



DESIGN AND ACCESS STATEMENT

Full Planning Application

Portsdown View Care Home,
St. Agnes Close, Bedhampton,
Havant, Hampshire,
PO9 3FJ



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1.0 INTRODUCTION

This Design and Access Statement has been prepared in provision with a full planning application, submitted to Havant Borough Council.

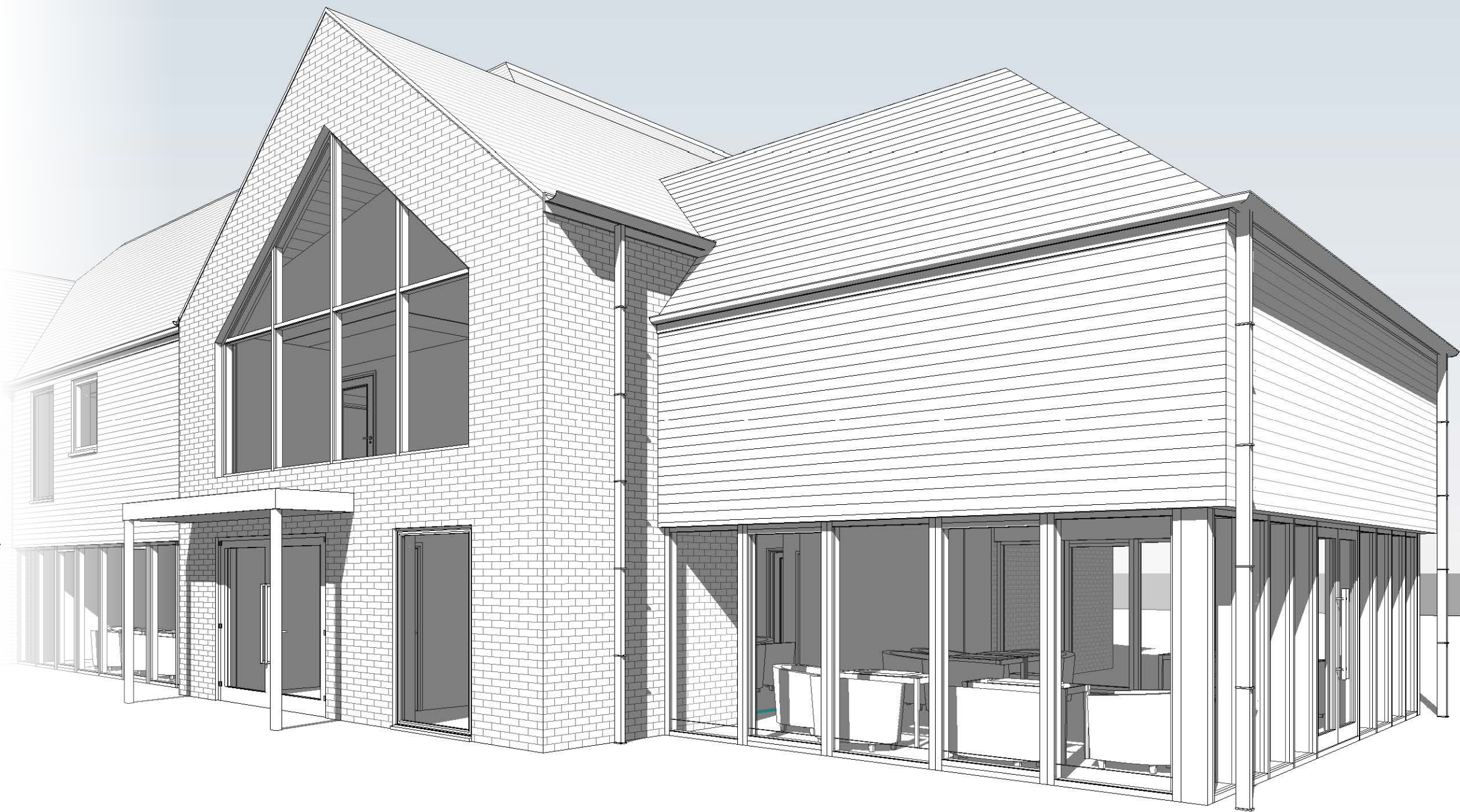
Planning permission was granted on 17 January 2020 for the Erection of 320 dwellings, 66 bed Care Home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings under Havant Borough Council planning reference APP/18/00450.

This planning application seeks a modest increase the number of bedrooms from 66 to provide a high-quality 71-bed care home within Use Class C2 (Residential Institutions) providing accommodation for residents requiring nursing, dementia, and residential care, along with access via St. Agnes Close (through the Barratt and David Wilson Homes Harbour Place residential estate), car parking, landscaped gardens, and separate refuse/recycling facilities.

The small increase within this planning application seeks the reconfiguration of floorspace within the building to provide 5 no. additional bedrooms from the original 66-bed application. The proposed changes relate only to the care home's internal configuration and has no material effect on the building's external appearance, landscaping or amenity space approved under planning reference APP/21/01348.

This document to be read in conjunction with the supporting documentation accompanying the application being drawings:

- | | |
|---------|----------------------|
| L01 | Location Plan |
| PL-01-A | Ground Floor Plan |
| PL-02-A | First Floor Plan |
| PL-03-A | Second Floor Plan |
| PL-04-A | Roof Plan |
| PL-05-A | Elevations |
| PL-06-A | Sectional Elevations |
| PL-07-A | Visualisations |
| PL-08-A | Site Plan |
| PL-09-A | Bin Store |
| PL-10-A | Coloured Elevations |
| PL-11-A | Coloured Elevations |



2.0 LOCAL DEMAND

A statement from the operator of the care home:
“Halebourne Care Group Ltd utilise 25 years of experience within the care industry to create the highest-quality care homes with the provision of exceptional care facilities. Our homes deliver a harmonious blend of thoughtfully designed interior layouts, fulfilling the needs of both the operator and resident. External elevations are sympathetically designed to blend naturally into the local surroundings, whilst external gardens provide a balance of pathways, soft landscaping, and sociable patio areas.

Our proposed design for Portsdown View reflects this approach, providing a healthy and caring environment that meets and exceeds the expectations of staff and residents. A range of first-class facilities within a state-of-the-art home create a home-from-home for all residents, whilst also focusing on sustainability and improving our green credentials, bettering the way we build and reducing our carbon footprint.”



2.2 INCREASING DEMAND FOR CARE HOMES

There is an ageing population both nationally and locally, and the need for elderly care accommodation is growing rapidly. Havant Borough Council's Local Plan demonstrates a clear need for a range of elderly housing options with mixed use development site allocated for care homes throughout the borough. Under planning reference APP/18/00450, this site has already been identified as a suitable location for a care home due to its proximity to Drayton, Langstone and Bedhampton.

Since the original planning approval in 2020, a Carterwood Key Metrics data report obtained by the client in July 2022 indicates there is a demand for 2,594 care beds within a 5-mile catchment area of the site. This report clearly shows that the increase of bedrooms from 66 to 71 beds is needed within the local area.

CORE STRATEGY CS9: Housing

Planning permission will be granted for housing proposals that will:

- 4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
- 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.
- 8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

DEVELOPMENT MANAGEMENT POLICY 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.
- 2. A setting for the building is provided which is in keeping with the surrounding area.
- 3. Sufficient space for servicing is provided.
- 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.
- 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.

3.0 SITE ANALYSIS

The 1.45-acre site sits within a larger masterplan of residential housing. The whole 22.9-hectare, known as Forty Acre Farm, lies directly south of the A2030 (Havant Road) and directly west of the A3 motorway. Drawing H213/L01 shows the site in its wider context.

The site is 1.2 miles from Drayton town centre and 2 miles from the central of Havant, housing shops, eateries, pharmacies, and a doctors surgery.

The site is part of Barratt and David Wilson Homes' 350-home residential Harbour Place masterplan and is therefore neighbouring these residential properties to the east and south of the home. Residential areas are also the north of the site on Auriol Drive and Penk Ridge, and to the west on Westways. To the southern boundary of the whole site is a railway line leading to Bedhampton and Havant.



The Barratt and David Wilson Homes residential estate consists of 350 dwellings, including two-storey homes ranging from 2 to 4 bedrooms and three-storey apartment blocks offering flats ranging from 1 to 2 bedrooms, with 96 of the overall units as affordable housing.

Landscaping beyond the housing includes semi-rural open space to the south of the site creating a nature walk. SuDs basins (as pictured) are also within this space. Mature trees and planting is used throughout the estate, including around the care home, separating the eastern boundary from the residential housing.

(Portsmouth View Care Home located to the north-west of the masterplan as pictured)



BARRATT AND DAVID WILSON HOMES MASTERPLAN 3D ILLUSTRATION

3.2 EXISTING SITE

Prior to the granting of planning reference APP/18/00450, the 1.45-acre site (part of the wider 22.9-hectare site) previously comprised agricultural fields with mature dividing tree lines. The Forty Acre Farm buildings to the southern boundary were the only existing buildings on the site.

Since the granting of planning reference APP/18/00450, Barratt and David Wilson Homes have implemented their housing schemes and undertook enabling works (site strip, drainage connections and access road) to provide infrastructure to the care home site. Construction works of the 66-bed care home began in October 2021. As of July 2022, the construction of the care home has included the installation of foundations, drainage works, formation of car park to base course, external walls up to wall plate, internal walls and floors, and the placing of roof trusses with roof covering completed to 50% of the building.

3.3 FLOOD RISK AND DRAINAGE

A Flood Risk Assessment (FRA) was submitted under planning reference APP/18/00450 where the care home site was identified in flood zone 1 - and so the zone at least risk of flooding. Given the site area is less than 1 hectare in size, an FRA is not required.

Also under planning reference APP/18/00450, a Drainage Strategy Report was prepared in support of the application to assess the impact of the proposal in respect of both flood risk and surface water flooding. The care home was included within the drainage strategy for the overall site.

November 2021



January 2022



March 2022



May 2022



July 2022



July 2022



3.4 TRANSPORTATION

The site is located along a minor A-road, however, is directly adjacent to the A27 (Havant Bypass), a primary A-road with links along the south coast to the east and west, and the A3 motorway leading to London. There is an already-established bus route through Havant with several stops directly outside Harbour Place along Havant Road. The site is neighbouring a railway line to the southern boundary with stops in Bedhampton and Havant, offering several routes to the site.

The proposed scheme includes car parking spaces with electric vehicle charging points and a cycle store to encourage sustainable modes of transport to and from the site.

3.5 ACCESS

Vehicular access to the wider site is proposed from Havant Road via access points approved under planning reference APP/18/00450. The care home is served by its own driveway within the residential development which leads to the car parking area to the west of the building. The proposal offered safe access and egress for vehicles with fully compliant visibility splays. The width of the road is 4.8 metres allowing for two vehicles to pass comfortably. The proposal also incorporated safe pedestrian access with a footpath extending into the site, arriving at the care home entrance without the need to cross the driveway. A further pedestrian access was provided to the north of the site from the Havant Road pedestrian pavement.

3.6 TRAFFIC GENERATION

As set out in the accompanying Transport Statement, the level of traffic generation from the proposed increase in care beds is not considered to give rise to any material impact on the road network in terms of capacity or highways safety.

3.7 CAR PARKING

With regards to car parking under planning reference APP/18/00450, provision was made for a total of 28 vehicle parking spaces (including 2 disabled bays and an active electric vehicle charging space). The turning head located adjacent to the bin store was also available for ambulances and other emergency services. Further provision was made for a minimum of 8 cycle parking spaces as well as changing and showering facilities within the care home for cyclists.

Car parking was increased and approved to 30 spaces under planning reference APP20/00510.

DEVELOPMENT MANAGEMENT POLICY DM11: Planning for More Sustainable Travel

The council will seek to ensure that every opportunity is taken to increase integration of sustainable travel modes and availability of non-motorised modes by appropriate measures including:

1. Securing on-site and/or off-site interventions that promote integrated travel and access by non-motorised modes.
2. Requiring safe and secure vehicular and cycle parking and turning facilities to adopted standards.
3. Securing appropriate improvements to public and community transport (including infrastructure requirements) in accordance with the Hampshire Local Transport Plan and (where applicable) the relevant sub-regional transport strategy.
4. Proposals for reducing opportunities for informal parking in the area surrounding the development where this would impact on the capacity, operation, and safety of the local highway network and/or the amenity of the locality.
5. Ensuring that new developments are located and designed at the outset to encourage lower vehicle speeds and safe, permeable, inclusive layouts that integrate with existing pedestrian, cycle, and public transport routes. This will facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges.

4.0 PROPOSED DEVELOPMENT

CORE STRATEGY 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:

- | | |
|---|--|
| <p>1. Responds to, draws inspiration from and respects local context and:</p> <ul style="list-style-type: none">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; ande. The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. | <p>2. Produces a positive relationship between buildings, street, and spaces both existing and proposed, where:</p> <ul style="list-style-type: none">a. The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;b. New streets are not dominated by vehicular traffic;c. The layout of the development is legible, meaning it is easy to orientate oneself and move through. <p>4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all;</p> <p>6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.</p> <p>7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.</p> |
|---|--|

4.2 USE

In summary, the application site seeks to create a high-quality 71-bed care home (Use Class C2) for residents requiring nursing, dementia, or residential care, along with access from St. Agnes Close. The proposed care home building comprises 71 single occupant bedrooms with en-suite shower room, set over two floors, with staff accommodation on the third floor. The scheme proposes 30 car-parking spaces including disabled access, separate minibus and delivery bays, and detached refuse store.

The care home site area measures circa 1.45-acres.

The principle of development has been established by planning permission references APP/18/00450 and APP/21/01348 previously mentioned.

4.3 SCALE

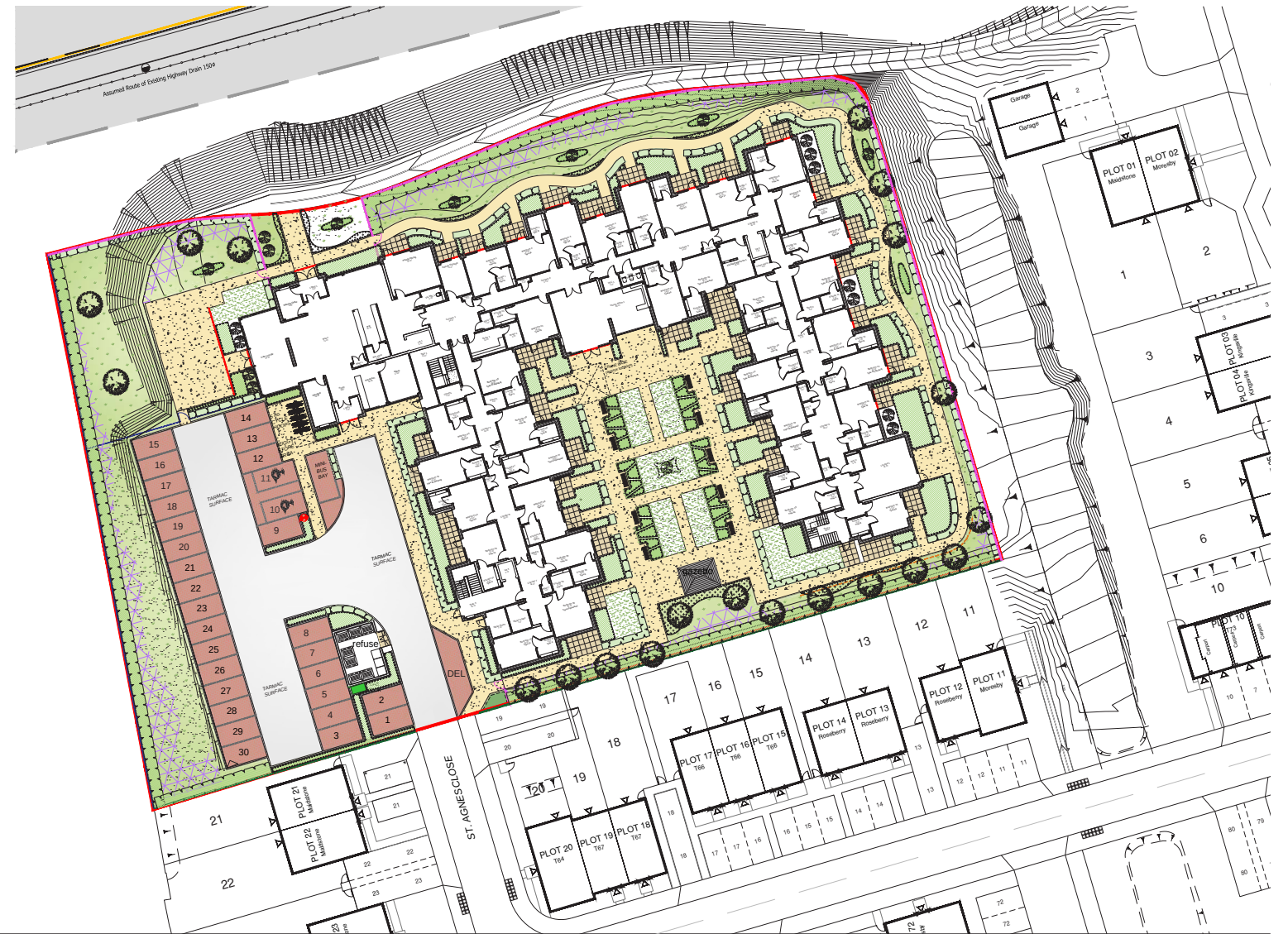
The building form was established by planning permission references APP/18/00450 and APP/21/01348. This planning application does not seek to deviate from the previously approved building form.

4.4 LAYOUT

The layout of the site was established by planning permission references APP/18/00450 and APP/21/01348.

Access into the site from St. Agnes Close, the location of the car park, and the positioning and orientation of the care home remain as previously approved. This respects the amenity of neighbouring properties and protects both residential and commercial interests, as well as creating a high-quality living environment for prospective residents and occupiers. Furthermore, this is also as a result of the construction works having commenced implementing planning references APP/18/00450 and APP/21/01348.

Externally the proposed scheme does see the introduction of a mini-bus parking bay situated adjacent to the building main entrance.



SITE PLAN (NOT TO SCALE)

4.5 INTERNAL CONFIGURATION

The size and amount of accommodation has been designed having regard to the need to:

- 1) Provide facilities required by the Health and Social Care Act 2008 (Regulated Activities) Regulations 2010, National Minimum Standards for Care Homes published by Care Quality Commission and Part M of the Building Regulations.
- 2) Provide spatial standards greater than the minimum requirements of the Care Quality Commission Essential Standards of Quality and Safety – March 2010 in order to match current market standards and expectations. This sets out to ensure the long-term viability and economic sustainability of the care home.
- 3) Provide a range of sizes and types of facilities and accommodation to meet the varying needs of all elderly residents.

The Essential Standards of Quality and Safety document guidance states, “For new build care homes and other care homes seeking to register for the first time, bedrooms are no smaller than 12 square metres.” The care bedrooms illustrated in this application have floor areas of 16 square metres being of a size and shape that supports their lifestyle, care, treatment, and support needs. Further, being in excess of the minimum requirement assists in providing a development fit for future changes in the regulations, which may occur.

The internal layout of the care home building was established under planning permission references APP/18/00450 and APP/21/01348.

For this application and to facilitate the modest increase in bedroom numbers, compared with planning reference APP/21/0134, the care home has been reconfigured internally and therefore there is no change in building size.

In summary the changes comprise:

GROUND FLOOR

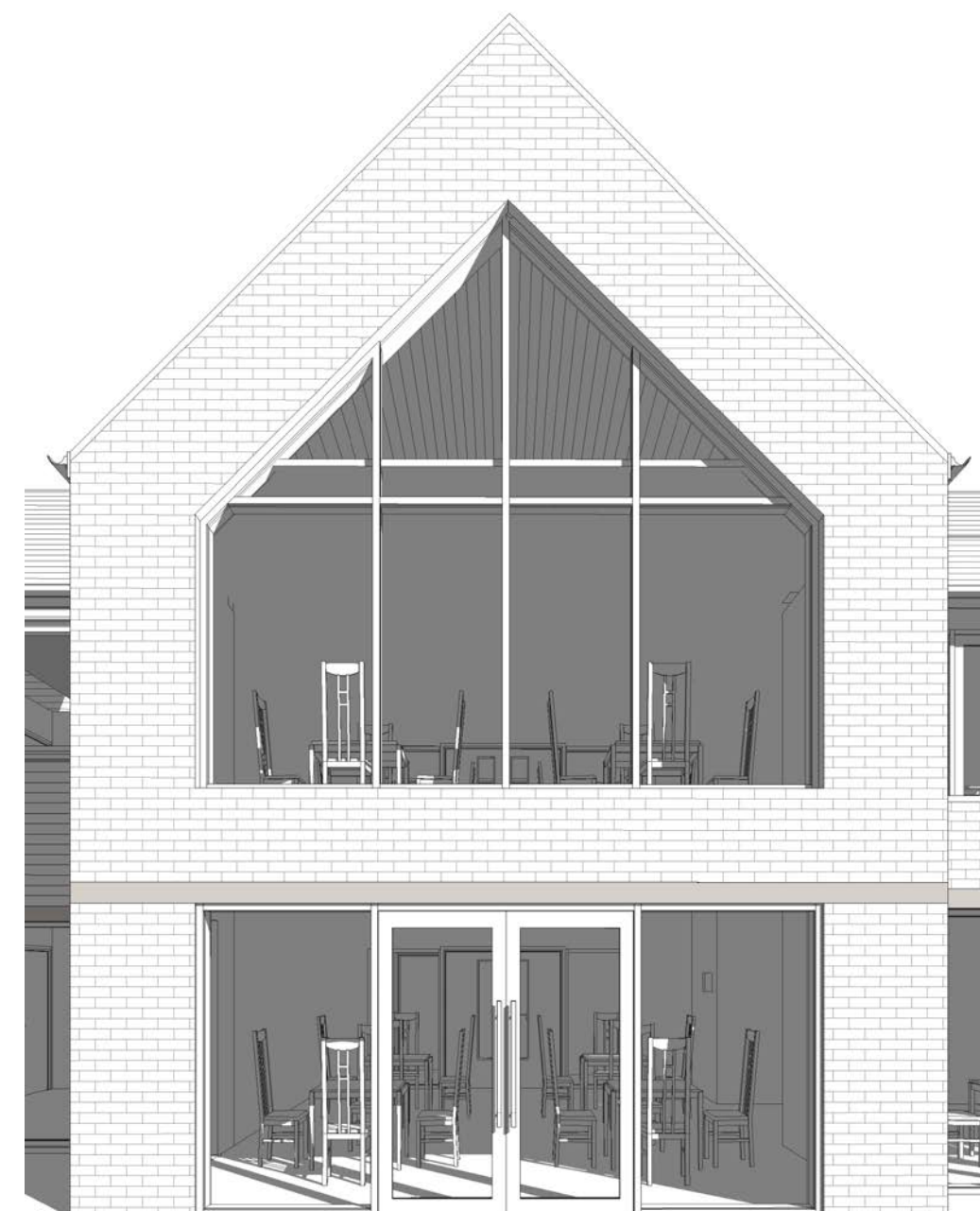
- Bedrooms renumbered from 1 to 35, (previously numbered 1 to 32), an increase of 3 bedrooms.
- Activities Room is replaced with Bedroom 26.
- Activities Store is replaced with Bedroom 26 Ensuite.
- Quiet Lounge is replaced with Bedroom 32.
- Store to Staircase 3 is replaced with Bedroom 32 Ensuite.
- Library is replaced with Bedroom 35 and Ensuite.

FIRST FLOOR

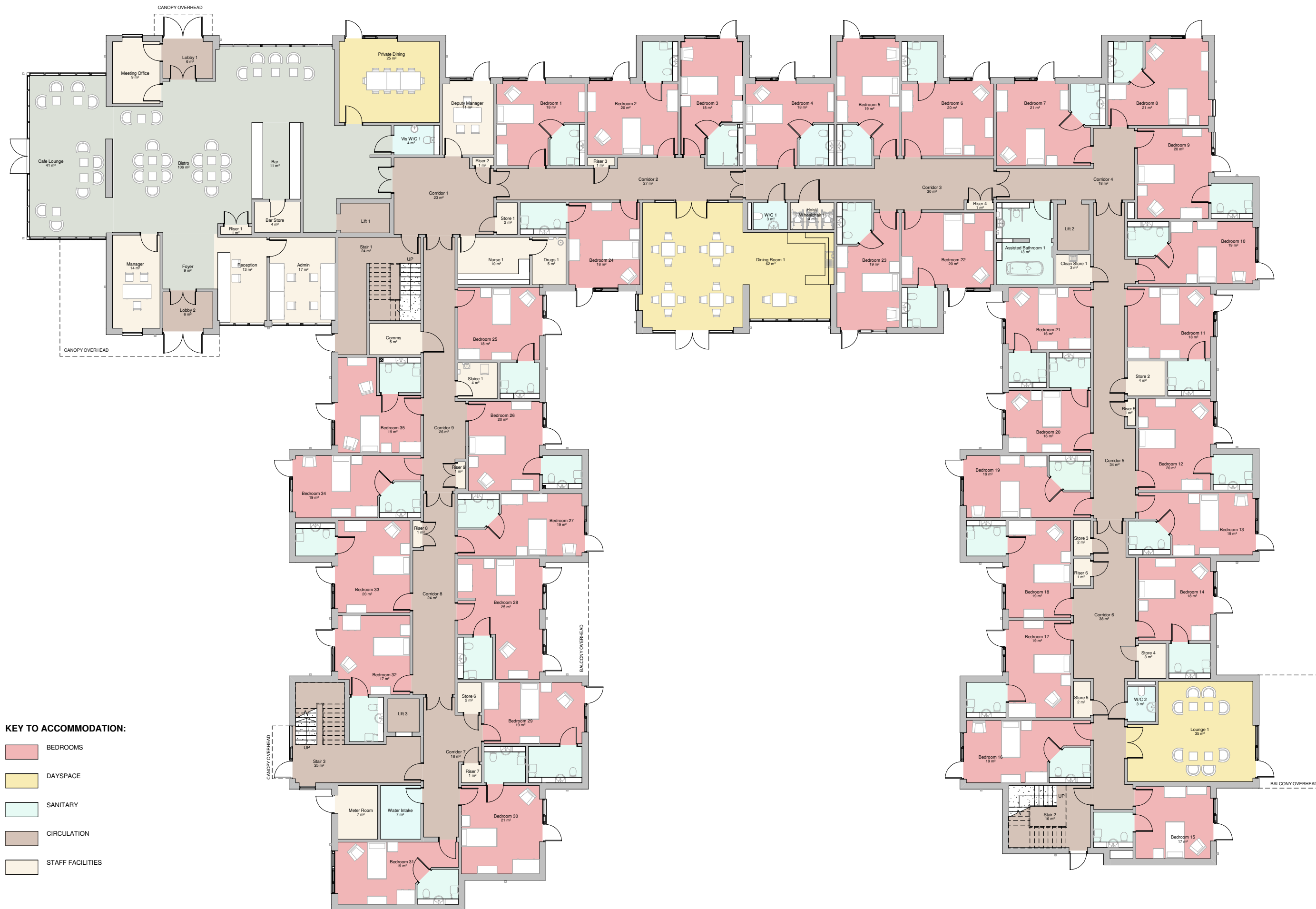
- Bedrooms renumbered from 36 to 71, (previously numbered 33 to 66), an increase of 2 bedrooms.
- Quiet Lounge is replaced with Bedroom 68.
- Store to Staircase 3 is replaced with Bedroom 68 Ensuite.
- IT Learning Zone is replaced with Bedroom 71.
- Store 12 is reduced in size to provide Bedroom 71 Ensuite.

SECOND FLOOR

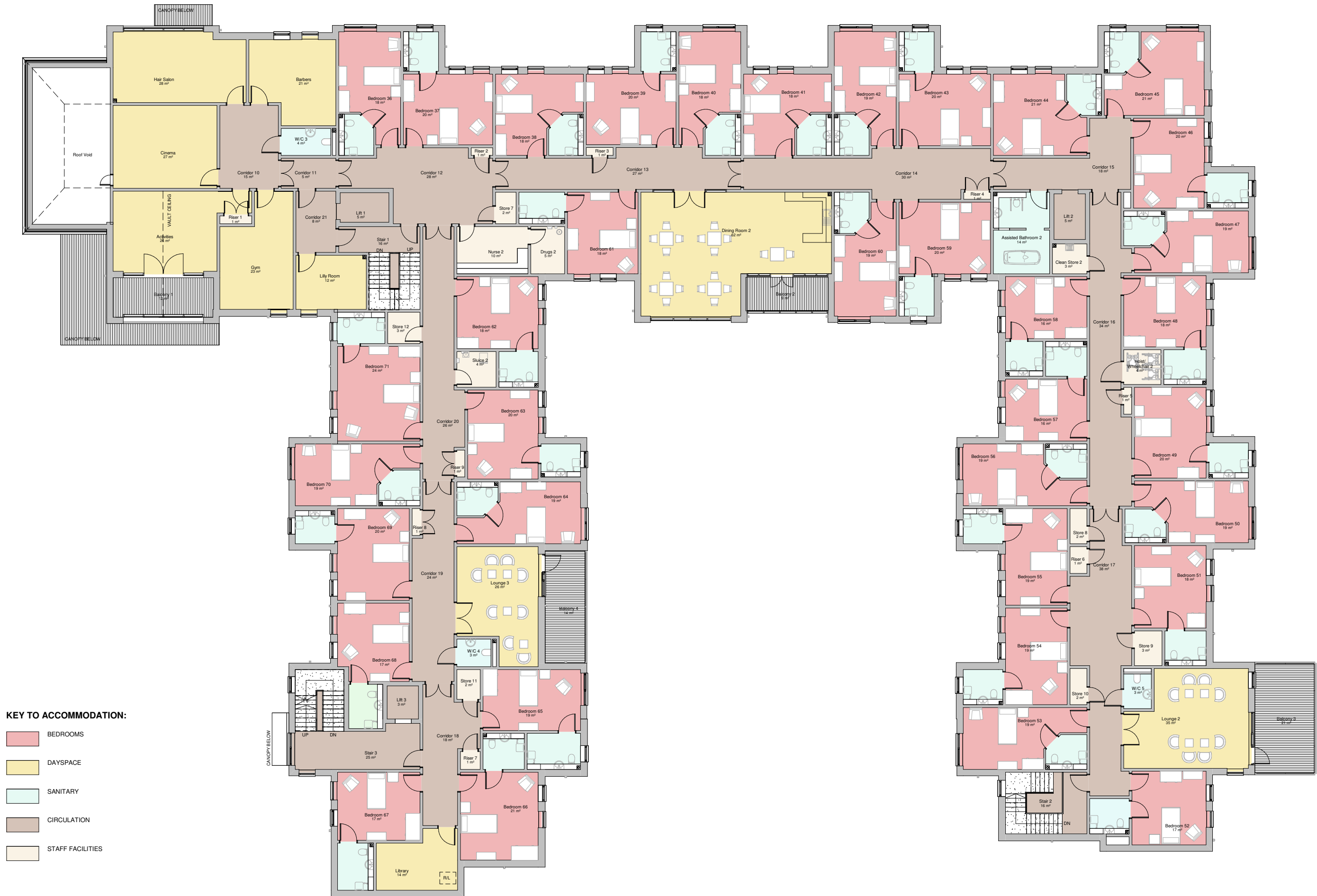
- No change in proposals.

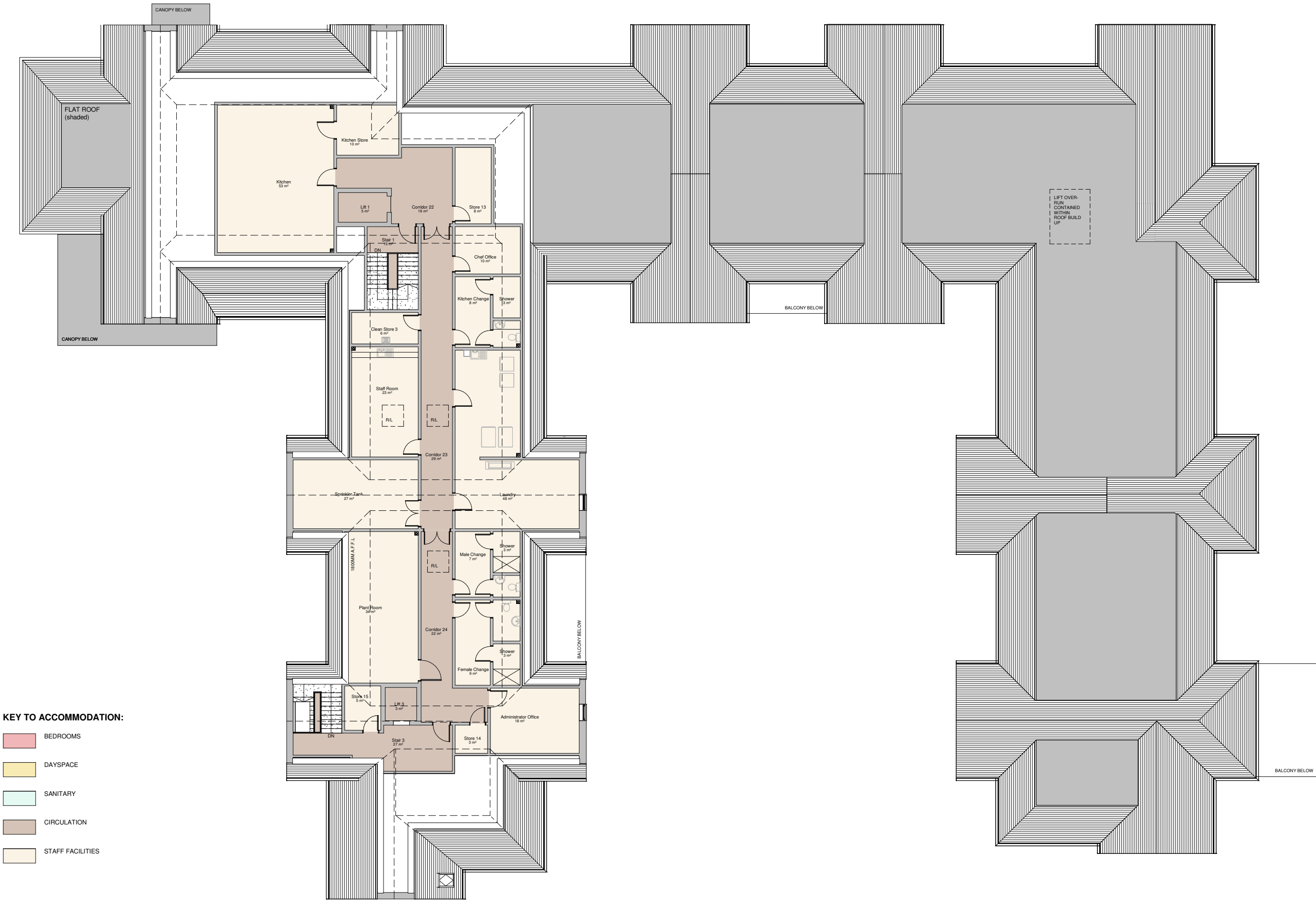


4.5.1 GROUND FLOOR PLAN



4.5.2 FIRST FLOOR PLAN





The design and appearance of the care home was established under planning permission references APP/18/00450 and APP/21/01348. As the proposed alterations affect internal room configurations there are no changes to extrenal door/windows positions therefore the proposed scheme does not seek to deviate from those planning approvals. Externally this application introduces a glazed canopy positioned above the ground floor staff entrance door into Staircase 3.

The palette of external materials was secured by planning condition no. 4 of planning permission references APP/18/00450 where details were approved on 24 September 2021 and 4 May 2022.

Westways



Penk Ridge



Auriol Drive



Glebe Park Avenue



Barratt Homes - Moresby



David Wilson Homes - Cornell





NORTH ELEVATION (NOT TO SCALE)



Rockpanel Caramel
Oak Cladding



Anthracite Grey
uPVC Windows



Facing Brickwork - Hampton
Rural Blend



CARE HOME ENTRANCE

The landscape proposals of this development are focused on providing a safe, comfortable, and stimulating environment for the residents, their guests and all those who spend time here.

Large gardens are facilitated to the north-west of the home and central courtyard. Perimeter paths allow for resident access between day spaces whilst remaining secure to maintain security and protection.

The garden to the north-west of the scheme hosts a large patio extending from the Bistro, offering an outdoor space for residents to eat and drink. A large central courtyard area hosts a large patio space from the ground floor dining room, a patio with large timber gazebo to the south of the site, and strategic planting beds throughout. This area provides opportunity for residents to enjoy alfresco dining and activities in fair weather within an enclosed space.

Most ground floor bedrooms are provided with private patios where possible giving residents the opportunity to spend time outside in a private place, should they wish to enjoy time alone, with family or simply away from the busier social areas listed above.

Simple, easily navigable spaces provide a reassuring environment where residents can be free to wander without fear of becoming disorientated and anxious. Access will be for all residents and staff with clearly defined, level paths and hard surfaced areas inviting users out into the gardens with obvious destinations, plentiful seating, and additional spaces for wheelchairs. The design provides ample space for group activities and larger gatherings.

The planting, with a palette of carefully chosen plants will be seasonal, distinctive, and familiar and will reinforce the sense of journey through the outside spaces. The planting will provide structure, using bold forms and patterns with larger areas of single species punctuated with larger specimen shrubs creating natural focal points. The planting design will create rhythm, contrast and stimuli adding interest throughout the year, marking the passing of the seasons. A mix of seasonal favourites keeps the garden scenery ever changing evoking memories of summers and winters past. Native and ornamental species will increase the biodiversity of the gardens, encouraging insects, small mammals, and birds into view, creating another opportunity for stimulation and interaction for the residents.

With these elements considered, the outside spaces will provide a valuable resource, creating an intuitive, and imaginative environment that can improve the mental, social, and physical well-being of every user.

5.0 ACCESS

Access to the site is provided through the Harbour Place estate, primarily from Havant Road. The scheme proposes 30 car parking spaces including 2 disabled parking bays, and separate minibus and delivery bays. Two car parking bays are provided with electric vehicle charging points (EVCPs), in line with the planning policy and BREEAM requirements, and to accommodate for evolving sustainable technology. Five cycle parking stands (allowing for storage of 10 bicycles) are included adjacent to the entrance lobby and are provided with a canopy over. Rectory Avenue and Forty Acres bus stops are a short walk outside of the site, encouraging staff and visitors to reach the home by sustainable modes of transport.

The car parking management has been designed to ensure that there is adequate provision at all times for relatives, families, staff and emergency services to parking spaces and the need to park on the streets adjacent to the home is completely eradicated.

- Due to the dependency level of the residents they will not have access to vehicles thus there is no requirement for dedicated car parking.
- Two disabled/emergency care parking spaces are available in the car park, defined by contrasting paving lines and demarcated with white paint. These spaces are strictly allocated to ambulance and other emergency services when the need arises. They may be used to drop off disabled or frail residents. At least one of these spaces will be always made available to disabled users.
- Parking in the emergency spaces is strictly controlled. Any vehicle parked for more than 10 minutes must report to reception and sign in into our emergency Parking book and sign on exit. These spaces will be monitored regularly by the receptionist who is permanently on duty 7 days per week 8.30 PM until 5.30 PM.
- Staff will be encouraged to travel by train, bike, public transport, on foot, or by the minibus supplied by the home. Staff wishing to park in the car park must ask consent from the management in advance.
- During busy periods (events and parties) the car park will be manned by a car park attendant who will help and assist with parking.
- Families who are moving residents and their furniture into the home will be allocated a dedicated space in advance. Residents will be informed in advance of any large deliveries to the home.

HAVANT BOROUGH COUNCIL PARKING STANDARDS

TABLE 4C			
C3 Dwelling Houses – Older Peoples’ Housing			
Zone	Minimum Car Parking Requirement	Havant Town Centre	Waterlooville Town Centre
Type of Provision			
Nursing and Rest Homes	1 space per 4 residents and 1 space per staff and 1 long stay cycle space per 6 staff and 1 loop/hoop per 4 units	1 space per 8 residents and 0.5-1 space per staff and 1 long stay cycle space per 3 staff and 1 loop/hoop per 2 units	1 space per 6 residents and 1 space per staff and 1 long stay cycle space per 4 staff and 1 loop/hoop per 3 units
	The resulting level of parking would allow flexibility for visitors, visiting health care professionals, ambulances, etc. As staff are likely to operate over a 24 hour period the calculation based on the number of staff should be based on the number typically present on the site at any one time. Information to support this should be submitted with any planning application and should form the basis of pre-application discussions		

5.2 INTERNAL ACCESS

The issue of access for wheelchairs and people with mobility aids has been considered throughout the design of the development.

Design measures have been incorporated within the development include:

- Level access at all external entrances and exits.
- Level access gardens with suitable external finishes.
- Internal corridors of sufficient width to enable two wheelchairs to pass at frequent intervals.
- Bedrooms designed to be fully wheelchair accessible with level access ensuites, etc.
- Lift access to all floors.
- Public areas of the building designed in accordance with Part M of the Building Regulations.

5.3 SECURITY

The building has been located on the site to clearly define and segregate the private amenity spaces associated with the building from the public realm. A number of boundary treatments will be used, the principles of which were established under planning permission references APP/18/00450 and APP/21/01348. The southern boundary between the are home and Barratts/David Wilson Homes residential properties comprises 1.8m dwarf brickwork wall with brickwork piers and timber panel infill. This boundary treatment has already been constructed by Barratts/David Wilson Homes. Along the western boundary a 1.8m high close board timber fence is proposed ensuring privacy to the residential properties on Westways. The northern and eastern boundaries will be provided with a 1.8m high green weldmesh fence, the principle of which was established under planning permission references APP/18/00450. Fence treatments within the care home site are 1.8m high close boarded fencing and green weldmesh to ensure the care home gardens are fully secure private spaces. The application site plan drawing shows where each type of boundary treatment will be applied, and elevational details for these are provided in a separate detail drawing.

The main entrance to the building will have digital locking entry system and CCTV cameras and the receptionist and manager offices are immediately adjacent to the main entrance lobby to ensure that entry to the building is subject to good security control.

6.0 MANAGEMENT OF THE BUILDING

The buildings will be staffed 24 hours a day. There will be three shifts in operation and part-time staff will also be employed. The shift patterns for nursing and care assistant staff are 8.00am to 2.00pm, 2.00pm to 8.00pm and 8.00pm to 8.00am. In addition, other staff (administration and cleaning staff) work 9.00am to 5.30pm.

Service and emergency access to the building will be from St. Agnes Close.

The refuse store is located adjacent to the vehicular entrance to the care home and easily accessible to the car park for service vehicles.

7.0 CONCLUSION

The proposed scheme which is the subject of this planning application has been designed to incorporate the following features:

- The principle of a care home development has been established by planning permission references APP/18/00450 and APP/21/01348.
- The design, scale and layout of the proposed development was also established by planning permission references APP/18/00450 and APP/21/01348.
- There is an ageing population both locally and nationally, and the need for elderly care accommodation is growing rapidly. The proposed modest increase in bedrooms will help to meet this need in the local community, which the operator has identified.
- The proposal continues to provide an exemplar in terms of standard of facilities and the provision of support and care. The care home will be registered with the Care Quality Commission, providing 24-hour support and care for the frail elderly, and meeting a full range of residential, nursing and dementia care needs.
- The proposal creates a viable, modern care facility to meet the identified and increasing needs of the community.

