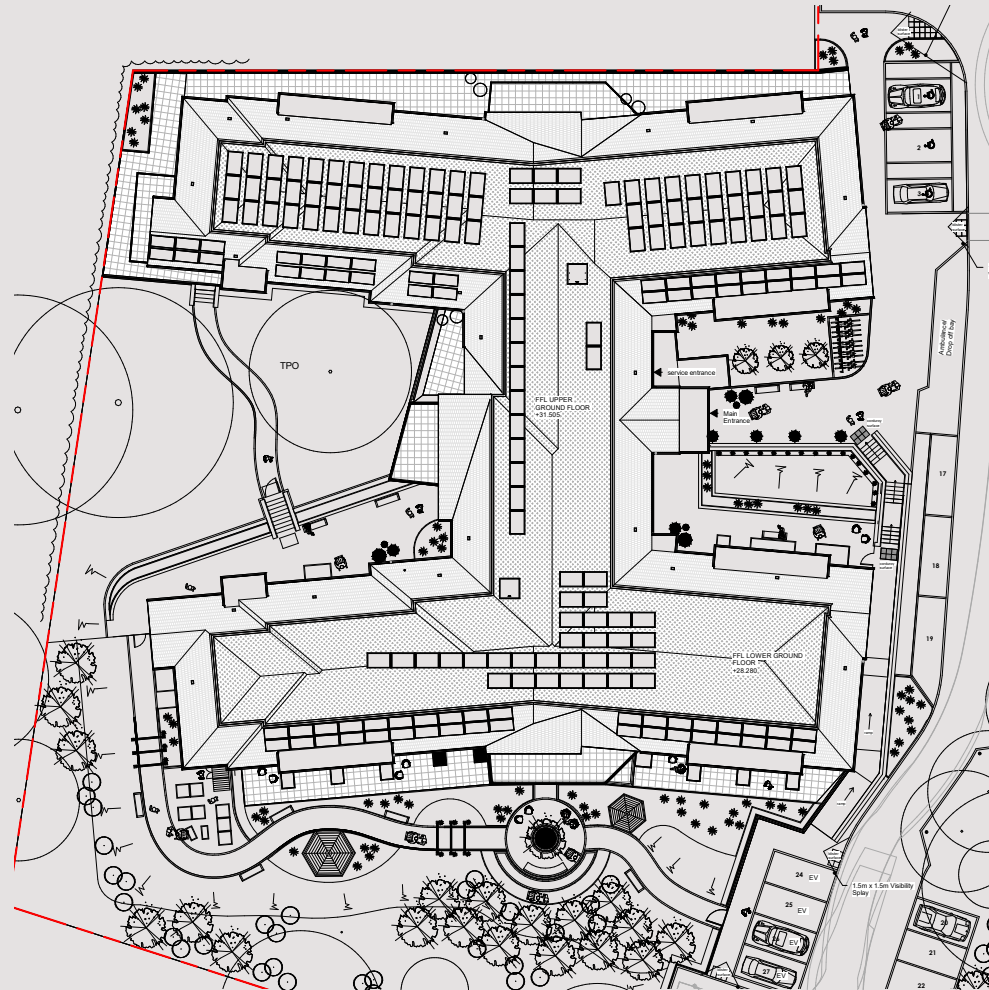
The development will provide the highest standards of care accommodation and quality of care delivered by a dedicated team of experts for many years to come.

1.2 Site and Surroundings

The site is located off Barton's Road, Havant, in the south east corner of Hampshire. Roughly midway between Portsmouth and Chichester.

The area is semi-rural in character with agricultural fields to the east, and a mix of local buildings. Residential estates to the south and west.

Further along Barton's road to the west is Spire Hospital/Clinic.



Initial Site Layout Plan following NMA application approved 22 January 2025. (Site Layout Plan)

2.0 Planning

2.1 Approved Development

Planning permission was granted for the “erection of a 78 bed older persons care home (Use Class C2) together with construction of a new access road, car/ cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.” on the 26th of February 2024.

Application Number: APP/23/00665

A non-material amendment to this was granted “relating to changes to external appearance and layout alterations relating to windows; doors; roofs - removal of green roof to entrance lobby and removal of gables to west elevation; raised balcony screens; bin and cycle store; and new substation enclosed by timber fencing; addition of lower ground floor external store; minor internal changes; external alterations to paths within the site and landscaped areas.” on 22nd January 2025.

Application Number: APP/24/00576

2.2 Planning History

In response to the current and future need, Brackley Investments obtained full planning consent (ref APP/20/00761) for a 64-bed Care Home on the application site in March 2021.



Rendered image of approved scheme

3.0 Design Approach + Concept

3.1 Design Variations

This proposal seeks for an approval for the following changes and additions to the consented scheme:

Roof:

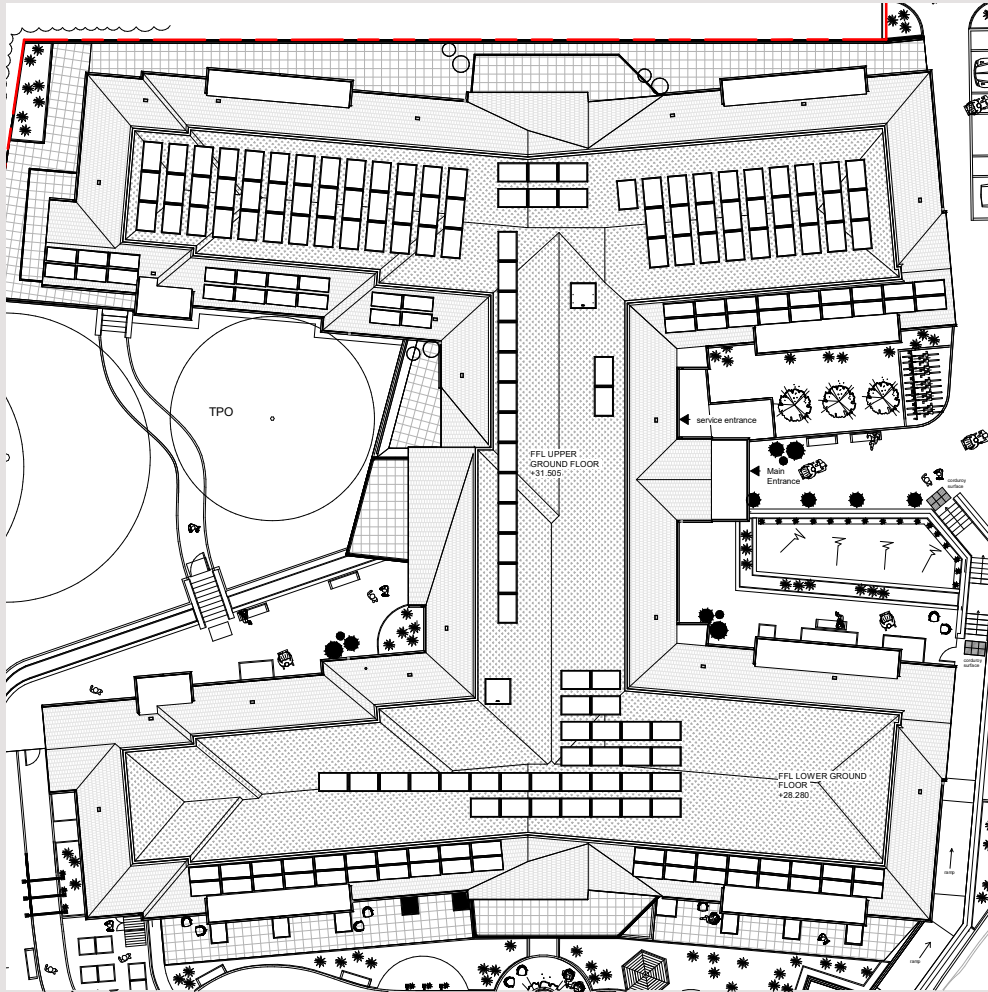
- + PV panels on the pitched roofs have been relocated to the flat roof.
- + A small area of wildflower green roof has been amended to a single ply finish for required plant use.
- + Finishes of specific pitched roofs in the project have been changed from a tile finish to a single ply finish.

Bin and Cycle Store:

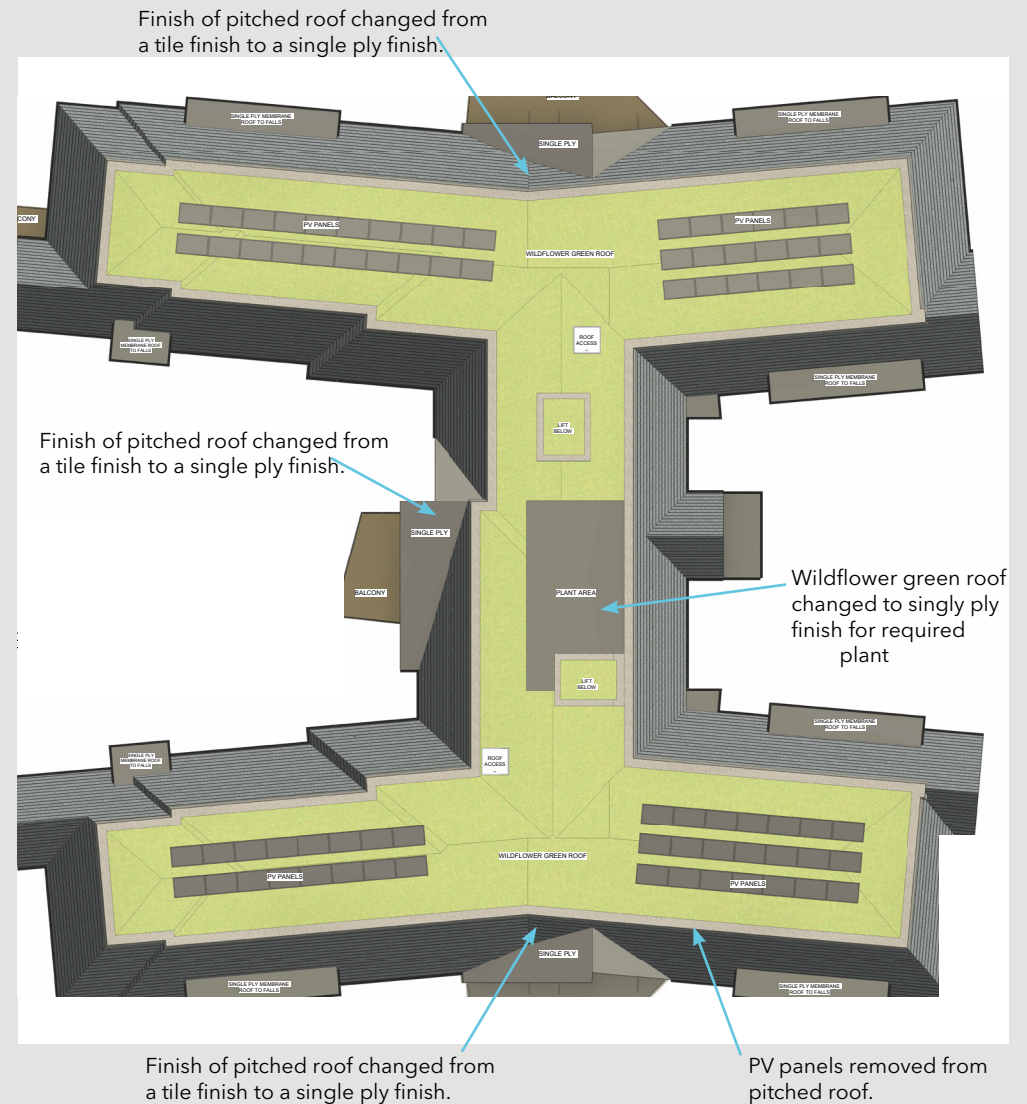
- + The bin and cycle store design has been altered to a timber and steel pre-fabricated shelter.

This document will review the non material amendments.

4.0 Revised Design



Approved Roof Plan



Proposed Roof Plan

4.0 Revised Design



Approved North Elevation

Finish of pitched roof changed from
a tile finish to a single ply finish.



Proposed North Elevation

4.0 Revised Design



Approved South Elevation

PV panels on the pitched
roofs relocated to the flat

Finish of pitched roof changed from
a tile finish to a single ply finish.



Proposed South Elevation

4.0 Revised Design



Approved East Elevation

PV panels on the pitched
roofs relocated to the flat



Proposed East Elevation

4.0 Revised Design



Approved West Elevation

PV panels on the pitched
roofs relocated to the flat

Finish of pitched roof changed from
a tile finish to a single ply finish.



Proposed West Elevation

4.0 Revised Design



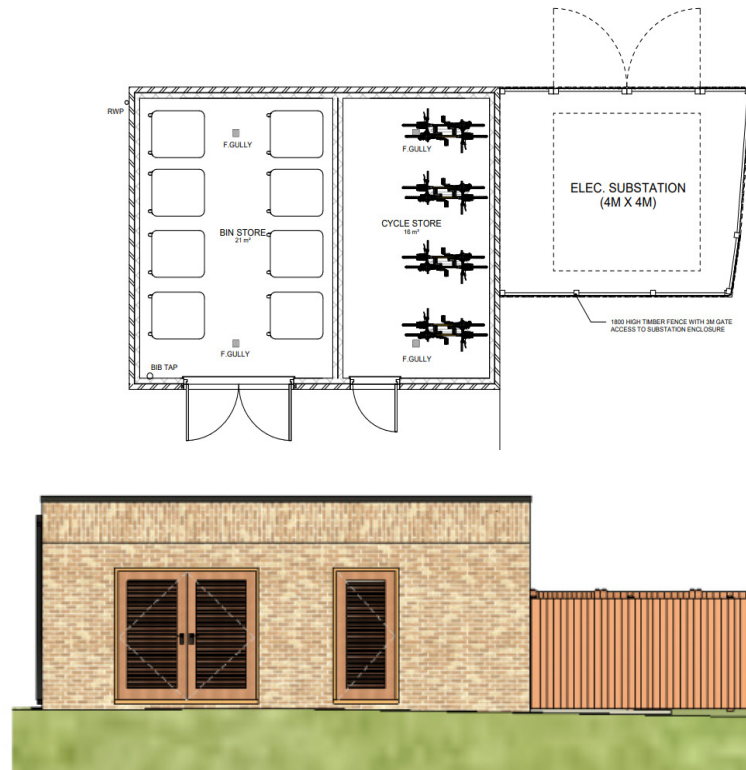
Approved Sectional Elevation South

PV panels on the pitched
roofs relocated to the flat



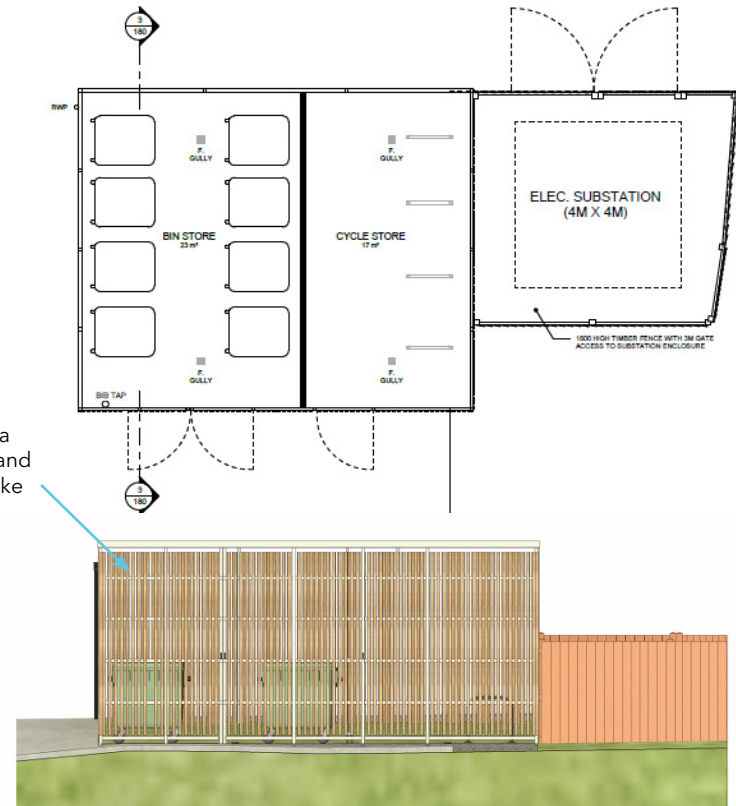
Proposed Sectional Elevation South

4.0 Revised Design



Approved Bin and Cycle Store

Bin and cycle store finish and make up has been changed to a prefabricated timber and steel shelter by The Bike Storage Company.



Proposed Bin and Cycle Store

5.0 Conclusion

The supporting proposed drawings seek compliance with the planning application granted and there will be no implications to the neighbouring properties as a result of the changes proposed within this document.

The bin store has been changed to a timber and steel prefabricated shelter to provide a continuation of the electric substation wooden fence and create less ground work in the area having less impact on the land and surroundings.

On the roof the PV panels have been relocated due to a review of the energy and sustainability strategy. PV panels have been removed from the pitched roof sections of the building for ease and safety of maintenance throughout the building's life.

An area of the wildflower green roof has been amended to a single ply finish for required plant use after a review of the energy and sustainability strategy. The singly ply finish is required to this area for ease and safety of maintenance with an increase in biodiversity still implemented from the initially approved scheme under application number: APP/23/00665. In the previous NMA the green roof was increased to a wildflower green roof to increase the biodiversity of the green roof and provide a green roof that will continue its' growth under the PV panels and survive through seasons.

The finishes of specific pitched roofs in the project have been changed from a tile finish to a single ply finish due to British Standards restrictions on the build up and junction between the adjoining roofs at these points, allowing for ease of buildability and a fully sealed and weathertight build.

All amendments to the approved design continue to complement and enhance the development in the local area and the character of the site. The development will continue to provide a high standard of living accommodation for the elderly community within the area.

CARLESS + ADAMS



more

6 Progress Business Centre,
Whittle Parkway,
Bath Road,
Slough,
Berkshire.
SL1 6DQ

01628 665131
enquiries@carless-adams.co.uk

carless-adams.co.uk



**Design the best,
to live the best**

