



Design Statement

Havant Care Home
Application Query - Additional Information

22.08.2024
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	22.08.24	Issued for comments	AK	MVH	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 Revised Design

- 1.1 North Elevation
- 1.2 South Elevation
- 1.3 East Elevation
- 1.4 West Elevation
- 1.5 Sectional Elevation South
- 1.6 Sectional Elevation North
- 1.7 Lower Ground Floor
- 1.8 Upper Ground Floor
- 1.9 Bin and Cycle Store
- 1.10 Site Plan - Landscape Hard-works Plan

2.0 Query Answers

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 +

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.

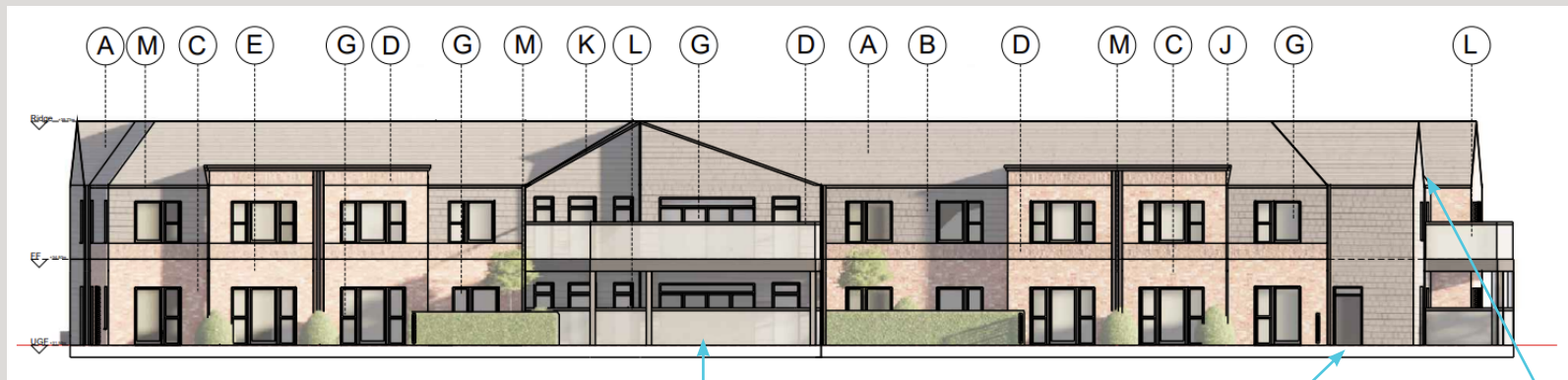
We believe that providing the correct accommodation can empower people and allow them to live a life filled with choice and dignity. With designs that promote interaction between different age groups, as we know this can help build solid, supportive communities whilst alleviating isolation, it is our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

1.1 North Elevation

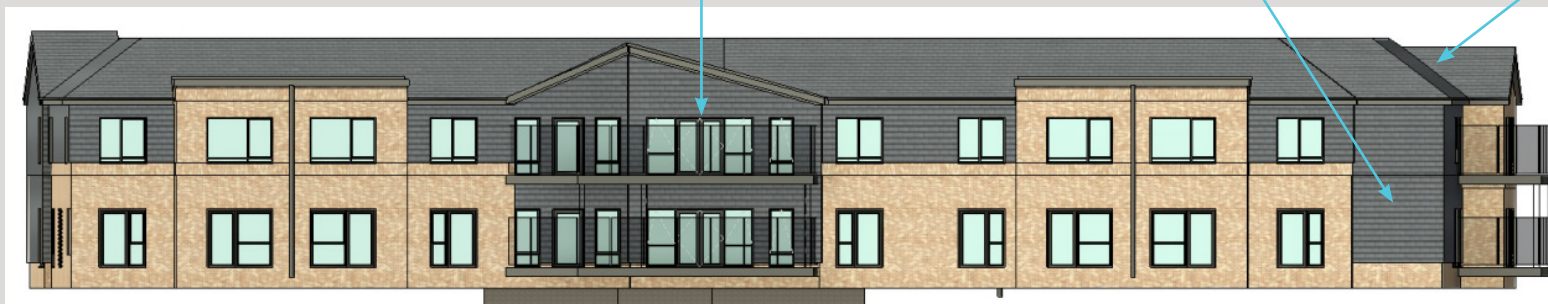


Approved North Elevation

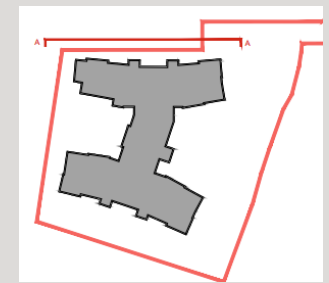
Glazed guarding has been raised to 1800mm from 1100mm following safety requirements

Escape door from stairs relocated and shown on west elevation

Gable end removed for roof build-ability



Proposed North Elevation



Key

1.0 Revised Design



Approved North Elevation

Gable end removed for roof build-ability

Balcony height has been increased to 1800mm to follow safety requirements for care homes

The fire escape door from the stairs has been relocated to the west elevation of the building, this can be seen in the west elevation drawing. The proposed north elevation drawing shows that the escape door has been removed in this location and the vertical cladding has been continued.



Proposed North Elevation

1.0 Revised Design

1.2 South Elevation



Approved South Elevation

Gable end removed for roof build-ability

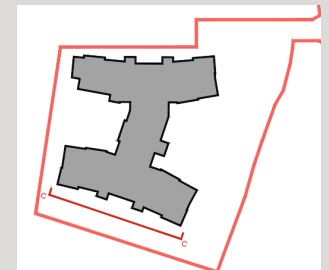
Escape door from stair relocated shown on west elevation

Balcony height has been increased to 1800mm to follow safety requirements for care homes

Windows changed to top hung windows



Proposed South Elevation



1.0 Revised Design



Approved South Elevation

Gable removed for roof build-ability

The fire escape door from the stairs has been relocated to the west elevation of the building, this can be seen in the west elevation drawing. The proposed south elevation drawing shows that the escape door has been removed in this location and the vertical cladding has been continued.



Proposed South Elevation

1.0 Revised Design

1.3 East Elevation

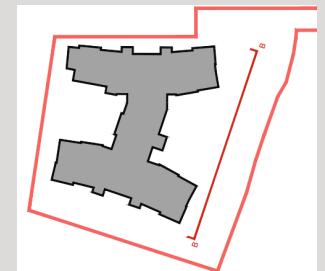


Approved East Elevation

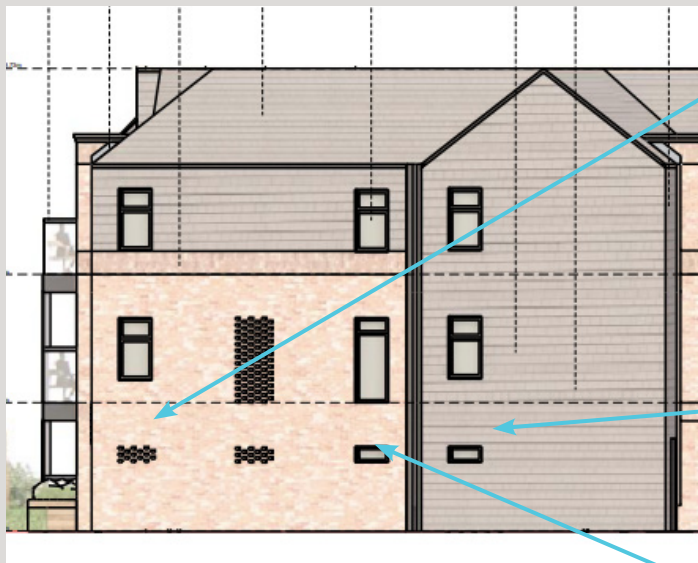
- Window added to bedroom
- Window length increased to allow more natural light into destination end
- Escape door relocated
- Green roof removed from entrance



Proposed East Elevation



1.0 Revised Design



Approved East Elevation

An additional window has been proposed on the east elevation. The additional window has been added to a bedroom, which will provide the living space with more natural light.

The window in this area has been replaced with the fire escape door from the stairs in this area. The escape door is originally seen on the north sectional elevation and has been moved to the east elevation.

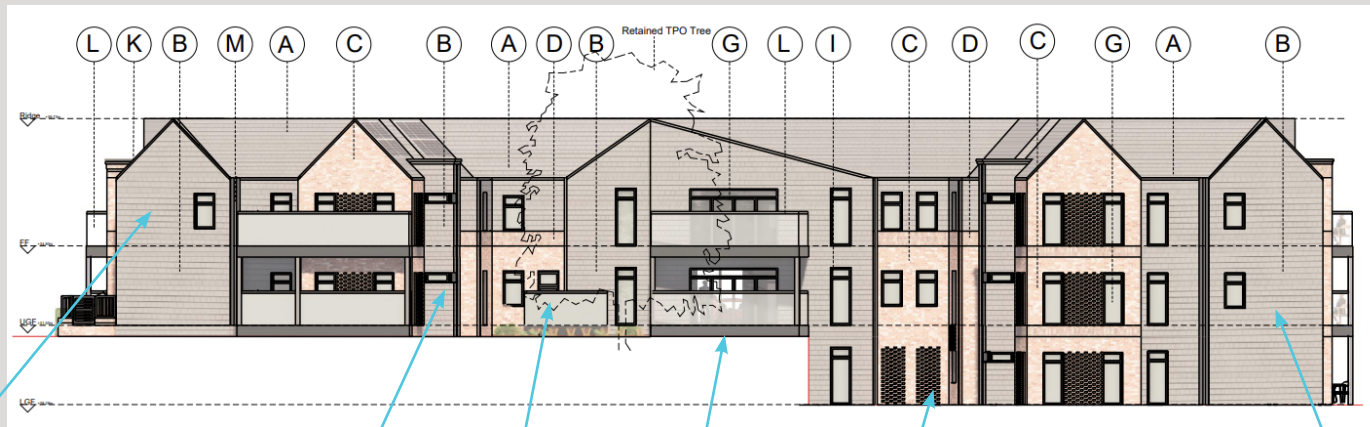
The window has been increased on the south elevation to allow more natural light into the residents corridor.



Proposed East Elevation

1.0 Revised Design

1.4 West Elevation



Approved West Elevation

Gable ends removed for roof build-ability

Escape door from stair relocated

Windows removed from en-suites

Single door replaced with double door

Guarding raised to 1800mm

Extruded brick removed and door added

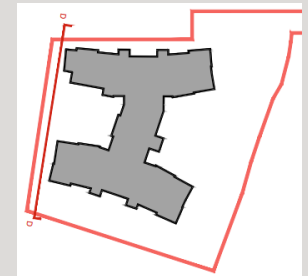
Windows changed to top hung windows

Gable ends removed for roof build-ability



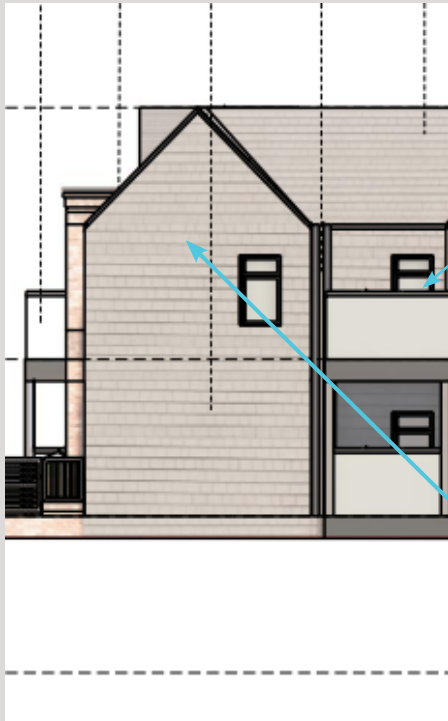
Proposed West Elevation

Escape door from stairs relocated



1.0 Revised Design

Glazed guarding raised from 1100mm to 1800mm for safety requirements



Approved West Elevation zoomed in section of gable ends

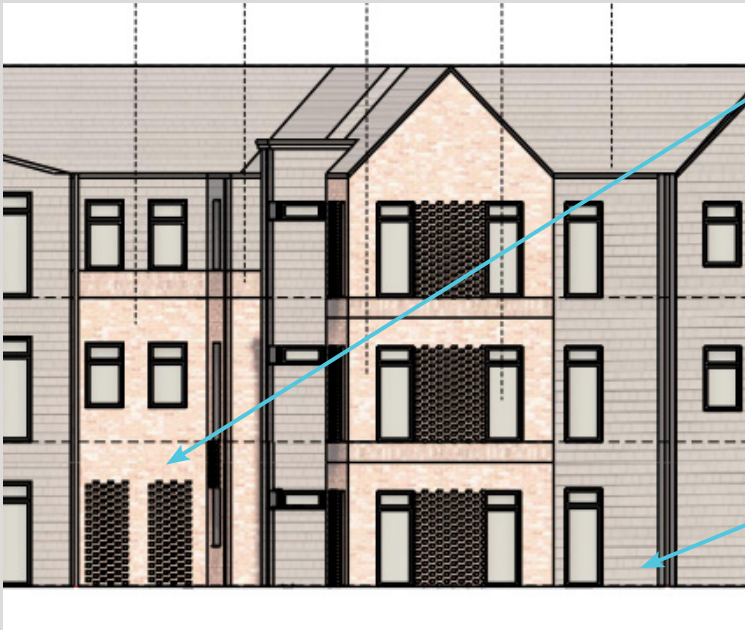


The gable ends which are shown on the west elevation have been removed in the proposed elevation. This has been done to allow for easier roof buildability.



Proposed West Elevation zoomed in section of removed gable ends

1.0 Revised Design



Approved West Elevation zoomed in section showing extruded brick to be removed

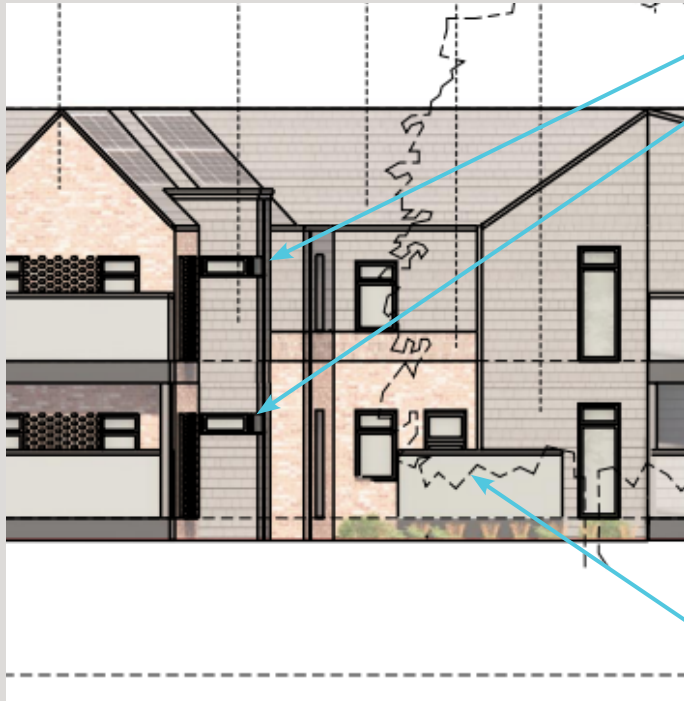
The extruded brick has been removed from the west elevation in this area to allow for a window to be added to the kitchen office. The extruded brick has been removed in this area to continue the character of the elevation in this area.

The fire escape door has been relocated on the proposed west elevation. This fire escape door was originally on the approved southern elevation, but has been moved to the west elevation due to the layout of the stairs and the fire strategy



Proposed West Elevation zoomed in showing window added and extruded brick removed and relocated fire escape door

1.0 Revised Design



Approved West Elevation zoomed in section showing en-suite windows and single door to day center

The windows have been removed from the en-suites in the approved west elevation. The vertical cladding has been continued in the proposed west elevation where the windows have been removed. This has been done to continue the character of development, as there are no other en-suites with windows.

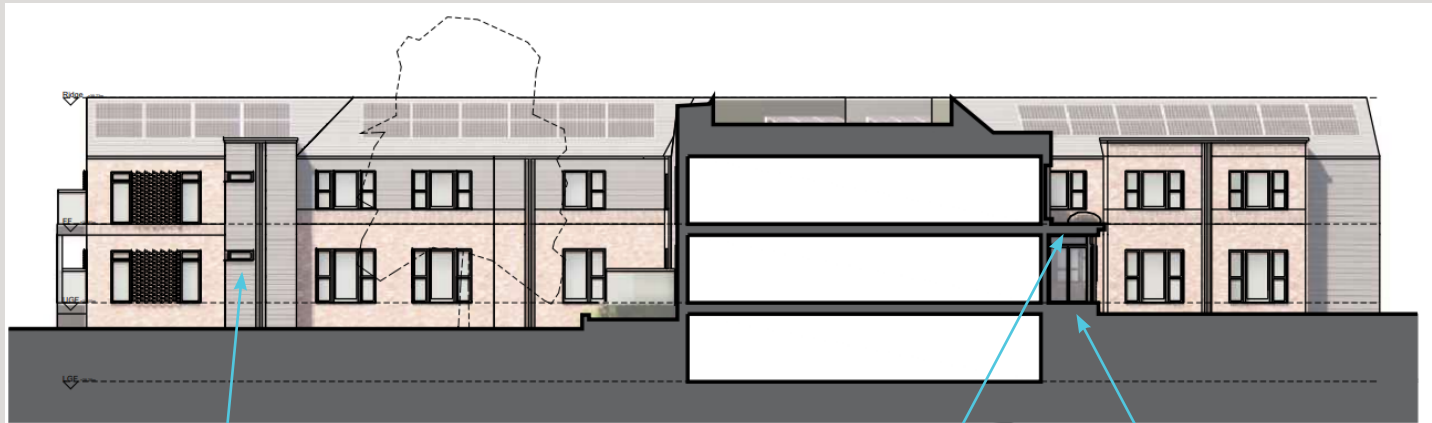
The single door on the west elevation has been replaced with a double door. The door in the approved drawings opens from the day center. In the proposed drawings this has been changed to the private dining area. The double door has been added to allow from light into the space and a view over the garden from the private dining area.



Proposed West Elevation zoomed in section showing removed windows from en-suites and single door replaced with double door

1.0 Revised Design

1.5 Sectional Elevation South



Approved Sectional Elevation South

Windows changed to top hung windows

Windows removed from ensuite

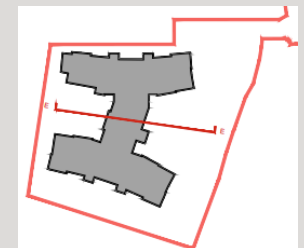
External store added for maintenance workers

Green roof removed from entrance

Windows removed from entrance lobby



Proposed Sectional Elevation South



1.0 Revised Design



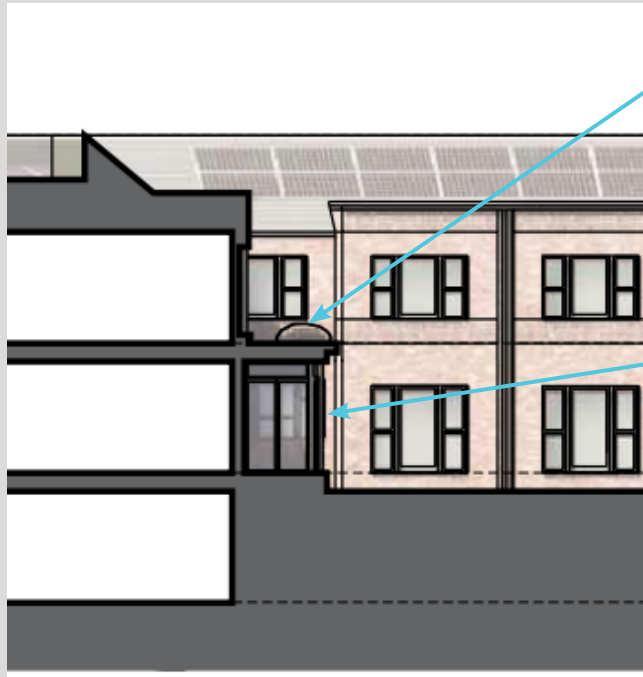
Approved Sectional Elevation south zoomed in to see the en-suite windows

The windows have been removed from the en-suites in the approved west elevation. The vertical cladding has been continued in the proposed west elevation where the windows have been removed. This has been done to continue the character of development, as there are no other en-suites with windows.



Proposed Sectional Elevation south zoomed in to see the removed windows from en-suites

1.0 Revised Design



Approved Sectional Elevation south zoomed in to see the entrance to care home

The green roof has been removed from the entrance of the care home due to the fire strategy in place.

The windows have been removed from the entrance of the care home and the vertical cladding has been continued. The external store has been added to provide an external store for the maintenance workers at the care home. The store aids in the construction of the retaining wall in this area.



Proposed Sectional Elevation south zoomed in to see the entrance to the care home and external store on lower ground floor

1.0 Revised Design

1.6 Sectional Elevation North



Approved Sectional Elevation North

Escape door from stair relocated, proposed east elevation shows new position

Green roof removed from entrance

Windows removed from entrance lobby

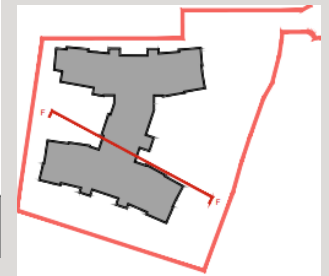
Windows changed to top hung windows

Windows removed from ensuite

Single door changed to larger door with window panel



Proposed Sectional Elevation North



1.0 Revised Design



Approved Sectional Elevation south zoomed in to see the entrance to care home and the fire door which has been relocated on the proposed elevations

The green roof has been removed from the entrance of the care home due to the fire strategy in place.

The windows have been removed from the entrance of the care home and the vertical cladding has been continued.

The fire escape door has been relocated to the eastern elevation following the fire strategy and stair design.



Proposed Sectional Elevation south zoomed in to see the entrance to the care home

1.0 Revised Design



Approved Sectional Elevation south zoomed in to see the en-suite windows and the door to the quiet lounge on the lower ground floor

The windows have been removed from the en-suites in the proposed west elevation. The vertical cladding has been continued in the proposed west elevation where the windows have been removed.

The single door to the quiet lounge has been increased from a single door to a single door with a window. This will allow more light into the quiet lounge, this has been added due to the rooks northern facing windows.



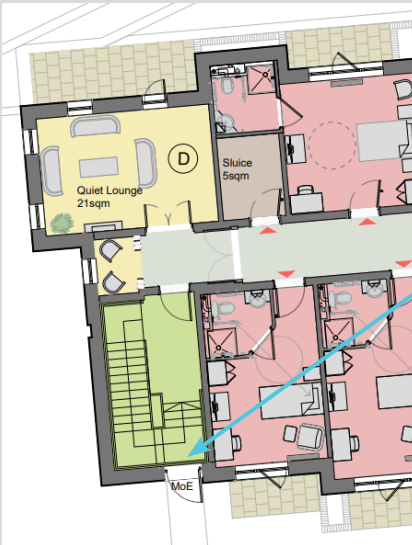
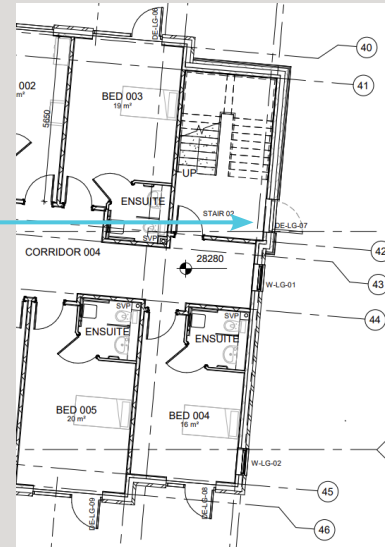
Proposed Sectional Elevation south zoomed in to see the quiet lounge on the lower ground floor

1.0 Revised Design

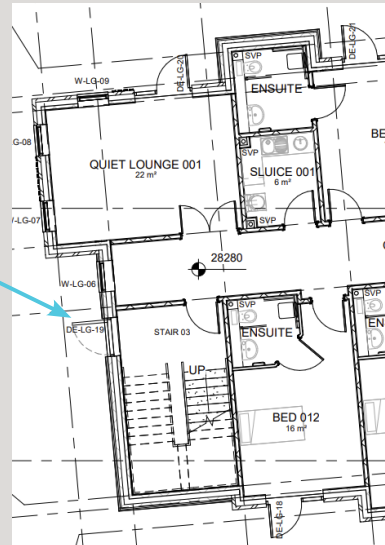
1.7 Lower Ground Floor



The fire escape door has been relocated on the lower ground floor to the east of the wing. The door has been relocated from the approved sectional elevation south drawing to the proposed east elevation on the lower ground floor. This is due to the fire regulations and stair regulations



The fire escape door has been relocated on the lower ground floor to the west of the wing. The door has been relocated from the approved south elevation to the proposed west elevation on the lower ground floor. This is due to the fire regulations and stair regulations

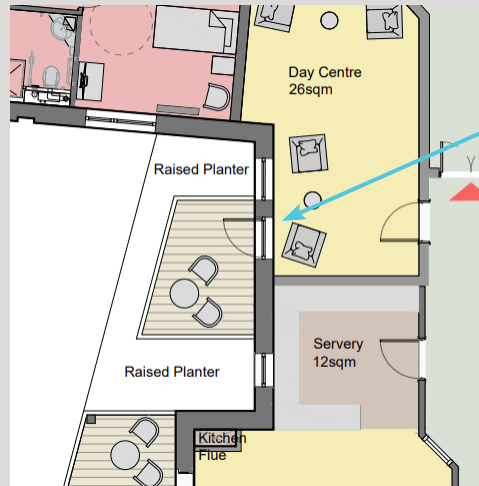


Approved Lower Ground floor

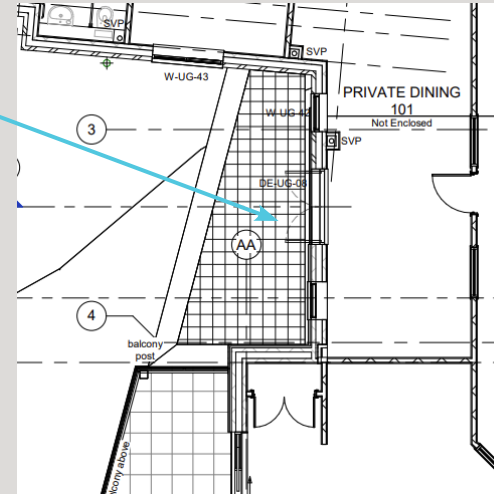
Proposed Lower Ground floor

1.0 Revised Design

1.8 Upper Ground Floor



The day center and servery have been proposed to be replaced with the private dining on the upper ground floor. The single door to this area has been replaced with a double door, which can be seen on the proposed west elevation. The patio area from this space is still present, and can be seen on the landscape site plan.



The fire escape door has been relocated on the upper ground floor to the east of the northern wing. The door has been relocated from the approved north elevation to the proposed west elevation on the upper ground floor. This is due to the fire strategy and the stair design. This can be seen on the proposed west elevation



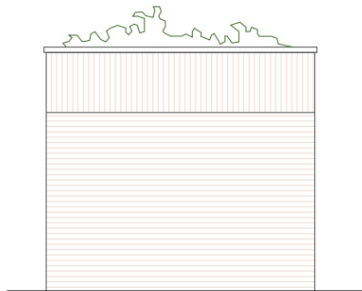
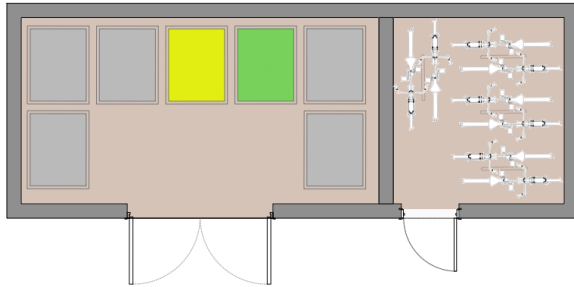
Approved Upper Ground floor

Proposed Upper Ground floor

1.0 Revised Design

1.9 Bin and Cycle Store

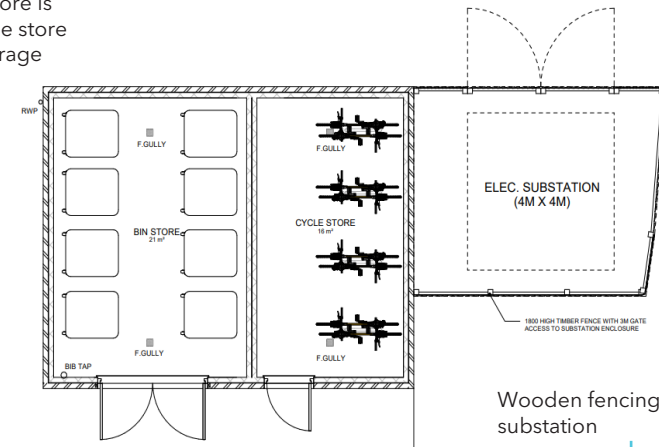
Approved Bin and Cycle Store: 3.8m x 10m.
Covered cycle storage for 8 bicycles



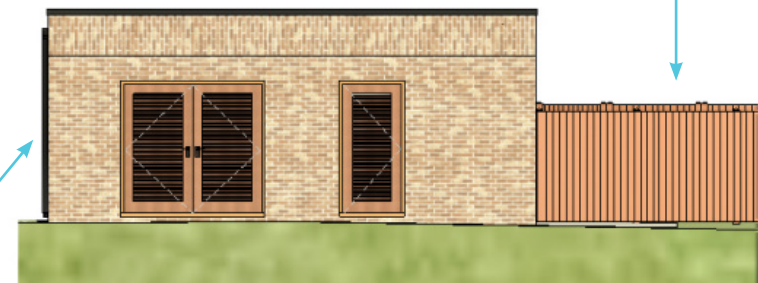
Approved Bin and Cycle Store Layout

Bin and cycle store size has been changed to accommodate new substation.
The new size of the store is 5.8m x 7.6m. The cycle store continues to have storage space for 8 bicycles

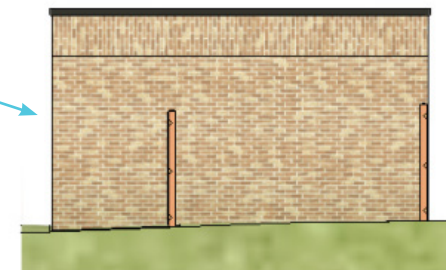
New substation located next to approved bin and cycle store.



Wooden fencing surround to substation



Bin and cycle store has increased in length and decreased in width



Proposed Bin and Cycle Store Layout

1.0 Revised Design

1.10 Site Plan - Landscape Hardworks plan

The extra sitting out space provided on the northern wing is due to this wing becoming a dementia wing within the care home. The extra sitting space gives residents a safe and secure access to external areas

The Summer house has been removed from this area of the proposal due to the proximity to the TPO and larger trees on site. This also aids in the construction of the retaining wall in this area

The stair which gives access from the lower ground garden to the upper ground garden for maintenance has been moved to allow for the construction of the retaining wall, and access to the path through to northern wing

The proposed landscape plan also shows the slight change of location of the raised planters, which will have the same function as the vegetable garden in the approved drawings. They have not been removed from the proposal



Proposed Landscape plan

The proposed landscape plan shows that there continues to be 33 parking spaces, which includes 3 disable parking spaces.

As shown in the above set of drawings there is a covered cycle store which has spaces for 8 bicycles, as per the approved drawings

There appears to be no change in the route for refuse collection as per the approved drawings. Walkways have been changed throughout the design due to retaining wall construction and fire strategy

2.0 Query Answers

2.0 Query Answers

Lower Ground Floor

An external store has been added to Lower Ground Floor to give an external storage space to maintenance team of the care home which can be accessed without entering the building. The external store has also been included as it aids to the construction of the retaining wall structure in this area. (Structural drawing 70 - T1 shows this)

The minor internal changes which have been noted for the lower ground floor, most notably the kitchen area, are a result of the kitchen design layout being finalised by a specialist designer. This has caused the internal design in this area to change, resulting in the additional window which was noted in the MNA application and in the above drawings. The other minor internal changes allow the care homes function to improve.

Upper Ground Floor

Day Center replaced by private dining -

The day center has been replaced with the private dining on this level, as during stage 4 design it was decided by the client that the space given for the day center would suit the private dining area more efficiently. This was due to the patio access on this level which provided for outdoor space, along with enough space for tables and chairs. The location on the ground floor also allows visitors easy access to the space, without walking through private space for the residents.. The day center was removed as the Anavo Club on the first floor already provides the same function that the day center would have provided on the ground floor. The patio is still present from the private dining room (once the day care room). This is shown on the site plan landscape drawing.

First Floor

The resident activity area on the first floor has been renamed the Anovo club, the space remains the same and its intended use remains the same. The private dining space has been moved to the upper ground floor for ease of access from visitors and has been replaced with the tech hub. The tech hub is another resident space, which will give residents the opportunity to use the computers and access the internet.

Site Plan

The parking spaces remain the same, with 33 spaces overall including 3 disabled parking spaces.

Approved Roof Plan APL008 Revision H shows a drawing of the covered cycle store which has space for 8 bikes to be stored. The approved Site Plan APL003 also notes that there are 8 covered cycle store spaces. This is consistent with what has been submitted in the NMA, which is a covered cycle store with 8 cycle spaces.

The stairs to the west of the garden space to provide maintenance access from the lower ground garden space to the upper ground floor garden, which is present in the approved drawings, has been moved more centrally in the design. This provides space for the construction of the retaining wall and provides easy access for maintenance workers.

The refuse collection route continues to follow the approved site plan drawing.

The vegetable garden which is featured in the approved drawings has not been removed from the design, it has been labelled as raised planters however the space is still intended as a vegetable garden. The raised planters allow easy access for our

residents to take part in gardening activities, along with 2 planters being wheelchair accessible.

One of the summer houses have been moved to sit more towards the south facing the bedrooms on the lower ground floor. The summer house which sat in western garden on the upper ground floor level has been removed due to the design of the retaining wall and the proximity it is to the trees in this area. As there is a TPO tree and a large tree, the summer house could have encroached on the root protection areas.

The extra sitting out area has been provided towards the north west from the northern wing of the care home, is due to this wing of the care home becoming a dementia wing. The extra sitting spaces provide more level ground for residents to walk safely in a secure area of external space.

Balcony screens have been increased in height from 1100mm listed on the approved drawings to 1800mm. This is a requirement of a (Class C2) care home.

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

