

CLIENT	:	Mr T. M. Maloney
PROJECT	:	Proposed Two Storey Extension
LOCATION	:	Oaklands Care Home, 216 Stakes Hill Rd, Waterlooville, PO7 5UJ
DATE	:	February 2018

Background

PWP Architects have been engaged to develop a proposal for the extension of Oaklands Care Home. Oaklands is a long established Rest Home in Waterlooville. Our client has owned the property since 1988, over time improving the facilities, and increasing the size of the home. In 2005 the adjacent house was acquired and joined to the main home as office and staff accommodation. In 2015 Oaklands Care Home were granted planning permission (APP/15/00361) to demolish the joined adjacent house and develop a 2 storey extension to the existing care home, requiring building over existing bedrooms.

Having received planning permission the client wanted to ensure that the existing care home could be remain fully functional during the works and therefore asked PWP Architects to re-evaluate the permitted proposal. Although this results in a reduction in bedrooms from the approved scheme the benefits of maintaining the majority of existing residents on site outweighs this for our client.

Taking into consideration the previous advice and recommendations provided by the local authority PWP Architects has altered the proposal and submit a full planning application for an improved scheme.

Current State

The current care home has had a series of extensions over time and by joining the adjacent property this has created an arrangement of spaces that are not ideal for the elderly residents. This theme is also evident in elevation through the reading of the conjoined properties. PWP Architects previously worked on these extensions and links and therefore have a good understanding of the property and its current layout.

Local Planning Policy

Policy CS7, Community Support and Inclusion, of the Havant Borough Core Strategy (Local Development Framework 2011) identifies the need for new services for older people, stating that:

'4.15 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.'

'4.17 ... The borough currently has the second largest number of over 60s in Hampshire (28,000 in

2007) or 20% of the population; this is projected to rise to 27% by 2026.'

The 'Housing Provision for Older People in Hampshire' (2009) report concludes that:

(7.33) '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.'

Proposed Extension

The proposed extension seeks to provide additional accommodation to the existing care home. The proposal has been designed to step away from the existing building ensuring that the day to day running of the existing care facilities are maintained through the construction period of the proposed scheme. As part of the proposed works the existing entrance will be retained, and a new link will to the North of the site will be created between the existing care home and proposed extension.

Some new incidental dayspace will be located alongside the new glazed transition space between the existing care home and the proposed extension and will act as a link between the inside and outside spaces for the residents. It offers an uplifting environment of internal space where residents and visitors interact, socialise and enjoy the freedom of being outside while remaining in a safe and secure atmosphere. Timber, steel and glazed partitions are the elements that form the dayspace and transition space in order to maximise natural light and provide a contrast to the existing and proposed care home accommodation. The main dayspace is retained as existing.



Fig. 1: Proposed Dayspace

The main L-shaped two-storey extension offers 22 new single bedrooms, with the loss of two from the existing arrangement. The layout of the proposal has been carefully designed to step away from the existing building whilst ensuring there is a good distance between itself and the site boundaries. To the North of the site the proposed extension has been located to provide a 20 metre clearance to the neighbouring properties of Place Crescent. By doing so the proposal maximises the external communal spaces for the residents.

Between the two buildings a small terraced area will be formed and will provide a shaded open courtyard space for the residents to enjoy during the warmer months.



Fig.2: Proposed ground floor plan

As part of the proposal there will be no direct link at first floor level between the existing care home and the new extension. Therefore, access to the first floor level of the new extension will be provided via two staircases and/or a lift. Without this direct link at first floor level the overall mass of the proposed development is broken up. Furthermore, through providing this single storey link between the existing care home and proposed extension the rhythm of the street scene is maintained and allows the farmhouse to maintain the statement that it is the original property.

The design proposal for a purpose built addition allows the new rooms to meet the care standards and be of better proportions for the arrangement of furniture etc., each having its own WC and washbasin. Careful consideration has been given to the ridge and eaves lines to ensure the extension remains subservient to and at a lower height of the original property. This has been achieved by creating twin gabled roofs that are joined by a small flat roof area in the centre. The lower floor to floor and eaves height also means the space becomes far more economical in terms of energy costs as opposed to the existing main house. Care has also been taken to ensure the proposed building does not extend past the existing building line to reinforce this statement.

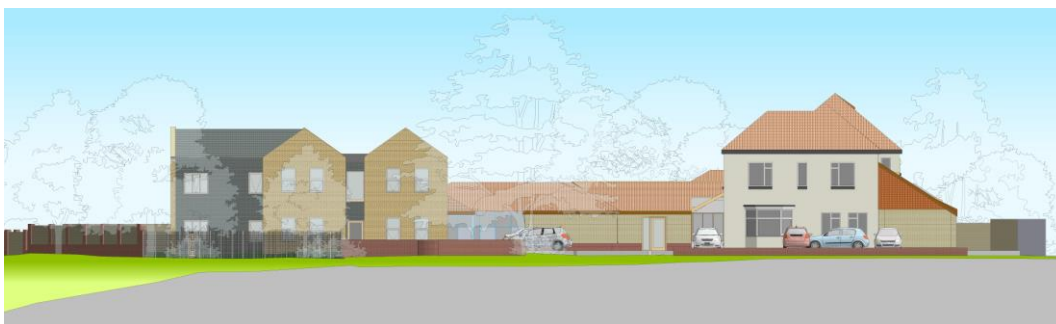


Fig.3: Proposed South-East Elevation

The proposed extension reinforces the position of the main entrance to the home by stepping the proposed extension away from the existing house elevation. The circulation space will not be

affected by the works but will maintain access to the communal lounges and leads visitors and residents to the new glazed link and day space room beyond. The build line was carefully negotiated in the original approval in respect of the houses in Place Crescent. It was felt important to maintain this situation and therefore the build line has been retained.

Following Havant Borough Council's advice on a pre-planning application that PWP Architects submitted on February 2013, the council suggested that additional landscaping (evergreens) may have to be provided along the shared boundary to assist in screening the proposal from these neighbouring properties. The rear west elevation's boundary line is currently fairly comprehensively planted with trees and hedgerow so as to maintain privacy of the home. This will lessen any impact of the proposal on the neighbouring properties.

Accessibility

The proposed extension does not affect any access to or into the property with the existing site and building entrances being maintained. The existing entrance to the adjoining chalet style property, which is to be demolished, will be blocked up to ensure visitors and staff only use the car park with one entrance and one exit which has greater visibility splayed onto Stakes Hill Road.

The proposed plan to demolish the adjoining property, which is underused and is not particularly suitable for residents, and replace with a purpose built care home extension includes the addition of a lift and two staircases. This will provide a greater level of accessibility as there will be no direct link at first floor level to the existing care home facilities and circulation, and furthermore will provide easy escape in case of emergency.

Sanitary Facilities

The existing Home has 22 single bedrooms, 4 shared bedrooms and only 6 of these have en-suite WC facilities. In addition the home provides Bathrooms and fully assisted Bathrooms in accordance with CQC standards.

The proposed extension to the home will provide 22 new single bedrooms, all of which have their own WC and washbasin. In addition there is the provision of 2 assisted bathrooms.

Kitchen Facilities

As per the previously permitted scheme it is proposed that the existing kitchen will be extended to meet the demands of the enlarged care home. As you will see from the submitted plans the proposed kitchen extension will again be extended by lengthening the existing kitchen by 17 sq. meters to the current 20.9 sq. meters existing kitchen area, for a total new kitchen area of 37.9 sq. meters. This will result to an 81% kitchen area increase which surpasses the kitchen space requirements for the magnitude of the extension.

Parking

The proposed extension represents a reduction in bedroom spaces to the previously approved scheme. The current home has 7 parking spaces on the forecourt to the front of the property and as per the previously permitted scheme it is proposed to increase the number of parking spaces to 13. Therefore, the overall parking strategy is better than the previously permitted scheme and will not require an additional transport statement.

The provision for two number cycle spaces will also satisfy Hampshire Parking Standards and can easily be provided on the site in a secure location.

Conclusion

There is a social and economic need for larger care homes which is recognised by the amount of smaller nurseries closing over recent years.

The need for new and larger care homes is becoming increased over the past years, and along with it, the need for elderly people to ensure a better quality of life. This social and economic phenomenon is recognised globally by the increase of life expectancy, the growing amount of elderly people living in care homes and the requirements of new buildings that offer a better standard of living.

Taking into consideration the advice already received from Havant Borough Council Planning Department, and the client's requirement for the existing care home to remain fully functional during the construction process, PWP Architects has re-designed a proposal that respects and understands these points.

The design of the proposed extension has been carefully considered in relation to its surroundings and offers a proposal that has less overall impact upon the street scene than the previously approved scheme, whilst maintaining its distance to the existing boundaries and neighbours. The proposal seeks to use a conscious approach to energy and ecological conservation in the design of the build environment, but most importantly it improves the well-being of its residents as function follows form.

Site Images



Fig. 5: View from Stakes Hill Road. (Google Streetview)



Fig 6: View from Shaftesbury Avenue. (Google Streetview)