



Design and Access Statement

First floor extension over existing lounge

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

Pear tree Care Ltd

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1.0 Generally

- 1.1 This Design Report forms part of a request for Full Application to Havant Borough Council for a proposed first floor 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 Critchley Architecture And Design (CAAD) Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

1618	-	159	Location and Block Plan
		250	Existing Ground Floor Plan
		251	Existing First Floor Plan
		252	Existing Roof Plan
		450B	Proposed Ground Floor Plan
		451E	Proposed First Floor Plan
		452	Proposed/Approved Roof Plan
		562A	Existing/Proposed West Elevations
		563C	Existing/Proposed South Elevations
		564	Existing/Proposed East 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 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.
- 1.6 To be in line with CQC standards, the proposed works aim to provide single en-suite bedrooms only, to improve the quality of life to the residents. There is no increase in residents proposed.

2.0 Physical Context

- 2.1 The Residential Care Home is set on the eastern side of Beech Grove, which is a residential street of bungalows and chalet bungalows.
- 2.2 Blossom House is white render, cladding with plain tiles. The building is both single storey and one and a half storey, with a mixture of pitched and flat roofing.
- 2.3 The site is generally flat and level.
- 2.4 The site is not within any designated areas or considered by the Environment Agency to be at risk of flooding.

3.0 Social and Economic Context

- 3.1 Hayling Island is separated from the mainland by a narrow channel, traditionally know as Sweare Deep. It is situated to the south of Havant and is accessible via a bridge at Langstone. It lies between Chichester Harbour to the east and Langstone Harbour to the west and can be accessed from Portsea Island by ferry.
- 3.2 A number of transport intervention and mitigation packages are currently proposed to improve travel to and from Hayling Island, as per the Hayling Island Transport Assessment (Jan 2019) and Addendum (Jan 2020).
- 3.3 The subject site is within an established residential area with access to facilities at Creek Road. It is also a short walk from Hayling beach. Within fifteen minutes walk of the site there are:
 - Local shops.
 - Community facilities.
 - Food and drink establishments.
 - Bus stops with regular services to Havant.
- 3.4 Considering the above, the proposal is considered to be sustainable.

4.0 Involvement of Local Interests

4.1 There has been a series of Planning Approvals to date, all of which have been fully implemented. These are reflected on the existing drawings. These include:

- APP/17/00394 – First floor extension to north elevation
- APP/20/01014 – Single storey rear extension for 3 additional bedrooms
- APP/21/01283 – Two storey front extension, proposed entrance canopy and replacement roof to kitchen.
- APP/21/00672 – Increase the height of the flat roof between the front two facing gables.

4.2 Pre Application Enquiry stated the following:

“The roof of the proposed development has also been reduced in height following the previous submission. On the site visit, it was more apparent that the proposed development would replace an existing large rear flat roofed two storey extension, which is considered not to be in keeping with the main building. Now that other development to the rear has been constructed a more considered assessment of the proposed extension could be carried out. Furthermore, it has now been clarified that there would be no additional residents as a result of the development. Additionally, that the proposals are to enhance the quality of life and care home standards to provide a spa and wellness facility, as well as single en-suite rooms instead of twin rooms which are no longer desired by the CQC.

The changes made to the design of the proposed development, by the reduction in scale and overall massing, combined with replacing an uncharacteristic flat roof extension, do add in favour of the development. The reduction in height, in particular, would enable the proposed development to fit more comfortably with the recent addition and due to the distanced involved, it is not considered that there would be an over bearing effect on the amenity of neighbouring property. Furthermore, the distances are such that it is unlikely that there would be any significant increase in overlooking of neighbouring properties as the proposal is flanked by existing rear projections which would reduce any apparent increase in overlooking.

Taking these factors into consideration, on reviewing the amended proposals, including the latest revised plan showing corrected roof forms, I consider that it would be worth submitting a planning application. However, whilst I have found some reference in the Care Quality Commission relating to the provision of en-suite bedroom facilities as opposed to sharing rooms, I suggest that you/your client submit more information in this regard in support of any future planning application submission. In this respect and having cognisance to the developments carried out so

far that I was able to see on my visit, I consider that significant weight could be given to the current care home requirements and the role of service providers in achieving this.

- 4.2 Please find the CQC information highlights in Appendix 1. This application forms the final application to make improvements to the look of the building and increase the quality of life to residents.

5.0 Amount

- 5.1 The total internal floor area will increase by 95m².
- 5.2 There is no increase in residents as part of the proposals.
- 5.3 The proposed amenity/garden space is 380m² which is 10.5m² of amenity space per resident (as existing).
- 5.4 The proposals will not result in an increase of staff members.
- 5.5 All proposed bedrooms meet the CQC minimum space standards of 12m² (excluding en suites).

6.0 Design

- 6.1 **NPPF Section 12:** Achieving well-designed places

“127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.2 Character

- The character of the locality is a mix of residential properties
- The proposals seek to relate sympathetically to the existing building in size and appearance.

6.3 Appearance

- The proposed materials should match those of the existing building where possible. In this case, the materials are cladding, flat roofing and concrete interlocking roof tiles. Fenestration is white uPVC with coloured GRP entrance doors. See image below:



6.4 Scale

- The eaves of the proposed extension have been dropped to 2m in height internally, with a table top roof to match the ground floor rear extension to keep the overall height to a minimum whilst still providing adequate space internally.

6.5 Layout

- The overall layout of the site will remain as existing.

6.6 Planting

- This will be as per the approved Planning Permission and Landscaping Design Report.

7.0 Access

- 7.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 7.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 7.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 7.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 7.5 Pedestrian access to the site is available from Beech Grove.
- 7.6 A bin area is proposed within 25 metres of Beech Grove.
- 7.7 Secure cycle storage is proposed within 25 metres of Beech Grove.
- 7.8 Emergency access is fully available from Beech Grove.

8.0 Sustainability

- 8.1 Based on BRE Home Quality Mark Guidelines.

8.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential care home use is already well established. The proposal is single storey to minimise risk of overlooking.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land. Suitable amenity space is provided by appropriately redistributing the existing garden area.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

This is already established on site.

8.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

As above, the site is in a location with access to public transport. There is no amendment required to existing parking arrangements.

8.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

8.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*

Appendix 1: Care Home Policies

- a smoke-free sitting room.
- 20.3 There is outdoor space for service users, accessible to those in wheelchairs or with other mobility problems, with seating and designed to meet the needs of all service users including those with physical, sensory and cognitive impairments.
 - 20.4 Pre-existing care homes, which provide at least 4.1sq metres of communal space for each service user as at 16 August 2002 continue to do so. Where they did not provide that amount of space as at that date, they provide at least the same communal space for each service user as they provided as at 31 March 2002.
 - 20.5 Where intermediate care is provided, dedicated space is available for this service group.
 - 20.6 Lighting in communal rooms is domestic in character, sufficiently bright and positioned to facilitate reading and other activities.
 - 20.7 Furnishings of communal rooms are domestic in character and of good quality, and suitable for the range of interests and activities preferred by service users.

Lavatories and Washing Facilities

OUTCOME

Service users have sufficient and suitable lavatories and washing facilities.

STANDARD 21

- 21.1 **Toilet, washing and bathing facilities are provided to meet the needs of service users.**
- 21.2 There are accessible toilets for service users, clearly marked, close to lounge and dining areas.
- 21.3 In all newly-built homes, new extensions to homes and first time registrations there is a ratio of 1 assisted bath (or assisted shower provided this meets residents needs) to 8 service users. Where suitably adapted en-suite bathing/shower facilities are provided in service users' rooms, these rooms can be excluded from this calculation.
- 21.4 Pre-existing care homes, which provided at least 1 assisted bath (or assisted showers provided this meets residents needs) to 8 service users as at 16 August 2002 continue to do so. Where they did not provide that ratio of baths as at that date, they provide at least the same number of assisted baths for service users as they provided as at 31 March 2002.
- 21.5 Each service user has a toilet within close proximity of his/her private accommodation.

- 21.6 En-suite facilities (at minimum a toilet and hand-basin) are provided to all service users in all new build, extensions and all first time registrations from 1 April 2002.
- 21.7 The installation of en-suite facilities should be in addition to the minimum usable floor space standards in any service user's room.
- 21.8 En-suite facilities in rooms accommodating service users using wheelchairs or other aids, are accessible to them.
- 21.9 Any sluices provided are located separately from service users' wc and bathing facilities.

Adaptations and Equipment

OUTCOME

Service users have the specialist equipment they require to maximise their independence.

STANDARD 22

- 22.1 **The registered person demonstrates that an assessment of the premises and facilities has been made by suitably qualified persons, including a qualified occupational therapist, with specialist knowledge of the client groups catered for, and provides evidence that the recommended disability equipment has been secured or provided and environmental adaptations made to meet the needs of service users.**
- 22.2 Service users have access to all parts of service users' communal and private space, through the provision of ramps and passenger lifts, where required to achieve this, or stair/chair lifts where they meet the assessed needs of service users and the appropriate requirements of the Environmental Health departments and the Health and Safety Executive.
- 22.3 The home provides grab rails and other aids in corridors, bathrooms, toilets, communal rooms and where necessary in service users' own accommodation.
- 22.4 Aids, hoists and assisted toilets and baths are installed which are capable of meeting the assessed needs of service users.
- 22.5 Doorways into communal areas, service users' rooms, bathing and toilet facilities and other spaces to which wheelchair users have access, should be of width sufficient to allow wheelchair users adequate access. In all newly built homes, new extensions to homes and first time registrations doorways into areas to which wheelchair users have access should have a clear opening of 800mm.

- 22.6 Facilities, including communication aids (eg a loop system), and signs are provided to assist the needs of all service users, taking account of the needs, for example, of those with hearing impairment, visual impairment, dual sensory impairments, learning disabilities or dementia or other cognitive impairment, where necessary.
- 22.7 Storage areas are provided for aids and equipment, including wheelchairs.
- 22.8 Call systems with an accessible alarm facility are provided in every room.

Individual Accommodation: Space Requirements

OUTCOME

Service users' own rooms suit their needs.

STANDARD 23

- 23.1 The home provides accommodation for each service user which meets minimum space as follows:**
- 23.2 In all new build, extensions and first time registrations, all places are provided in single rooms with a minimum of 12sq metres usable floor-space (excluding en-suite facilities).
- 23.3 Pre-existing care homes, with rooms which provided at least 10 sq metres of useable space for each service user as at 16 August 2002, continue to provide that amount of space in those rooms. Pre-existing care homes with rooms which did not provide that amount of space as at that date, provide at least the same useable floor space in those rooms as they provided as at 31 March 2002.
- 23.4 Single rooms accommodating wheelchair users have at least 12sq metres usable floor space (excluding en-suite facilities).
- 23.5 Room dimensions and layout options ensure that there is room on either side of the bed, to enable access for carers and any equipment needed.
- 23.6 Where rooms are shared, they are occupied by no more than two service users who have made a positive choice to share with each other.
- 23.7 When a shared place becomes vacant, the remaining service user has the opportunity to choose not to share, by moving into a different room if necessary.
- 23.8 Rooms which are currently shared have at least 16sq metres of usable floor space (excluding en-suite facilities).
- 23.9 In new build, extensions and all first time registrations, service users wishing to share accommodation are offered two single rooms for use, for example, as bedroom and sitting room.