

Design & Access Statement

Proposed Extensions, Alterations & New Signage
Oak View Nursing Home
47-49 Beach Road
Hayling Island
Hampshire

For
Oak View Nursing Home

Dated: February 2016
Revision: A



Introduction

This statement has been prepared in support of a detailed planning application submitted to Havant Borough Council for proposed extensions, alterations and new signage to Oak View Nursing Home, Hayling Island.

This statement, which should be read in conjunction with the proposed plans, aims to demonstrate that the proposals will not affect the visual appearance of the property or the character of the streetscene.

The Existing Site

The property in question is located on the western side of Beach Road, and between its junctions with Hollow Lane and St Marys Road. The property is located in a predominantly residential area, with the properties in the vicinity varying considerably in style, appearance, bulk and height. To the rear (west) of the site is a recreation ground.



Constraints

It is understood that the site is not located within a conservation area, nor is the property listed. The property is not located within a flood risk area.

Pre-Submission Consultations

There have been no pre-submission consultations carried out prior to this application being submitted.

The Proposal

The proposal is, primarily, to reconstruct an existing dated and unsightly porch, together with a single storey rear extension to allow the formation of additional bedrooms and communal facilities. These extensions would necessitate the minor alteration of fenestration to the east and south elevations. A new front boundary wall is to be provided, but as this is less than 1m in height it is understood that planning permission is not required for this wall. New signage for the nursing home will also be provided to the facade of the property.

Design

The proposed design has focused on satisfying the clients design brief, whilst satisfying the requirements of the Building Regulations and also addressing the requirements of the Care Quality Commission regulations.

The existing conservatory style entrance porch to the building is dated, leaking and offers no aesthetic merit to the building. The proposal is to remove the conservatory structure and erect a new entrance porch on the same footprint of the existing conservatory. The replacement porch will have rendered walls to match the existing building, oak frames, and a projecting oak canopy to offer protection from the elements whilst waiting at the entrance door.

To the rear of the existing building a 120m² single storey extension will be constructed to fill an existing recess within the building form. The proposed extension will form 3 additional en-suite bedrooms and communal lounge. The proposed extension will also allow the existing dining area to be converted to bedrooms. Minor alterations will be carried out to the fenestration to the east and south elevations. The existing area of raised decking will be repositioned to the rear of the proposed extension, and a new ramp (formed in decking) provided to the south elevation.

The new bedrooms will have a floor area which addresses the minimum floor area of 12sq m as required by the CQC standards, furthermore, all new bedrooms will be provided with an en-suite containing a WC and wash hand basin. The new bedrooms formed will be provided with external doors to comply with the fire safety requirements..

The proposed building works will be designed to comply with the accessibility requirements of Part M of the Building Regulations, BS8300 and CQC Standards. The accessibility provisions will include, access ramps to all doors, minimum clear opening door widths of 800mm, level thresholds to doors, contrasting colours to doors and frames, doors having an opening force less than 20N, vision panels to doors, grab and support rails, accessible bathrooms, etc. The proposed extension will also comply with the requirements of Approved Document E – Sound Insulation.

As the building is situated within the Settlement Policy Area the principle of the development is considered acceptable.

The proposed replacement entrance porch, will have an identical footprint to the existing porch, but will have an improved appearance which will complement and enhance the existing building.

The proposed rear extension is of single storey construction and hidden to the rear of the building, as such the proposal rear extension is not visible from the public highway. The proposed rear extension will have no impact upon the existing streetscene.

The plot has an area of 2012m², and the existing building has an area of approx 801m². The proposed extension will increase the footprint of the building to 921m². The proposed building would therefore amount to no more than 45% of the plot area. It is considered that the proposals do not constitute an over-development of the site.

The new bedrooms being proposed would not result in any additional deliveries to the site, and would not require any additional nursing home staff, as the home currently have capacity in the staffing ratios set by the CQC. As such there will be no additional demand on car parking spaces.

My clients are of the opinion that the proposals have no impact on the established streetscene and no impact upon the neighbouring property. There is also a significant demand within the local community for additional care home facilities, with Oak View currently having a lengthy waiting list for residents.

Amount/Scale

The proposed extensions are of single storey construction, set some distance from the boundaries and have a roof height lower than the existing roof. It is, therefore, considered that the proposed extensions have limited mass and bulk.

The design and positions of the extensions ensure that the proposals do not have a detrimental impact on the neighbouring properties.

The proposals will also ensure that an ample amount of landscape garden area is retained to preserve the character of the area, and for the benefit of the residents of the home.

Layout

The layout of the bedroom alterations compliments the existing bedroom arrangements and the proposals have been based upon minimising the amount of building works required.

Landscaping

The existing boundary treatments will remain.

The proposed extensions will not disrupt the existing established planting beds to the rear of the site.

External ramps will be formed in matching timber decking, and paving slabs to the pathways.

Car Parking

The existing car parking to the front and side of the building will remain.

As the home specialises in residents suffering with dementia, the residents do not own cars. Furthermore, the majority of the staff working in the home live in close proximity to the premises and as such will either walk or rely upon public transport to attend work.

The home currently maintains good staffing levels, therefore, there will be no need to increase staffing numbers as a result of the additional bedrooms being created.

The car park facilities are currently under used and even during popular visiting times there are always available parking spaces.

It is considered that the proposed extensions will not increase the demand on the existing off road car parking facilities.

Appearance

The proposed replacement porch will enhance the appearance of the building. The proposed rear extension will not be visible from the facade of the building, but will complement the existing architectural style of the building.

Environmental Health

The new kitchen and en-suites will be provided with a non-slip vinyl floor with welded joints and skirted a 150mm up the walls. Tiled splash backs will be provided to the wash hand basin.

The relocated Kitchen and Laundry will be provided with extract ventilation, ducted to the outside air, offering 60 litres per second of extraction.

Demand

Laing & Buisson (the UK's foremost and most highly regarded provider of information and market intelligence on the independent health, community care and childcare sectors) project that demand for residential care will increase. This is supported by figures from the Office of National Statistics, which forecasts that the 85 year plus age group will increase from 2.1% of the total population in 2007, to 2.6% in 2017, and 3.2% in 2026. With the public sector supply of long term beds reducing, this extra need will have to be met by the private sector.

With the growing demand it is considered that many Local Authorities may review their care provision and how it is delivered to service users, with a move away from residential care for the more independently elderly. But for those where there is no choice but residential care, such as the elderly with dementia, the demand for care home provision is likely to increase significantly. Oak View, which specialises in dementia care, has for some time operated at full capacity, and due to the high standards of care provision is inundated with enquiries for care provision. Oak View has a lengthy waiting list for residents.

With the local area having a percentage of elderly well above the national average, coupled with the aging population and closure rates of local care homes continuing to increase, it is clear that the demand for residential care (particular specialist care, such as dementia care) will continue to increase. The new bedrooms being proposed will help address the demand for nursing home places.

Conclusions

It is my clients opinion that the proposed design will not impact upon the established streetscene, nor will the proposals adversely affect the neighbouring properties.

The proposed extensions will create additional care facilities to help satisfy the increasing demand for care home facilities, whilst working within the constraints imposed by local and national planning policy.