

Planning Statement

For

**Single Storey Front Extension, Single Storey Rear
Extension and First Floor Side Extension**

At

**Blossom House
1-3 Beech Grove
Hayling Island
PO11 9DP**

On Behalf Of

Peartree Care Ltd,

By

Martin Critchley, Chartered Architect,

**The Old Brewery,
15E South Street,
Havant,
PO9 1BU**

June 2017

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1.0 Generally

1.1 This Planning Statement is in support of an application to Havant Borough Council for the creation a single storey front extension, single storey rear extension and first floor side extension at Blossom House, 1-3 Beech Grove, Hayling Island, PO11 9DP.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

1618	-	101	Location and Block Plans
		201	Existing Site Plan
		202A	Existing Ground Floor Plan
		203A	Existing First Floor Plan
		204	Existing Roof Plan
		302	Existing Elevations
		401B	Proposed Site Plan
		402C	Proposed Ground Floor Plan
		403D	Proposed First Floor Plan
		404C	Proposed Roof Plan
		501B	Proposed Elevations

1.4 Blossom House is a Residential Care Home (Class C2) that provides 24 hour care for its residents. The aim of Pear Tree Care Ltd. is to continually strive for improvement, provide the best care possible in the most appropriate up to-date surroundings, and ensure a respectful and dignified lifestyle.

1.5 Blossom House had previously received planning approval for a two bedroom extension on the ground floor in December 2009. Unfortunately, due to economic conditions, it was not feasible to carry out these works in the given timescale.

2.0 The Need to Expand

2.1 As stated in 1.4 above, Pear Tree Care Ltd. aims to provide the best care possible. The DH (Department of Health) *Care Homes for Older People* Standards require routine maintenance and renewal of the fabric and decoration. The applicants are currently undergoing a re-decoration scheme of the interior, and it is their intention to obtain planning permission to expand and enhance the fabric of the building.

2.2 Planning Approval has previously been granted (APP/16/00656) for the creation of a blind dormer to accommodate a communal wheelchair accessible lift. It is the

applicants' intention to create wheelchair accessible bedrooms, toilet and shower facilities at first floor level.

- 2.3 The proposed works aim to ensure that all residents have en suite facilities, to include as a minimum a wc and hand-basin.
- 2.4 The proposed works aim to increase the number of wheelchair accessible toilets and washing and bathing facilities in order to meet the current standards of 1 assisted bath/shower per 8 residents.

3.0 Description of Site and Proposed Development

- 3.1 The total internal floor area will increase by 120m².
- 3.2 The proposals will result in an increase of 3 residents. In the applicants' continued striving for the best care possible; the proposals will convert 4 of the current 7 shared bedrooms to single rooms with private wet rooms. There will be a total of 30 bedrooms and 33 residents.
- 3.3 The proposals will not result in an increase of staff members.
- 3.4 All proposed bedrooms meet the minimum space standards of 12m² (excluding en suites).
- 3.5 The proposals allow for all communal areas and facilities within Blossom House to be wheelchair accessible.
- 3.6 The communal dining/lounge facilities will be unchanged and remain at 141m². The net increase of 3 residents at Blossom House will still meet the minimum standard of 4.1m² of communal space per resident.
- 3.7 The proposed additions are similar in style and appearance to the existing building.

4.0 Policy Considerations

- 4.1 *It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. (National Planning Policy Framework, P15)*
- 4.2 Pear Tree Care Ltd is one of the NHS Choices for care homes within Havant Borough Council:

Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about

relevant barriers to improving health and well-being. (National Planning Policy Framework, P41)

- 4.3 *Improving quality of care is at the heart of the Health and Social Care Act 2012. One key means to achieve this is to ensure care is integrated around the needs of patients.* (Health and Social Care Act)

5.0 Parking and Transport

- 5.1 The Department of Health does not specify parking requirements for residential care homes.
- 5.2 The parking analysis is based on Havant Borough Council's Parking Provision for Nursing and Rest Homes which is 1 space per 4 residents and 1 space per staff member.
- 5.3 The closest public transport link is Hayling School bus stop on Church Road, approximately 0.4 miles away. This bus stop provides transport around Hayling Island as well as Havant and Purbrook and runs from 05.30 to 22.42.
- 5.4 There is ample secure cycle storage on site, both long and short term.
- 5.5 There are 11 car parking spaces on site, with ample unrestricted on street parking on Beech Grove and Tournurbury Lane.
- 5.6 Allan McGregor of Pear Tree Care Ltd had undertaken a travel assessment for the staff members at Blossom House, which can be found in Appendix 1. A summary of the findings are as follows:
- Most staff members drive to work in the morning when 8 parking spaces are needed for staff members. This is the maximum amount of spaces used by staff at any one time.
 - There is currently no strain on the parking at Blossom House and it is assumed that an increase of 3 residents will not affect the parking; visitors are allowed 24/7 which allows for a more staggered arrival and sharing of parking spaces.

6.0 Sustainability

6.1 The following measures and proposals are made in the terms recommended in the BREEAM (Building Research Establishment, Environmental Assessment Method).

6.2 Management.

It is the applicant's intention to:

1. Recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.
2. Recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner.
3. Recognise and encourage construction to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
4. Recognise and encourage the guidance for the non technical building user so they can understand and operate the building efficiently.
5. Recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development.
6. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.
7. Recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.

6.3 Health and Wellbeing.

It is the applicant's intention to:

1. Give building users sufficient access to daylight.
2. Reduce the risk of health problems related to the flicker of fluorescent lighting.
3. Ensure lighting has been designed in line with best practice for visual performance and comfort.

4. Ensure occupants have easy and accessible control lighting within each relevant building area.
5. Recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned / mechanically ventilated buildings for the future conversion to a natural ventilation strategy.
6. Reduce the risk to health associated with poor indoor air quality.
7. Recognise and encourage a healthy internal environment through the specification of internal finishes and fittings with low emissions of volatile organic compounds. (VOC's).
8. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
9. Recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.
10. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.
11. Recognise and encourage the provision of external amenity space for building users.

6.4

Energy.

It is the applicant's intention to:

1. Recognise and encourage buildings that are designed to minimise CO² emissions associated with their operational energy consumption.
2. Recognise and encourage the specification of energy-efficient light fittings for external areas of the development.
3. Reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.
4. Recognise and encourage the specification of energy-efficient transportation systems.
5. Recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

6.5 Transport.

It is the applicant's intention to:

1. Encourage building users to cycle by ensuring adequate provision of cycle facilities.
2. Recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.
3. Recognise the consideration given to accommodating a range of travel options for the building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.
4. Encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.
5. Ensure that safety is maintained and disruption due to delivery vehicles minimised through well planned layout and access to the site.

6.6 Water.

It is the applicant's intention to:

1. Minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
2. Ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.
3. Reduce the impact of major water leaks that may otherwise go undetected.
4. Reduce the risk of minor leaks in toilet facilities.
5. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.
6. Reduce the consumption of potable water for ornamental planting and landscape irrigation.

6.7 Materials.

It is the applicant's intention to:

1. Recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.
2. Recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.
3. Recognise and encourage the in-situ re-use of existing building facades.
4. Recognise and encourage the re-use of existing structures that previously occupied the site.
5. Recognise and encourage the specification of responsibly sourced materials for key building elements.
6. Recognise and encourage the use of thermal insulation which has a low embodied environmental performance relative to its thermal properties and has been responsibly sourced.
7. Recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

6.8

Waste.

It is the applicant's intention to:

1. Promote resource efficiency via the effective and appropriate management of construction site waste.
2. Recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.
3. Recognise the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that such waste is diverted from landfill or incineration.
4. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.
5. Encourage the provision of facilities that help facilitate the reduction in volume of compostable organic waste going directly to landfill during the building's operation.

6.9

Land Use and Ecology.

It is the applicant's intention to:

1. Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building.
2. Encourage positive action to use contaminated land that otherwise would not have been remediated and developed.
3. Encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.
4. Minimise the impact of a building development on existing site ecology.
5. Recognise and encourage actions taken to maintain and enhance the ecological value of the site as a result of development.
6. Minimise the long term impact of the development on the site's, and surrounding area's biodiversity.

6.10 **Pollution.**

It is the applicant's intention to:

1. Reduce the contribution to climate change from refrigerants with a high global warming potential.
2. Reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.
3. Reduce the contribution to climate change from refrigerants with a high global warming potential.
4. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
5. Reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.
6. Ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

7. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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7.0 Appendix 1: Travel Assessment

Blossom House Staff Travel Spreadsheet							
Staff Name	Shifts	Walk	Cycle	Taxi	Drives	Public Transport	Dropped Off
Sharon Allen	7 am - 2 pm				X		
Laura Beale	8 am - 8 pm				X		
Lucy Beeney	8 am - 2 pm				X		
Becky Challoner	8 am - 8 pm					X	
Ann Coogan	8 pm - 8 am				X		
David Cox	8 pm - 8 am				X		
Tammy Durrant	9 am - 5 pm				X		
Donna East	2 pm - 8 pm				X		
Ashleigh Fountain	8 am - 8 pm						X
Jackie Fletcher	various mornings/ afternoons	X					
Trish Funnell	various mornings/ afternoons				X		
Ian Garty	various mornings/ afternoons		X				
Hayley Glennie	8 am - 8 pm				X		
Lucy Goodchild	various mornings/ afternoons						X
Mason Harness	8 pm - 8 am	X					
Penny Harness	8 am - 8 pm	X					
Emma Harris	1 pm - 5 pm				X		X
Michelle Hartfield	various mornings/ afternoons						X
Polly Hyder	8 pm - 8 am				X		
Kim Johnston	8 am - 4 pm				X		
Margaret Law	8 am - 8 pm						X
Sandra Mead	8 am - 8 pm	X					
Julie Othen	8 pm - 8 am				X		
Diane Ricketts	afternoons/ evenings				X		
Suzan Snarey	8 pm - 8 am				X		
Becky Symes	various mornings/ afternoons				X		
Pauline Tibble	various till 8 pm				X		
Charlotte White	4 pm - 8 pm				X		
Emma Wilson	9 am - 3 pm	X					
Paige Winwood	8 am - 8 pm	X					
MAXIMUM DRIVERS - MORNINGS - 8 PEOPLE							
MAXIMUM DRIVERS - AFTERNOONS/ EVENINGS - 5-13 PEOPLE							
MAXIMUM DRIVERS - NIGHTS - 2-3 PEOPLE							