

PLANNING STATEMENT		FOR PLANNING	JOB NO. 4055
CLIENT	:	LRH Homes	
PROJECT	:	Proposed 2/3 Storey Detached Care Home Building	
LOCATION	:	Belmont Castle, Portsdown Hill Road, Bedhampton, PO9 3JY	
DATE	:	26 th September 2018	

Background

In October 2014 Planning Approval (Ref No: APP/14/00462) was granted for the Construction of part 3 storey, part 4 storey detached building within the grounds of Belmont Castle Care Home by Havant Borough Council. The application was prepared and submitted by PWP Architects satisfying all the required planning conditions.

Following a three year period, during which a material start on the permitted scheme has been made, the existing care home is under new ownership and the client has decided to re-submit an amended planning application which takes into consideration new local policy and the current regulations. Pre-application discussions were held with Havant Borough Council and in light in the findings of the planning and conservation officer the design has been developed to satisfy their comments. Reference to the pre-application advice (Ref No: GEN/18/00091) and subsequent amendments to the design will be made throughout the document.

Local Context & Environment

The site is located in Bedhampton, atop the northern slope of Portsdown Hill. It is on the edge of the urban 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 (please see visual impact assessment for more details).

The original building on the site is a nineteenth century Grade II listed villa in a mock castle style, including castellations and a tower. It is formed of facing brickwork with stone details creating a stripped Gothic style appearance (Image 1). 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.

An extension of the building was added in the late 1980s and was designed in a style which in some ways respected the vernacular of the existing building. 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 (Image 2).

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



Image 1



Image 2

Proposal

The proposal will provide a detached care home building that will run in conjunction with the existing home, and will be for EMI (Elderly Mentally Infirm) patients, which will cover the need that has been identified in the local area. The proposed care home will house 48 residents which is an increase of 12 upon the previously permitted application (Ref No: APP/14/00462). However, it is important to note that the previously permitted scheme was for a part three, part four storey building, which was partially submerged at basement level into the natural topography of the site.

The current proposal has been developed to be a part two, part three storey building that will again be partially submerged into the landscape at undercroft level. Due to the reduction in height the proposal has a larger footprint than the previous approval but the overall visual impact of the proposed building has been vastly reduced with the loss of the additional storey. This will ensure that the proposal will have a negligible impact upon its neighbours and wider surroundings. At the pre-application phase of our discussions with Havant Borough Council it was proposed that the new care home would house 54 residents over 3 floors, however, the building has since been refined and provides a more sensitive approach.

As part of the appraisal for the building we have outlined the GIA's for the previously approved scheme and the current application scheme:

Scheme	GIA	Bedrooms
Planning application (Ref No: APP/14/00462)	1602.89m ²	36
Current Scheme	2071.561m ²	48

As you can see from the table above the overall increase in area from the previously permitted scheme to the current scheme is marginal in comparison to the number of bedrooms that have been gained. The current proposal provides a more economical use of space whilst not sacrificing the facilities required of a standalone care home.

The design also seeks to provide a sensitive response to the original building's Grade II listed status and to its position on a hill overlooking a rural area. Like the previously approved scheme

(Ref No: APP/14/00462) the proposed care home will be sited to the north of the existing building(s) on the falling ground that sits within the existing tree screen. Placed here, and designed in a cranked form in plan, the proposal will form an intimate central garden between itself and the existing building(s) without creating a fully enclosed courtyard.

Currently the existing garden space located to the North of the existing care home is divided by a large ramp that leads to an almost fully redundant entrance / exit to the original building(s). Therefore, as part of a separate application for the existing care home it is proposed that the ramp will be removed to provide a much larger open garden space for the residents and staff. The open courtyard will provide views from the existing and proposed bedroom spaces of the care homes and will serve as the main amenity space for the residents. Due to the open courtyard design that has been developed by the addition of the new care home the amenity space will provide a secure open environment for residents to partake in outdoor activities. The removal of the ramp was highlighted as something that would improve the amenity space within the pre-application advice by both the planning and conservation officer who visited the site.

Although the new care home will be detached from the existing care home the existing footpath that sweeps around the site, and defines the existing amenity space, will provide a link back to the existing car park.

The proposal has been designed using the precedent of the existing building(s) on site, and other existing purpose-designed residential castles such as Castle Drogo in Devon (Image 3). Castle Drogo in design terms has a modern façade but one that pays utmost respect to the Gothic style without being pastiche. Like Castle Drogo our proposal has been designed of mass masonry, whose depth is revealed by the regular unadorned openings that are punched through it (Image 4).

The proposed large bay window located at the point of the crank on the south side of the proposed building looks directly over the proposed open. The form and style of the bay provide a direct visual link with the bays located on the front of the existing castle and the later constructed 1980's wing. This element breaks up the brick façade and identifies the main communal space for the proposed development. As you can see from the proposed drawings the entrance to the proposed building again looks out across the proposed open courtyard but has a direct visual link to the car parking beyond.



Image 3



Image 4

The north elevation is similar in style to the south and provides views out across the South Downs.

Similar to the previously permitted scheme the proposed development has been designed to be part-built into the falling ground of the site allowing for an external deck area to be constructed for residents located at undercroft level to enjoy. Light to the bedrooms located on the south will be achieved through the use of a “dry-moat” area which will be enclosed by a small retaining wall.

Through constructing the proposal into the hillside the development seeks to ensure that the overall mass of the building is significantly reduced and ensure that it remains subservient to the original building. Furthermore, the visual impact of the proposal will be further mitigated by the number of trees that are located along the north, east and west boundaries of the site. To the south the proposal will be largely screened by the existing care home and the existing trees ensuring the impact upon the street scene will be negligible. A full visual impact assessment has been provided by TGD Landscape Architects and has been submitted with this application. Particular attention has been paid to the layout of the building with the overall depth of the building being vastly reduced from pre-application stage and the east elevation has been moved further away from the boundary.

Further information relating to the tree strategy can be found within the existing tree strategy section within this document and the Arboricultural Implications supplied by Eco Urban Ltd.

Local Planning Policy

Policy CS17: Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map.*
- 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.*
- 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).*

As discussed the site is outside the urban area, however, as the site sits in such close proximity to the urban area we feel that the policy above is still relevant. Therefore, from looking at Policy CS17 the proposal will firstly provide increased employment to the urban areas through staffing and management of the home. Secondly the new care home is proposed within and otherwise an area of land that is otherwise underused. As you can see from the site plan are of the site around the existing care home at Belmont Castle is significant and therefore, the proposal is seeking to utilise this undeveloped land in a sensitive manner. Finally with the proposed care home providing new employment for the area this falls in alignment with the need to broadly distribute employment.

Policy CS9: Housing

Planning permission will be granted for housing proposals that will:

6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.

As the proposed care home will be for the EMI (Elderly Mentally Infirm) it is unlikely that any of the residents will be need to access local facilities. However, this does not mean to say that access would be entirely unachievable as there is a bus stop located along Portsdown Hill Road and if required Bedhampton railway station is located a little further away.

As the existing site is currently a care facility there is already currently a need for some care specialists to come to visit residents. Therefore, this service would be extended to the newly proposed care home. Furthermore, the site is located on the boundary of what is defined as the urban area and therefore is accessible to visitors and care professionals alike.

Policy DM7: Elderly and Specialist Housing Provision

Within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met:

1. It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents.

As highlighted within proposals section of this document it has been outlined that the current on site amenity space will be developed in order to make a more usable and secure environment between the existing and proposed care home. The amenity space will be in the form of an open courtyard and will provide views from the bedrooms located to the south of the proposed care home. To the north the bedrooms will overlook the green area, which is a mix of trees and shrubs located within the site and the further afield there will be views of the South Downs.

2. A setting for the building is provided which is in keeping with the surrounding area.

The setting and design of the building has been specifically chosen to ensure that the proposed development is in keeping with its surroundings. As discussed the proposed care home sits comfortably within the site and has been located at the edge of a hill to ensure that the overall impact to its surroundings will be largely negligible.

3. Sufficient space for servicing is provided.

As you can see from the site plan the proposed building has good accessibility allowing the building and site to be serviced.

4. Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.

As part of the proposal the new care home will not have kitchens but moreover will have kitchenette facilities. These facilities will be located on south side and therefore will cause no disturbance to the neighbouring properties. Furthermore, the proposed laundry and plant room to the new care home will be located at undercroft level built into the landscape therefore, there will

be little disturbance from these facilities.

5. The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.

From our research there appears to be a fairly even spread of care homes across the 5 Urban areas and as such this would not result in an over concentration of use.

Outside the defined urban areas, proposals for sheltered housing, facilities for the active elderly and for people with disabilities will only be permitted where the development involves an extension to existing facilities.

Although the proposed new care home falls outside of the defined urban area the care home will be for the EMI (Elderly Mentally Infirm) the proposal does not fall into this category.

Policy CS7: Community Support and Inclusion

Planning permission will be granted for development that:

3. Provides services for older people and other vulnerable groups, including Extra Care Facilities.

Within the notes for the local plan it is indicated that “*The projected population figures for the borough indicate that the over 60 age group is expected to grow disproportionately within the overall population until 2026. This presents specific challenges in relation to housing, health and care needs*”. Therefore, the proposal of a new care home offers the opportunity to deal with these specific challenges and alleviate some of the pressures highlighted. Furthermore, The ‘Housing Provision for Older People in Hampshire’ (2009) report concludes that: ‘*Demand for care home places for older people is projected to grow in Hampshire by around 6,500 places (73%) by 2026, an average of 325 places a year over the 20 year period*. This shows that there is a clear need for care homes within Hampshire and the proposal offers a real opportunity to provide more places within Havant and Hampshire overall.

Existing Trees Strategy

Arboricultural consultants Eco Urban Ltd have prepared a Tree Survey Report, which has been included within the application on the existing trees and the likely impact of the proposed development on them. The report concludes that, although there are a number of trees that are to be wholly or partially removed to facilitate the proposed development these are for the most part small in size or positioned so that their loss is unlikely to have significant implications in the locality.

The trees and shrub planting lost along the western and eastern boundary due to the proposed development could be mitigated through new tree planting and will form part of a comprehensive new landscape/woodland management scheme that will include further planting on the western boundary. The addition of these trees would provide screening for the neighbouring properties and further ensure that the overall scheme has a negligible impact upon its surroundings.

The large common beech tree near the original house which is classified as category B1 would remain unaffected by the proposed new structure and could be protected during construction with the methods described in the Tree Survey Report by the arboriculturalist.

The arboriculturalist suggests that due to the age and condition of some of the existing trees on site that will be unaffected by the works these trees will need to be removed in due course. As such, a proposal of woodland management could be conditioned as part of any permission granted to secure the woodlands presence in the landscape in the long term.

Car and Cycle Parking

A full Transport Statement assessment of the site has been completed by Motion and has been included within the application. The findings of the assessment conclude that the proposed new care home will not result in significant additional traffic movements or material increase car parking demand. Furthermore, the statement has assessed the existing public transport measures and provided measures to promote sustainable travel measures.

Conclusion

Over the past years, the need for additional and larger care homes is increasing, along with the need for elderly people to ensure better living standards. Smaller care homes are closing down all over the country while the number of elderly requiring a care home rises. Life expectancy increases and new regulations require facilities that deliver a higher level of living standards.

As highlighted within this document an application for a detached care home within the grounds of Belmont Castle Care Home was permitted in 2014 (Ref No: APP/14/00462). The proposal was for a part 3, part 4 storey building which is still live. However, since coming under new ownership the client decided to revisit the previously approved scheme and refine the design to a part 2, part 3 storey building. Therefore, PWP Architects Ltd have looked to rationalise the design layout to reflect the design style of the existing home and provide a more aesthetically pleasing design that not only uses the existing care home as its precedent but remains subservient to the listed building.

From our pre-application discussions with Havant Borough Council it was noted that the design was the new design was an improvement on the previously approved. Furthermore it is important to note that the scheme accommodates the local planning policy, while reflecting the heritage, architecture and local ecology of the surrounding area, in an attempt to offer back to the community a building which serves and improves the lives of the elderly.