

Design & Access Statement

Proposed Single Storey Rear/Side Extension
Oak View Nursing Home
47-49 Beach Road
Hayling Island
Hampshire

For
Oak View Nursing Home

Dated: March 2018
Revision: A

Introduction

This statement has been prepared in support of a full planning consultation submitted to Havant Borough Council for the construction of a single storey siderear extension to Oak View Nursing Home, Hayling Island.

This statement, which should be read in conjunction with the proposed plans, aims to demonstrate that the proposals will not affect the visual appearance of the property, the neighbouring properties or the character of the streetscene.

The Existing Site

Oak View Nursing Home is located on the western side of Beach Road, and between its junctions with Hollow Lane and St Marys Road. The property is located in a predominantly residential area, with the properties in the vicinity varying considerably in style, appearance, bulk and height. Oak View is set on a generous plot, with the open fencing to the recreation ground to the rear (west) offering a sense of a much larger plot.



The home provides accommodation for elderly residents, and specialises providing specialist care accommodation for residents suffering with dementia, alzheimers, eating disorders, mental health conditions, etc. The homes current capacity is 40 residents.

To the north of the building is a sizable car parking which offers car parking for approximately 7 cars. A second car park to the south of the building offers a further 8 car parking spaces. Additional parking is available on Beach Road. The car parking facilities are underused and there are always available spaces.

During the daytime the home has 6 care staff, 1 head of care/manager. The home also has 2 cleaners who visit the home , together with an entertainer who visits occasionally. At nighttime the number of care staff reduces to 3 persons. The nursing home encourages all of

its staff to adopt sustainable forms of transport. Currently 70% of the staff either walk, cycle or are dropped off to work. The home provide cycle storage for its staff and visitors. The CQC regulations would allow the current staffing numbers to care for additional residents

Constraints

It is understood that the site is not located within a conservation area, nor is the property listed. The property is not located within a flood risk area.

Care Home Demand

Oak View Care Home have a lengthy waiting list of elderly people requiring accommodation, and the closure of other local care homes continues to increase the demand for care home spaces.

An August 2017 report published by property consultants JLL detailed:

‘JLL estimates that there will be a shortfall of nearly 3,000 care home beds in 2018 based on the current development pipeline and anticipated increase in demand due to growing demographics.

Over the last 15 years, there have been approximately 7,000 new care home beds built each year. However, increasing demand from an ageing population means that 14,000 beds need to be built each year for the next decade. Even if this rate were to be achieved, the number of closures in the sector is making this task even more challenging. Since 2014, over 21,400 beds have closed across the UK.

Since 2002, one in five beds have been built in the South East, largely a result of the region having the fastest growing elderly population and high levels of wealth, in particular housing equity. Despite this, the number of new beds (743) has been offset by the number of closures (2,072) last year.

With about 77% of all care home beds across the UK built before modern quality standards were adopted in 2002, there is an urgent need for new development to meet demand and improve living standards for future care home residents.’

Laing & Buisson (the UKs foremost and most highly regarded provider of information and market intelligence on the independent health, community care and childcare sectors) project that demand for residential care will increase. This is supported by figures from the Office of National Statistics, which forecasts that the 85 year plus age group will increase from 2.1% of the total population in 2007, to 2.6% in 2017, and 3.2% in 2026. With the public sector supply of long term beds reducing, this extra need will have to be met by the private sector.

With the growing demand it is considered that many Local Authorities may review their care provision and how it is delivered to service users, with a move away from residential care for the more independently elderly. But for those where there is no choice but residential care, such as the elderly with dementia, the demand for care home provision is likely to increase significantly. Oak View, which specialises in dementia care, has for some time operated at full capacity, and due to the high standards of care provision is inundated with enquiries for care provision. Oak View has a lengthy waiting list for residents.

With the local area having a percentage of elderly well above the national average, coupled with the aging population and closure rates of local care homes continuing to increase, it is clear that the demand for residential care (particular specialist care, such a dementia care) will continue to increase. The two new bedrooms being proposed will help address the demand for nursing home places

The need for additional care home spaces is unquestionable and should be a consideration for Local Planning Authorities when determining planning applications relating to care home accommodation.

Pre-Application Consultations

A pre-application consultation (GEN/17/01115, dated October 2017) was carried out with the Local Planning Authority to seek guidance on a proposed detached lodge (in an identical position to the extension which is the subject of this planning application). This pre-application consultation response stated that

- 'it is considered that the provision of 2 further bedrooms at nursing home would not result in an over-concentration of this use within Hayling Island.'
- 'it is unlikely the provision of 2 additional bedrooms would result in a perceptibly increase in the number of medical staff or visitors to the premises or further activities relating to waste collection and food deliveries'
- Although the proposed siting of the development is to the rear of the main building, it is a relatively small area close to the northern boundary, and following my site visit it does not appear to be part of the current landscaped garden. Furthermore, the western boundary treatment of the site is open metal fencing, directly overlooking Hayling Park, which creates an open aspect. I am therefore of the view the existing amenity space for the residents would not be detrimentally affected by the new accommodation.
- The proposal is a reasonably modest building situated to the rear north western corner of the site and it is therefore considered the scheme is unlikely to result in an adverse impact on the visual amenity of the locality.
- Parking provision is considered reasonable.
- The conclusion was that the detached lodges would be acceptable in principal.

This proposed application relates to 2 additional bedrooms which are an extension to the building, rather than detached. The proposed extension is set further from the boundary and better concealed behind the existing building.

A more recent pre-application consultation (GEN/18/00011, dated February 2018) considered the merits for a larger side extension to form 4 additional bedrooms. The proximity of this extension to the boundary, coupled with its facade being forward of the existing adjoining structure resulted in the planners suggesting that this large extension may be capable of being supported.

Following these pre-application consultation response, the proposals have been reduced to form just 2 additional bedrooms, to maintain an improved distance to the boundary, to increase the level of car parking, etc

The Proposal

The proposal is to construct a single storey rear/side extension to provide 2 further en-suite bedrooms, thus providing accommodation for a total of 42 residents.

The extension has been designed with a pitched roof to match the roof form of the existing pitched roof to the adjoining structure.

The existing building has a frontage width in excess of 42m. The proposed extension, with its limited width of 3.6m, will have a minimal impact on the facade of the building. The extension has been designed so that its facade is staggered 4m from the front of the adjoining building (and approx 27m from the frontage of the site) to reduce the visual appearance of the building. The rear portion of the extension is then set a further 3.6m to the rear of the side extension.

The existing vegetation and hedges to the southern boundary of 53 Beach Road will completely hide the proposed structure and as such will have no impact on the neighbouring property.

The existing staffing levels at the home will be able to cater for the two additional residents using the new bedrooms. Deliveries will not need to increase as a result of these additional bedrooms. The extension will not result in the loss of any car parking spaces, but will allow an additional parking space and additional cycle storage to be formed. As the car parking and cycle storage facilities are being increased it is considered that the parking provisions are reasonable (see below).

The new bedrooms will have a floor area which achieves the minimum floor area of 12sq m as required by the CQC standards, furthermore, all new bedrooms will be provided with an en-suite. The new bedrooms will also comply with the sound/acoustic requirements of Part E of the Building Regulations

The proposed building works will be designed to comply with the accessibility requirements of Part M of the Building Regulations, BS8300 and CQC Standards. The accessibility provisions will include, access ramps to all doors, minimum clear opening door widths of 800mm, level thresholds to doors, contrasting colours to doors and frames, doors having an

opening force less than 20N, vision panels to doors, grab and support rails, accessible bathrooms, etc.

The proposals will allow a new fire exit to be achieved to the northern portion of the building which will improve the means of escape provisions within the building, thus achieving compliance with the Building Regulations.

As the building is situated within the Settlement Policy Area the principle of the development is considered acceptable.

The plot has an area of 2012m², and the existing building has an area of approx 921m². The proposed detached building will have a footprint of 62m². The existing care home building combined with the proposed detached building would amount to no more than 49% of the plot area. It is considered that the proposals do not constitute an over-development of the site.

Car Parking

The existing car parking to the building will remain and an additional car parking space will be created. Once the extension has been built the home will have 15 on-site car parking spaces, together with kerbside parking on Beach Road.

As the home specialises in residents suffering with dementia, the residents do not own cars. Furthermore, the majority of the staff working in the home live in close proximity to the premises and as such will either walk or rely upon public transport to attend work.

The home currently maintains good staffing levels, therefore, there will be no need to increase staffing numbers as a result of the additional bedrooms being created.

Table 4C (below) of the Havant Borough Council Parking SPD, dated July 2016, states that nursing homes should be provided with 1 car parking space per 4 residents, and 1 car parking space per member of staff, together with 1 long stay cycle space for 6 staff and 1 cycle space per 4 units.

As 2 additional bedrooms are being formed by this extension, Table 4C would only require 1 additional parking space to be formed. The proposals show the introduction of one additional parking space and additional cycle storage.

TABLE 4C			
C3 Dwelling Houses – Older Peoples' Housing			
Zone	Minimum Car Parking Requirement	Havant Town Centre	Waterlooville Town Centre
Type of Provision			
Sheltered Housing	Given the broad range of accommodation available and the resulting variability of parking requirements, parking will be considered on a site by site basis. A full assessment of parking need should be provided (see notes 3 and 4). Age restriction conditions or legal undertakings may be appropriate to define the age of occupants. Mobility vehicle storage provision may also be required in addition to cycle long and short stay provision (see Table 4D)		
Nursing and Rest Homes	1 space per 4 residents and 1 space per staff and 1 long stay cycle space per 6 staff and 1 loop/hoop per 4 units	1 space per 8 residents and 0.5-1 space per staff and 1 long stay cycle space per 3 staff and 1 loop/hoop per 2 units	1 space per 6 residents and 1 space per staff and 1 long stay cycle space per 4 staff and 1 loop/hoop per 3 units
	The resulting level of parking would allow flexibility for visitors, visiting health care professionals, ambulances, etc. As staff are likely to operate over a 24 hour period the calculation based on the number of staff should be based on the number typically present on the site at any one time. Information to support this should be submitted with any planning application and should form the basis of pre-application discussions		

The requirements detailed in Table 4C do not reflect that the nursing home provides accommodation for very elderly residents who suffer from dementia. Due to the condition of the residents, they are not able to drive or cycle.

The extension would increase the capacity of the home to 42 residents, with 9 staff at peak times. We understand that there is flexibility in the parking requirements and parking should be assessed on a case by case basis. We feel that the 15 on-site car parking spaces, coupled with the cycle storage facilities, is more than adequate when considering that not one of the residents will ever drive a car and that 70% of staff currently walk/bus/catch a lift to work.

The car park facilities are currently under used and even during popular visiting times there are always available parking spaces.

It is considered that the proposed extensions will not increase the demand on the off road car parking facilities.

Conclusions

It is my clients opinion that the proposed design will not impact upon the established streetscene, nor will the proposals adversely affect the neighbouring properties.

The proposed extension will create additional care facilities to help satisfy the increasing demand for care home facilities, whilst working within the constraints imposed by local and national planning policy.