

CARLESS + ADAMS



Design Statement

Havant Care Home
Non-Material Amendment

09.07.2024
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	09.07.24	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 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

- 4.1 Elevations
- 4.2 Materials

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 +

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 a 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.



Approved scheme (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

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:

Window:

- + The windows have been changed to allow for a top hung window set throughout the design
- + The windows to the en-suites have been removed to follow the design of the other en-suites throughout the scheme
- + An additional window has been proposed on the east elevation to allow more natural light into one of the bedrooms within the care home
- + The window on the east elevation on the lower ground floor has been increased in size to allow more natural light into the residents corridor and destination end
- + Window added to the western elevation to allow for a window in the kitchen office
- + Windows have been removed from the entrance lobby of the development

Doors:

- + Single door on the west elevation has been changed to a double door to the private dining area
- + Escape doors from the stairwell have been relocated in certain areas to allow for fire safety requirements to be met

- + Single door to the quiet lounge on the lower ground floor has been changed to allow for a larger door with window panel, shown on north sectional elevation

Roof:

- + Green roof has been removed from the entrance lobby of the development following fire strategy review
- + Gable ends have been removed on the western elevation to allow for roof build-ability

Material:

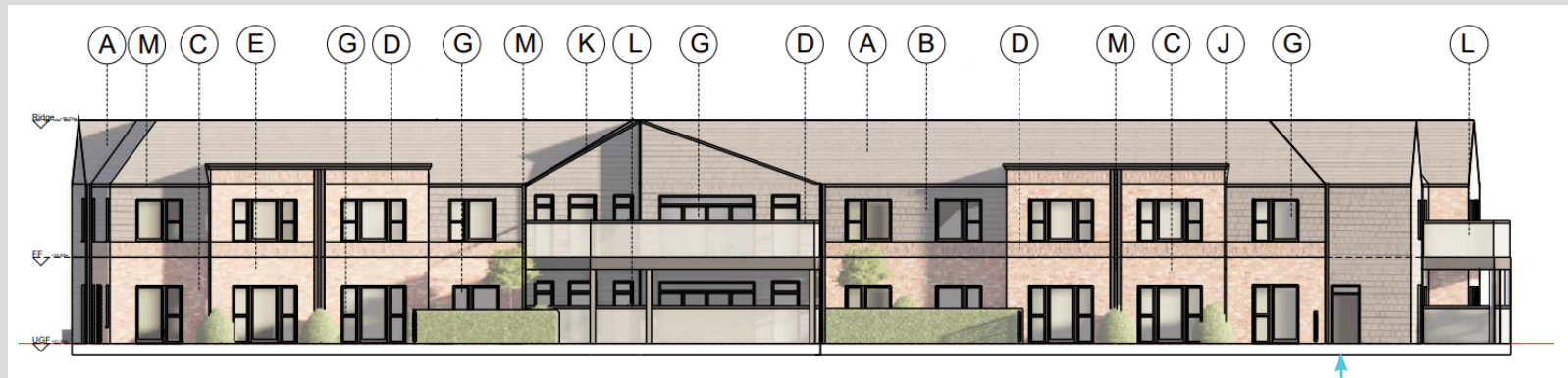
- + Extruded brick section has been removed following the addition of a window into the kitchen office in this area

Bin and Cycle Store and new substation:

- + The bin and cycle store design has been altered slightly to accommodate the need for a new substation for the development
- + The substation has been proposed to be located next to the bin and cycle store, and will be enclosed with wooden fencing

4.0 Revised Design

4.1 Elevations



Approved North Elevation

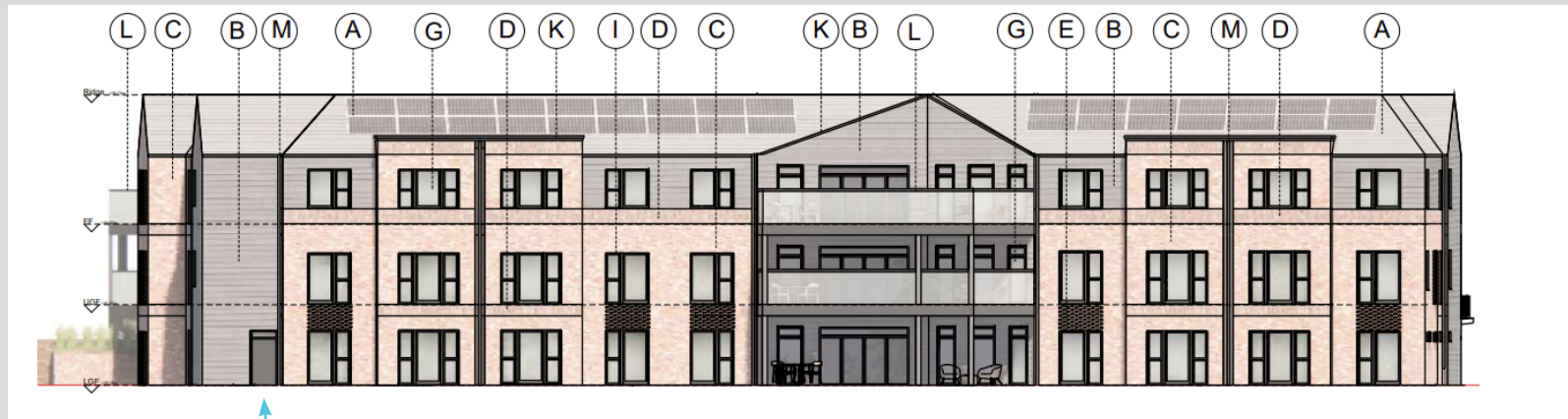
Windows changed to
top hung windows

Escape door from stairs relocated and
shown on west elevation



Proposed North Elevation

4.0 Revised Design



Approved South Elevation

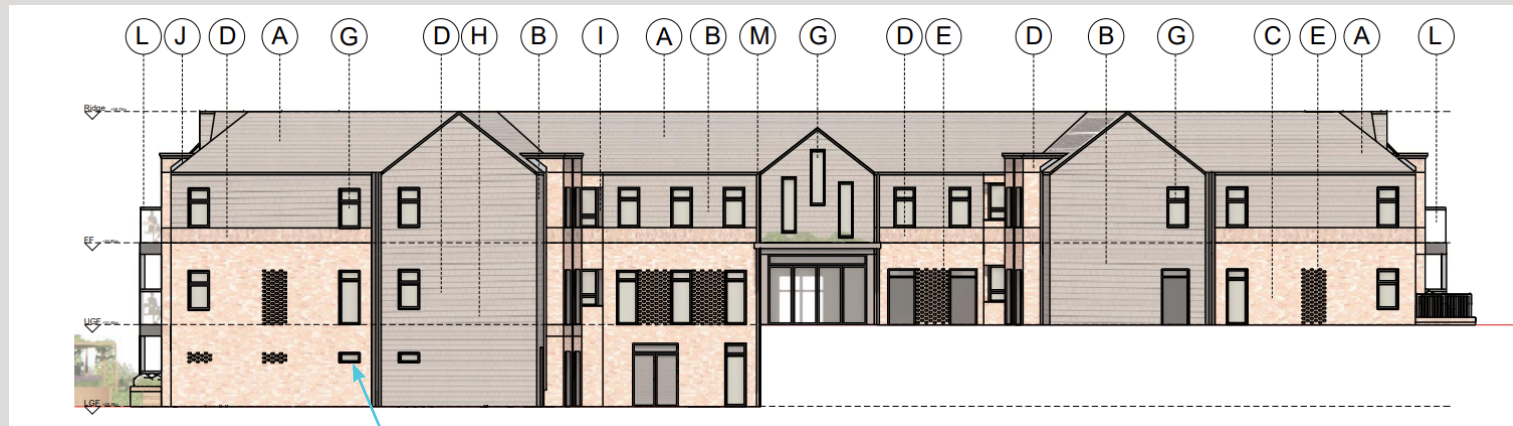
Escape door from stair relocated
shown on west elevation

Windows changed to
top hung windows



Proposed South Elevation

4.0 Revised Design



Approved East Elevation

Window added to
bedroom

Window length
increased to allow
more natural light into
destination end

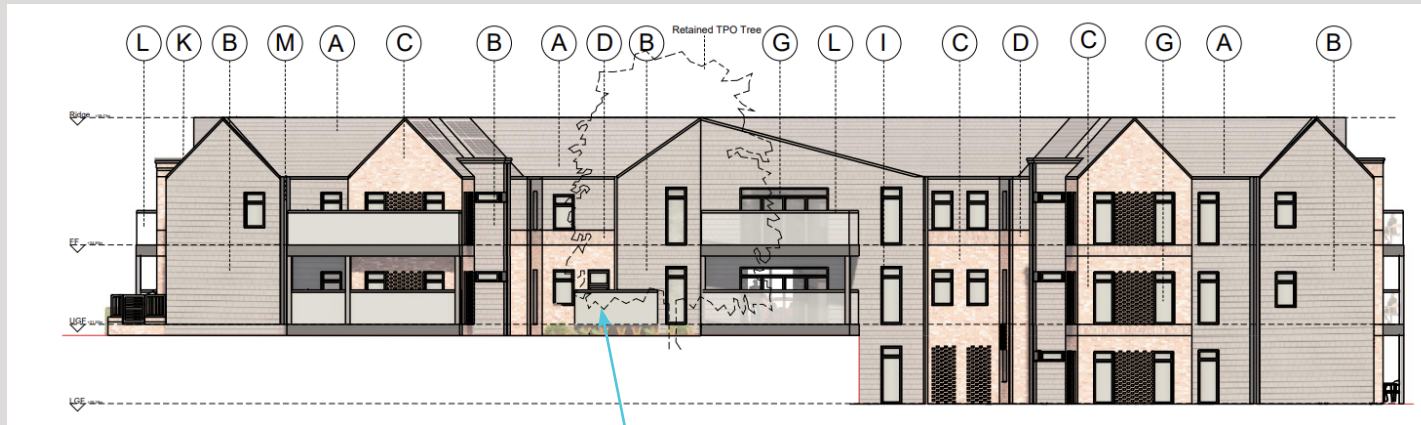
Escape door relocated

Green roof removed
from entrance

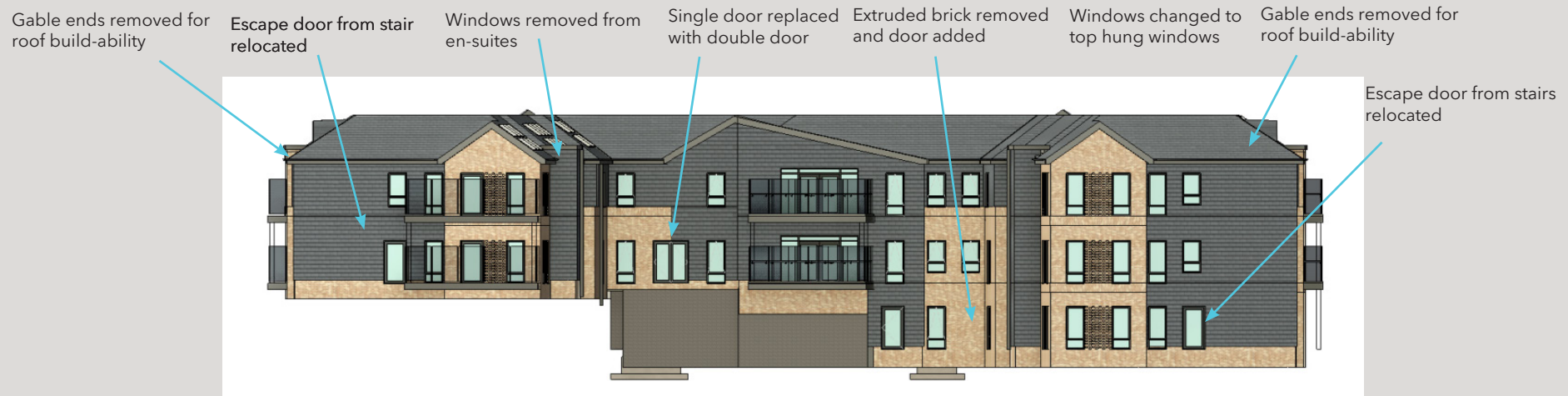


Proposed East Elevation

4.0 Revised Design

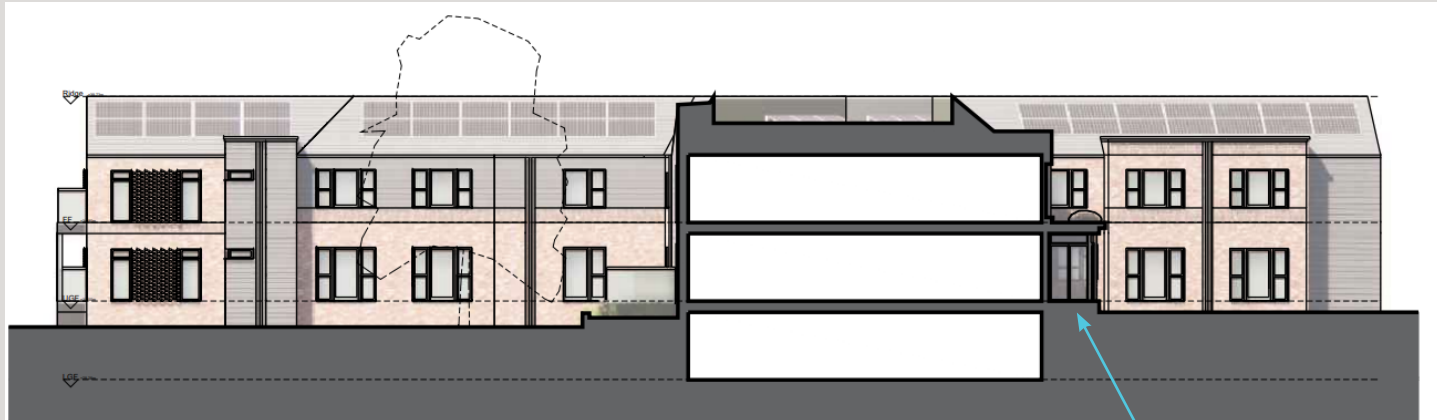


Approved West Elevation



Proposed West Elevation

4.0 Revised Design



Approved Sectional Elevation South



Proposed Sectional Elevation South

4.0 Revised Design



Approved Sectional Elevation North

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

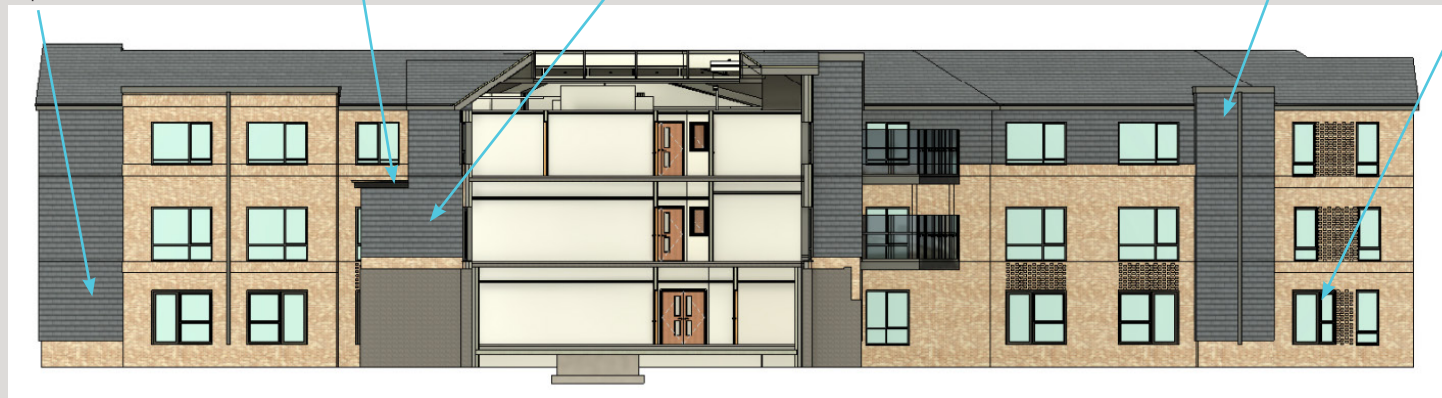
Green roof removed from entrance

Windows removed from entrance lobby

Windows changed to top hung windows

Windows removed from ensuite

Single door changed to larger door with window panel



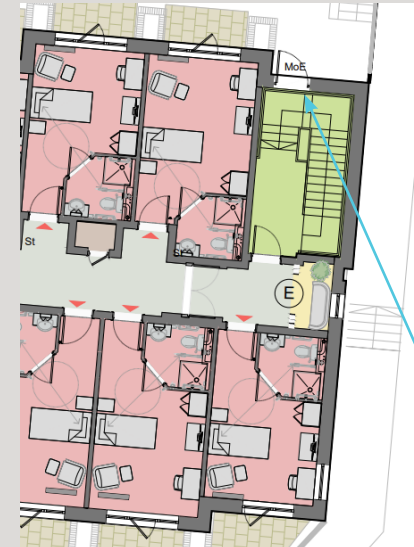
Proposed Sectional Elevation North

4.0 Revised Design

4.2 Lower Ground Floor

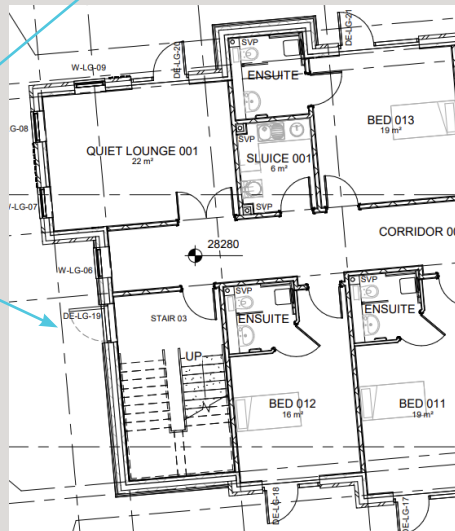


Approved Lower Ground floor



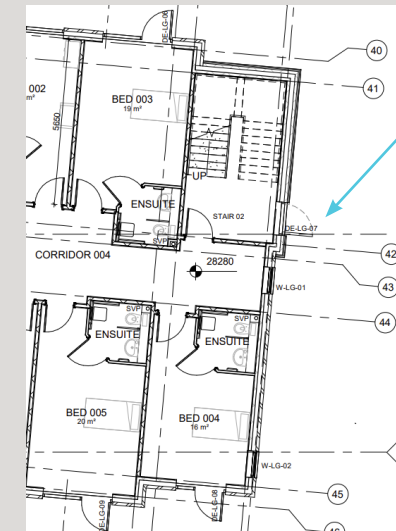
Approved Lower Ground floor

Escape door moved from south elevation to west elevation following fire strategy



Proposed Lower Ground floor

Escape door moved to east elevation following fire strategy



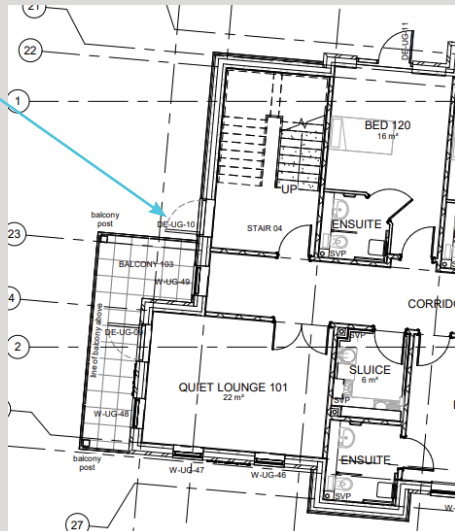
Proposed Lower Ground floor

4.0 Revised Design

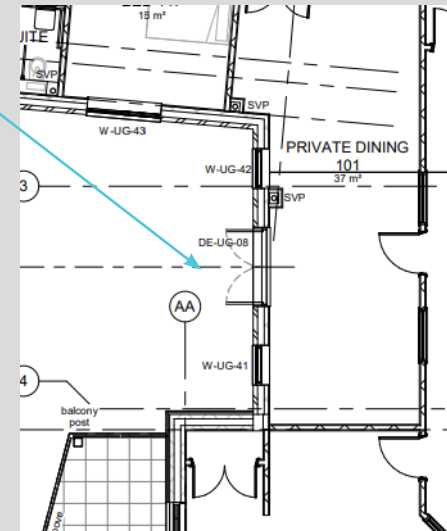
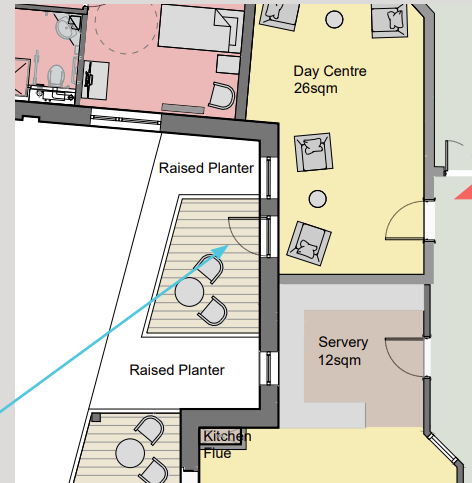
4.2 Upper Ground Floor



Escape door moved from north elevation to west elevation

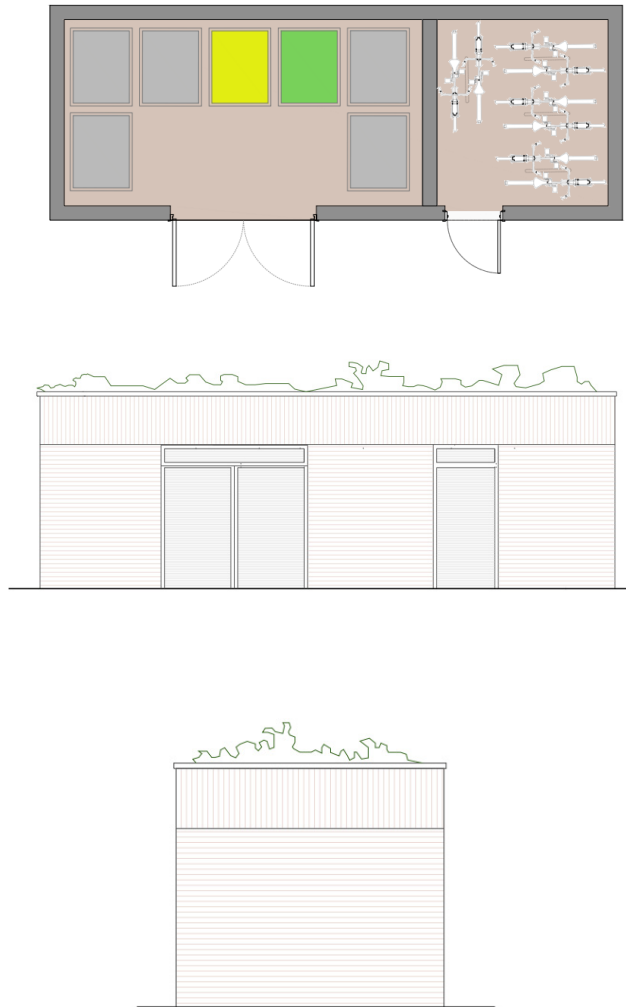


Single door replaced with a double door on west elevation



4.0 Revised Design

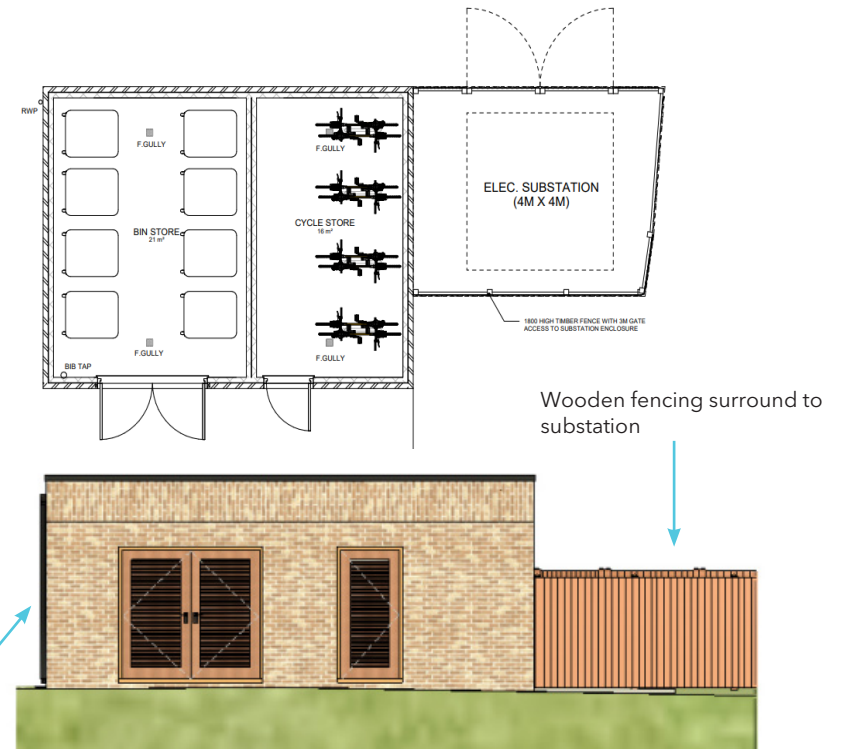
Approved Bin and Cycle Store: 3.8m x 10m.



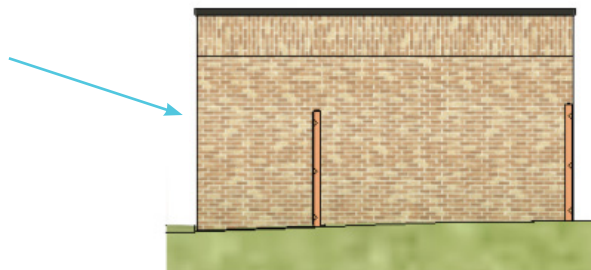
Approved Bin and Cycle Store Layout

Bin and cycle store size has been changed to accommodate new substation.
The new size of the store is 5.8m x 7.6m.

New substation located next to approved bin and cycle store.



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



Proposed Bin and Cycle Store Layout

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 windows have been changed to allow for a top hung option to be utilised, this will allow for restrictors to be placed on the windows following safety standards.

The windows have been removed from en-suites in certain areas, this has been changed to follow the design of other en-suites within the approved scheme. The additional window which has been added to the east elevation on the lower ground floor will allow more natural light into the bedroom in that area. In the same area the window has been increased in length into the destination end. This has been changed to allow more natural light into the residents corridor.

A window has been added to the western elevation on the lower ground floor to allow a window into the kitchen office. This has been done following an internal redesign resulting in the relocation of the kitchen office. The extruded brick feature in this area has been removed to accommodate this.

The windows into the entrance lobby of the development have been removed to allow the proposed tile hanging cladding to continue in this area.

The single door on the western elevation has been proposed to be replaced with a double door which gives access to private dining area. This has been done following an internal redesign, which now places the private dining on the upper ground floor level. A double door will allow for ease of access to the external seating area from the private dining space.

The escape doors from the stairwells have been removed following a review of the fire strategy for the development. The doors have been relocated to allow for safe exit from the building and reduced travel distance.

The door to the quiet lounge on the lower ground floor has been increased in size to allow for a door with a window panel. This has been done to increase the natural light into the quiet lounge in this area due to its northern orientation.

The green roof has been removed from the entrance lobby of the development, this has been done to reduce the risk of fire, this has been proposed to be replaced with the same flat roofing design and materials which is used throughout the approved design.

On the west elevation the gable ends have been removed in two instances from the design. This has been done to allow for better build-ability of the roof in this area.

A new substation has been required for the development to ensure it meets the BREEAM standard of "Excellent". The bin and cycle store has been changed following the need for this new substation. A substation of 4x4m is required for the approved design, this was best located next to the approved bin and cycle store, at the entrance of the care home. The substation will be enclosed with wooden fencing, and will be placed adjacent to the bin and cycle store. The bin and cycle store has been adapted to accommodate this addition. The length and width of the bin and cycle store has been changed, there has been no material change to the bin and cycle store.

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

