

# RESIDENTIAL CARE DEVELOPMENT

## Design and Access Statement



**PREPARED BY:**  
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**LOCATION:**  
Land at Hart Plain Avenue, Waterloooville, PO8 8RY



**REF:**  
4528-WRD-XX-XX-RP-A-0003



**DATE:**  
June 2022



**REVISION:**  
P05

**wrdunn.**



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# INTRODUCTION

This Design and Access Statement has been prepared by **wrdunn.** on behalf of Frontier Estates Ltd ('the Applicant'), considering the land at Hart Plain Avenue, WaterlooVille, PO8 8RY. The proposal provides a 64 bed residential care home over part 1.5, part 2, and part 2.5 storey as well as 6 residential dwellings. The site comprises of two separate plots: one of c.0.52 hectares (on which the care home is proposed) and one of c.0.20 hectares (for the residential dwellings).

The Statement confirms that the proposed development would enable the site to be developed in a manner which would have regard to, and respond positively to the character of the area and would not cause harm to interests of acknowledged importance.

| Rev | Status | Originator | Approved | Date       |
|-----|--------|------------|----------|------------|
| P01 | S3     | EH         | HS       | 17.06.2022 |
| P02 | S3     | ET         | EH       | 22.06.2022 |
| P03 | S3     | EH         | JD       | 28.06.2022 |
| P04 | S3     | EH         | HS       | 08.07.2022 |
| P05 | S3     | EH         | JD       | 23.08.2022 |

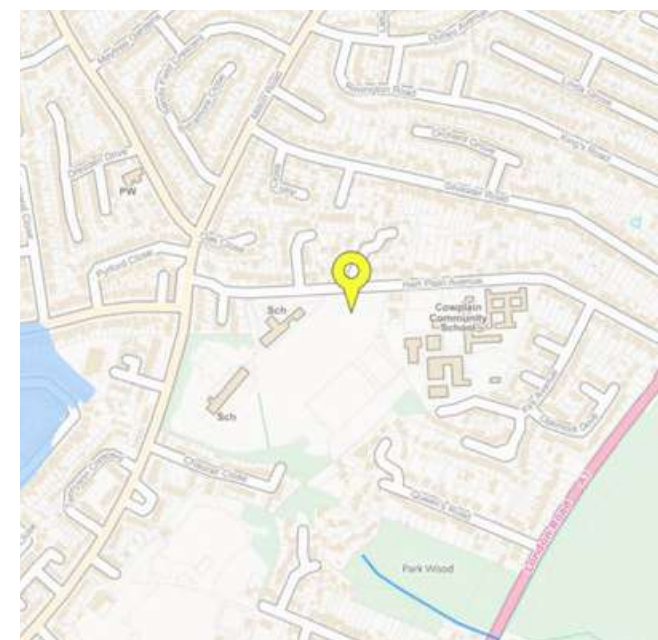
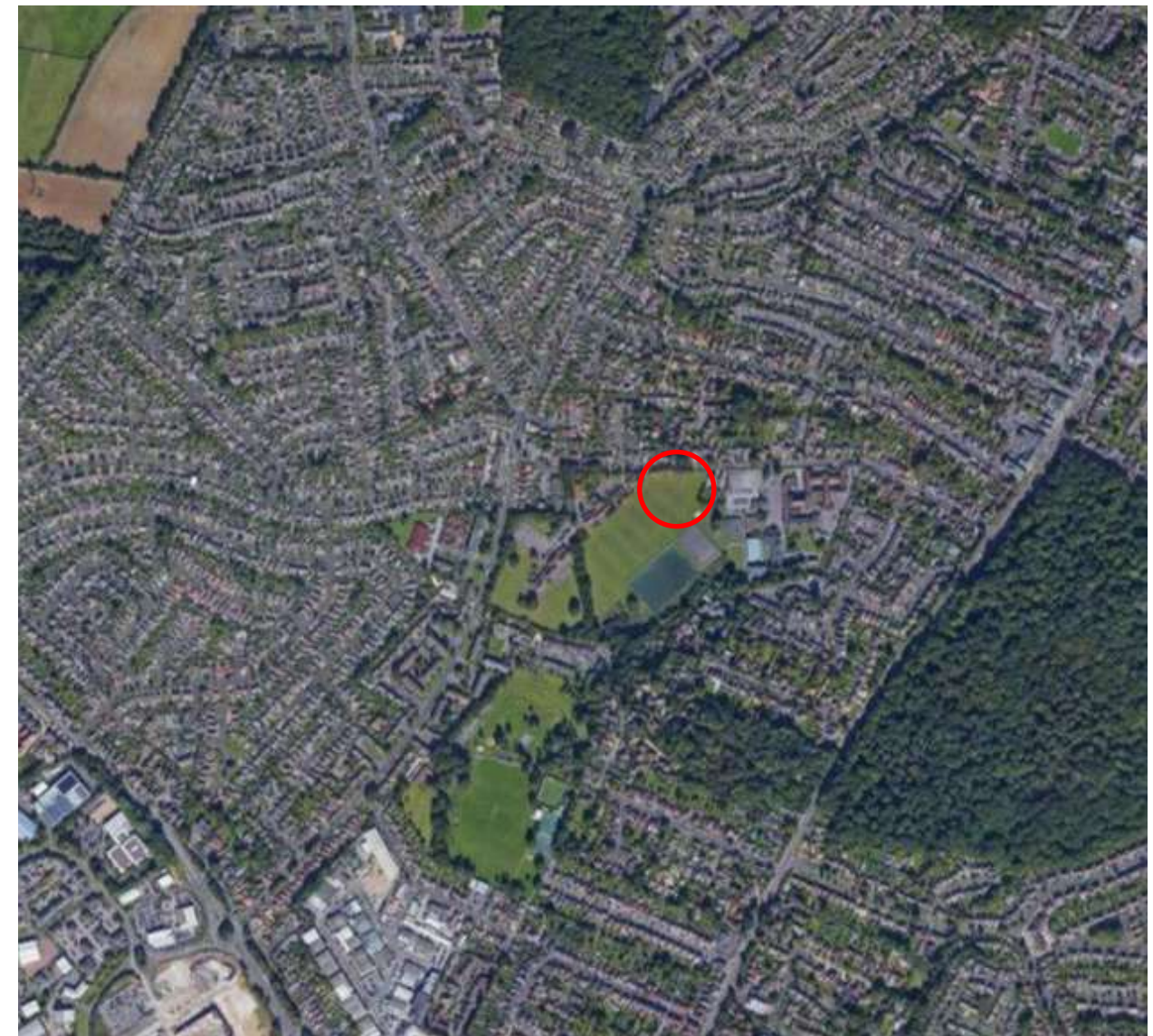
# WATERLOOVILLE

Frontier Estates Ltd ('the Applicant') is proposing to develop land at Hart Plain Avenue (adjacent to Cowplain School) to provide a 64 bed care home over part 1.5, part 2.5 storey as well as 2 detached houses and 4 semi-detached houses.

As one of the leading developers in the care home sector, the company has extensive experience in developing facilities of this nature. Frontier understand the specific requirements of care operators and their residents, providing exciting and successful projects throughout the UK. The applicant is dedicated to delivering a high quality scheme for this contained location, utilising an exceptional pool of consultants.

Having identified a need in this location for a C2 use care home, the proposed development comprises of 64 bedrooms with ensuite bathrooms for the elderly with associated amenity facilities, car parking and external landscaping, including private residents' gardens. The care home will be registered with the Care Quality Commission (CQC) and the design reflects a higher standard than minimum registration requirements. The proposal provides 30 parking spaces for the care home, inclusive of 2 disabled spaces, a dedicated services area and an ambulance/mini bus drop off. The dwellings are two storey, with access from Hart Plain and parking will be provided on the driveways.

The site is located in the centre of Waterlooville and borders residential developments. The proposal will incorporate a new entrance from Hart Plain Avenue. The site is located within Flood Zone 1, as noted within the Environment Agency's Flood Map for Planning.



Above: Location, within Waterlooville, Hampshire. Image courtesy of Google Maps, location approximate.

Left: Extract from Environment Agency Flood Map for Planning, location approximate.

# SITE CONTEXT

Waterlooville is a market town in the Borough of Havant in Hampshire, approximately 6 miles north east of Portsmouth. The site sits centrally within the town, on Hart Plain Avenue, adjacent to the Cowplain school to the east and Hart Plain Infant School to the west. It is positioned within a wider residential area bounded by Milton Road and London Road.

The site is currently part of The Cowplain School's outdoor playing fields. There are a small cluster of properties separating the two parts of the site, including residential properties and their respective parking. These existing buildings adjacent to the site, along with the wider context of the area, have been considered within the design development of this proposal.



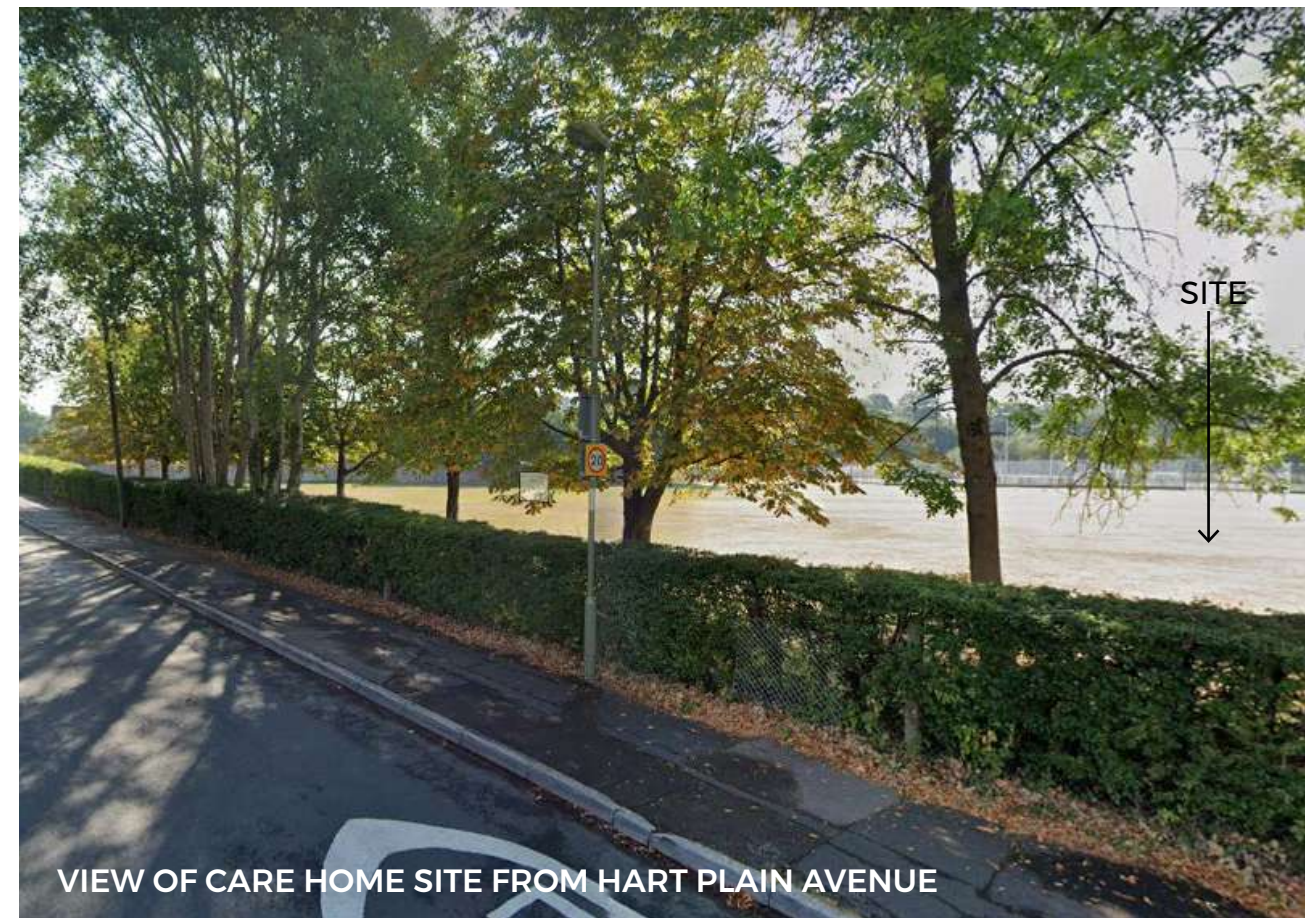
ACCESS TO CARE HOME SITE FROM HART PLAIN AVE

# WIDER LOCAL CONTEXT - MASSING





VIEW OF CARE HOME SITE FROM HART PLAIN AVENUE



VIEW OF CARE HOME SITE FROM HART PLAIN AVENUE



VIEW OF RESIDENTIAL SITE FROM HART PLAIN AVENUE



VIEW OF RESIDENTIAL SITE FROM HART PLAIN AVENUE

# INITIAL PRE-APP SUBMISSION | SITE PLAN

SUBMISSION - JAN 2021 / FEEDBACK - APRIL 2021



# INITIAL PRE-APPLICATION FEEDBACK

Pre-application advice received from officers at Havant Borough Council in April 2021 (Ref. GEN/21/00097) considered the development acceptable in principle but raised concern regarding the bulk and massing of the care home building.

To summarise comments received noted the following:

- *'The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.'*
- *'Policy CS9 supports new dwellings and it is recognised that the provision of an additional dwelling on the site would make a modest contribution to the Borough's housing needs and policy DM7 supports Elderly and Specialist Housing Provision.'*
- *'In respect to the detached dwellings they would be set back from the road and as proposed would integrate satisfactorily with the existing development providing separation between plots and articulation of form.'*
- *'Given the concerns regarding bulk of building and adequacy of the parking provision I would advise that consideration should be given to a reduced scheme for the care home taking account of the response from the Highway Authority.'*

# CHANGES MADE FOR SECOND PRE-APPLICATION

These comments were taken into consideration in a second pre-application :

## **Plot 1 (care home):**

- The majority of trees and hedges are retained, along the eastern boundary of the site, as well as the street frontage – this preserves the treed character of the street scene and helps to screen the parking area from Hart Plain Avenue.

- Further tree planting has also been added to the car parking area (30 spaces), in accordance with the Council's Design Guide and along the northern boundary to extend the street scene tree line.

- Addressing officer's concerns over the bulk and massing of the building, the proposed care home has been reduced from 80 bedrooms to 70 bedrooms, provided over two and half storey (with the top floor fully provided within the roof) and a more compact footprint, allowing greater separation between the building and the site's boundaries (the southern and north-eastern boundaries, in particular).

- Appropriate separation distances with neighbouring properties along the eastern boundary can be achieved, minimising overlooking and maintaining the privacy of existing residents.

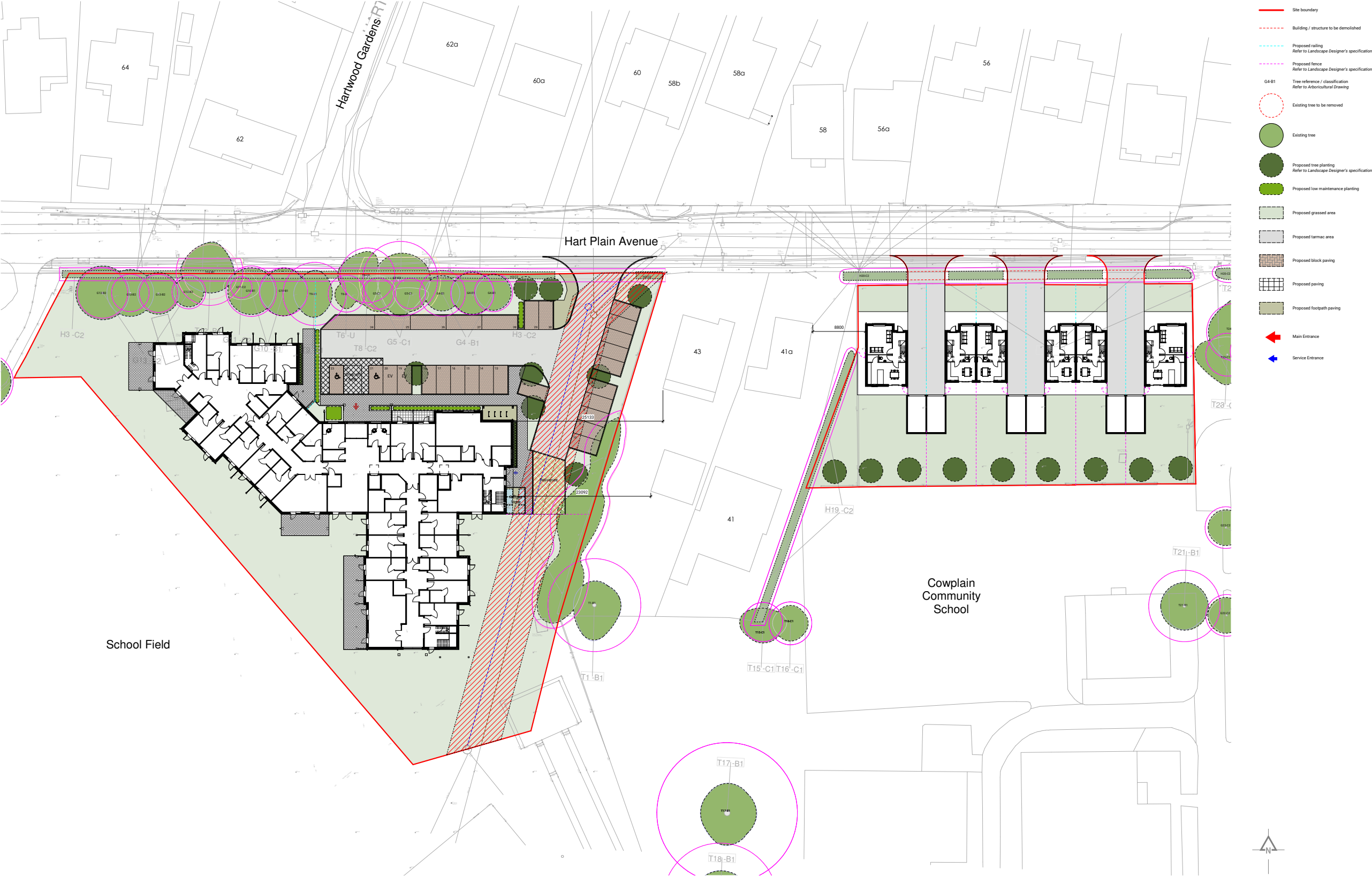
## **Plot 2 (dwellings):**

- While we had previously proposed 4no. (four-bedroom) detached dwellings, there are now 6no. smaller dwellings (2 detached and 4 semi-detached) on Plot 2.

- As expected, these achieve a minimum garden depth of 10m and provide parking (garage and driveway) in accordance with the Council's parking standards, as well as space on the frontage for landscaping (a hedge planting is provided along the front boundaries, as recommended by officers).

# SECOND PRE-APP SUBMISSION | SITE PLAN

SUBMISSION - JUNE 2021 / FEEDBACK - JULY 2021



# SECOND PRE-APP SUBMISSION | ELEVATIONS

SUBMISSION - JUNE 2021 / FEEDBACK - JULY 2021



① North Elevation



② East Elevation



③ South Elevation



④ West Elevation

## Material Key

- A Facing brickwork, colour TBC
- B Facing brickwork, colour TBC
- C Slate effect tiles
- D Brick detailing
- E Render - Off White
- F Zinc Cladding



Key Plan

# SECOND PRE-APPLICATION FEEDBACK

Pre-application advice received from officers at Havant Borough in July 2021 (Ref. GEN/21/00636) continued to raise some concerns with the bulk of the proposed care home building and amenity considerations, in relation to the adjacent neighbouring properties.

- *'The amendments to the previous scheme are noted, however concerns still existing the development could have an adverse impact on the character and appearance of the area with regard to the care home element, given the concerns regarding bulk of building and adequacy of the parking provision, I am of the opinion that the scale of the care home should be reduced further to address the issues that have been highlighted.'*

# CHANGES MADE FOR THIRD PRE-APPLICATION

These comments were taken into consideration in a third pre-app submission:

## Plot 1 (care home):

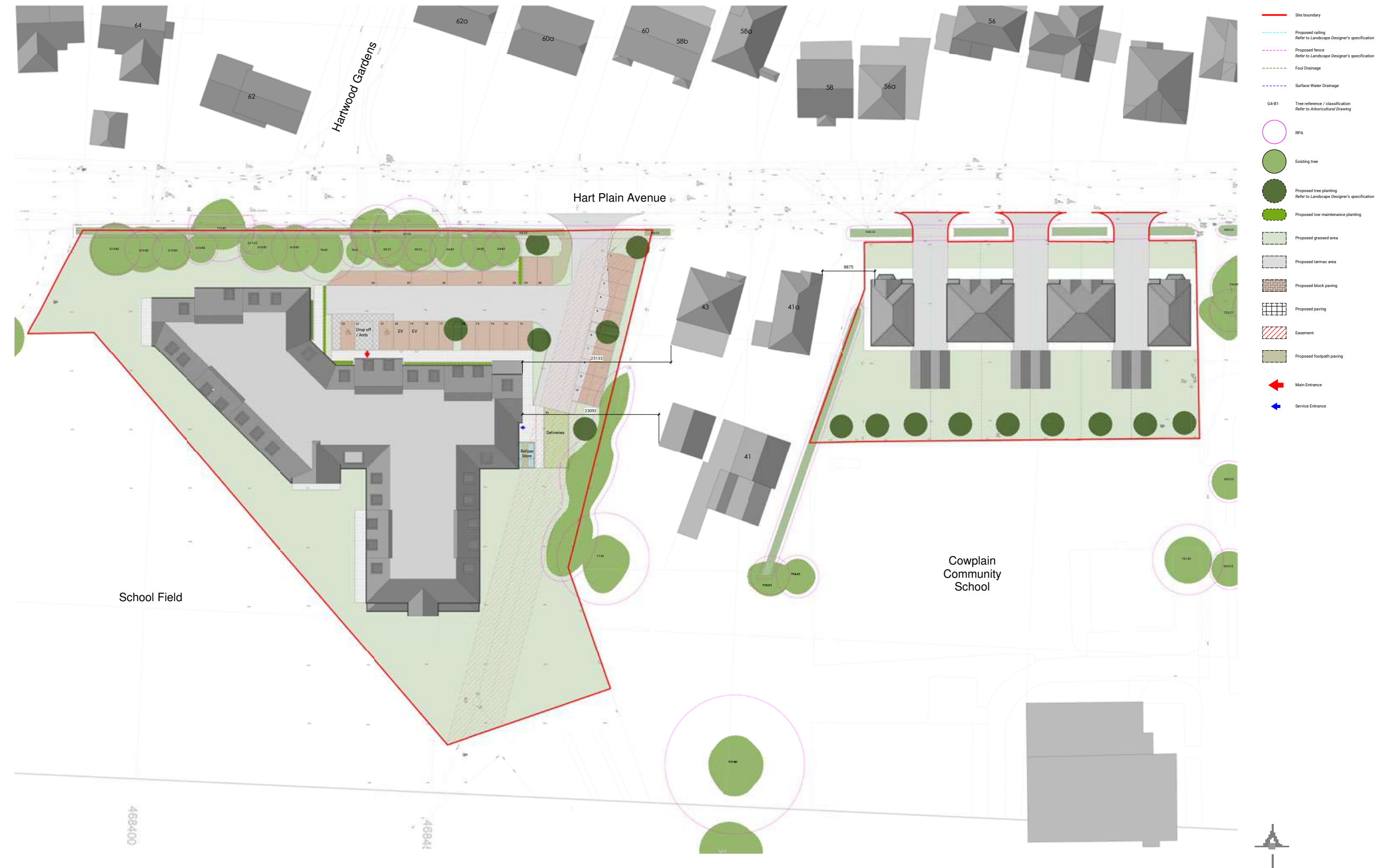
- The majority of trees and hedges are retained, along the eastern boundary of the site, as well as the street frontage – this preserves the treed character of the street scene and helps to screen the parking area from Hart Plain Avenue.
- Appropriate separation distances with neighbouring properties along the eastern boundary can be achieved, minimising overlooking and maintaining the privacy of existing residents.
- The box dormers have been removed along the north elevation to simplify the massing
- The entrance gable roof has been removed to simplify the massing
- The materiality has been rationalised to further simplify the massing
- The site entrance has moved west and the car park has been re-configured to suit the revised building footprint.
- The landscape has been reviewed with the aim of minimising the amount of hard standing
- The care-home has been significantly reduced following the two sets of pre-application feedback from 80 to 70 to 64 beds. This has reduced the overall footprint and massing of the building to part 1.5, part 2.5 storey. On Plot 2 (c. 0.2 hectares), the proposed residential layout has not changed.

## Plot 2 (dwellings):

- The housing layout has remained the same as the second pre-app due to the following comment: 'In terms of design, scale and massing, the further plans with associated street scenes, it is considered that the development would not have a significant adverse impact on the character and appearance of the area.'
- As expected, these achieve a minimum garden depth of 10m and provide parking (garage and driveway) in accordance with the Council's parking standards, as well as space on the frontage for landscaping (a hedge planting is provided along the front boundaries, as recommended by officers)

# THIRD PRE-APP SUBMISSION | SITE PLAN

SUBMISSION - MARCH 2022 / FEEDBACK - MAY 2022



# THIRD PRE-APP SUBMISSION | ELEVATIONS

SUBMISSION - MARCH 2021 / FEEDBACK - MAY 2021



① North Elevation



② East Elevation



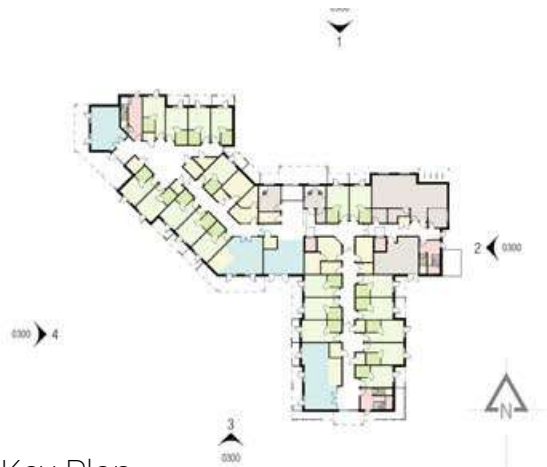
③ South Elevation



④ West Elevation

## Material Key

- A Facing brickwork, colour TBC
- B Facing brickwork, colour TBC
- C Slate effect tiles
- D Brick detailing
- E Render - Off White
- F Zinc Cladding
- G Vertical Timber Cladding



Key Plan

# THIRD PRE-APPLICATION FEEDBACK

Pre-application advice received from officers at Havant Borough in May 2022 (Ref. GEN/22/00305) highlighted;

- *'The proposed changes in design, scale and layout have overcome the previous concerns outlined in the previous response.'*
- *'The specific concerns outlined in the last pre-application centred around the built form and scale, and it being out of keeping with the character and appearance of the area. As the revised plans indicate through the reduction in units, amending the scale and layout of the proposal, have in our view overcome the previous concerns that were raised.'*
- *'The key to such a development integrating with the character and appearance of the area is a good landscaping framework and using high quality materials, which can be controlled through conditions.'*

# PROPOSED LAYOUT

## Care Home

On Plot 1 (c.0.52 hectares), the proposed care home layout consists of 25 bedrooms on the ground floor, 29 bedrooms on the first floor and 10 bedrooms accommodated within roof space on the second floor. All bedrooms will be en-suite, and direct external garden access will be provided where levels permit. The design of the care home will look to be in excess of current CQC expectations, with bedroom areas circa 15m<sup>2</sup>+

Within the care home resident ancillary spaces will be provided throughout the wings to provide choice and flexibility in use and operation. As the plans show, the care home is designed with the many different needs of the residents in mind. Lounges, dining rooms, activity spaces to provide high quality amenity space for all resident's needs, promoting interaction and a sense of community. A variation of room sizes will allow flexibility should the needs of the future residents change.

The external gardens will feature raised planters, together with sensory garden elements, to provide stimulus to less able-bodied residents. Boundary trees will be introduced along the east elevation to provide screening to adjacent neighbours whilst enhancing the surrounding landscape.

The building is positioned away from the eastern boundary as to avoid a drainage easement, allowing existing residential dwellings to maintain privacy and preventing overlooking. The proposed care home is limited in height to part 1.5, part 2.5 storeys, with accommodation on the first and second floor located in the roof space to reduce the mass and present a more domestic scale, befitting of its surrounding context.

The main entrance to the building is east facing, accessible directly from the main car parking and is directly visible upon entrance into the site. 30 car parking spaces are provided to the east of the care home building, including 2 dedicated spaces for disabled parking and an ambulance bay. A further dedicated delivery area is provided adjacent to the separate service entrance and staff core.

## Dwellings

On Plot 2 (c.0.20 hectares), the proposed residential layout consists of 6 dwellings, 4 semi-detached & 2 detached houses. Each property will benefit from a front and rear garden, a driveway providing off-street parking as well as a detached garage. The existing hedgerow is to be retained for privacy but cut back (shown in the landscape plan on page 13) to allow for access. The residential houses are set back in line with the street scene.



## PROPOSED | GROUND FLOOR PLAN

25 BEDS



## PROPOSED | FIRST FLOOR PLAN

29 BEDS



10 BEDS



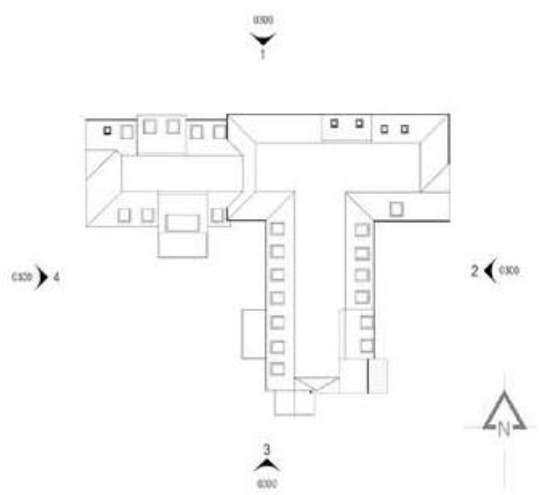
# PROPOSED | ELEVATIONS



North Elevation



East Elevation



Key Plan

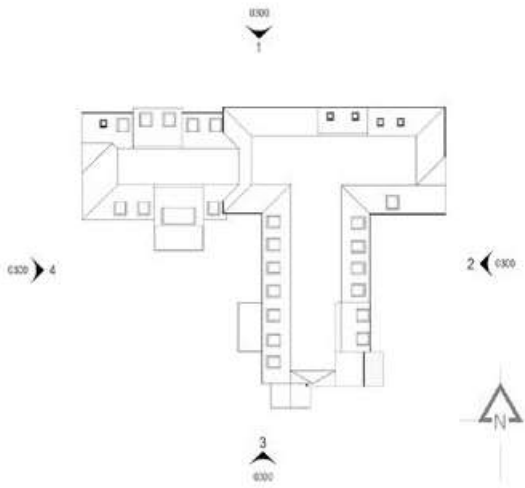
# PROPOSED | ELEVATIONS



South Elevation



West Elevation



Key Plan

# PROPOSED | STREET ELEVATION



# PROPOSED | DETACHED RESIDENTIAL

4 BEDS



Front Elevation



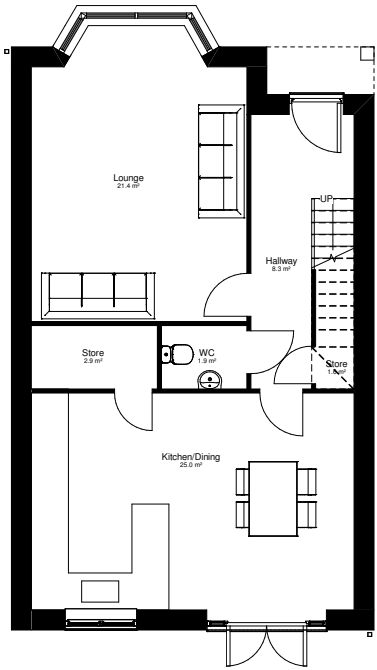
Side Elevation



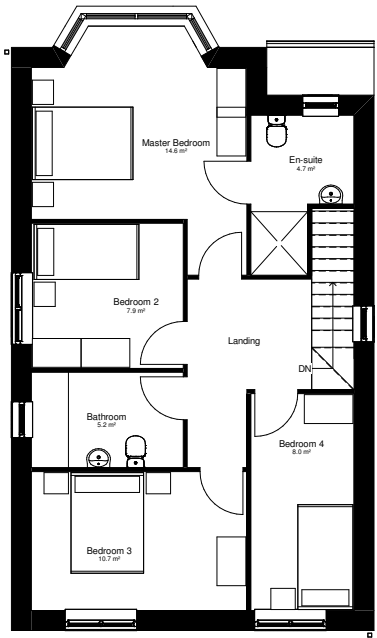
Back Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



# PROPOSED | SEMI-DETACHED RESIDENTIAL

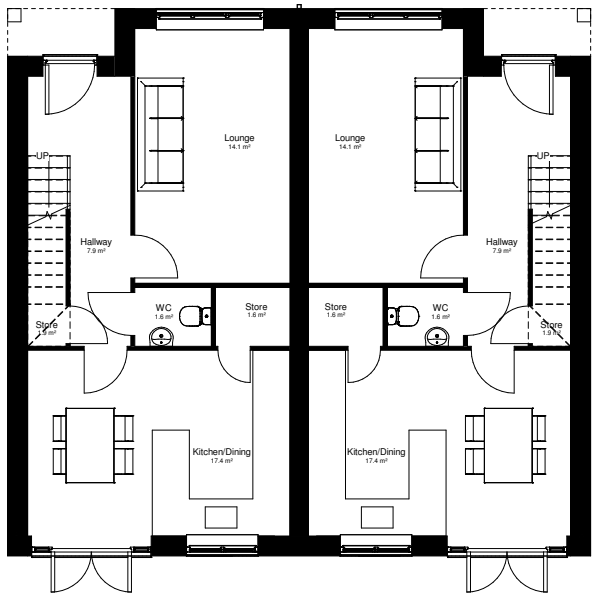
3 BEDS



Front Elevation



Side Elevation



Ground Floor Plan



Back Elevation



Side Elevation



First Floor Plan



# PROPOSED | LANDSCAPING

## Design aims and objectives for the Care Home:

- To provide a landscape design that relates to the character of the local landscape setting
- To integrate the existing buildings of Hart Plain Avenue and the new development without detracting from the setting whilst retaining the character of the street scene
- To provide an attractive garden and landscape setting for the future residents, staff and visitors to the Care Home to enjoy year-round that is both interesting and stimulating.
- To provide safe and accessible gardens to encourage people to be physically active.
- To provide varying features, areas and character within the gardens that promote physical and mental well-being, as well as encouraging social interaction
- To provide a scheme that has a variation of planting types and habitats to maximise biodiversity, biosecurity and is tolerant of future climate change.
- To provide a secure garden suitable for residents with dementia to be both physically and mentally stimulating.
- To provide a wheelchair accessible garden.
- To provide interest for visitors.
- To integrate requirements of sustainable drainage.

## Design aims and objectives for the Residential Development:

- To integrate the properties within the existing street scene of Hart Plain Avenue.
- To provide a landscape design that relates to the character of the local landscape setting
- To provide a scheme that has a variation of planting types and habitats to maximise biodiversity, biosecurity and is tolerant of future climate change.
- To retain the existing vegetation where possible.

# PROPOSED | LANDSCAPING

## Landscape Proposals – Care Home

### Entrance Landscape and Car Park approach

The existing trees and hedgerow along Hart Plain Avenue will be retained where possible with only a short length being removed to form the new entrance. An additional tree is proposed adjacent to the entrance sign to supplement the line of existing trees. The boundary to car parking area with the adjacent property to the east will be enhanced with a new hedgerow and shrub planting except where the existing boundary trees are being retained. Additional trees are also proposed to the boundary to provide a high-level screen.

Between the car park and new building, proposed shrub planting and trees help soften the building façade and proposed separation to the private patio gardens associated with the bedrooms on the ground floor. A feature paved area highlights the entrance plaza. A proposed hedgerow and metal railing provides separation and a secure boundary to the rear communal garden.

### Gardens associated with the new care home

To the north of the new home a circulation path links private patios to the main garden. Adjacent to the path maintained grass is proposed with a species rich grass and bulbs area proposed beneath the existing trees to promote biodiversity interest on site.

### Rear Garden

The main garden is located to the rear of the Care Home. Two large outdoor dining patios are linked via a sensory footpath route. Timber archways define the path and a focal circular seat is located as a destination point. Sensory sculptural features are located adjacent to the seating to provide visual and sensory stimulation. Sensory planting including lavender, rosemary and grasses will be proposed along the route to stimulate the senses.

Around the garden, bird feeders, ornamental sculptures, bird baths and log piles are additional features to attract wildlife and benefit ecology as well as providing interest. A lawn provides an informal area for activities and gathering.

To the south of the new building, a larger area of lawn is provided for garden activities. A garden gazebo gives a focal destination point and a covered shelter for seating. The adjacent planting will provide visual and ecological benefits.

An activity garden is proposed to the west of the new home and will provide residents with the opportunity to engage in horticultural activities, with seating and table for potting up, a greenhouse and raised and ground level planting beds. The table also allows mental agility activities such as chess and boardgames.

Wire trellis is proposed on the building façade with climbing plants planted to the base of the curtain, this will provide support for the plants to grow up to provide a green aerial screen to help break up the elevation of the building.

### Private Patios

Small private patios immediately accessible from residents ground floor bedrooms are proposed, low hedgerows provide definition and a degree of privacy whilst retaining visual connectivity. Where space allows, additional sensory planting is proposed adjacent to the patios, otherwise pots will be positioned to define gardens and help to soften the spaces.

### Boundaries:

The existing boundary fencing, hedgerow and trees is to be retained to the northern boundary. A new close board fence is proposed to the eastern boundary with the adjacent property. To the school playing field and nursery boundary a new close board fence with an additional 300mm height trellis is proposed to the top for additional security and privacy. On the site side planting, including hedgerow and shrubs, help soften the appearance of the fence.

## Landscape Proposals – Residential

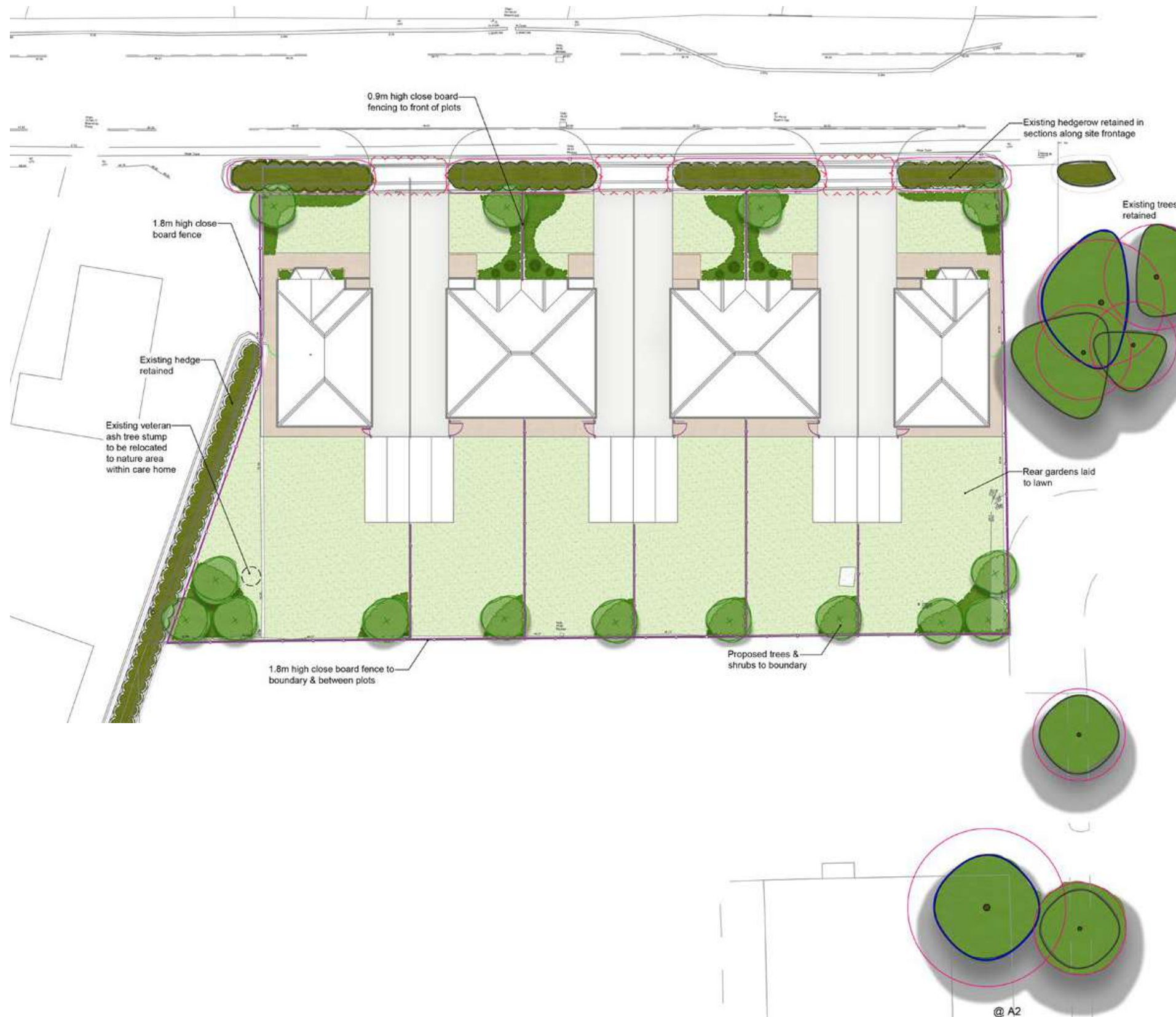
The main aim of the proposals is to retain and preserve the street scene to Hart Plain Avenue whilst providing landscape structure for the future owners. To the front of the site the majority of the existing hedgerow will be retained, however small sections will be removed to form the new driveway access points. Additional trees are provided to the front gardens to continue a tree lined street scene. Small shrub beds help define garden boundaries.

To the rear, gardens will be laid to lawn, with trees included to help break up the building elevations when viewed from the south. Close board fence is proposed to garden boundaries.

# PROPOSED | CARE HOME LANDSCAPE PLAN



# PROPOSED | RESIDENTIAL LANDSCAPE PLAN



# MATERIALS SCALE AND MASSING

## Material and Massing

The proposed building façades have taken inspiration from the local context to enhance the street-scape. Rendered sections of the building have been introduced to both mirror the surrounding context and provide a delicate contrast to the more traditional red brick gable. This use of multiple materials helps to break down the mass of the building, allowing the scheme to sit more comfortably in its surroundings.

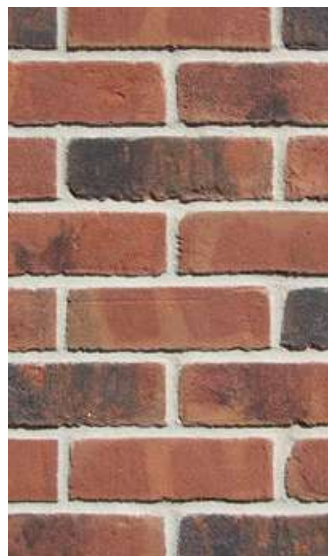
Introducing large areas of glazing and greenery through Jacob systems along the facade reduces the impact of the building mass. Overhanging eaves creates areas of void within the buildings volume and helps to soften the aesthetic creating a more delicate architectural approach.

## Massing and Scale

The overall scale of the care home scheme has been significantly reduced through design development including the removal of all dormers to the northern elevation, providing a much simpler frontage to the building. To enhance the schemes development varying eaves levels, ridge heights and material changes, together with projections have been incorporated to break down massing.

Parking has been moved to the eastern boundary to maintain the building line with adjacent dwellings and form part of the street scene. This has allowed the central axis of the building to be moved further away from adjacent properties to the east.

Due to the reduced scheme the amenity space has increased, producing a larger central garden as well as green space created to the north, interrupted parking with landscaping and the amount of hard-standing has been reduced.



Red Multi-brick



Slate Roof



Render



## CONCLUSION

The design of the scheme has been developed in light of the need to produce a proposal which would add to the local character and vernacular of the area, rather than detract. The proposal will be designed sympathetically with the use of external materials and varied eaves and ridge heights to break down the overall massing of the building.

Notably, the scheme will address the identified local need for elderly accommodation, and provide the opportunity for local residents to remain living locally when their care needs increase. The proposal seeks to develop a site in a sustainable and sought after location to deliver considerable visual, amenity and land quality benefits and enhance the on-going environmental sustainability of the surrounding area.



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