BUILDING DESIGN STUDIO

BESPOKE ARCHITECTURE

# Design and Access Statement

## White Lodge Residential Care Home

**67 Havant Road, Emsworth, Portsmouth**

**June 2022**

BUILDING DESIGN STUDIO
BESPOKE ARCHITECTURE

## Contents


1.0 Introduction
- 1.1 Site & Context
- 1.2 Existing Site Photographs
- 1.3 Flood Risk Map
- 1.4 Local Listed Buildings Map
- 1.5 Local Plan Map
- 1.6 Justification
- 1.7 Need for Care

2.0 Havant Borough Council Planning
- 2.1 Havant Borough Relevant Polices
- 2.2 Planning History

3.0 Design
- 3.1 Use
- 3.2 Amount
- 3.3 Layout
- 3.4 Scale
- 3.5 Aesthetic Appearance
- 3.6 Landscape Concept
- 3.7 Proposed Materials

4.0 Access

5.0 Sustainability

6.0 Conclusion

# 1.0 Introduction

The report is generally structured as per the CABE guidelines as set out in "Design and Access Statements: How to write, read and use them".

The proposed site is located on a parcel of land to the north of Havant Road, Emsworth. The existing site currently accommodates a fully operational residential care home.

The building as it currently stands is in need of modernisation. Its outdated facilities do not meet the current CQC requirements for internal space and as such the client seeks to carry out a number of internal and external improvements which will bring the care home up to standard, whilst significantly improving the quality of life for the residents.

Aerial View Showing Site In Local Context

# 1.0 Introduction

## 1.1 Site & Context

The site is located in a predominantly residential area. The building itself occupies a parcel of land concealed from public highways by surrounding homes. The site is accessed from Havant Road to the south via a tree-lined driveway which runs along the side of number 67 Havant Road. Number 67 is screened from the site by mature trees on the southern site boundary.

To the north of the site are the rear elevations and gardens of large detached properties on Park Crescent. These are set some distance away and screened from the site by mature tree planting to the site boundary.

To the east of the site sits Emsworth House, a large residential care home. The building comprises two main buildings, both of which are two-storey, and substantially larger than White Lodge. The northernmost building is the most recent addition to the care home, and has a large wing and full height gable end facing the rear of the White Lodge site. This end elevation however only accommodates 4no. Small windows and as such overlooking is not considered an issue.

To the west, the site is faced by the rear of the private dwellings situated along Park Crescent road. The pattern of development in this area comprises a mixture of heights, sizes and architectural styles. The dwellings set closest to the site boundary are oriented facing away from the site, with large private gardens and outdoor amenity spaces to the west.

Aerial View Showing Site In Local Context

# 1.0 Introduction

## 1.2 Existing Site Photographs

Main Building Frontage (looking NE)

Main Building Frontage (looking N)

Main Building Frontage along right flank

Eastern Flank

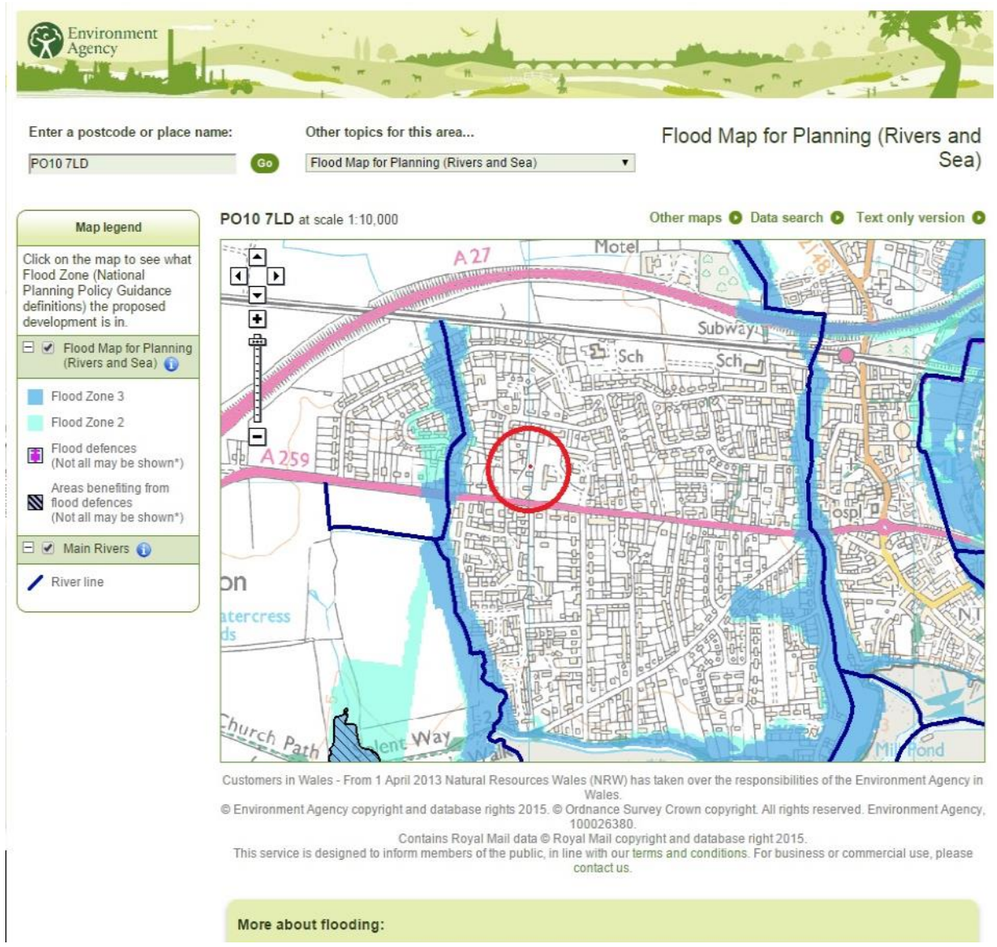
View from Rear garden

Rear Elevation & adjacent property

# 1.0 Introduction

## 1.3 Flood Risk Map

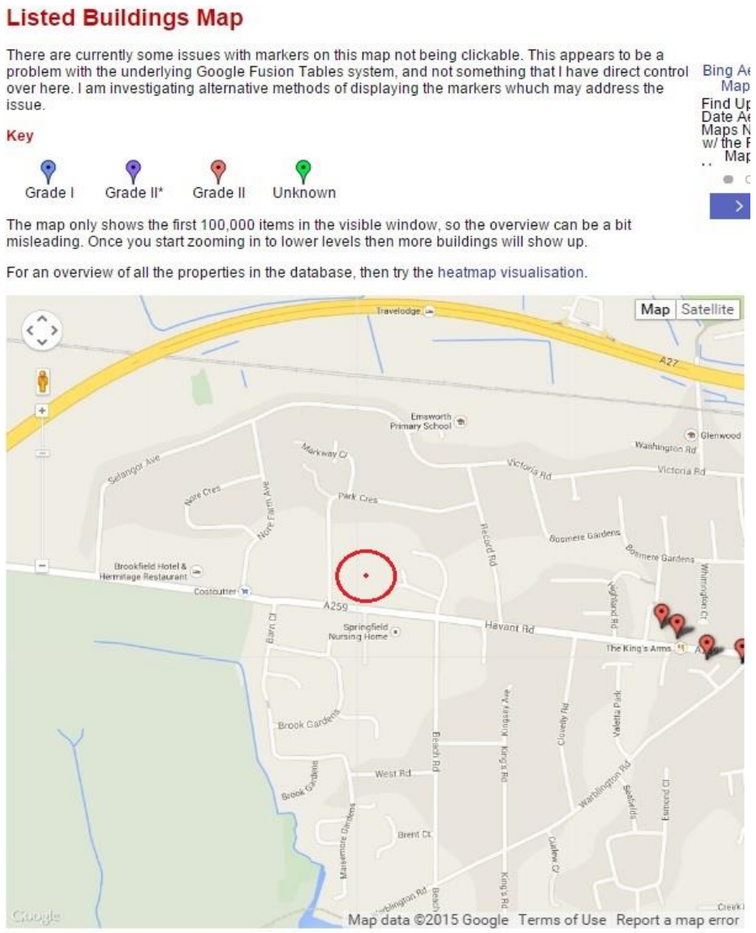
The application site is situated outside of a flood risk area which can be seen from the Environment Agency's Flood Risk Map below. The site therefore has a very low risk of flooding.




Environment agency's Floor Risk Map with site highlighted in red

## 1.4 Local Listed Buildings

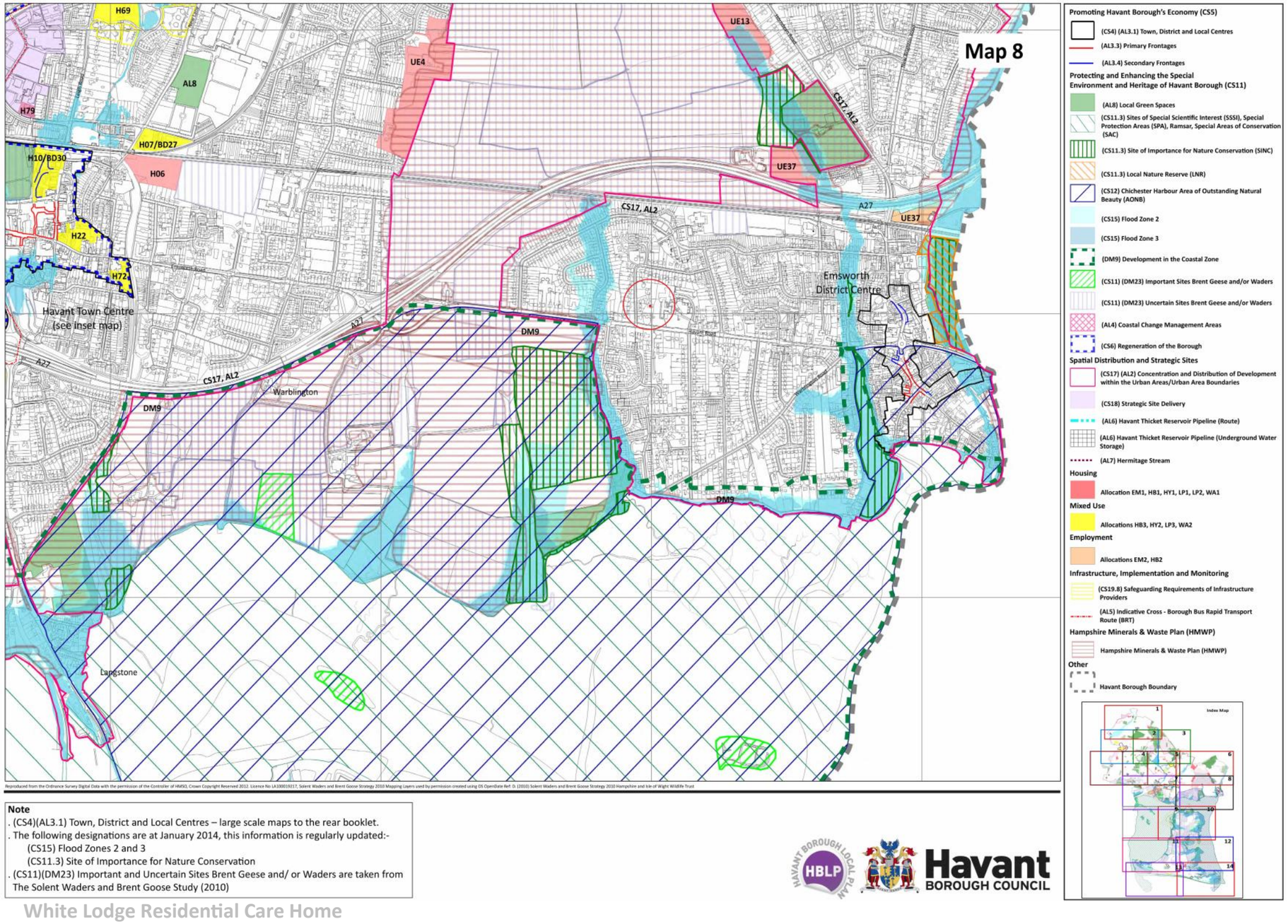
The application site is not a listed building as can be seen on map below. The closest Listed Buildings are shown below and the unique characteristics they offer the local area has been considered but as indicated the local Listed Buildings do not have a direct influence on the proposals.




Local Listed Building Map with site highlighted in red

# 1.0 Introduction

## 1.5 Local Plan Map with site highlighted in red




Reproduced from the Ordnance Survey Digital Data with the permission of the Controller of HMSO, Crown Copyright Reserved 2012. Licence No LA100019217, Solent Waders and Brent Goose Strategy 2010 Mapping Layers used by permission created using DS OpenDate Ref: D. (2010) Solent Waders and Brent Goose Strategy 2010 Hampshire and Isle of Wight Wildlife Trust

**Note**

. (CS4)(AL3.1) Town, District and Local Centres – large scale maps to the rear booklet.
. The following designations are at January 2014, this information is regularly updated:-
(CS15) Flood Zones 2 and 3
(CS11.3) Site of Importance for Nature Conservation
. (CS11)(DM23) Important and Uncertain Sites Brent Geese and/ or Waders are taken from The Solent Waders and Brent Goose Study (2010)

HAVANT BOROUGH LOCAL PLAN HBLP
Havant BOROUGH COUNCIL

# 1.0 Introduction

## 1.6 Justification

This development is necessary to ensure the financial viability of the existing home as a result of the economic implications of the recently imposed Care Quality Commission (CQC) Essential Standards and associated legislation. It is generally accepted that the standard of accommodation for the elderly has risen disproportionately through recent years and this development necessitates the upgrade in accommodation, support and servicing to both comply with and exceed current standards in order to retain the homes registration and the established community that is currently enjoyed by its residents.

Current bedrooms are considerably smaller than the revised CQC requirements. In addition to this they do not have en-suite facilities and an under-provision of day space. The proposal seeks to address these aspects by internal re-planning and new extensions to provide existing rooms with new en-suite WC's and 6 new complaint rooms with en-suite wet rooms, new day spaces for residents, enlarged and modernised kitchen and dining areas and an improved office/reception area.

## 1.7 Need for Care

White Lodge Residential Care Home is highly regarded and provides a high standard of care for people suffering from dementia, and/or over 65 years requiring residential care. The home constantly receives enquiries for additional bed space. Through this application it is hoped that the quality of care that is currently provided can be enhanced through the improved facilities proposed. The proposed extension will provide fully compliant bedrooms with en-suite wet rooms, provide en-suite WC's to existing bedrooms, increased day spaces with access to designed-for-dementia sensory gardens, new sluice, new saloon, and increased dining and kitchen faculties.

# 2.0 Havant Borough Council Planning

## 2.1 Havant Borough Relevant Polices

CS1 Health and Wellbeing - Improves existing open spaces by incorporating high quality features, accessibility and appearance and where appropriate achieves a national standard.

*The new garden layout will promote wellbeing by being inclusive for the residents. A clear, flat, easy to see paths for walking and wheelchairs will be provided amongst a landscaped garden. Dead ends situations will be avoided to help dementia patients be able to walk unaided. Seating will be provided at intervals throughout. The garden is along a secure area and visible from both Lounge areas thus enticing residents out on sunny days.*

CS2 Employment - Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose. Government policy set out in PPS4: Planning for Sustainable Economic Growth states that economic development should achieve at least one of the following outcomes: provide jobs, generate wealth or produce an economic output

*While the site is fit for purpose is does not meet the latest CQC regulations in several areas. With the enhancement of the site it is hoped to not only improve the residents care and wellbeing but also generate more local jobs outside the tourism/leisure/retail/commercial sectors which in turn will increase the economic output for the area.*

CS7 Community Support and Inclusion - Provides services for older people and other vulnerable groups, including extra Care Facilities.
The special housing needs of older people are dealt with under separate policies in the Housing and development management chapters of the Core Strategy plan.
*Housing Provisions for older people in Hampshire* provides a study for older persons housing study. Mostly, it concludes there is a growing need for more care home due to the increasing aging population:
4.25 The increased demand for care services is expected to be met by more use of home care, more use of extra care housing and a more focussed use of care homes for people with dementia or severe nursing needs (with less use of care homes for care only places).

*It cannot be stressed enough that now is the time to provide more and better facilities before crisis points are reached and the wellbeing of the aging population is compromised.*

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 stated previously the garden space has been enhanced to meet the needs of all residents.*
2. A setting for the building is provided which is in keeping with the surrounding area.
*By providing a flat, green sedum roof along with a landscape surrounding garden the site will be in keeping with its surroundings.*
3. Sufficient space for servicing is provided.
*The new parking area and clearly identifiable reception area provides better access for all services – the new walkway to the reception is wide enough for an ambulance or delivery vehicles.*



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.
*Triple glazing will help reduce kitchen noises while the laundry facilities are located internally within the building.*
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.
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. Lifetime Homes and Extra Care Housing that will contribute to the provision of accommodation for the ageing population will be encouraged providing they comply with all other relevant policies.
*Lifetime Homes and Extra Care Housing provisions are accommodated within the extension to the existing facility.*

CS9 Housing - 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.

*We are providing spaces that exceed the recommended sizes for or the aging population whether they are still mobile, in a wheelchair, with dementia or needing full time assistance.*

CS16 High Quality Design - Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;

c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

*We feel our design has meet all this criteria.*

# 2.0 Havant Borough Council Relevant Planning Policy.

## 2.2 Planning History

Application Number: APP/12/00479
Decided
Registration Date: 04/05/2012
Location: White Lodge, 67 Havant Road, Emsworth, PO10 7LD
Statutory Class: Other minor development
Proposal: Extension of time limit for implementation of Planning Permission 08/53092/004 for extensions and alterations to existing residential care home.
Case Officer: Aaron Wright
Decision: Grant perm/consent/certify lawfulness
Appeal Received Date: This case has no appeals against it

Application Number: 08/53092/004
Appeal decided
Registration Date: 03/07/2008
Location: White Lodge, 67 Havant Road, Emsworth, PO10 7LD
Statutory Class: Other minor development
Proposal: Extensions and alterations to existing care home (Amended Application.)
Case Officer: Debbi Smith
Decision: Refuse perm/consent / refuse lawfulness
Appeal Received Date: 05/12/2008
Appeal Decision: Split

Application Number: 07/53092/003
Decided
Registration Date: 29/11/2007
Location: White Lodge, 67 Havant Road, Emsworth, PO10 7LD
Statutory Class: Other minor development
Proposal: Extensions and alterations to existing residential care home.
Case Officer: Debbi Smith
Decision: Application Withdrawn
Appeal Received Date: This case has no appeals against it

Application Number: 98/53092/002
Decided
Registration Date: 29/11/2007
Location: White Lodge, 67 Havant Road, Emsworth, PO10 7LD
Statutory Class: All Other Minor Developments
Proposal: Installation of swimming pool and pump room and summerhouse to rear of property.
Case Officer: Tamsin Atley
Decision: Grant perm/consent/certify lawfulness
Appeal Received Date: This case has no appeals against it

Application Number: APP/12/00479
Application Type: Extend Time Limit
Decided
Registration Date: 04/05/2012
Location: White Lodge, 67 Havant Road, Emsworth, PO10 7LD
Statutory Class: All Other Minor Developments
Proposal: Extension of time limit for implementation of Planning Permission 08/53092/004 for extensions and alterations to existing residential care home.
Case Officer: Aaron Wright
Decision: Grant perm/consent/certify lawfulness

Conditions or Reasons:
1)The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004
2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012
3) Any proposals relating to the installation of noise generating equipment (i.e. refrigeration units, air conditioning, extract ventilators etc) shall be submitted to the local planning authority and approved in writing prior to development commencing and thereafter installed as approved.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
4) No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the local planning authority shall not thereafter be altered without prior consent other than for routine maintenance.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012
5) The rooflights in the northern and western elevation of the second floor flat shall be 1.8m from finished floor level to the bottom of the cill.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
6) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
7) The development hereby permitted shall be carried out in accordance with the following approved plans subject to Planning Permission 08/53092/004:

Design and Access Statement
Block Plan - Drawing No.PL03A
Existing Floor Plans - Drawing No.EX01
Existing Elevations - Drawing No. EX02
Site Sections - Drawing No. PL05A
Roof Plan - Drawing No. PL04
Proposed Elevations - Drawing No. PL02E
Proposed Floorplans - PL01C
Reason: - To ensure provision of a satisfactory development

Appeal Received Date: This case has no appeals against it

# 3.0 Design

## 3.1 Use

The existing site currently accommodates a fully operational care home providing 25 single bedrooms over two floors. At present the Ground Floor has 15 bedrooms. We plan to upgrade the existing Ground Floor bedrooms to provide en-suite WC's to all bedrooms. We will add 12 new fully complaint bedrooms with en-suites wet rooms to the Ground Floor while removing 6 of the undersized rooms for a total of 21 Ground floor bedrooms enabling the Care Home to accommodate 31 residents in total. We will also increase the day spaces, including dining room, laundry facilities and kitchen areas to suit the increased resident count.

Externally, it is deemed important to provide usable garden space for all residents, provide a clear entrance and reception for visitors and ensure the new building fits within it's setting.

It is not intended to make any alterations to the First or Second Floors.

## 3.2 Amount

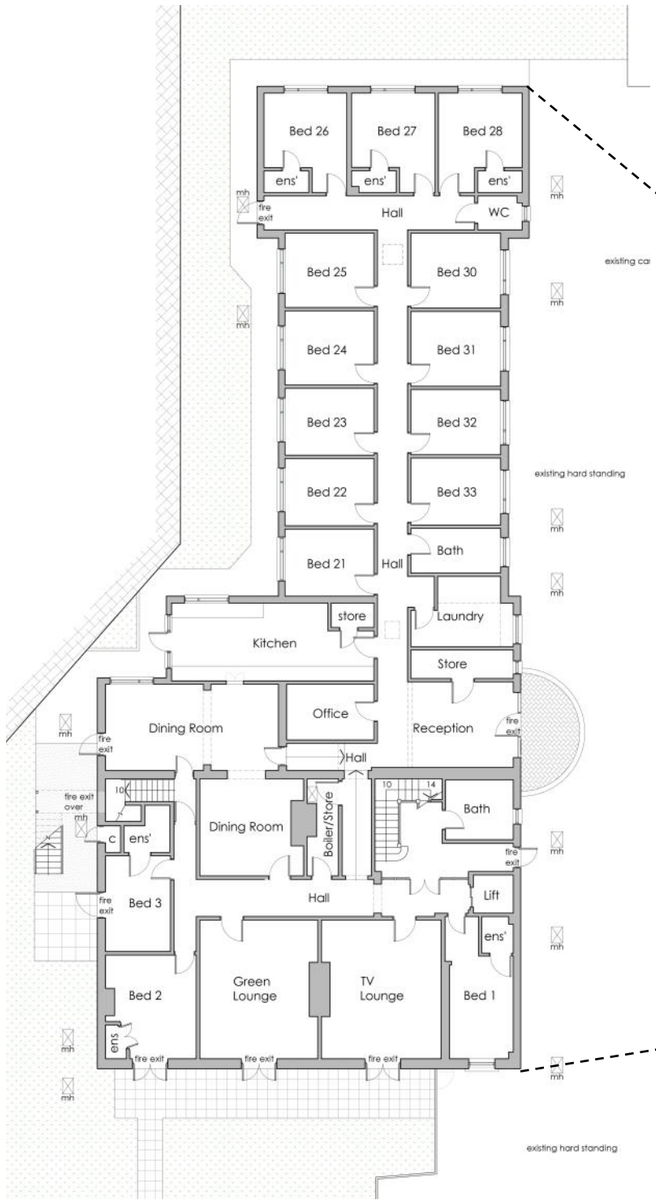
The proposal will increase the ground floor area by 418m²

Existing Areas

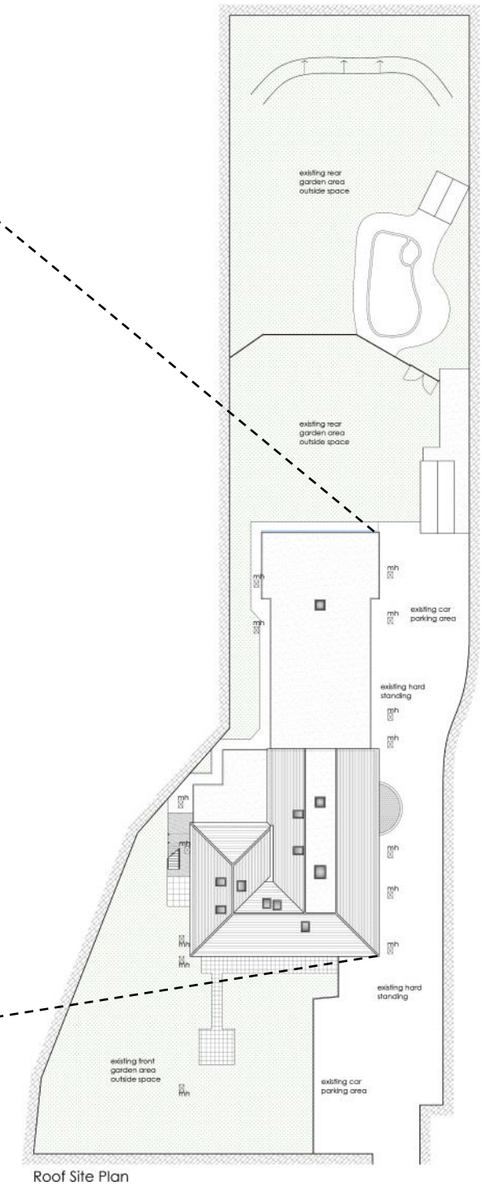
| | |
|---|---|
| Ground Floor GIFA: | 488m² |
| First Floor GIFA: | 254m² |
| Second Floor GIFA: | 137m² |
| Total GIFA: | 879m² |

Proposed Total Areas

| | |
|---|---|
| Ground Floor GIFA: | 906m² |
| First Floor GIFA: | 254m² |
| Second Floor GIFA: | 137m² |
| Total GIFA: | 1297m² |




Existing Ground Floor Plan




Existing Site Plan

# 3.0 Design

## 3.3 Layout

The approach to the proposed scheme seeks to address the current shortcomings in the building layout by extending to the rear of the existing building with a phased construction process.

The first phase will see the construction of the rear extension with the new complaint bedrooms with en-suite wet rooms, a new sluice and new lounge area.

The next phase will see the existing dining room converted into a modern enlarged kitchen with a well proportioned storage area. Once the kitchen is finished the "middle section" of the building construction phase will begin. This will see the smaller bedrooms being provided with new en-suite WC's and new Hall with seating and an over-head skylight, another large Lounge area, new fully DDA complaint WC and Bathroom.

Once the middle section is complete the next phase will be to the "front section" of the building. In this phase the new reception will be actualised. This will include a new office space, plant area, visitors WC, reception with a spacious seating area, a new resident's salon.

Also, in this phase the two existing under-sized lounges will be converted into complaint bedrooms with complaint en-suite WC's and the two front existing bedrooms will be increased in size and have compliant en-suite WC's added. Lastly, a new enlarged laundry facilities will be created.

The last phase of construction will be the external works. The creation of the new parking area and more importantly the new sensory accessible gardens.

Proposed Ground Floor Plan

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ACCOMMODATION SCHEDULE

GROUND FLOOR

| Bedrooms: | Room Area (m²): | Comment: |
|---|---|---|
| Bedroom 1 | 15.1 | Existing Bedroom En-suite WC added |
| Bedroom 2 | 19.5 | Existing Bedroom En-suite WC added |
| Bedroom 3 | 19.1 | Existing Bedroom En-suite WC added |
| Bedroom 4 | 15.5 | Existing Bedroom En-suite WC added |
| Bedroom 5 | 10.2 | Existing - no change |
| Bedroom 6 | 10 | Existing Bedroom En-suite WC added |
| Bedroom 7 | 11 | Existing Bedroom En-suite WC added |
| Bedroom 8 | 12 | Existing - no change |
| Bedroom 9 | 15.5 | New Bedroom & En-suite Wet room |
| Bedroom 10 | 14.9 | New Bedroom & En-suite Wet room |
| Bedroom 11 | 15.4 | New Bedroom & En-suite Wet room |
| Bedroom 12 | 17.1 | New Bedroom & En-suite Wet room |
| Bedroom 13 | 14.7 | New Bedroom & En-suite Wet room |
| Bedroom 14 | 14.7 | New Bedroom & En-suite Wet room |
| Bedroom 15 | 17.8 | New Bedroom & En-suite Wet room |
| Bedroom 16 | 14.7 | New Bedroom & En-suite Wet room |
| Bedroom 17 | 14.7 | New Bedroom & En-suite Wet room |
| Bedroom 18 | 16.3 | New Bedroom & En-suite Wet room |
| Bedroom 19 | 12 | Existing - no change |
| Bedroom 20 | 11 | Existing Bedroom En-suite WC added |
| Bedroom 21 | 15.1 | Existing Bedroom En-suite WC added |

DAY SPACE TOTAL = 148m²
Lounge 01 = 30m²
Lounge 02 = 53m²
Hall = 18m²
Dining = 47m²

FIRST FLOOR
EXISTING NO CHANGE. INTERNAL AREA = 254m²

SECOND FLOOR
EXISTING STAFF ACCOMMODATION. NO CHANGE. INTERNAL AREA = 137m²

DAY SPACE REQUIRED - 127.1m²
( 31 Residents x 4.1m² )

DAY SPACE ACHIEVED = 148m²

PROPOSED EXTENSION
EXISTING DWELLING
PROPOSED NEW WALLS
EXISTING WALLS

# 3.0 Design

## 3.4 Scale

The proposed scheme has been developed to work largely within the envelope of the existing site and building. The images to the right demonstrate the relative scale of the proposal as compared to the existing building outline shown in red.

The width and height of development has been duly considered with regards to the existing and surrounding buildings and the topography of the site, see images to right.

A flat, green roof element has been included on top of the extension to reduce the height of the roof while keeping a natural free to help integrate the new building into the existing setting.

# 3.0 Design

## 3.5 Aesthetic Appearance

A new front approach to the site looks to improve upon the existing and confusing arrival that exists at present by providing a designated Reception area fully visual upon at arrival and complete with a seating area and visitors WC. The idea is to preserve and enhance: create a much needed welcoming arrival while retaining the character of existing building.

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BESPOKE ARCHITECTURE

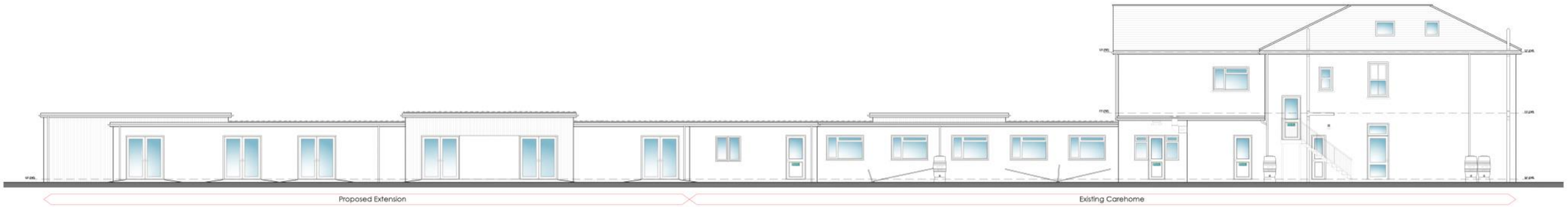
## 3.5 Landscaping Concept.

The existing garden areas are positioned to the front and rear of the site. The front garden has a small paved area spilling out to a large, fenced, grassy area. The grassy area is not conducive for residents in wheelchairs thus rendering it used very little. Likewise, the rear garden is all grassed and not used often. There exists a disused in-ground bathing pool in the rear garden. It is proposed to create a re-landscaped area along the side of the new extension complete with paving to provide carefully considered outdoor areas including sensory gardens that are fully accessible to both new lounges and visible to several new bedrooms. This new space is set away from the parking area thus creating a safer area for residents. Proposed planting scheme will improve the ecological value of the site along with the green roof it will help the building to integrate into its setting.

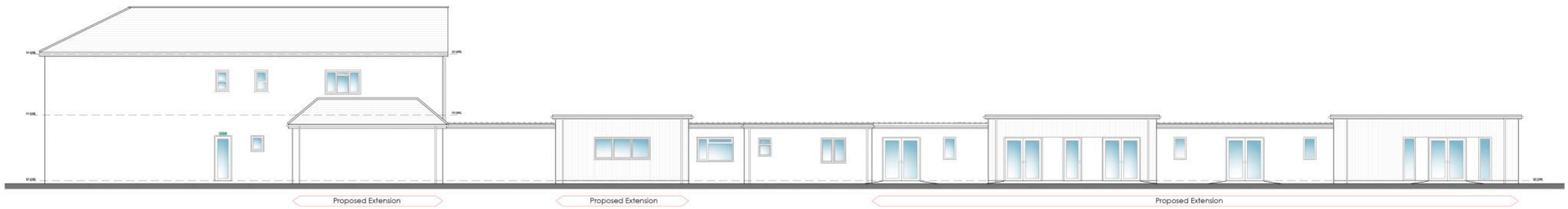
# 3.0 Design

## 3.7 Proposed Materials

New walls are to be finished in smooth self-coloured render to match existing. Cedar boarding will, also, be used on the walls to help break of the façade. The proposed doors and windows will be triple glazed aluminium. The roof will be sedum with aluminium fascias and soffits to help create a crisp, clean lines.




Left Flank Elevation




Right Flank Elevation

## 4.0 Vehicular and Pedestrian Access

White Lodge is well located for public transport. The site itself is close to two main bus routes; the 70 and 36. It is only a 16 minute walk to Emsworth Rail Station.

The site is accessed from Havant Road down a fairly level lane.

At present the entrance into the existing building is quite difficult to ascertain as what appears to be the front entrance is fenced off from the parking area thus creating confusion upon arrival.

The new scheme tackles this problem by providing a clear and visible new reception area accessed off an increased parking area. The new parking area will create 10 new compliant, demarcated parking spaces, 4 being wheelchair accessible, while also creating a landscaped buffer between the new seating area and the parking area.

Access to the ground floor will be gained from the new entrance doorway with a level access threshold. The whole ground floor will be fully accessible by wheelchair in line with the requirements of Part M of the Building regulations and BS8300.

## 5.0 Sustainability

The proposed development will significantly out perform the existing building. High levels of insulation, triple glazed windows and a combination of sustainable design and construction principles in the form of a green sedum roof will be implemented.

## 6.0 Conclusion

White Lodge Residential Care Home is highly regarded and provides a high standard of care for people suffering from dementia, and/or over 65 years requiring residential care. The home constantly receives enquiries for additional bed space. Through this application it is hoped that the quality of care that is currently provided can be enhanced through the improved facilities proposed. The proposed extension will provide fully compliant bedrooms with en-suite wet rooms, increased day spaces with access to designed-for-dementia sensory gardens, new sluice, new saloon, increased laundry facilities, kitchen and dining areas along with a new reception.

According to the UK Parliament website the UK's population over 65 years old presently is at 10 million and the latest projection are for 5.5 million more elderly in the 20 years' time and nearly double that to 19 million by 2050.

According to Housing Provision for Older People in Hampshire - "A significant increases in the numbers of older people In 2006 there were about 148,000 households headed by a person over 65. The number of older households is projected to increase by about 75,000 (about 50%) between 2006 and 2026. About a third of this growth is projected to be due to the 120% increase in households headed by a person over 85. "

With these statics and the Care Quality Commission (CQC) issuing more than 900 health watch notices in the past year it is more vital than ever to have good quality care homes that meet and exceed the requirements of the CQC design standards and keep up with the growing need for elderly care.

In the absence of any conflict with the council's adopted planning policies or any material objections and in view of the benefits that the proposal will have on the property and area it is respectfully requested that planning permission should be recommended for approval.