



Orchard House, Orchard Road, Havant

Design and Access Statement.P1

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Introduction and Site Location

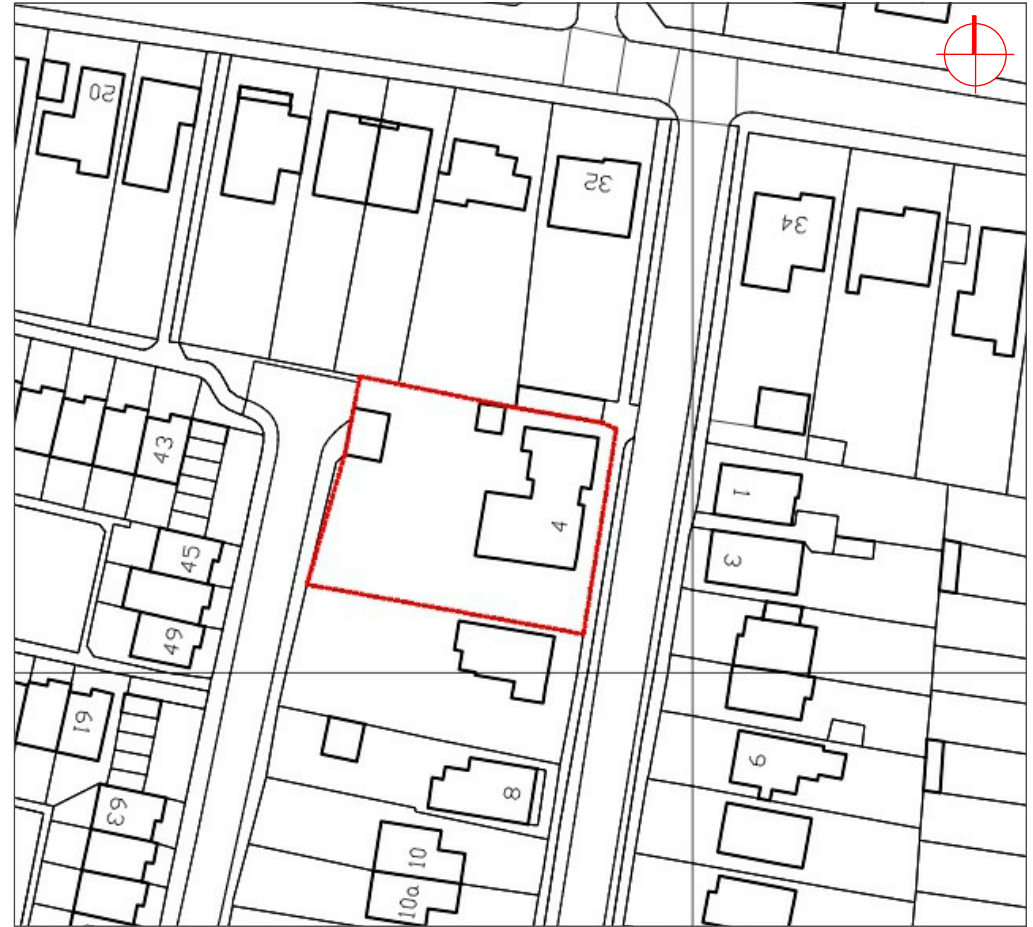
This document has been produced in support of a planning application for the redevelopment of an existing care home facility in a residential area near to Havant Town Centre.

The site lies within an area of traditional housing and within a typical street pattern. The care home facility, once two separate dwellings, has become established over time but in recent years the business has become less sustainable in this location.

The redevelopment of the site proposes a reversion to the original residential use, the removal of existing extensions, the remodelling of the existing facility into two houses, and the addition of a third dwelling within the grounds. An existing parking area is to be part retained for the new housing.

The following document provides an analysis of the existing site and its arrangement, together with a summary of how the business currently operates. The proposed new housing layout and design is also explained within the context of the site and the housing policies which are relevant to the application.

We believe that a proposal in this form could accord entirely with the development goals of the Borough, whilst making a positive contribution to the townscape and character of the locality.



Location Plan

Site Analysis

The Existing Arrangement on the Site

The site is currently occupied by a Care Home facility housed within an amalgam of two dwellings in a leafy street located within walking distance of Havant Town centre.

The facility has grown in size over time, with the addition of a number of extensions of varying size and bulk. The diagram (bottom right) indicates the scope and size of these extension, and the diagram (top right) indicates the current ground floor layout within the context of the site plan. Plans for expansion in 2003 led to a proposal for a large rear extension located to the rear of 2 Orchard Road (please refer to the diagram below right); this achieved planning consent but was not constructed due to financial constraints.

To the North of the site, rear gardens of housing on Grove Road back on to the site. The houses which they serve are large, early 20th century dwellings set within large gardens.

To the South of the plot, this format continues along Orchard Road. The typical pattern is of a large house, set back from the road, within long gardens that are typically the width of the plot. The application site was formed by the joining together of two such plots.

To the West, the housing is of a different nature. The Juniper Square housing is of a much higher density, and is formed by an arrangement of short terraces, clustered around areas of communal open space. Private gardens here are also of plot width, but much shorter in length. Parking is provided both on street and also within designated private garage clusters. Most of the West boundary of the development site looks towards one such area of garages, together with the flank elevation of one of the terraces.

A figure ground diagram of the existing surrounding patterns of housing is provided on the following page. The differences between the two areas are clearly apparent.

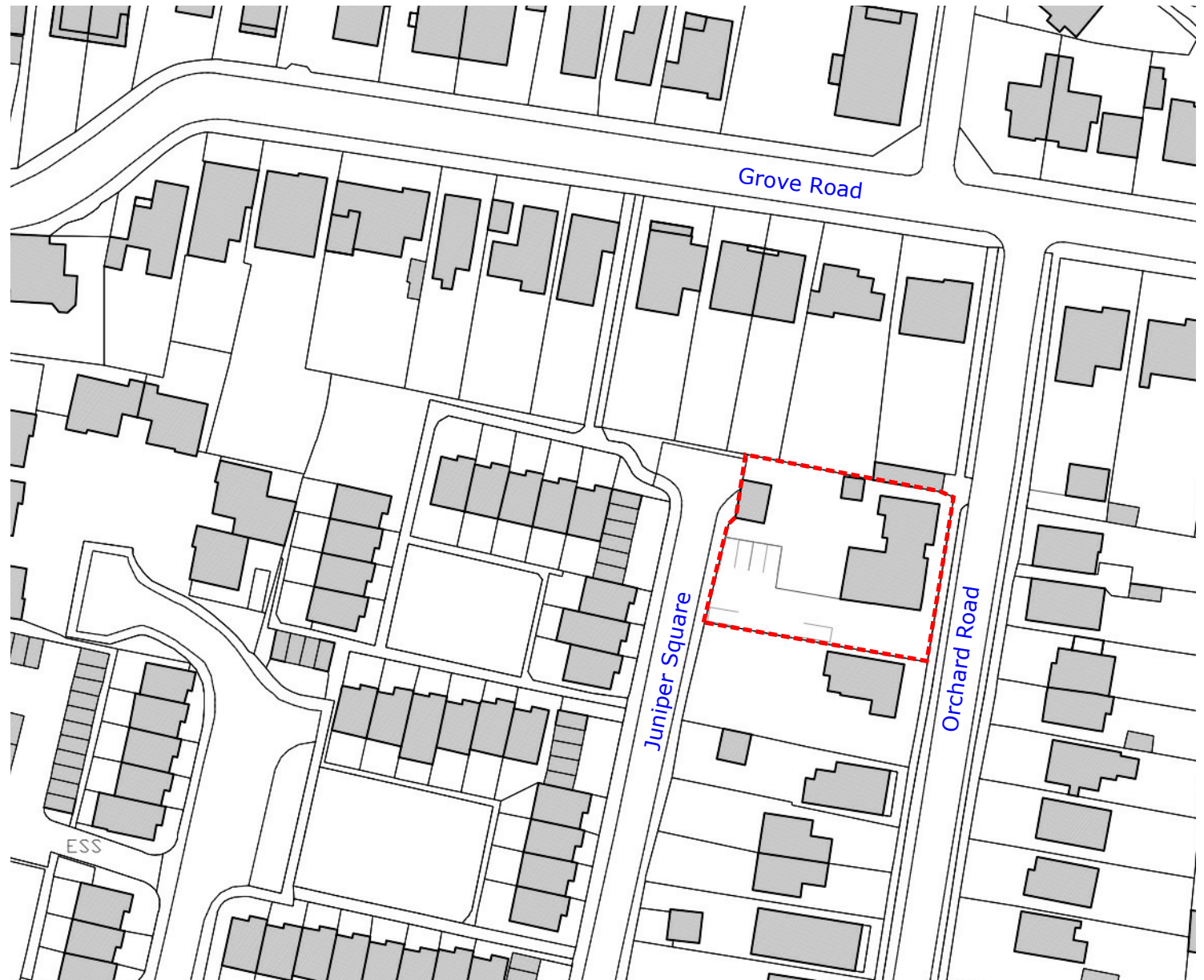
Staff and visitor parking is provided within the site by way of a moderately sized parking area. This is accessed via a driveway onto Orchard Road, located between the care home and the neighbouring property - 6 Orchard Road. The parking area has a boundary with the rear part of the garden of no. 6 and also Juniper Square.

Photographs of all of the above features are also provided on the following pages.



- Two Storey Extension
- Single Storey Extension
- Previously Consented Extension







The existing buildings fronting Orchard Road. Orchard House was originally two separate dwellings



View of the rear of the buildings from the existing gardens



The existing crossover on Orchard Road, this provides access to a car park within the gardens



The existing housing looking towards the West boundary on Juniper Square.



The existing boundary between the parking area and the South boundary with 6 Orchard Road. The housing on Juniper Square can be seen in the background.



The existing parking area within the site



The single storey garages and flank elevation of the Juniper Square housing which occupies the majority of the West boundary.



View looking South along the West boundary with the Juniper Square housing.

The Existing Facility

The existing care home provides services to 15 residents and 2 day visitors, with the needs of the residents provided by 9 members of staff. The staff / resident ratio is a key factor within the business model, and the Orchard House facility is unable to provide the additional 7 beds that this level of staffing would be able to sustain. With bed numbers being linked to County funding, this is a fundamental inefficiency which is a long standing weakness in the business.

The existing building falls notably short of the current standards required for such facilities, and these shortfalls are only permissible due to the nature of the existing buildings and their development over time. This was not a purpose designed care home and so en suite facilities to each room and modern fire standards have never been a consideration. The buildings require major work to bring them to a higher standard and the business model is failing to provide the finance necessary to do so.

When looking ahead, there appear to be very limited options for retaining such a facility on this site. The owner is due to retire and any new owner registering this business with the CQC would be required to fund a wholesale upgrade of the buildings. The costs for undertaking this work are such that Orchard House does not present an attractive proposition to any future purchaser.

The existing care home has a significant impact upon the surrounding residents. The parking area provides 6 available spaces, but on street overspill parking is often required to serve visiting GPs, locums, training providers, and district nurses. Staffing shifts alternate throughout the day, with staff changes occurring at 8am, 2pm, 4pm and 10pm seven days a week.

Deliveries, commercial waste collection, and undertaker services are also a frequent feature of the day to day running of the home and, whilst the neighbouring residents have been very tolerant of the comings and goings, a relocation of the business and the conversion of the site to a residential use would be much more in keeping with the prevailing nature of the locality.



Design Strategy

The Proposed Alterations and Plan Arrangement

The planning application proposes a change of use from C2 (residential institutions) to C3 (dwelling houses).

The link constructed between the two original houses is proposed to be demolished and the single storey rear extension to what was formerly 4 Orchard Road is also planned to be removed.

Floor plans for the resulting 4 bedroom family homes are provided in the following section of this document. A modest two storey extension to plot 2 is proposed to enable the provision of an additional bedroom and kitchen area. Plot 1 already benefits from a large extension and will benefit from being reduced in size. Both houses will be comfortably in excess of the national minimum size standards for dwellings set out within the Local plan.

A new chalet bungalow dwelling is proposed within the rear part of the site. This new dwelling is a predominantly single storey form with one bedroom in the roof space. The new building will be orientated at right angles to the existing houses, primarily addressing the south and north boundaries. A detailed appraisal of this part of the scheme is provided overleaf.

Parking for all the plots is to be provided in a parking area in the same location as the existing car park. This area will provide parking for 6 cars, with two spaces provided for each plot. Cycle storage will be provided by way of sheds within rear gardens.

Each dwelling will benefit from a rear garden in excess of the minimum standards required by the local plan. Although these gardens will be shorter than those typically to be found on Orchard Road, they will be larger than those existing within the more recent Juniper Square development.

Boundaries are proposed to take the form of close board timber fencing of minimum 1.8m height. In some areas this height can be raised to 2.1m by the addition of a trellis to the top of the fence. The housing has been arranged in such a way that overlooking of neighbouring properties is not possible and both new and existing residents will not be unduly impacted by the new dwelling.



The Proposed Bungalow in Context

A new 3 bedroom house is proposed in the rear part of the site. Plot 3 has been designed as a chalet bungalow, with the master bedroom and en suite located within the roofspace.

The main aspect from the new dwelling is to the north and south and surrounding boundary treatments with neighbouring properties ensure that no overlooking or privacy issues arise from the siting of the house.

At first floor, the master bedroom has a single aspect to the west. The view in this direction is towards garages and the flank elevation of the housing on Juniper Square and no privacy or overlooking issues arise from this arrangement.

The new building is low lying and subservient to the existing housing on site. Due to the nature of the boundary treatments proposed, aside from the roof, very little of the elevations of the new dwelling will be visible to surrounding residents.

The following proposed figure ground diagram provides a comparison to the existing diagram provided earlier in this report. Bordering Juniper Square, the garden development of these plots is in keeping with the character of the surrounding area in terms of its density, distance between plots, and garden size. The existing car park and access also provides a strong precedent for the new off street parking arrangement.

The new housing scheme will serve to improve the appearance of the buildings as seen from Orchard Road, reduce the number and impact of car movements in and out of the site, and provide three new family dwellings in a highly sustainable location.



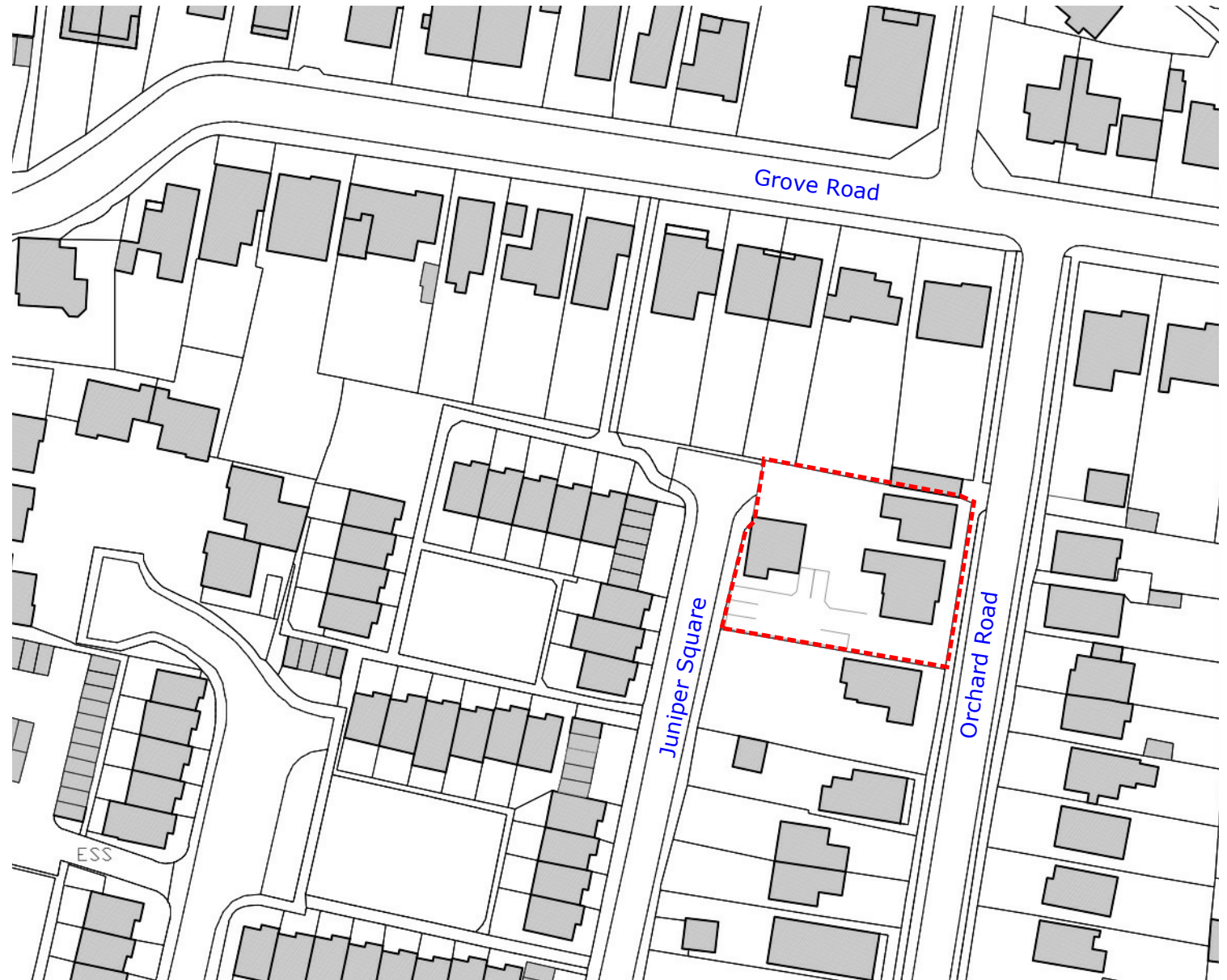
Proposed South Elevation - Section through Parking Area



Proposed West Elevation along Juniper Square (boundary fence omitted for clarity)



Proposed North Elevation - Section through Rear Gardens



Application Drawings



Juniper Square

Rear Gardens: 26 - 32
Grove Road

32

Existing Garden

Existing Parking
Area

Orchard Road

6

notes

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revisions	date
P1 Preliminary Issue	16.03.17

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Project
Orchard House, Orchard
Road, Havant

Title
Existing Site Plan

Status
PRELIMINARY

Drawn	Checked	Date
KR		Mar '18

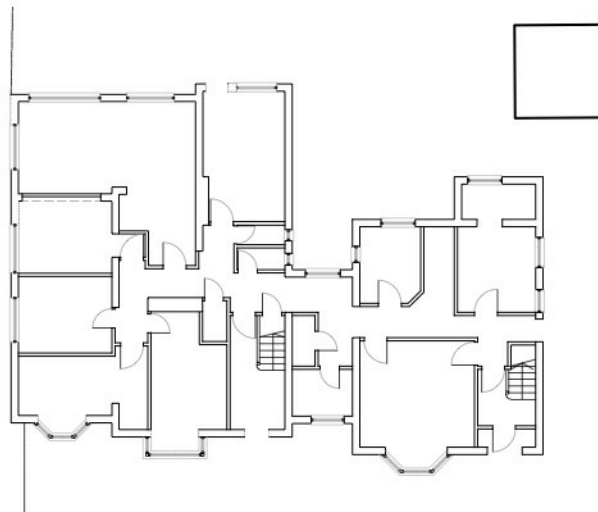
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Drawing No.	Rev
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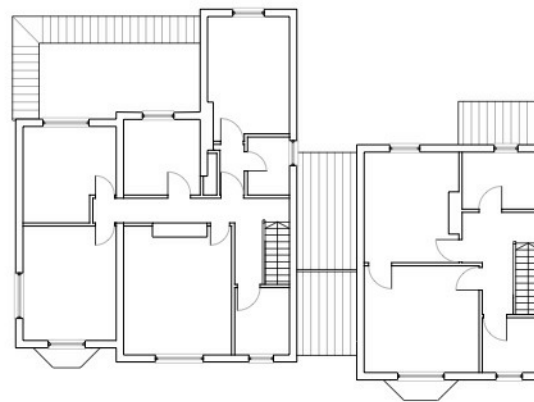
Existing Site Plan

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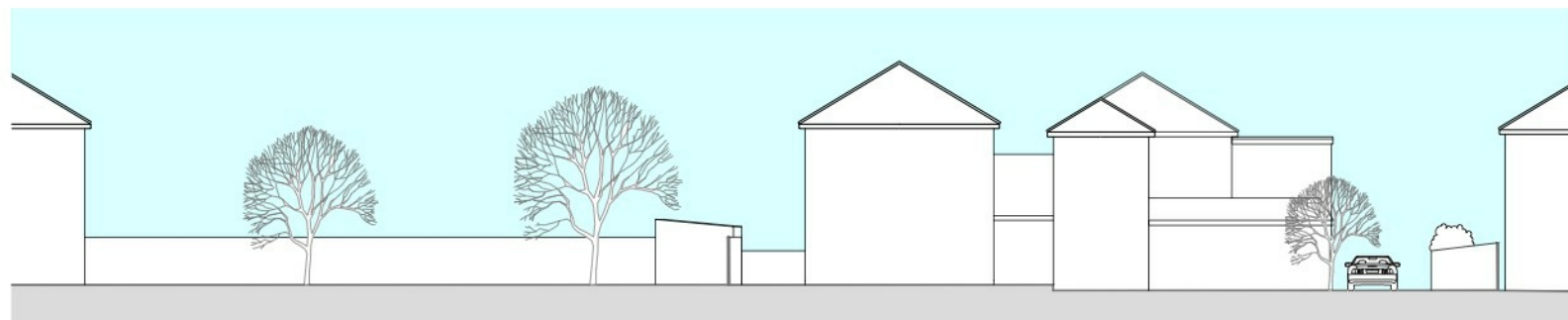




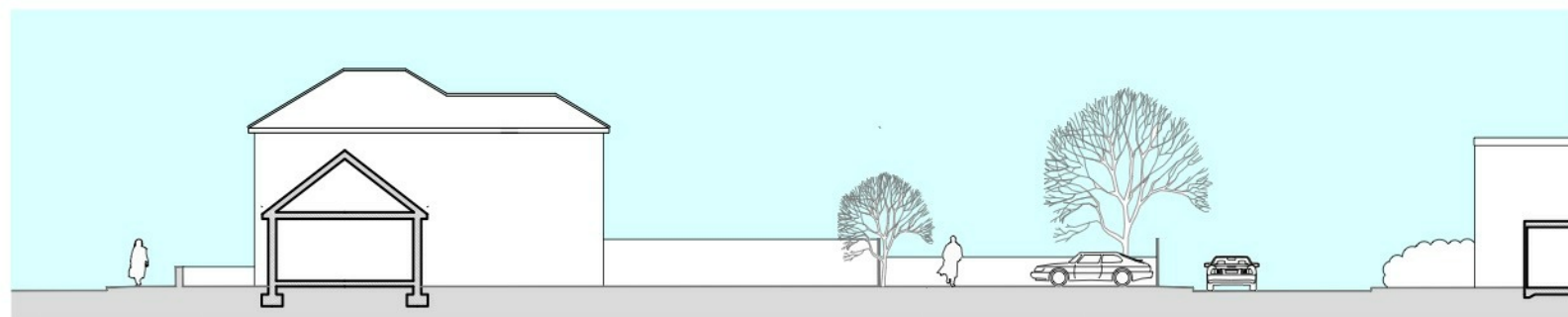
Existing Ground Floor Plan



Existing First Floor Plan



Existing West Elevation / Site Section AA



Existing North Elevation / Site Section BB



notes

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Orchard House, Orchard
Road, Havant

Title
Existing Floor Plans and
Elevations of Orchard Hse

Status
PRELIMINARY

Drawn	Checked	Date
KR		Mar '18

Project No.	Scale
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Drawing No.	Rev
D8417_10/10	P1

Scale: 1:100@A1 



North



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revisions	date
P1 Preliminary Issue	19.04.18
P2 Issued for Planning	27.04.18

ACCOMMODATION

3 no. dwellings

Plot 1. 4B / 8P house 197m²

Plot 2. 4B / 7P house 131m²

Plot 3. 3B / 4P chalet bungalow 84m²

6 no. on site parking spaces

2 no. spaces per dwelling

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Project

Orchard House, Orchard Road, Havant

Title

Proposed Site Plan

Status

PRELIMINARY

Drawn	Checked	Date
KR		Apr '18

Project No.	Scale
D8418_10	1:100@A1

Drawing No.	Rev
D8417_10/05	P2



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Plot 3. 3B / 4P chalet bungalow 84m²

6 no. on site parking spaces
2 no. spaces per dwelling

Walls	
	Existing structure (retained)
	Existing structure (demolished)
	New structure

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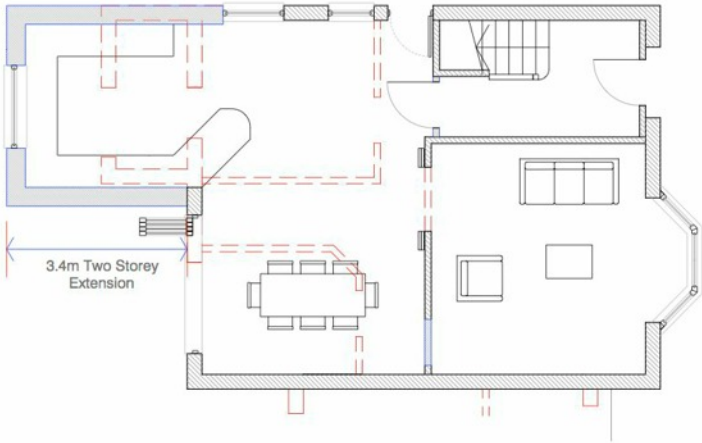
Title
Proposed Floor Plans - Plots 1 and 2

Status
PRELIMINARY

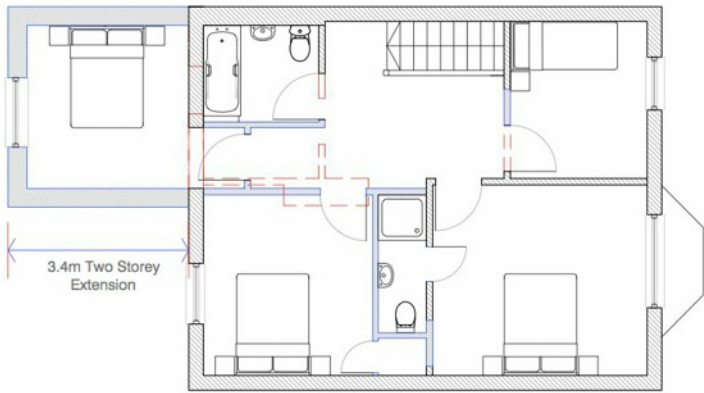
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KR		Apr '18

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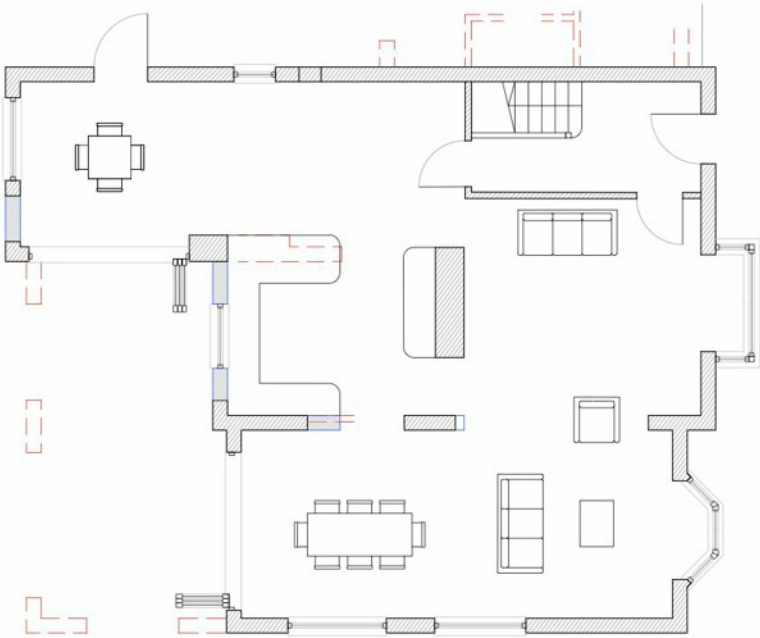
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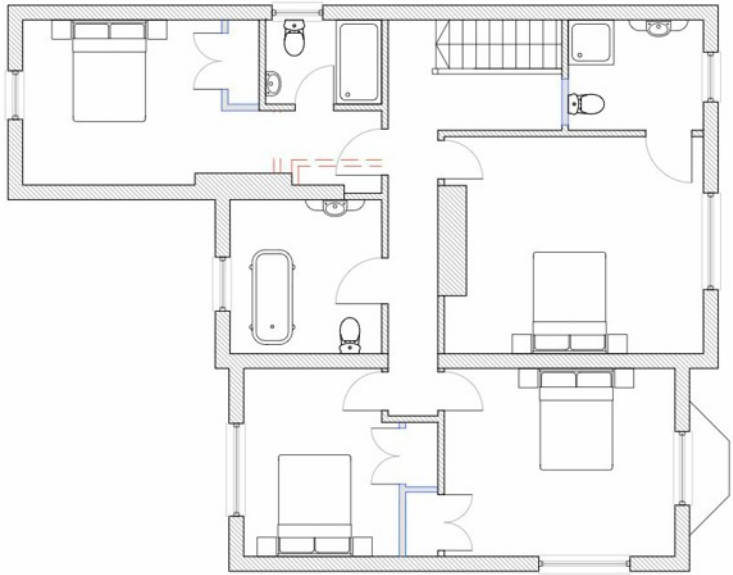
Proposed Ground Floor Plan: Plot 2



Proposed First Floor Plan: Plot 2



Proposed Ground Floor Plan: Plot 1



Proposed First Floor Plan: Plot 1

Scale: 1:50@A1



notes

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- ① Existing Link and Rear Extensions demolished
- ② New Bifold door in new opening
- ③ New door in reinstated opening
- ④ New two storey rear extension - matching brickwork, red brick quoin and header details
- ⑤ New windows to match existing
- ⑥ New extension roof tile to match existing
- ⑦ Through colour render - Chalk
- ⑧ UPVC casement windows and doors - Anthracite Grey
- ⑨ New roof tile to match plots 1 and 2
- ⑩ Composite cladding to gable detail

Existing structure (demolished)

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Project
Orchard House, Orchard Road, Havant

Title
Proposed Elevations - Plot 1

Status	PRELIMINARY		
Drawn	Checked	Date	
KR		Apr '18	
Project No.	Scale		
D8418_10	1_50@A1		
Drawing No.	Rev		
D8417_10/07	P2		



Proposed East Elevation



Proposed South Elevation



Proposed North Elevation



Proposed West Elevation

Scale: 1:50@A1



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Project

Orchard House, Orchard Road, Havant

Title

Proposed Elevations - Plot 2

Status

PRELIMINARY

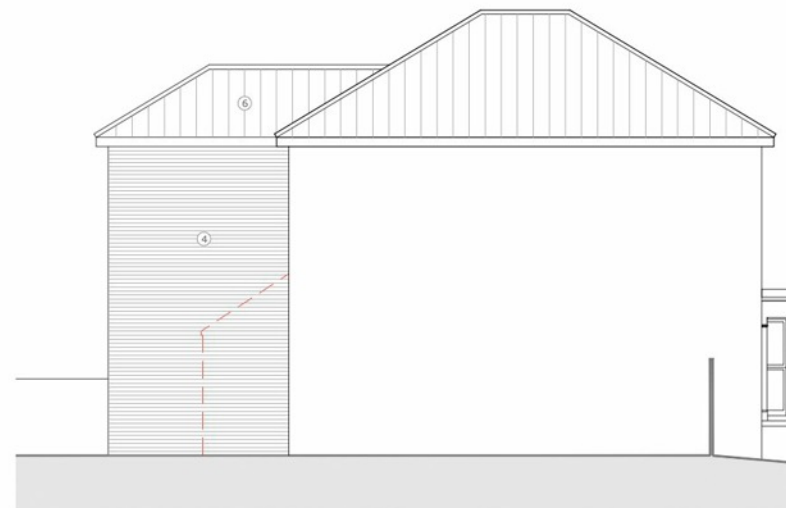
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Project No.	Scale
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Drawing No.	Rev
D8417_10/08	P2



Proposed East Elevation



Proposed South Elevation



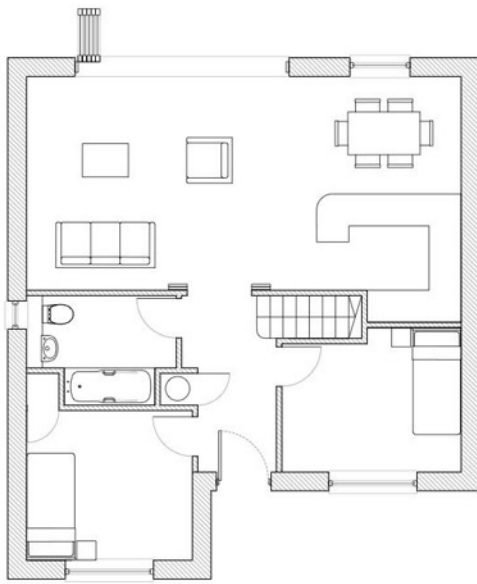
Proposed North Elevation



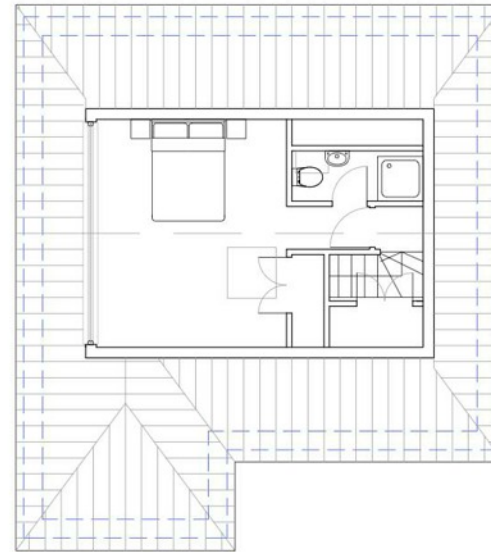
Proposed West Elevation

Scale: 1:50@A1





Proposed Ground Floor Plan



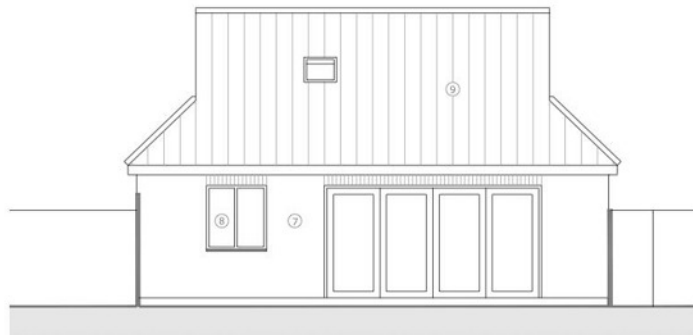
Proposed First Floor Plan



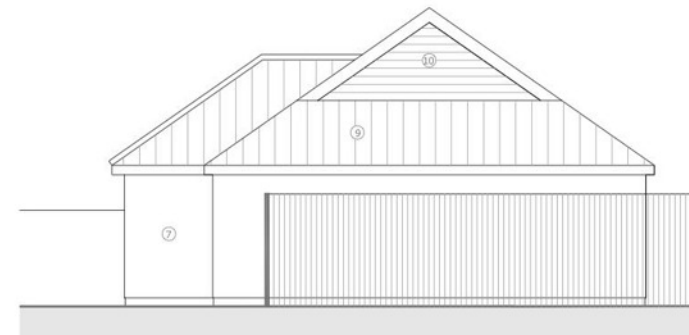
Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

Scale: 1:50@A1



notes

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Project
Orchard House, Orchard Road, Havant

Title
Proposed Plans & Elevations
Plot 3

Status
PRELIMINARY

Drawn	Checked	Date
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Project No.	Scale
D8418_10	1_50@A1

Drawing No.	Rev
D8417_10/09	P2



Proposed Street Scene

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Project
Orchard House, Orchard
Road, Havant

Proposed Street Scene

PRELIMINARY

Drawn	Checked	Date
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Project No.	Scale
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Drawing No.	Rev
D8417_10/10	P1

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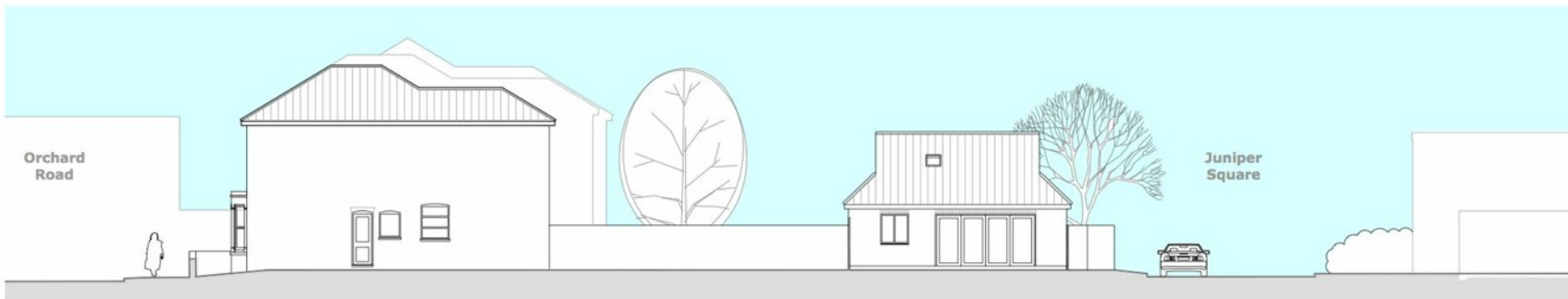




Proposed South Elevation / Site Section AA



Proposed West Elevation



Proposed North Elevation / Site Section BB

Scale: 1:100@A1



notes

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Project

Orchard House, Orchard Road, Havant

Title

Proposed Context Elevations

Status

PRELIMINARY

Drawn	Checked	Date
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Project No.	Scale
D8418_10	1_100@A1

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D8417_10/15	P2