

DESIGN AND ACCESS STATEMENT

Orchard House Emsworth / Retirement Living Development Proposal

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1. Introduction – McCarthy & Stone



Introduction

This Design and Access Statement has been prepared by Re-Format Architects on behalf of McCarthy & Stone to accompany the Planning Application for the retirement living development of Orchard House, Emsworth. The proposal seeks approval for a single retirement home living block for a total of 25 two bedroom apartments.

This Design and Access Statement is to be read in conjunction with the submitted drawings, reports and further information. For relevant planning policies, please refer to the Planning Statement.

McCarthy & Stone

More than 45,000 buyers have chosen the McCarthy & Stone way of life. In addition to being Britain's leading private retirement provider, McCarthy & Stone has gained a reputation as one of the premier housebuilders in the UK. One of the most prestigious awards schemes of all is the Daily Express, British Housebuilders Awards, primarily because it is the only industry scheme that is voted for exclusively by customers. McCarthy & Stone has been outright winner or runner up for the last 5 years for the supreme accolade "Britain's Best Builder."

McCarthy & Stone has also been recognised as the premier builder in recent customer satisfaction surveys. Polls of homebuyers by the House Builders Federation and the National House Building Council revealed high levels of customer satisfaction amongst residents, placing McCarthy & Stone top of Britain's larger housebuilders.

McCarthy & Stone has also won 11 Daily Mail Green Leaf Housing awards for environmentally friendly design and integration into the surrounding landscape for schemes across the UK.

McCarthy & Stone WIN 5 Star HBF 2015

For the tenth year running, McCarthy & Stone has been recognised with a 5 Star Award from their customers through independent customer satisfaction surveys undertaken by the Home Builders Federation (HBF).



1. Introduction – Client’s Brief, Social & Economic Context



The Purpose of this Document

This Design and Access Statement supports the full planning application submitted on behalf of McCarthy &Stone Retirement Lifestyles Limited.

Client’s Brief

Re-Format was requested to assess site suitability for a Retirement Living development, on the Western Avenue site in Emsworth, having regard to its context. The proposed building is to be a ‘Retirement Living’ facility with 25 apartments for elderly people along with associated accommodation.

The proposal is designed to respond to the specific site conditions - physical context, surrounding character, constraints and opportunities and to respect and enhance the privacy and amenity of neighbouring properties.

The proposals have been developed in accordance with government policy and design guidance, having due consideration to relevant local planning policies and design guides, and subject to the applicant’s specific brief for the provision of age-exclusive apartments using their Retirement Living concept. This model has been developed to offer an aspirational and needs-based choice for home-owners over the age of 60, significantly increasing the housing choice available for local people wishing to down size.

This type of development offers an attractive housing alternative for homeowners who might have previously considered moving to a more traditional type of care home scheme. Not only can this particular model of two bedroom accommodation achieve high levels of comfort, care, security and independent living for its owners, but it can also help release existing under -occupied local family-sized housing stock.

It is anticipated that the majority of home-owners in age-exclusive accommodation will originate from the local area, choosing to remain part of their community and enjoy peace of mind.

Social & Economic Context

McCarthy & Stone commissioned the Institute of Public Care at Oxford Brookes University to update and develop the work of Roger Tyms and Partners in their 2003 report - ‘A Better Life: Private Sheltered Housing and Independent Living for Older People’ - with a local area economic impact assessment of Retirement Living and Assisted Living Extra Care developments across England, Wales and Scotland. This project aimed to provide independent, objective and robust evidence about the extent to which there is a case for Retirement Living and Assisted Living Extra Care schemes in terms of the local economic and wider social impact of these schemes.

Overall, this analysis indicates that specialist housing for older people brings substantial benefits to local established economies, while increasing the range of housing choices for older people. For the wider community, such schemes can play a contributory role to attract investment, provide employment and social capital, environmental improvements, and free up family housing which can contribute to the health of local housing markets. They provide a valuable means to increase the available housing stock, using sites more effectively through their higher densities.

Specialist housing for older people has a key role to play in an integrated health and social care system, where the system prioritises preventative care and speeds recovery to independence. A White Paper published in July 2012 – ‘Caring for our future: reforming care and support’ – makes the case for the particular need to provide more housing for older people who wish to remain as home owners.

There is wide recognition of the beneficial role of specialist housing for older people; for many people there was a substantial improvement in health, a diminution in the volume of care and support required, and a greater sense of security and well-being, in part resulting from the removal of responsibility for maintaining an entire property.

Close proximity to the bus route allows easy access to Havant and Emsworth town centres.

1. Introduction – McCarthy & Stone Schemes



1. Introduction – Executive Summary

Design approach

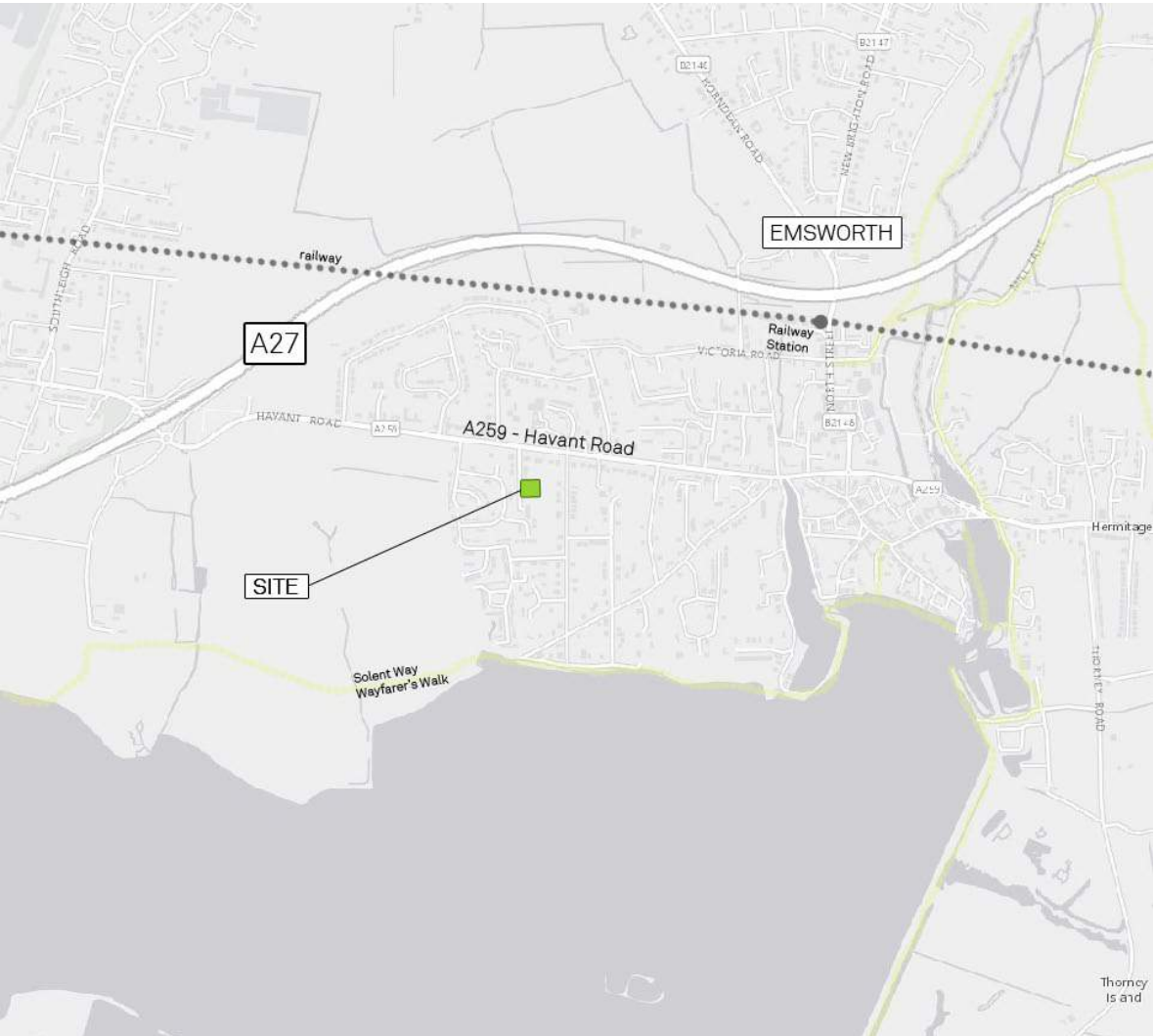
At the commencement of the project Re-Format instigated a detailed analysis of the site, carefully researching the context, architecture and character of the local area to ensure a sensitive design, that is in keeping with Emsworth and respects its immediate surroundings.

The layout and design of our proposal has, where practical, sought to retain the existing mature trees and planting, particularly on the boundaries. We have also been conscious that, while the site is virtually hidden from view from Havant Road, we wanted to design a building that had minimal impact on the neighbouring properties and the wider context. We have therefore proposed a ‘low profile’ flat roofed, contemporary design (rather than introducing a dominant, pitched roof) that is well proportioned and utilises high-quality durable materials, such as a pale multi- coloured brick rather than render.

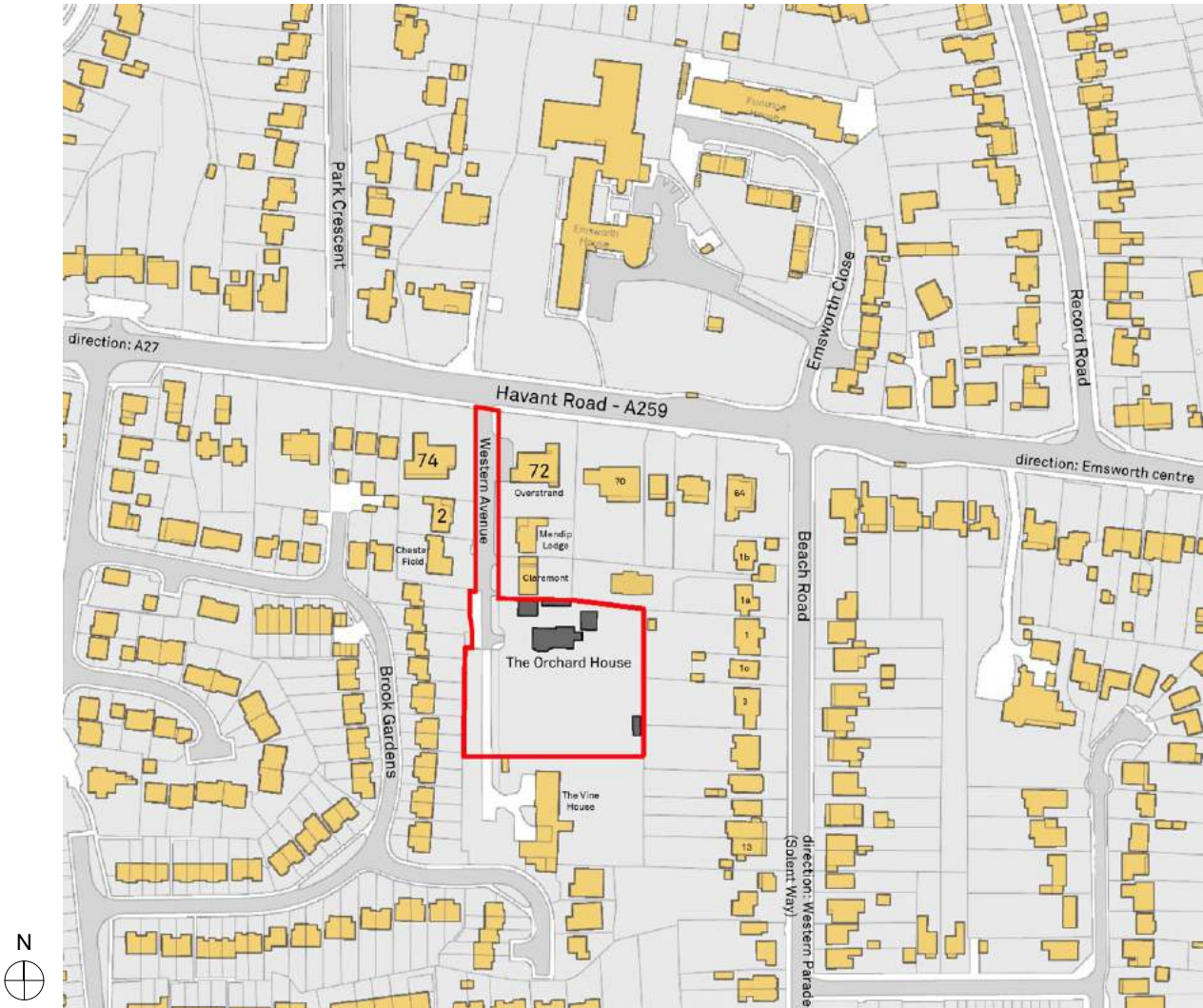
The proposals include:

- The demolition of a single existing property with little architectural merit and the construction of 25 two-bedroom Retirement Living apartments, providing much needed housing for the elderly in a central sustainable location.
- Two primary floors of accommodation, with 4 penthouse apartments set back on the second floor at the front of the building to respect its context among neighbouring properties.
- Tailored communal facilities, including a homeowners’ lounge, guest suite and generous communal gardens.
- 28 car parking spaces carefully integrated into the site and set within attractive landscaping
- Extensive cycle and mobility scooter storage with charging points conveniently located within the building.
- The construction of a new ‘turning head’ to facilitate the safe manoeuvring of vehicles, thus negating the need for reversing and thereby improving the safety on Western Avenue.
- A large internal refuse and recycling store, convenient for residents, and avoiding the requirement for additional outbuildings.
- The retention of the majority of site’s existing mature trees and hedging, for the benefit of new and existing homeowners and neighbouring properties.
- New landscaping and boundary treatments, including attractive communal gardens and terraces for homeowners.
- An elegant modern design, the embraces the best aspects of contemporary architectural design and incorporates high-quality long lasting building materials.
- The careful and sensitive design of windows and balconies to maintain the amenity of neighbouring properties and to prevent intrusive overlooking.
- A sustainable Urban Drainage scheme, incorporating permeable paving, designed in consultation with the local water authority.

2. The Existing Site



Site location - wider context



Site location plan

Wider Context

Emsworth is a small town in Hampshire on the south coast of England, near the border of West Sussex. It lies at the north end of an arm of Chichester Harbour, a large and shallow inlet from the English Channel. Emsworth has a population of approximately 10,000.

Emsworth is positioned between Portsmouth to the east and Chichester to the west. The site is located to the south of Havant Road (A259) which runs from Havant to Chichester. The A27 road is approximately seven hundred meters to the north of the site with the nearest junction being about one kilometer to the west.

To the north is the South Downs National Park and to the south Hayling Island and the Chichester Harbour Area of Outstanding Natural Beauty.

Emsworth has an old town centre core dating back to Saxon times (with a variety of listed buildings). It is a hub for water activities with an Emsworth Yacht Club and Sailing Club flanking the old centre.

There are interesting modern architectural accents, such as 6 Avocet Quay holiday lets and Emsworth Baptist Church.

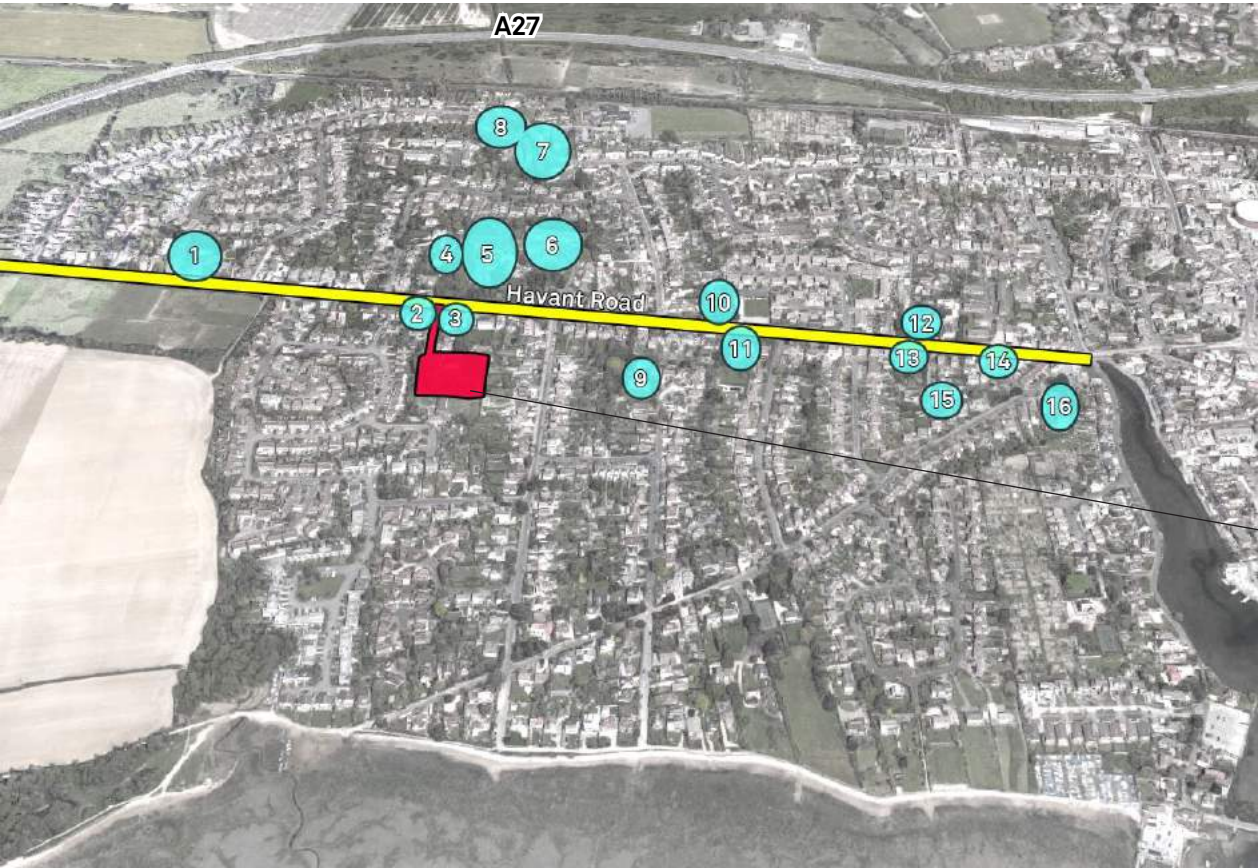
In the last century the lands to the west from the town centre were largely expanded with a wide variety of residential developments.

As visible on the storey heights analysis map and the aerial view of the wider context on page 9, it can be noted that these range from detached and semi-detached houses to buildings with a bigger footprint and scale, such as Springfield Nursing Home, Emsworth House Nursing Home and the 3 storey housing development nearby.

2. The Existing Site



Emsworth - aerial diagram



Havant Road (West Emsworth) - aerial diagram showing buildings with large footprint/massing

Site location

Site location

Wider Context

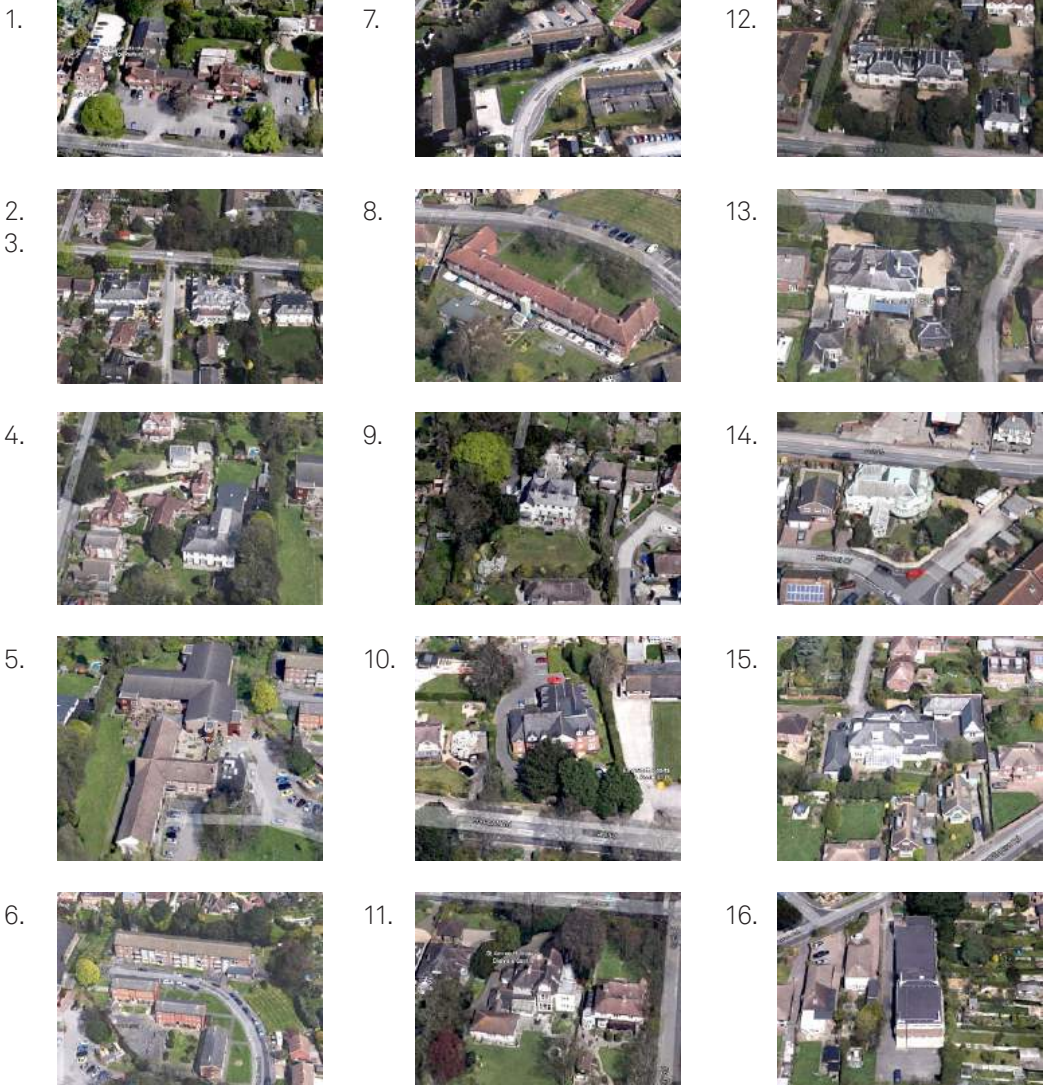
An analysis of the urban context of Emsworth indicates that it can be classified as two contrasting zones. First, the dense historical 'town centre'; and the second, more sub-urban residential area to the west (see adjacent aerial diagram).

This 'western area' has developed around the main 'arterial road', which ran along the south coast prior to the construction of the A27.

The neighbourhood around Western Avenue is characterised by relatively dense housing addressing the major and minor roads. However, in addition to this, there is a substantial number of very large properties set back and out of view from the public roads refer to the adjacent diagram showing buildings with large footprints and massing).

Key of relevant buildings:

1. The Brookfield Hotel & Hermitage Restaurant
2. 74 Havant Road (Springfield Nursing Home)
3. 72 Havant Rd
4. 67 Havant Rd
5. Emsworth House Nursing Home
6. 3 storey residential blocks (Emsworth Close)
7. 3 storey residential blocks (Victoria Rd)
8. Jubilee House
9. 52 Havant Rd
10. Convent Court (47 Havant Rd)
11. 34 Havant Rd
12. Forbury Coach House
13. 16 Havant Rd
14. 6 Havant Rd
15. Lane End House
16. 2 Warblington Road (Tel Ex)



2. The Existing Site



Wider context - aerial view of western Emsworth



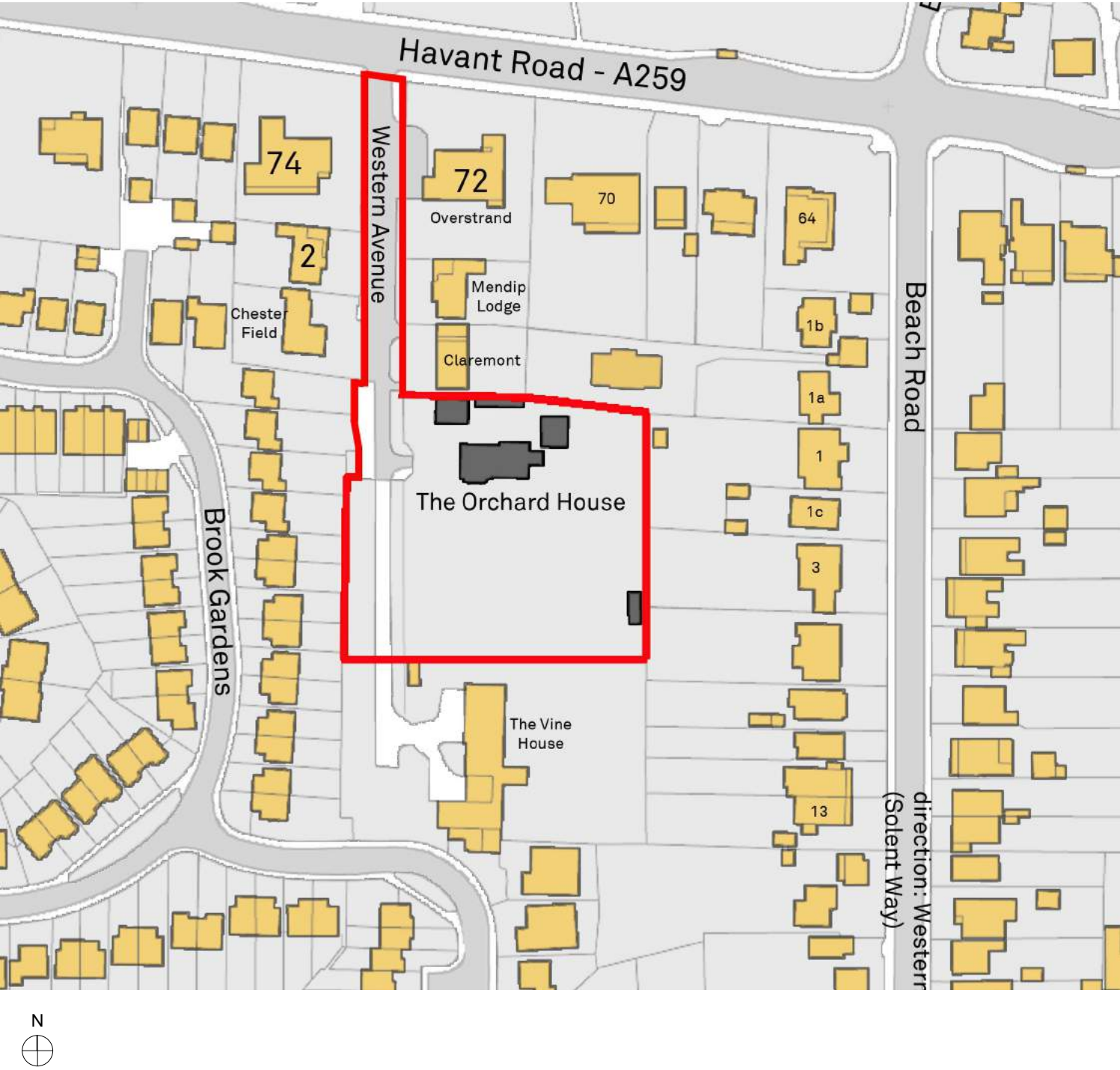
Site analysis - building heights

Wider Context

The aerial view shows the residential character of western Emsworth.

Schematic diagram illustrates the variety of building footprints and storey heights.

2. The Existing Site



Site location - local context

Local Context

The site (approximately 0.58 hectare or 1.433 acres) is located on Western Avenue which is approximately one kilometer west from the centre of Emsworth.

The proposed development site is at present occupied by a large residential property with a series of outbuildings.

The immediate context to the site is mainly 2 storey dwellings set within plots with mature planting. There are also some 1.5 storey and 2.5 storey dwellings. Additionally there are some single storey garages and outbuildings on the plots.

To the north on the Havant Road are larger and taller structures which have been extended and converted into nursing homes. Directly across from these to the north is a cluster of large buildings including three storey apartment buildings and the substantial Emsworth Nursing Home.

Western Avenue is a private road that runs north to south and serves two large nursing homes and six detached dwellings, including one presently on the application site.

The site appears virtually flat, although there is a very gradual slope from the north west down to the south east.

2. The Existing Site

72 & 74 Havant Road –
Western Avenue between



70 Havant Road



Beach Road



Beach Road
view between 1a & 1b Beach Road



Brook Gardens

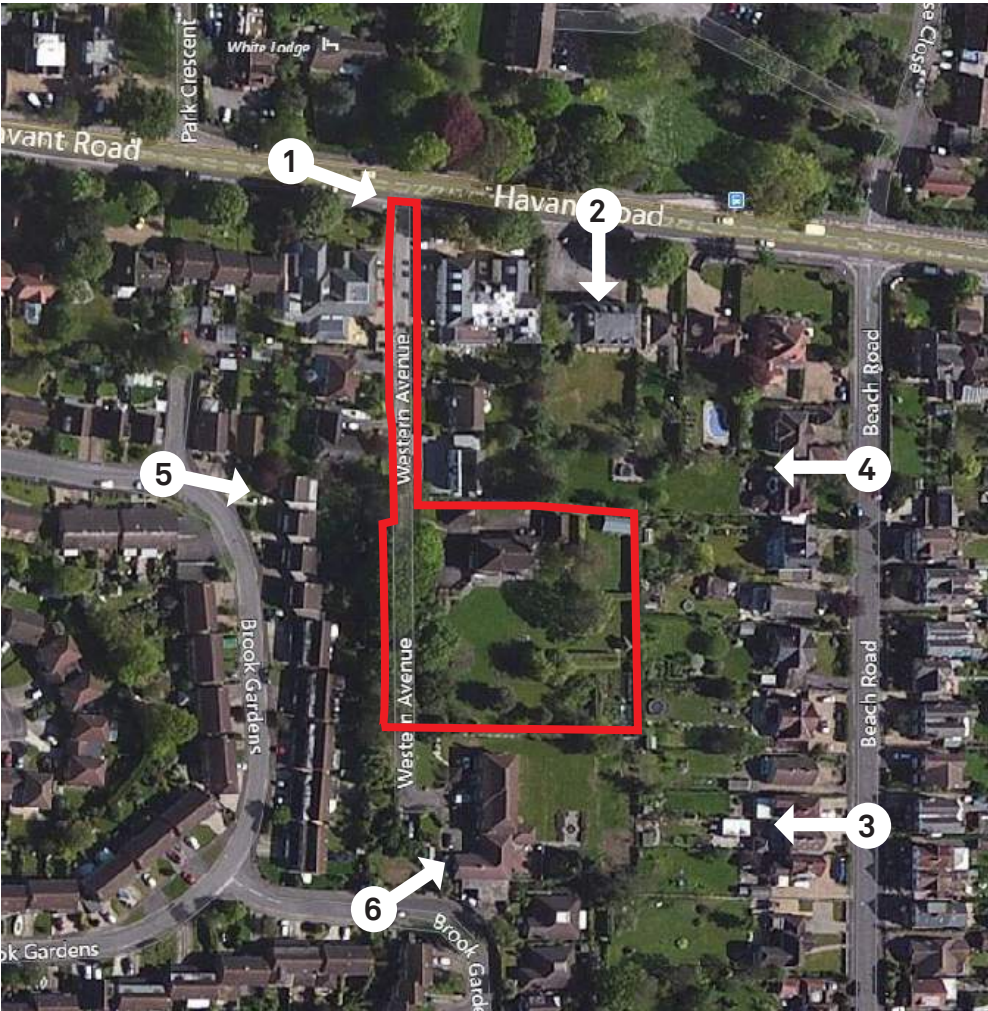


Vine House



Local Area Context

Photographs show the variety of heights, styles, ages, materials and details.



2. The Existing Site



Local Context - Site Access



2. The Existing Site



Site Photographs



3. Design Development



Constraints & Opportunities

The adjacent schematic diagram illustrates the opportunities and constraints of the proposed development site, which are referred below:

Street Character

Generally the site for the proposed development is screened from the public domain with access via a private driveway. The site presents opportunities to retain the established notional 'build line' with the existing dwellings on the site by setting the development back from the private driveway frontage. The typical character of the buildings along Western Avenue is a mix of large and medium sized detached properties set within mature landscaped plots, some extended to form nursing homes. There is an opportunity to replicate this street character within the design of the apartments, by maintaining the building set back and utilising the verdant landscaping with gaps to the boundaries.

Site Topography

Although the site appears virtually flat there is a very gradual slope of approximately one metre from the north west down to the south east (+9.11 to +8.15 OS GPS Datum) over approximately 92 metres.

Access

Western Avenue runs along and through the western edge of the site. It continues to the southern boundary and permits a legal 'right of way' to Vine House. All vehicular access is from Western Avenue with a 'turning head' at the north east of the site.

Landscaping

The site is at present occupied by one large dwelling with a series of outbuildings set in a garden. A number of mature trees and substantial boundary planting screens the site from adjoining properties. This existing tree and vegetation screening can be reinforced with additional planting, particularly in less dense areas, to further enhance the landscaping of the site and the privacy of the adjoining properties.

All trees on site were recently given a blanket of 'Tree Preservation Order'.

Overlooking

The properties to the west have relatively short gardens. A line of mature trees and hedges on their eastern boundaries helps to keep privacy. To the east, houses on Beach Road have significantly longer gardens. Claremont and the new house on the back of the land of 1A Beach Rd have small gardens, it is important for the scheme not to obstruct these. The Vine House to the south has a large garden and a blank flank wall. The intention of the scheme is to position the building and arrange windows and balconies to avoid overlooking.



KEY

- Site boundary
- Vehicular + pedestrian approach
- Existing Access Road
- Notional building line
- Existing Neighbouring Buildings
- Existing Buildings on site
- Tress of high & moderate quality (refer to drawing 9243/01)
- Trees of low quality (refer to drawing 9243/01)
- Trees of noted merit (refer to Pre-Application response ref.: GEN/16/00958)
- Hedges

Relationship to existing neighbour plots:

- Neighbour plots with long gardens
- Close proximity - 'terraced' character
- Neighbour plots with short gardens

3. Design Development



Initial Massing

Emsworth has a mix of building scales, ranging from single storey bungalows to large three storey apartment blocks. There are also varying architectural styles, including traditional two storey houses with clay or slate tiled pitched roofs, chalet style bungalows and more contemporary style developments.

To minimise the impact of any new development, the design team set itself the parameter that any new structure would be lower than the ridge of the house that currently occupies the site.

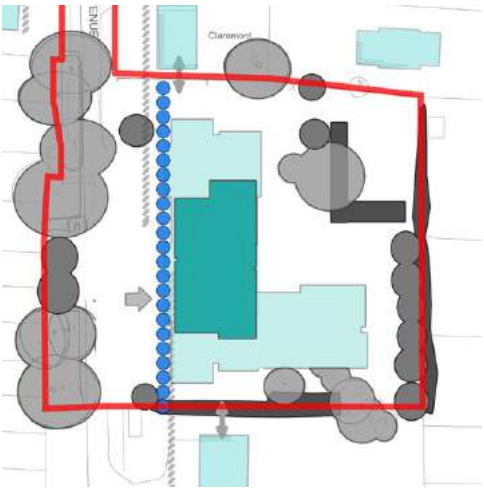
In addition any balconies and windows would be set well back from the boundaries to avoid any over looking of adjoining properties. To further reduce the overall impact of the scheme it was decided that the majority of the building would be two storey with an 'inset' floor positioned only at the front of the site.

Initially two distinct options were developed:
- option 1 - an 'L' shaped plan,
- option 2 - a 'T' shaped plan.

Both options were discussed with neighbours and interested parties at early consultation meetings.



KEY	
	Site boundary
	Vehicular + pedestrian approach
	Existing Access Road
	Existing building line
	Notional building line
	Existing neighbouring buildings
	Proposed building
	Existing trees
	New trees
	Hedges
	Close proximity - no overlooking (no windows)
	Opaque windows to avoid overlooking



Option 1 - 'L' shape

3. Design Development

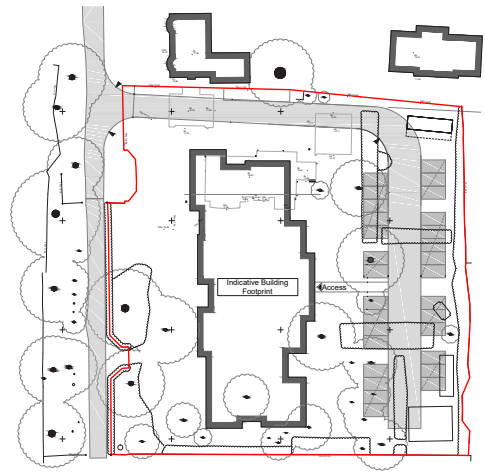


Diagram 01 -
Initial proposal with 30 apartments

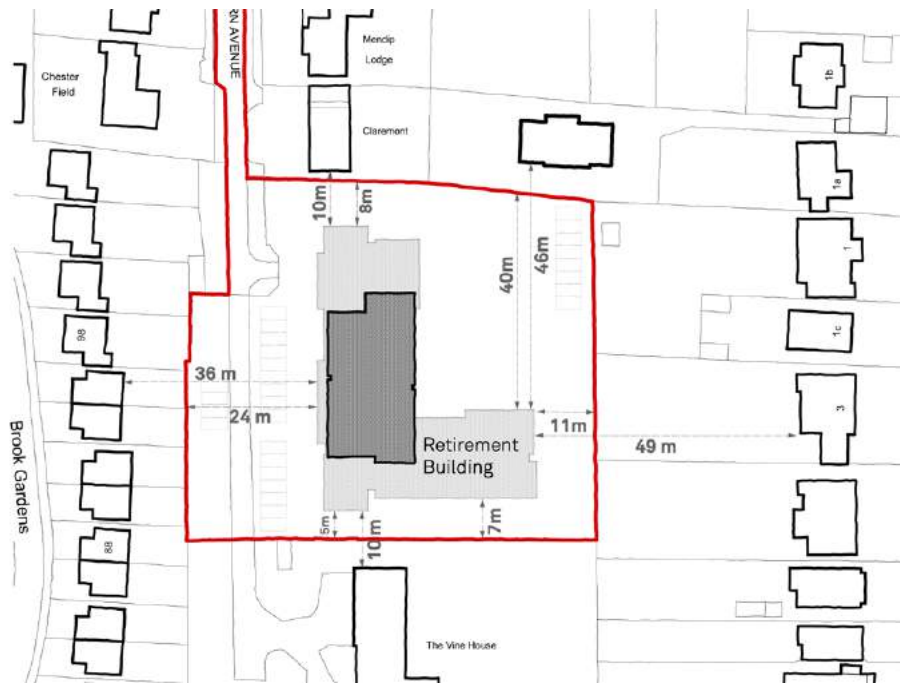


Diagram 02 -
revised proposal with 25 apartments - L-shape

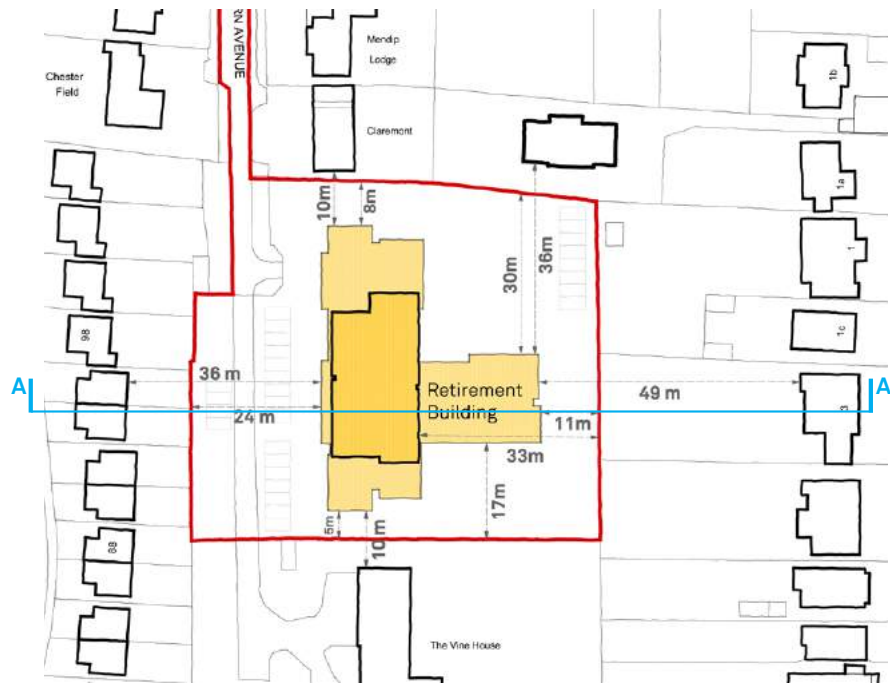


Diagram 03 -
revised proposal with 25 apartments - T-shape

Pre-Application advice

The initial scheme was submitted for Pre-Application comments.

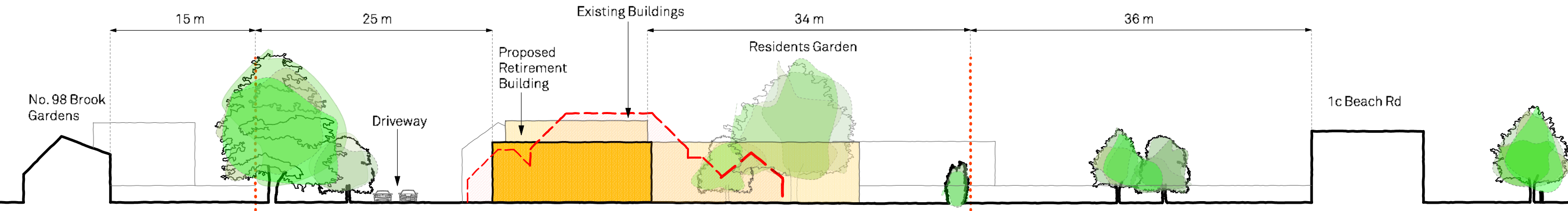
The adjacent diagrams show the way in which we responded to the issues raised in the response.

The number of units was reduced from 30 to 25. The massing is also revised to match the surrounding properties.

Car parking spaces are now moved from the eastern boundary and split evenly to not affect the comfort of adjoining gardens.

The turning head is proposed, which is beneficial to all residents on Western Avenue.

The final T-shape option is moved from the southern boundary. This improves the amenity space for the residents of the retirement building and avoids the possible overlooking of the Vine House garden.



Schematic section A-A (T-shape)

3. Design Development



Public Consultation

McCarthy & Stone consulted with the local community the proposed redevelopment of The Orchard House, Western Avenue, Emsworth.

Pre-application consultation offered early one-to-one meetings with neighbouring parties, local stakeholders and elected representative, to enable key stakeholders to view the proposals prior to them being displayed to the wider community. Early consultation also included door-knocking which gave neighbouring residents a further opportunity to view McCarthy & Stone's initial proposals, speak with members of the project team, and provide their feedback.

A public exhibition was held, to which almost 2,000 residential and commercial addresses were invited to attend. The public exhibition was further publicised by a press release which was issued to local media publications. On the day of the public exhibition, 56 people signed the visitors' book. Feedback forms were available for attendees to record their views. A total of 31 feedback responses have been received throughout the consultation, in addition to verbal discussions with neighbouring residents, stakeholders and the local community.

Residents and stakeholders were given the opportunity to give their feedback regarding the proposals at all stages of the public consultation via a number of different channels. A freephone information line and dedicated website were made available throughout the course of the planning stages for interested parties to receive further information and provide their feedback to the project team.