

DESIGN, ACCESS & HERITAGE STATEMENT		FOR PLANNING	JOB NO. 4055
CLIENT	:	LRH Homes	
PROJECT	:	Proposed Extension to Care Home	
LOCATION	:	The Towers - Belmont Castle, Portsdown Hill Road, Bedhampton, PO9 3JY	
DATE	:	26 September 2018	

Historic England Details

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303449

Date first listed: 26-May-1976

Statutory Address: THE TOWERS, PORTSDOWN HILL ROAD

SU 60 NE HAVANT PORTSDOWN HILL ROAD 26.5.76 3/9 The Towers II House in the form of a Tudor castle. Early C19. Main block of 2 storeys and semi-basement, of 3.1.3 windows, with an east side extension of 3 windows. Red brickwork in Flemish bond; crenellated parapet with stone copings, and a brick dentil band to the 2 shallow-½-octagon 2-storeyed bays, pointed arches, stone cills. Stucco features to the ground floor, with hood moulds and heavy cusping to the windows. ½-octagon stucco porch, with brick dentil eaves, small coupled and round headed light to the side, and an arched opening with quoin surround. Gothic sashes in reveals (several original), some Victorian sashes, and ground floor casements. 3 storeyed west tower with crenellated top and a central round tower at the rear, with crenellated and machicolated parapet.

Website link: <http://www.imagesofengland.org.uk/Details/Default.aspx?id=135461&mode=adv>

Heritage Description and Location

The site is located in Bedhampton, over the northern slope of Portsdown Hill. It is on the edge of the urban residential area and sited near the crest of the hill, enjoying views to the north across a large valley towards the South Downs. The North West of the site is screened by large trees that partially obscure the buildings from view, particularly from the A3 (M) and the Havant Gap.

The original building on the site is an early nineteenth century Grade II listed villa in a mock castle style, including castellations and a tower (Image 1). The building was originally part of the Belmont Estate, which had a large manor house called Belmont House. Belmont Castle was built in its grounds as a belvedere. It is of brick with stone details creating a stripped Gothic style appearance. It has three floors with the lowest at semi-basement level. From the valley to the

north, only the eastern end and tower of the original house are visible.

Belmont house was demolished in the 1930s but the castle remained and was requisitioned by the Royal Navy. The castle became a care home in the 1980s and its use is continued to the present day. During the late 1980s, an extension of the building was added in a style which in some ways respected the original architecture. The newer wing is also of brick but uses reconstituted stone and simulated castellations. It has a more complex appearance with half octagon towers and large plain reconstituted stone surrounds to openings. The building's windows shape is a mixture of gothic style, squared and circular windows.

This part of the building steps up to three stories above ground as the slope of the hill begins to fall away (Image 2) and is screened from views from outside the site by the trees to the North West.



Image 1



Image 2

Significance Assessment

As a means by which a castle or tower building could act as a visual projection of lordship across a large area, Belmont Castle is an excellent example. Located on top of the Portsdown Hill, it offers to the visitor some remarkable views towards the south and contributes with its architecture to the historical character of the entire area. The half octagonal 2-storeyed bays of the original building imitate similar designs of medieval and gothic castles, and have a historical significance since the towers were actually used as a trigonometrical point in 1974 by the Board of Ordnance. Later known as the Ordnance Survey this was their first complete survey of the country at a scale of one inch to a mile. The building also uses castellation patterns to imitate the shape of nearby castles in the wider area such as Portchester castle but by using brick as the main material instead of stone.

Proposed Development

Since late 2017 the care home has been under new ownership and as such the current owners have assessed the current facilities and are seeking to improve these for their residents, staff and visitors alike. The proposed works seek to provide the care home with a larger kitchen space which is suitable for the size of the care home, 4 additional bedroom spaces at first floor level, additional day space and additional assisted bathroom spaces.

Furthermore, the proposal is seeking to revitalise the existing garden space by removing the existing ramp which currently divides the amenity space on the North side of the care home. Within

this document we have provided a brief commentary of the proposed changes to the care home on a floor by floor level which can be read in conjunction with the existing and proposed drawings.

Starting at semi-basement level it is proposed that existing manager's office, which is hugely oversized for its purpose, will be converted into a new larger kitchen space. The current kitchen space is located at ground floor level and is significantly smaller with very little storage. Therefore it is proposed to not only utilise the existing managers office but also use the otherwise unused storage spaces that are located around the office for refrigeration and food trolleys. We have engaged Andrew White Commercial Kitchen to provide a feasibility layout and have submitted details of the layout with the application (Drawing No.AWC-598).

As the kitchen will now be located at lowest level of the home it is proposed that the store serving the existing laundry, and is present in different guises at all level of the care home will become a dumbwaiter ensuring food can be distributed efficiently.

Along with the relocation of the kitchen it is proposed that one of the 5 bedrooms clustered in the eastern section of the care home will become an assisted bathroom. Currently the residents in this area of the property are required to travel to the upper ground or first floor level to access an assisted bathroom. Furthermore, the existing W.C. in this area is to be converted to an ensuite serving bedroom 21. As you can see the changes to the existing fabric are relatively minor and it is assumed that some of the walls to be removed are non-original. However the proposed alterations will ensure that these rooms are serviced with the appropriate facilities and make any cleaning assistance easier for residents and staff alike.

At upper ground floor level the overall changes are minimal but will provide the home with additional accommodation and day space. At the moment the main day space(s) are located on the southern side of the building, where the entrance to the home is. Therefore, the proposal is to provide further day space within this area whilst establishing a connection to the revitalised garden space that is proposed. As such it is proposed that the bedroom located behind the existing reading / writing room will be removed and will be converted into additional day space with a terrace that leads down into the garden space. This will allow residents look out onto and access the garden space as they wish.

In addition to the day space created through the removal of the existing bedroom it is also proposed that the previous kitchen space will be converted to provide further day space. As you can see from the layout this ensures that all the communal space(s) are located in one region of the building making it easier for the staff of the home to manage. Furthermore, locating the day spaces at the front of the building also provides a direct connection for the residents with any visitors.

Due to the relocation of the kitchen and additional day spaces that have been provided at ground floor level it is proposed that the lounge / kitchenette spaces will be converted to provide 4 bedroom spaces. These bedrooms will replicate those at semi-basement level and will keep the large majority of the residential spaces together at this level.

At first floor level the most significant changes to the home are proposed and this relates to the proposal to create an additional 4 bedroom spaces over the existing part 1, part 2 storey section of the building. When looking at the east and west elevations of the existing building there is a clear gap and the proposed extension seeks to rationalise these elevations by maintaining the same style and proportions of the existing building. However, a gap between the original building and the

later extension will be maintained over the glazed link and this will be resurfaced and enclosed with railings to provide an alternative means of escape.

The final change at second floor level is to convert an otherwise unused storage area into staff accommodation. At present the room is largely redundant and due to the nature of the care industry it is sensible and practical to have some form of staff accommodation on site.

With the proposed changes the overall increase in bedroom numbers rises from 40 to 44 bedroom spaces which are much needed within the local area. However, it is important to note that the changes sought are not only to provide much needed additional accommodation spaces but moreover to rationalise the layout and facilities for the existing home.

The proposed works will be completed in conjunction with the day to day running of the home and therefore the works will be completed in a phased process to ensure that the residents are not adversely affected.

Materials & Appearance

The materials proposed in the construction of the bedrooms have been selected to match the existing. To the four additional bedrooms that are proposed at first floor level facing brickwork will form the outer skin of the walls and this will be selected to match the existing. At roof level the castellations will be formed using reconstituted stone with reconstituted stone copings.

To the roof area that is proposed as an alternative means of escape it is proposed that this area will be lined with recycled black metal railings taken from the removal of the ramp. The railings will be resprayed and fixed into the existing structure.

All new windows and doors that are proposed will be made to match the existing and will be formed white in colour. The small decked area which opens out onto the revitalised gardens will be formed in timber or a composite and will match in style the existing.

Scale

The vast majority of the works to the care home will be internal reconfigurations and will rationalise the existing layout and servicing of these areas. This means that the layout has been carefully considered to mitigate the amount of demolition required. Therefore, the proposed works will be relatively minor in scale but will provide the home with much improved facilities.

For the proposed extension the development is modest in scale and furthermore in-keeping with the existing building. The proposed development has been designed to sit comfortably with the existing building to ensure that it does not dominate or strike a contrast against the existing setting. Through using the existing footprint of the building it also allows for the proposed works to utilise the existing structure where possible mitigating the loss of the existing fabric.

Landscaping

As discussed the proposed works also seeks to revitalise the existing garden space which is located to the North of the site. In its current form the existing garden space divided by a large

ramp that leads to an almost fully redundant entrance / exit to the care home (Image 3 & 4). Therefore, as part of the works it is proposed that the ramp will be removed to provide a much larger open garden space for the residents and staff.

With the internal re-configuration that is proposed at upper ground floor level and the proposed deck that will lead out to the garden from this level residents and visitors will be able to enjoy views and direct access to the revitalised garden space from the home.



Image 3



Image 4

Access

There are no changes proposed to the existing access of the site with all vehicular and pedestrian users being able to utilise the existing entrances and exits. Likewise the main access to the home itself will be maintained, however, this entrance space will be updated as part of the work relating to the internal reconfigurations.

As highlighted within the document access to the revitalised garden space will be altered with a new timber or composite deck being constructed with a disabled platform being added to provide easy access for all.

Conclusion

Through developing the design for the care home the owners are seeking to provide better facilities for their residents, staff, and visitors. The proposed works are largely internal reconfigurations to either provide suitably sized facilities, more day and amenity space, or more accommodation. As you can see from the proposed drawings the internal reconfiguration works has been sensitively designed to utilise the existing structure where possible in order to retain as much of the existing fabric as possible.

The proposed extension to the first floor level has been design to be in-keeping with the existing building and has looked to provide a sensitive addition to the home. As highlighted within this document the proposal replicates that scale and style of the existing building and therefore will have a negligible impact upon the existing building and wider setting. In addition the works will provide four additional bedroom spaces to the home which are much needed within the area and

will not disturb the day to day running of the home.