

Design & Access Statement

7 No. Supported Living Apartments

**42, Bedhampton Hill
Havant**

**November 2018
(amended January
2019)**



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1.00 INTRODUCTION

PGP Architects have been commissioned to provide design proposals for 7 new Supported Living Apartments (classified as Extra Care Housing) next to the existing residential care development at 42, Bedhampton Hill, Havant.

There is an identified need for this accommodation as supported by Hampshire County Council.

The proposed flats on the site @ Hill Lodge will be specifically designed to accommodate adults living independently but in need of regular support. The level of the occupier's disability will determine the level of care that will need to be provided.

Each Flat will be equipped with disability provisions and where required individual hoists will be installed.

The ground floor units are designed to accommodate wheel chair users.

There will be a communal space where clients will be able to enjoy each other's company and engage in joint activities.

A minimal amount of car parking will be required for staff and clients guests only.

Given the close proximity to the existing care facility already established at Hill Lodge there will not be a demand for external recreational space.

Some of the occupants may be relocated from Dolphin Homes existing care facilities where an improvement in their level of disability justifies them living more independently. Others will be sourced through Social Services where there is a current waiting list of people requiring supported living accommodation.

The Commission for Care Standards (CQC) the care industries regulator does not have control over supported living accommodation.

Occupiers of supported living units receive funding for their accommodation from local authority housing benefits and their element of care is separately funded through Social Services.

1.01 POST APPLICATION DESIGN AMENDMENTS

Following a site meeting with the case officer on Wednesday 10th January, the following amendments to the planning application have been made:

1. The number of apartments has been reduced to 7 no.
2. The proposed building has been reduced to 2 floors instead of the 3 originally applied for.
3. The new layout has been sited within the previously approved footprint for the Pool/Community building.
4. The building is 5.1m distant from lodge 3 (the pool proposal offered 4.25m)
5. In addition, the eaves has been lowered by 450mm, and the roof pitch reduced to 25deg, to improve the subservient relationship with the existing lodge building. This coupled with the floor level being 750mm lower than the existing lodge relates to one and a half storey scale.
6. Worst case separation distance from existing 3 storey residential frontages on Nelson Road is 19.15m. However the living room windows and juliet balconies have been moved so as not to visually intruded into the 3 storey housing opposite in the north side of the site.
7. The existing trees and screening landscaping has been retained on the Nelson Road frontage, and the existing ground formations retained.
8. Dedicated ground floor private spaces have been provided to the ground floor units and there will be a common amenity area with seating to the eastern side of the development.

2.00 DESIGN OBJECTIVES

2.01 To provide the following accommodation:

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7 no. 1 bed apartments with associated social/community areas over two floors, within the footprint of the existing planning consent for the single storey pool/community building.

2.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.

2.03 To offer a solution responding to the adjacency of nearby properties.

3.00 SITE ANALYSIS

- 3.01 The site for development lies to the north of Bedhampton Hill to the west of the Premier Inn adjacent to the A3(M).
- 3.02 The site is significantly screened from Bedhampton Hill to the South, and Nelson Road to the North, and lies adjacent and opposite existing residential properties.
- 3.03 The site slopes significantly to the north where there is a final drop of some 6 metres to the new housing development.
- 3.04 There is an existing vehicular access to the site from Bedhampton Hill. All major services are currently available around the perimeter of the proposed building zone.
- 3.05 In climatic terms, the site is protected, with incumbent landscaping and some TPO trees.

4.00 SITE CONCEPT

- 4.01 The planning strategy adopted involves the provision of a new two storey building in the north east corner of the site at a lower level, some 1m lower than the adjacent LODGE 3.

5.00 LANDSCAPING

- 5.01 The original planning consent was accompanied with a definitive soft landscape plan and an arboricultural assessment identifying those trees to be felled. There is a single tree adjacent to the proposed development which is to be retained, and the protection zone has been modified to a minor extent.

6.00 BUILDING CONCEPT

- 6.01 The orientation of the new element offers North,/South/East/West aspects.
- 6.02 Traditional construction is envisaged with articulated spaces and forms complemented by variations in materials to match the existing buildings on site.

7.00 ACCESS STATEMENT

7.01 Appraising the Context

The character of the site is based upon the existing Victorian building within its landscaped grounds - and the new approved Care facility.

Despite the relatively close proximity of the A3(M) the grounds are well contained. Background noise can be heard but it does not compromise the residential use of the buildings. The tree screen and intermediary buildings help ameliorate the impact.

The buildings currently enjoy a secluded setting, with trees forming a vital component of this setting individually and collectively.

The site does not lie in a flood risk area zone.

7.02 Design Principles

The site can adequately support the proposed development. By nature of its scale, the site is protected from possible visual intrusion from all vantage points.

7.03 Access Principles

Access to the site is maintained as existing, and lies within walking distance of both community facilities and Public Transport Links.

The site is therefore sustainable.

The site accommodates -

- Pedestrian Access
- Public Transport Access
- Cycle Access
- Emergency & Service Access
- Sustainability

7.04 Access Solution

All occupants will have equal and convenient access to buildings, spaces and the public transport network.

Inclusive access will be achieved via compliance with Approved Document M of Building Regulations.

Access for emergency vehicles remains intact.

