
PLANNING STATEMENT**FOR PLANNING****JOB NO. 5011**

CLIENT : Mr T. M. Maloney

PROJECT : Proposed Two Storey Extension

LOCATION : Oaklands Care Home, 216 Stakes Hill Rd, Waterlooville, PO7 5UJ

DATE : March 2015

Background

PWP Architects have been engaged to develop a proposal for the extension of Oaklands Care Home. Oaklands is a long established Rest Home in Waterlooville. Our client has owned the property since 1988, over time improving the facilities, and increasing the size of the home. In 2005 the adjacent house was acquired and joined to the main home as office and staff accommodation. Following Havant Borough Council's feedback and advice on a pre-planning application submitted on February 2013 by PWP Architects, an enhanced proposal was produced which accommodated all these suggestions and feedback from the local planning authorities. A full planning application with the developed scheme was submitted on August 2014.

Despite the pre-planning advice and design alterations that took place in order to satisfy the planning authority's additional requests for amendments, the responsible planning officer demanded for the entire proposed extension to be repositioned away from the rear site boundary in order to formulate a 20 metre opening between the neighbouring properties of Place Crescent and the proposed development. PWP Architects were therefore forced to withdraw the planning application on December 2014, due to time restraints, as this required for the entire layout and design of the extension to be re-evaluated. However a series of sketch plans and elevations were produced that accommodated the related distance suggestions and were shortly after forwarded to the associated planning officer who expressed satisfaction for the newly-added changes and suggested for a new planning application to be submitted once again, that considers and accommodates all the previous demands of the planning authorities.

Current State

The nature of the series of extensions over time and joining to the adjacent property has created an arrangement of spaces that are not ideal for the elderly residents. This theme is also evident in elevation through the reading of the conjoined properties. PWP architects previously worked on these extensions and links and therefore have a good understanding of the property.

Local Planning Policy

Policy CS7, Community Support and Inclusion, of the Havant Borough Core Strategy (Local Development Framework 2011) identifies the need for new services for older people, stating that:

'4.15 The projected population figures for the borough indicate that the over 60 age group is expected to grow disproportionately within the overall population until 2026. This presents specific

challenges in relation to housing, health and care needs.'

'4.17 ... The borough currently has the second largest number of over 60s in Hampshire (28,000 in 2007) or 20% of the population; this is projected to rise to 27% by 2026.'

The 'Housing Provision for Older People in Hampshire' (2009) report concludes that:

(7.33) 'Demand for care home places for older people is projected to grow in Hampshire by around 6,500 places (73%) by 2026, an average of 325 places a year over the 20 year period.'

Proposed Extension

The proposed extension is consisted of a new entrance and reception area which connects the existing and proposed main buildings. A new single storey daylight room with a glazed facade becomes the social and recreational part of the building, with a large curved green roof above. The main L-shaped two-storey building offers 28 new single bedrooms with loss of 7 existing bedrooms, excluding the detached property and is carefully designed to step away from the site boundary and maximise the external communal spaces.

The new entrance is the transitional medium between existing and proposed buildings. Form and function co-exist by the use of glass and sustainable design, in an attempt to combine purpose with aesthetics, while using modern sustainable methods and materials, in order to increase the building's energy efficiency and reduce its carbon footprint. The entrance welcomes the visitor through a clear route which leads towards the South facing daylight room. A new staircase and lift offer quick access to the first floor whereas the new reception area maintains a direct link between the existing and proposed building.



Fig.1: Proposed ground floor plan

The single-storey green roofs connect the entrance and daylight room areas with an invisible continuous curve and their contrast of shape and size, compared to the two-storey proposal, reveal the diverse role of their spaces. Timber steel and glazed partitions are the elements that form this, in order to maximise natural light inside the new areas, nevertheless as a contrast to the brick and roof tiles used at the two storey proposed building.

The circulation design is functional, simple and efficient, in order to serve the residents and to maximise corridor width, room spaces and the use of natural lighting with strategically placed roof lights on the first floor.



Fig.2: Proposed sunroom with green roof system

The daylight room acts as a link between the outside and the inside. It offers an uplifting environment of internal space where residents and visitors interact, socialise and enjoy the freedom of being outside while remaining in a safe and secure atmosphere.

On the first floor, existing and proposed buildings are united by a corridor with two bedrooms on each side that serves as a linking route in order to allow quick and easy circulation access towards each side. The minimalistic flat roof is discrete and the entire link platform becomes invisible while allowing the entrance curved green roof to become the main focal point of the architectural composition.

The ridge and eaves height of the two-storey proposal remain significantly lower than the existing building's. The mansard roof, offers a flat top surface area, where roof lights placed above the circulation corridors bring natural daylight within the building whereas reducing even further the overall ridge height.

The entire extension is moved away from the rear boundary in order to provide 20 meters clearance between the neighbouring properties of Place Crescent and the new proposed scheme. This results to a larger amenity space since the proposal becomes more compact by a further reduction of the proposed footprint.

The proposed building's South elevation steps down gradually away from the main road (Shaftesbury Avenue), offering much larger communal open space areas, while reducing the actual footprint of the building compared to the pre-planning application proposal.

The design proposal for a purpose built addition allows the new rooms to meet the care standards and be of better proportions for the arrangement of furniture etc., each having its own WC and washbasin. PWP has prepared a scheme for a brick built extension making reference to the 1990's purpose built extension and to continue the contrast with original farmhouse that needs to maintain the statement that it is the original property. (Please refer to Architect's Drawings).

Careful consideration has been given to the ridge and eaves lines to ensure the extension remains subservient to and at lower height of the original property. The lower floor to floor and eaves height

also means the space becomes far more economical in terms of energy costs as opposed to the existing main house. Care has also been taken to ensure the proposed building does not extend past the existing building line to reinforce this statement.

The proposed extension reinforces the position of the main entrance to the home by mirroring the existing house elevation and creating an open area to place the main entrance.



Fig.3: Proposed south east elevation

Following Havant Borough Council's advice on a pre-planning application that PWP Architects submitted on February 2013, the council suggested that additional landscaping (evergreens) may have to be provided along the shared boundary to assist in screening the proposal from these neighbouring properties. The rear west elevation's boundary line is currently fairly comprehensively planted with trees and hedgerow so as to maintain privacy of the home. This will lessen any impact of the proposal on the neighbouring properties.

The current configuration of the main home provides a central lounge area which works well as an arrangement for both residents and staff. This is therefore a strategy we have been keen to adopt in the proposal, by designing the daylight room on the South part of the ground floor, as a communal meeting point, and an external statement of the building and its form.

Accessibility

The proposed extension does not affect any access to or into the property with as the existing site and building entrances are maintained. The existing entrance to the adjoining chalet style property to be demolished will be blocked up to ensure visitors and staff only use the car park with one entrance and one exit with greater visibility splay onto Stakes Hill Road.

At present the main house includes a lift to first floor accommodation however this lift is old and not particularly suitable for a care home in terms of size. The main building also hosts an excessively high floor to floor height, which only increases heating requirements.

The proposed plans to demolish the adjoining property which is underused as it is not particularly suitable for residence and replace with a purpose built care home extension includes the addition of a lift and two staircases to provide a greater level of accessibility throughout the home and provide easy escape in case of emergency.

The main stair and lift is to be located next to the entrance area enabling improved legibility for residents, both existing and new.

Sanitary Facilities

The existing Home has 22 single bedrooms, 4 shared bedrooms and only 6 of these have en-suite WC facilities. In addition the home provides Bathrooms and fully assisted Bathrooms in accordance with CQC standards.

The proposed extension to the home will provide 28 new single bedrooms, all of which have their own WC and washbasin. In addition there is the provision of 3 assisted bathrooms and 3 further shower/staff rooms with improved modern fittings.



Fig.4: Proposed entrance of the new extension

Parking

The current home has 7 parking spaces on the forecourt to the front of the property. The parking spaces are only used by staff and visitors. On site observations and information provided by the site operator has identified this level of parking (4-5 vehicles c.60%-70% capacity) to be typical for the site. The current home has long-standing staff members, which all live within the local area. Our client is keen to maintain the existing employees and recognises the benefits of advertising vacancies locally to encourage local people to apply. The Home is situated on Stakes Hill Road, within the residential area on the bus route and only 60m from the bus stop. This indicates to us the property is in a sustainable location and can encourage the use of sustainable transport as recommended in Havant Borough Councils Core Strategy Policy CS20 Transport and Access Strategy.

As advised by the Council, a transport assessment report is also submitted in order to identify ways to support the use of public transport as an alternative to reliance on cars. (Please see the Transport Statement document for further details).

In accordance with the Hampshire Parking Standards available on the Havant Borough Council website the rest home needs to provide 1 space per 8 units and 0.5 per staff as this is an accessible location. The home therefore needs to provide for the total of 34 bedrooms 4.25 spaces for residents and visitors plus an additional 4 spaces to provide for 7-8 staff and management in accordance with Staffing guidance for Residential Care Homes June 2009. A total of 8.25 spaces are required. 13 are currently provided increasing the existing provision by circa 85% to reflect the 85% increase in room provision.

Provision for two number cycle spaces will also satisfy Hampshire Parking Standards and can easily be provided on the site in a secure location.

Local Authority Pre-Planning Advice

On February 2013, Havant Borough Council's senior planner A. Wright explained in her pre-planning advisory letter that the main parameters related to the proposal were;

1. Nature of the development
2. Impact upon neighbouring properties
3. Impact upon the street scene
4. Parking Provision

Nature of development involved the coverage of land to the west of the main building in order to leave larger on-site amenity spaces for the residents to make use of. This advice was of key importance when designing the new extension in order to avoid over-dominating the site. A further reduction to the size and height of the extension was achieved by adopting urban design techniques in order to create an open courtyard building typology which assisted in maximising the amount of the external communal spaces for residents and visitors.

The council's guidance on potential impact upon the neighbouring properties was to consider adding evergreens along the north-west boundary of the site and therefore provide screening from the nearby two-storey residential properties. Additionally the council advised to plan carefully the positioning of service rooms such as laundry rooms, kitchens and refuge storage to avoid undue disturbance to neighbouring properties. Likewise, bedrooms were placed towards the north-west elevation as Mrs Wright clarified that the increase in the number of residents was not considered sufficient enough to cause any harm in terms of additional activity to adjacent residents.

Furthermore recommendation was given for the impact upon the street scene. All these recommendations have been kept intact to our current proposed extension. Since the site is separated from Shaftsbury Avenue by a large grass verge and a pedestrian footpath, it gives a natural break from the road frontage. In a similar manner, the new proposal is stepping away from the road, creates open courtyards and outspreads the open large grass spaces, not only on the ground but also extended to the green roof system over the entrance and the daylight area. The buildings currently on site provide a diversity of styles and rooflines to give variety to the scene. The proposed extension is offering added variety to the region with its curved overhanging green roofs, while maintaining the familiarity of shape and materials with its surroundings, by using a mansard roof over the two-storey part of the building. Additionally, the overall height of the ridge is further reduced, by appearing significantly lower than the existing house and therefore minimizing the visual impact of the proposal.

In regards to parking provision, the Council's Development Engineer appeared satisfied with the level shown on the pre-planning application. It was suggested however to include a statement to justify the parking provision on site. Furthermore the council encouraged the submission of a travel plan in support of the use of public transport by staff and visitors rather than reliance on cars. A transport assessment plan has been included with the previous and current application which analyses all these parameters.

Previous Full Planning Application & New Full Planning Application.

On August 2014 and after careful analysis and preparations of the pre planning guidance from the Local Authorities, a full planning application was submitted from PWP Architects to Havant Borough Council. Senior planner A. Wright who was overseeing the application explained that the Kitchen size to the existing Care Home was not large enough to meet with the augmented demands of the enlarged care home.

External kitchen specialists were consulted and a kitchen layout plan was produced which accommodated all the necessary equipment, utilities and allocated storage space for supplies. Although the council should consider that we are not experts in specialist kitchen layouts, we have included the aforementioned kitchen layout to the current application and we would welcome a planning condition based upon the attached drawing that already reflects the planning inspector's acceptance as an updated kitchen layout.

The new extension will require for the existing kitchen to outspread in order to meet the new cooking demands for the added residents at all hours. This will be achieved by lengthening the existing kitchen by 17 sq. meters to the current 20.9 sq. meters existing kitchen area, for a total new kitchen area of 37.9 sq. meters. This will result to an 81% kitchen area increase which surpasses the kitchen space requirements for the magnitude of the extension.

On December 2014, Senior Planning Officer David Eaves of the Havant Borough Council listed a number of considerations for the submitted Full Planning Application. Following our revised scheme, Mr Eaves commented on these revisions in the light of the original concerns. These were:

1. *Impact of proposed two storey extension on neighbouring residential amenities in Place Crescent resulting from the siting, height, mass and bulk of the extension.*

Mr Eaves requested as a solution to solve this issue for the proposed extension to be set to a minimum of 20 meters from the neighbouring properties in Place Crescent, which we have incorporated in our current new planning application. Additionally, we have included in our current application site plans 1100A and 1201A the measured distance marked at various points between the neighbouring properties and the proposed extension, both on the existing plan and the proposed. Mr Eaves included in his comments that providing that this 20 meter separation would be provided clearly, he would find the position of the proposed extension acceptable.

2. *Overlooking to properties in Place Crescent.*

The concern of the Planning Officer was similarly regarding the distance between back to back windows as they should be at least 20 meters apart. Since we have already moved the proposed building 20 meters apart from any neighbouring properties, according to Mr Eaves there should be no objection in terms of overlooking.

3. *Impact on light to properties in Place Crescent.*

Similarly as above, the impact has been improved by the increased set off to the boundary and the Planning Officer considered it acceptable.

4. *Lack of outlook from some of the rooms and overall lack of attractive amenity/outdoor garden space for residents.*

The outlook from rooms is improved by the retained space to the rear boundary. Additionally, we have included additional rooms over the green roofs and the North East facing rooms in order to provide them with supplementary light, as Mr Eaves suggested.

5. Overall size coverage/overdevelopment concerns on a site in a predominantly residential area.

In his comments, Mr Eaves noted that there is an issue with the overall size of the development on the site in relation to the coverage of the mainly residential neighbouring area. Additionally, Mr Eaves requested that the new Planning Application should be accompanied by a Design and Access Statement, setting out the thought process behind the current size of the proposals.

It is important to clarify that there is no specific threshold set out by Local Planning Policy or Land Law over which a development becomes labelled as “over-development” when dealing with a full planning application. Therefore it is vital to clarify that development and over-development, to a certain extent is a relative matter of subjective opinions. Common sense would indicate in most cases when a site becomes overdeveloped due to building footprint and area coverage, in relation to open air amenity space.

However, in our proposal we have the following calculations in order to support our position which indicates how each previous scheme demonstrates that the proposed extensions level of open space are far in excess of the current home. We have analysed the open space available to residents over each of the phases of the care home.

a) Single storey extension (1989):

External amenity space: 260 square meters for 25 residents= 10.4 sq.m per resident.

b) Addition of two further bedrooms (2006):

External amenity space: 294 square meters for 27 residents= 10.8 sq.m per resident.

c) Pre-application proposal (2013):

External amenity space: 798 square meters for 50 residents= 15.96 sq.m per resident.

d) Previous full planning application (2014):

External amenity space: 841 square meters for 44 residents= 19.11 sq.m per resident.

e) Current full planning application (2015):

External amenity space: 995 square meters for 48 residents= 20.72 sq.m per resident.

As the figures indicate above, the proposed development manages to maintain almost a hectare of amenity space in order to provide a balanced and generous surrounding environment for the elderly residents and their visiting families, an amenity space that is far more generous than many care home examples that have acquired recent planning permission from Havant Borough Council. Such an example of what could be labelled as an over-development is the proposed care home at Dukes Meadow in Waterlooville by PDP Architecture. (see Appendix A)

The development was granted full planning permission for the total number of 48 flats (18 one-bedroom flats and 30 two-bedroom flats), while only providing 23 parking spaces on site and a rather petite amenity space area. Upon looking at the proposed ground floor plan of this aforementioned proposal in Waterlooville, it is striking and surprising how this proposal was not rightfully labelled as an over-development, while even more surprising that our far more generous

and balanced proposal is been debated as an over-development, while proposals such as the PDP Architecture example are granted full planning permission, instead of been reduced in size.

We therefore have the belief and general understanding that the existing site owned by our client is currently actually under-developed. By that we mean that the surrounding open air amenity space is much more dominant compared to the existing development that occupies the site.

Therefore our proposed extension, by no means does not intent to occupy the majority of the existing site, which could be classed as an over-development of the existing site. Our proposal intents to actually provide a balanced architectural composition of large amenity spaces for the local residents and a balanced building extension that promotes quality of living, promotes good design, serves sustainability ethics, respects hierarchy and height restrictions between existing and proposed, while offering a truly necessary service to the elderly people which will assist to their improved well-being.

In conclusion the associated Planning Officer, as a member of staff representing the Local Planning Authorities and therefore the Planning Department itself, considers the revised proposals to significantly improve the relationship of the extension with the neighbouring properties and more particularly with those in Place Crescent. This is the reason behind the technical officer suggesting that a new planning application which incorporates all the previous changes and numerous revisions will be worth pursuing. It is also the reason why PWP Architects believe that the planning authority should recognise the considerable amount of effort, cost and time that has been invested in order to address and include the demands of the local authorities with the purpose of improving the proposed extension's appearance, position, performance, quality and the public's well-being, both for the elderly and for the local community.

Conclusion

There is a social and economic need for larger care homes which is recognised by the amount of smaller nurseries closing over recent years.

The need for new and larger care homes is becoming increased over the past years, and along with it, the need for elderly people to ensure a better quality of life. This social and economic phenomenon is recognised globally by the increase of life expectancy, the growing amount of elderly people living in care homes and the requirements of new buildings that offer a better standard of living.

Taking under consideration the pre-planning advices and recommendations of Havant Planning Department, PWP Architects has re-designed a proposal that respects and understands these queries. The proposed extension uses a conscious approach to energy and ecological conservation in the design of the build environment, but most importantly it improves the well-being of its residents as function follows form.



Fig.5: Proposed glazed sunroom

Site Images



Fig. 5: View from Stakes Hill Road. (Google Streetview)



Fig 6: View from Shaftesbury Avenue. (Google Streetview)

Appendix A

Fig 7: Dukes Meadow Proposed Plan in Waterloo. (PDP Architecture)

