



Design and Access Statement

Havant Health and Wellbeing Campus

Land located at Oak Park, Havant, PO9 2EL

Hampshire Living Space

CRM.1112.005



Contact Details:

Enzygo Ltd.
The Granary
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
fax: 01454 269760
email: lee.searles@enzygo.com
www: enzygo.com

Havant Health and Wellbeing Campus

Project:	Oak Park Health and Wellbeing Campus
For:	Ashley House Plc
Status:	FINAL
Date:	March 2015
Author:	Bethany Kington Planning Consultant
Reviewer:	Lee Searles Director of Planning

Disclaimer:

This report has been produced by Enzygo Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159
Registered Office Stag House Chipping Wotton-Under-Edge Gloucestershire GL12 7AD

Contents

1	Introduction.....	3
2	Requirements, Constraints, and Stakeholder Comments	6
3	Size, Scale and Layout of the Proposed Development	11
4	Appearance, Materials and Landscaping	22
5	Sustainability	27
6	Access	30
7	Conclusion	32

Tables & Figures

Table 1. Design constraints	7
-----------------------------	---

1 Introduction

1.1 Background

- 1.1.1 Hampshire LivingSpace, a consortium made up of Ashley House Plc, Home Group and HC-One, propose to develop Hampshire's first purpose built 'Health and Wellbeing Campus'. This would consist of an integrated, affordable housing and care facility for local people as they grow old and their housing and care needs change.
- 1.1.2 The proposed development site is located in Havant, approximately 0.8km to the north of Havant Town Centre and Havant Station, and 0.4km east of the Havant Public Service Village.
- 1.1.3 The land is currently derelict (brownfield), and has been so for a number of years. The land was made available by the County Council for a health-related development to meet the needs of local people. The site was also allocated for residential, care home and community health by Havant Borough Council in their Adopted Local Plan.

1.2 Structure of this report

- 1.2.1 This Design and Access Statement (DAS) is submitted in support of the proposed Oak Park 'Health and Wellbeing Campus', proposed by Ashley House Plc. It explains how the proposal fits within the site and its setting, and demonstrates that it can be adequately accessed by prospective users. The DAS will take the following structure:
 - Chapter 1 (this chapter) provides an introduction to the site and the proposed scheme.
 - Chapter 2 considers the requirements, site constraints, and design comments raised during stakeholder engagement.
 - Chapter 3 considers the size, scale and layout of the proposal
 - Chapter 4 considers the appearance, materials and landscaping of the proposal.
 - Chapter 5 considers the sustainability of the proposal.
 - Chapter 6 considers access to the site by vehicles and pedestrians.
 - Chapter 7 provides a conclusion

1.3 The Proposed Scheme

- 1.3.1 The proposed Oak Park 'Health and Well-being Campus' consists of three broad types of accommodation: 51 extra care residential units; 48 supported living accommodation units; and 80 nursing home accommodation units.
- 1.3.2 The nursing home and extra care residential accommodation is grouped around a central 'hub', designed for the use of the whole community, to include arts and crafts, a shop, a hairdressers, a spa/ treatment room, and other communal facilities.
- 1.3.3 The living elements are grouped around two large landscaped 'courtyards', which will be accessible to residents, visitors and guests. There are also two secure garden courtyards within the Nursing Home.
- 1.3.4 The proposal has been designed so that the new buildings fit within the site and its context. The design ensures that the adjoining south-western quadrant, which has been reserved for

a health centre development, is enhanced by the development, and will not be limited by the proposal should the needs of the adjoining site change.

1.4 The Site Location

- 1.4.1 The site is located in Havant, approximately 0.8km to the north of Havant Town Centre and Havant Station. The National Grid Reference of the site is SU 72014 07139, and the site is within the Hampshire County Council postal code PO9 2EL.
- 1.4.2 The land is currently derelict (brownfield) and has been so for a number of years. The land comprises scattered trees, successional scrub, improved grassland, tall ruderal vegetation, species poor hedgerows and hardstanding. The land is relatively level, draining to the stream on the eastern boundary and to the swale in the south eastern corner.
- 1.4.3 The site is part of a larger, roughly square 2.63 hectare site. However the south-western quadrant of the larger site has been safeguarded for a health centre development and car parking. This leaves the remaining 1.93 hectares available for development.
- 1.4.4 The site is surrounded by roads on three sides, with Crossland Drive running across the northern edge, Lavant Drive running to the South, and Leigh road running to the west. Lavant stream runs to the east of the site and there is a swale in the south eastern corner. Mature trees run up the western and eastern edge of the site, and a mature hedgerow borders the northern edge.
- 1.4.5 Across the surrounding roads the site is bordered by residential developments (including a BUPA care home) on the northern and western edges. To the east a swale and area of land including a children's play area separate the application site from the nearest residential dwellings. To the south, across Lavant Drive there is a NHS community clinic. The main vehicular access to the site would be from River Way to the east of the site, and there would be additional emergency and service vehicle access from Leigh road.

1.5 Methodology

- 1.5.1 The documents that accompany this planning application assess the suitability of the development in its context. Where impacts have been identified mitigation measures have been put forward to ensure that the development would not have negative impacts, and in many cases the proposal would result in an enhanced environment compared to baseline conditions.
- 1.5.2 In terms of landscape and visual impacts, views of the 'Health and Wellbeing Campus' would be available from both private and public land. Therefore consideration has been given to ensuring the design approach enhances views from both inside and outside of the development site.
- 1.5.3 By employing a careful approach to the building's positioning, choice of materials and finishes, it has been possible to enhance the visual aspects of the development from both within and outside the site. Given that the site is currently derelict, the proposed development represents a significant improvement in the visual appearance of the site.
- 1.5.4 All of the above contribute to making the chosen site ideal for the proposed development.
- 1.5.5 When working through the design development process for the 'Health and Wellbeing Campus' a number of factors that influence the proposal have had to be carefully considered such as:
 - Site Suitability

- Constraints on the development of the site
- Landscape and Visual Impact Assessment
- Noise receptors
- Public transport links and suitable road access

1.5.6 These create a wider set of design principles that should be considered in order to achieve a successful outcome.

1.6 Site Suitability

- 1.6.1 The site has been used for a succession of education and health uses. It is allocated within the Havant Borough Local Plan for health care related development and has been subject to planning permission for a community hospital - which would have resulted in a greater amount of development and more intense use of the site in transport terms. Unfortunately, despite positive local planning support, so far the site has lain derelict for a number of years. There is now an opportunity to develop this brownfield site for its allocated use and at the same time bring about a significant improvement to the local built environment of Oak Park.
- 1.6.2 The site lies in a predominantly residential area, though some health service uses exist to the south of the site and a residential care facility is opposite the site on Leigh Road. The challenge has been to meet the requirements of Hampshire County Council in terms of residential care accommodation and achieve a successful development overall.
- 1.6.3 Fundamentally, the site lies in a sustainable location. The site has good transport links and is adjacent to a bus stop with direct buses to the town centre, which is less than 0.8km away to the south.
- 1.6.4 The site has been identified as a suitable site for a health-care development, and the public consultation (see Statement of Community Involvement) demonstrates that there is strong support for the proposed development. All of the above contribute to making the chosen site ideal for the proposed development.

1.7 Land Use Policies

- 1.7.1 Suitability of the proposed development and the chosen site is re-enforced by the fact that the site was allocated for residential, care home and community health by Havant Borough Council in their Adopted Local plan, following consultation with the local community.

2 Requirements, Constraints, and Stakeholder Comments

2.1 Requirements

2.1.1 In July 2013 HCC ran a tender inviting bids for the development of a health-related proposal. This set out a number of design principles which the developer must comply with. These design principles have heavily influenced the requirements of the development. The key principles set out are:

Acceptable land uses:

- C2-nursing home, including a minimum of 20 reablement nursing beds and 10 older persons' mental health continuing health care nursing beds.
- C2/C3- a minimum of 50 affordable extra-care units. The class depends on the level of care and support provided. Additional extra-care units may also be possible.
- Small scale uses ancillary to the main care elements within a communal 'hub' buildings.
- C3- residential dwellings, ancillary to the main healthcare-related uses.
- Within the NHS land, safeguarding for a health centre and associated parking and landscaping.

Layout

- A coordinated development that does not prejudice future development of the safeguarded NHS land to the south west of the site.
- A development that looks 'outwards' rather than 'inwards'.
- Principal access from River Way, providing a 'front door' to the parking areas and main entrances.
- Secondary access from Leigh Road and/or Lavant Drive for servicing and emergency access only.
- Provide a secure communal courtyard for residents to create valuable amenity space.
- Establish a publicly-accessible riverside walkway alongside Lavant Stream, connecting Crossland Drive to Lavant Drive.
- Maximise the number of habitable rooms with good solar orientation.
- Safeguard access to the future Havant Health Centre from Lavant Drive and/or Leigh Road.

Scale

- Maximum 3-4 residential storeys for the nursing and extra-care users.
- Maximum 2-3 storey for general residential buildings.

Design and appearance

- A 'residential character' rather than an 'institutional character'.
- Respond to Havant Borough Design Guide SPD (2011).

- Refer to the Hampshire County Council 'Extra-Care Design Guide' and 'Nursing Home Design Guide'.

Landscape

- Retain and protect Category A/B trees as a minimum, and the hedgerow on the northern boundary.
- Maintain an 8-metre no build zone alongside Lavant stream.
- Provide landscaped grounds and courtyards for residents.
- Incorporate the existing balancing pond/swale within the development.

Access

- Provide parking to Hampshire County Council standards.
- Identify and consider routes for pedestrians and cyclists.
- Create a publicly-accessible riverside walkway adjacent to Lavant Stream.
- Consider separate access for emergency/ servicing vehicles from Leigh Road/ Lavant Drive.

2.1.2 The above principles strongly influenced both the size and scale of the proposed development.

2.2 Design Constraints

2.2.1 From the outset we have recognised that the site and the proposed development has a number of physical constraints which have been key drivers in developing the proposed site layout and architectural design.

2.2.2 Table 1 sets out the key physical constraints and the issues that these constraints present.

Table 1. Design constraints

Constraints	Design issues to be considered
Swale	The land drains to an existing swale in the south eastern corner of the site. The HCC design principles state that the swale must be incorporated within the development. HBC also stated that surface water drainage must be considered within the design.
Trees/ hedgerows	There is a Tree Preservation Order (TPO) affecting the line of mature chestnuts on Leigh Road, and several other mature trees on the eastern boundary. The HCC design principles state that Category A/B trees must be protected as a minimum, as should the hedgerow on the northern boundary. HBC stated that the development must not intrude root protection areas.
Access and Security	The HCC design principles set out access requirements. The principles state that access must be via River Way, with secondary/ emergency access via Leigh Road or Lavant Drive. Hampshire Constabulary stated that boundary treatment must be in place to reduce the risk of crime on site. HBC stated that access to the bus stop north of the site should be considered.
Flood zones	The majority of the site is in Flood Zone 1, however on the eastern border there is an area of the site within Flood Zone 3. The proposal must ensure buildings are not at risk of flooding, and does not increase flood risk elsewhere.
Site shape/ size	The site is part of a larger, roughly square site. However the south-western quadrant of the larger site has been reserved for a health centre development

Constraints	Design issues to be considered
	and car parking. This leaves a roughly L-shaped site for development. The development must not jeopardise future development of, or access to this smaller site.
Surrounding residential area	The site is in close proximity to residential areas. The impact on surrounding residents must be considered both during construction and during operation. Impacts to consider include traffic, noise and visual impacts.
Sewer pipes	There are sewage pipes along the northern boundary of the site. Southern Water stated that development will not be permitted within 3.5 metres of existing sewer. This reduces the size of the site suitable for buildings, and means buildings must be pushed towards the southern part of the site. This provided an opportunity for the majority of car parking to be within this section of the site.
Car Parking Requirements	The HCC design principles state that car parking must comply with Hampshire's Parking Strategy (2002) and Havant Borough Council's adopted Residential Parking and Cycle Provision Supplementary Planning Document (March 2010). Therefore space must be allocated for sufficient car parking.
Lavant stream	HCC design principles state that there must be an 8 meter no build buffer next to the stream. This reduces the size of the site suitable for buildings, and means buildings must be pushed towards the west of the site.
Topography	The topography of the site influences the drainage system approach, which can in turn influence the landscape approach.

2.3 Design-based Stakeholder Comments

2.3.1 Extensive engagement has been carried out throughout the development process. Details of the comments made and how these have been addressed area set out in detail in the SCI. Key design-based comments are set out below:

Initial discussions with HBC

2.3.2 During initial telephone conversations with planning officers from HBC the following comments were made:

- The scheme needs to be welcoming and inviting to residents and visitors. There is concern over the relatively narrow gap between the building blocks at the entrance.
- Blank flank wall do not offer attractive views from the access and provide no surveillance.
- The Hub should have a 'landmark' design- the height and scale of the Hub could be dominated by the rest of the development.
- The Hub faces northeast, the thermal efficiency of the building needs to be carefully considered.
- An efficient drop off and turning are needs to be incorporated into the Hub design.
- Some concern over the legibility of the site as a result of the relatively uniform height, mass and bulk of the various elements. There could be opportunity to express differing uses in different areas of the site.
- Some concerns raised regarding pedestrian access points to the site and routes within the site. Pedestrian movement needs to more focussed through the site, with increased passive surveillance to improve security and the safety of staff and residents.

Formal Pre-Application Advice from statutory and non-statutory consultees

2.3.3 During consultation with statutory and non-statutory stakeholders, a number of comments regarding design requirements were made. Key design-based comments which have influenced the development include:

- A sequential approach should be adopted to ensure development avoids Flood Zone 3a/b
- Boundary measures should be in place to reduce crime
- Blank elevations should be avoided
- A 'blocky' design must be avoided
- Development will not be permitted over or within 3.5 metres of existing sewers
- External lighting must be agreed with the Local Authority
- Concern over parking in front of the Hub
- Concern over large amount of glass panels in the Hub design
- Concern over how the northern part of the site will be viewed from outside of the site
- Clarification over the routes to the site from the bus stop/ train station
- Concern over how the Hub fits in with the adjoining residential accommodation

Public drop in sessions

2.3.4 On the 17th November and the 14th January public drop-in sessions were held at Havant Meeting Place, Elm Lane, Havant. Although detailed design details were not available, a number of boards were displayed showed indicative designs and proposed layout.

2.3.5 Over the two drop-in sessions there was overwhelming support for the proposal, and a number of positive comments were made regarding the design and layout. People were particularly positive about the design of the Hub and the facilities this would contain. Positive comments included:

- '...something pleasing to look at...'
- '...looks well designed...'
- '...open not closed-this is good as it allows access through...'
- 'Building set back from boundary and trees and green area kept'
- 'Good natural area to stroll in safely'

2.3.6 A small number of concerns regarding the design were raised. These included:

- 'Must be a vision for real environmental excellence – nature corridors, wild gardens, encouragement of e.g. swifts, bats, water voles etc. '
- 'Service access for supply lorries needs planning'
- 'I live in a surrounding road so am a bit concerned about the size and look of the buildings'

2.3.7 There were also a number of concern raised regarding the transport impact on local roads. These have been addressed in the Transport Assessment.

Ongoing consultation with the HBC

2.3.8 Throughout the design process much discussion has taken place with HBC planning officers to ensure full agreement on the design approach taken.

2.3.9 During the pre-application meeting on the 17th February between planning officers and key partners, the design of the proposal was discussed in detail. Key points raised are listed below:

- Overall the response to the proposed design was positive, with the LA impressed by changes to reduce the 'blockyness' of the design.
- They were also impressed with the 'high quality residential' approach taken, and the design of the hub relative to the surrounding residential buildings.
- The implications of access options for internal circulation, parking and turning of commercial vehicles needs to be carefully considered.
- The northern part of the site by the car parking must be design so that it is attractive from outside of the site.
- HBC were happy with the balcony design, and felt this was in line with the 'high quality residential' approach.

3 Size, Scale and Layout of the Proposed Development

3.1 Introduction

- 3.1.1 The proposed Oak Park 'Health and Wellbeing Campus' would create an integrated, affordable housing and care facility for local people as they grow old and their housing and care needs change. Three broad types of accommodation are grouped around a central 'hub': 51 extra care residential units; 48 supported living accommodation units; and an 80-bed nursing home.
- 3.1.2 The nursing home is positioned to the North and West of the Hub, and the Extra Care residential to the South. The supported living units are positioned to the east of the site. All living elements are grouped around two large landscaped 'courtyards', which will be accessible to residents, visitors and guests. There are also two secure garden courtyards within the Nursing Home, allowing for secure, discrete and private outdoor space.

3.2 Key elements

- 3.2.1 Based on the above requirements, the proposed 'Health and Well-being Campus' will comprise the following elements:
- Nursing Home (80 beds)
 - 51 Extra Care Units
 - 48 Supported Living Units
 - The Hub
 - 80 car parking spaces
 - Landscaped gardens
- etc. entrances, lighting, security, cycle spaces

3.3 Design Approach

- 3.3.1 As specified in the HCC design principles (Section 2.1), the site should have a 'residential' feel rather than an 'institutional' feel. The approach adopted is a 'high quality residential' design.
- 3.3.2 The intention of the design is to create a place that presents itself as a community, but also a place where its individual parts maintain their own identity.
- 3.3.3 The design of the scheme has been driven by a series of constraints presented by the site, as well as the intention to provide amenity courtyards and open spaces around the site and surrounding a central activity Hub. Full details of the constraints are within Section 2.2 of this document.

3.4 Lifetime Homes

- 3.4.1 All units have been designed to comply with the Lifetime Homes standards and meet the overarching principles of:
- Inclusivity
 - Accessibility

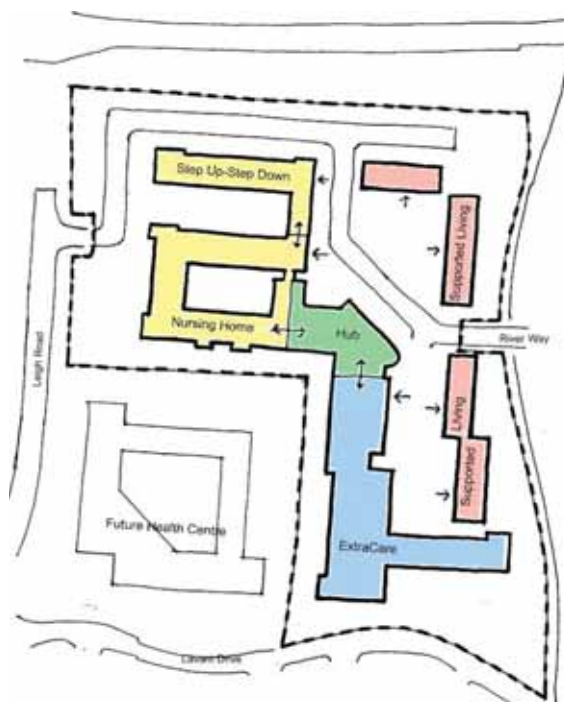
- Adaptability
- Sustainability
- Good Value

3.4.2 The development has been carefully designed with these principles in mind, from the approach of the home via either level access directly into a ground floor flat or level access to a communal entrance through to a lift, to the internal circulation of the internal dwellings.

3.5 Design Development

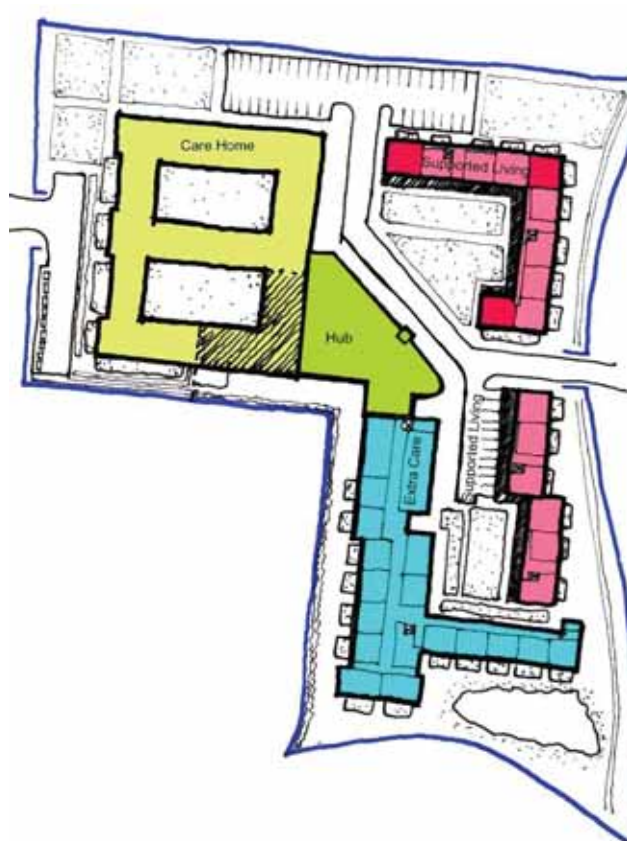
Bid Stage Design

- 3.5.1 The initial Bid Stage design was based around the brief provided by HCC, where the Care Home formed three storeys, with a two-storey wing reserved mainly for Step Up/Step Down use.
- 3.5.2 The Central Hub shared the kitchen and its back of house services with the Care Home, and was smaller in area compared to the current design proposal
- 3.5.3 The main access to the site was shared between visitors and services, with a through route to Leigh Road.
- 3.5.4 Connected to the Hub, an Extra Care component extended in a linear manner. This aspect was later developed following dialogue with Havant Planning Officers.
- 3.5.5 The Supported Living blocks were 3 storeys.
- 3.5.6 The site in general provided a high level of permeability that was subsequently considered to be potentially liable to antisocial behaviour issues. This was based on previous experiences in the surrounding.
- 3.5.7 The façade treatments had a uniform approach throughout. This was considered as being institutional, and has been subsequently developed to provide a campus feel.
- 3.5.8 The supported balconies on the Extra Care and Supported Living block dominated the articulation of the facades, and were later developed to cantilevered balconies.
- 3.5.9 This scheme was submitted for the pre-application process and formed the basis of the design dialogue in the pre-application meetings.



Pre-application dialogue Stage

- 3.5.10 Through conversations with the service providers, a new operational brief was issued to the design team. As a result the Care Home was re-organised over two storeys.
- 3.5.11 The back of house services of the Care Home and the Central Hub were divided, providing further flexibility to both buildings to be independently operated.
- 3.5.12 The service access was moved to Leigh Road to remove the through route and to provide a more welcoming front to the Care Home and the Central Hub.
- 3.5.13 Following Pre-Application advice the “negative” corners to Supported Living blocks were in-filled and the gable end walls articulated with windows and defensible spaces.
- 3.5.14 Furthermore, the Hub was increased in size and the entrance made more prominent.



Final Proposal Stage

3.5.15 During this stage the design team carried out 2 public consultation events, a final Pre-Application meeting, and attended a Development Control Forum. We also consulted with Stuart York, Crime Prevention Design Advisor from Hampshire Constabulary on security concerns.

3.5.16 Following these engagement meetings, comments and suggestions were made about the massing of the design, the legibility of the layout and the design quality of the proposals.

3.5.17 Measures were taken to create a design with the separate buildings maintaining their own identity, but having an overall design language.

3.5.18 The facades have been articulated further and the balconies have been redesigned as cantilevering to both reflect the ambitions of providing high quality residential development and to address the security issues implied by the supported balconies

3.5.19 The facade of the Hub was addressed to provide a sense of occasion and importance to the scheme and to mark it as the centre of the scheme.

3.5.20 The proportions of glazing and solid in the Hub facades were addressed to provide an appropriate balance between daylight and thermal performance.

3.5.21 Breaks in the facades have been introduced in the Supported Living blocks and the Extra Care wings to provide improved sightlines across the site and break their massing. This, combined with the reduced height of the Care Home and the updated Hub profile, will improve legibility across the site and provide a more residential feel to the campus.

3.5.22 The Entrance to the site has been widened visually to make the campus more welcoming to visitors and residents.

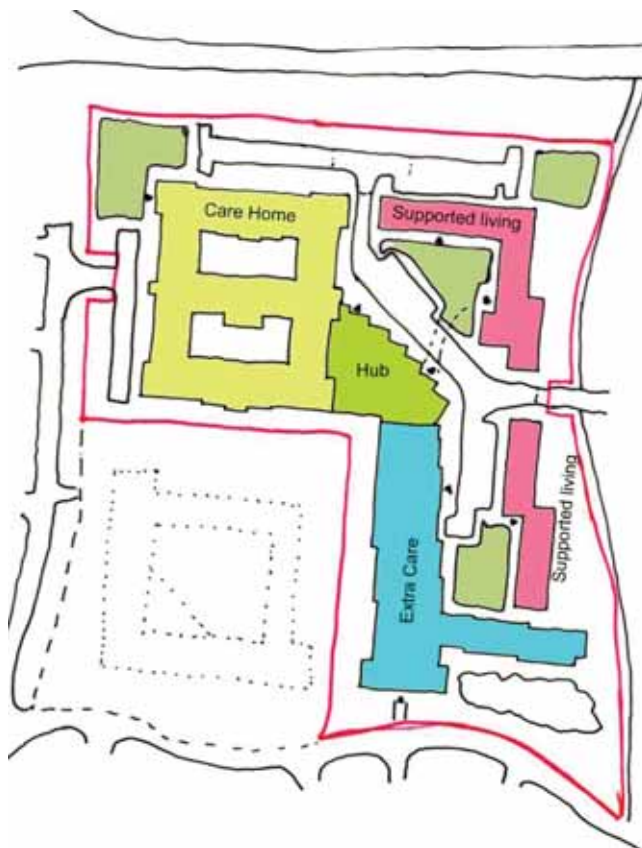
3.5.23 The service access has been moved to Leigh Road to provide a dedicated service route to the scheme.

3.5.24 The relationship between the central Hub and the Care Home has been addressed.

3.5.25 The glazed facades of the circulation zones in the Extra Care and Supported Living blocks have been made more domestic and integrated into the common architectural language of the scheme.

3.5.26 The permeability of the site has been addressed to provide more controlled access to the site to avoid shortcuts, anti-social behaviour and protect the scheme.

3.5.27 The southern entrance to the extra care from Lavant Drive has been redesigned and made more secure.



3.5.28 The link at the north with Crossland Drive has been gated and secured to allow residents-only easier access to the local bus stop.

3.5.29 Defensible space has been provided for the ground floor properties.

3.6 Site layout

3.6.1 Based on the constraints set out in Table 1 it is clear that the positioning of the development is very much determined by the site's boundaries, in particular its shape. The sewage pipes to the north of the site, the stream on the east of the site, and tree routes around the site further constrict the positioning of buildings and amount of land available. The development principles set out by HCC determine the minimum number of units required, and this also influences the site layout. Designated access arrangements have also constrained design options.

3.6.2 The site layout has been designed taking into account all the requirements (Section 2.2) and the constraints (Section 3.1). The site layout is shown on Drawing 598-PL-101 submitted as part of the planning application.

3.6.3 The Care Home, Extra Care and Supported Living residential accommodation are grouped around a shared central 'hub' space, which will be the centre-piece of the campus providing an attractive and enjoyable 'active space' for the residents and a welcoming place for visitors.

3.6.4 The Care Home is positioned to the North and West of this Hub and the Extra Care residential to the South. These elements, combined with the Supported Living units to the eastern side of the site, are grouped around two large landscaped 'courtyards' which will be accessible and useable outside spaces for residents, visitors and guests.

3.6.5 There are also secure garden courtyards within the Care Home. The aim is to enable each living space (Care Home, Extra Care Scheme, Supported Living accommodation) to be discrete and private, whilst forming an enhancing part of the whole campus.

3.6.6 The Sensory Garden is situated to the North-West of the Care Home. The garden will be secured for the protection of the residents.

3.6.7 The planting beds are situated to the North East of the Supported living block, with provision for on-site growing and composting.

3.6.8 The buildings have been designed to be as outward looking as possible with views out of the site to the North and South, East. The buildings are a maximum of three storeys, providing optimum accessibility and care potential while ensuring minimal impact on the surroundings. The buildings are set well back from the principle edges of the site.

3.6.9 The proposals make very good and efficient use of the c.1.9 hectare brownfield site, and provides more capacity in a flexible arrangement responding to both current and future needs.

3.6.10 The proposed new buildings fit well into the site and its context and will be a positive contribution to the neighbourhood. The buildings have been designed to work together as a single masterplan, but also to be seen as individual entities ensuring that the adjoining site, allocated for the health centre, is enhanced by the development, and not allowing the design to limit its development as a health centre or other uses, should needs change.

3.6.11 The scheme is aspirational and based on an approach of high quality residential design to achieve robust and timeless looking buildings. This approach should attract tenants and owners of different types and means. This approach will facilitate a larger development than

the HCC core brief, utilising remaining land which in turn will support enhanced shared facilities and amenities.

3.6.12 Attention has been given to potential blind spots, and all areas of the masterplan are overlooked by windows to improve natural surveillance.

3.7 Scale and Massing

3.7.1 The scale of the proposed development has been designed in response to the specific site context, respectfully responding to the urban grain of the area with 4 blocks of heights between 1.5 and 3 storeys. Breaks and set-backs have been introduced to most facades to reduce the overall mass of the buildings whilst creating a distinctive and interesting architectural character to the development.

Care Home

3.7.2 The Care Home is organised over two floors to the North West of the site. This allows the block to be visible from Crossland Drive over the existing hedge, but without overbearing the suburban character towards the north of the site.

3.7.3 The northern position of the Care Home has been defined by the position of the sewer easement running from east to west along the north of the site. This improves the relationship with the properties over Crossland Drive, providing suitable privacy and avoiding overlooking.

3.7.4 Towards the West, the Care Home presents itself to the Park Centre and Leigh Road through a line of mature trees and the scale is in keeping with the typical storey heights of Leigh Road. The presence of the Care home should help to articulate this end of Leigh Road.

3.7.5 The relationship to the Central Hub has been addressed with a difference in height of just half a storey.

3.7.6 The staircases have been placed at the corners to provide effective fire escaping and also to provide articulation to all four facades.

3.7.7 The south façade is accentuated by the lounge/dining balconies, helping to break the line of the building and providing a more residential feel.



View of campus from Crossland Drive

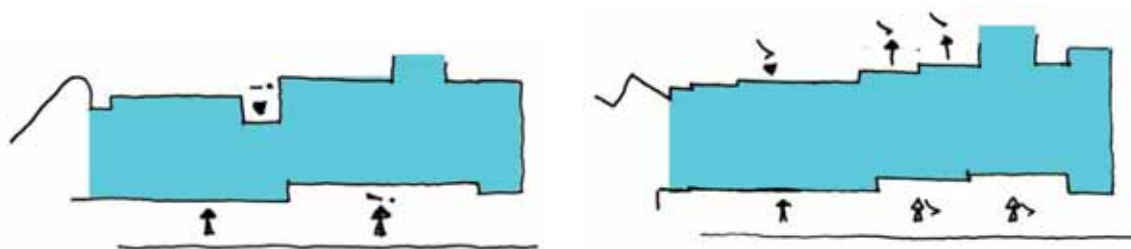
The Central Hub

- 3.7.8 The central Hub is adjacent to the Care Home and Extra Care, sitting towards the east and north. The hub provides a visually stimulating and welcoming focus for the entrance to the development as shown on drawing 598-PL-500 attached this statement.
- 3.7.9 The height of the Central Hub varies from a single storey reaching outwards toward the entrance to the campus, and reaching a height of a storey and a half with a gently elevating roofline.
- 3.7.10 The roof of the Hub extends towards the north-east to create a promenade providing shelter, and leading to the entrance of the Care Home, where it folds upwards to create a sense of arrival.



The Extra Care

- 3.7.11 The Extra Care block is organised around a large courtyard garden, with the majority of the accommodation in a North/South aligned wing adjacent to the Central Hub, and the remainder placed across the southern end of the site.
- 3.7.12 The Extra Care Block is organised over three storeys
- 3.7.13 The North-South block is progressively shifted towards the west to provide relief to the massing while a terrace at first floor level breaks the line of the facade.
- 3.7.14 The East-West wing is articulated and shifted progressively towards the south to present a less imposing background to the courtyard. This also follows the line of Lavant Drive helping to articulate the view from the road. Drawing 598-PL-501 shows the view from Lavant Drive.
- 3.7.15 The massing of the East-West wing presents itself to Lavant Drive in a respectful manner, sitting back behind a hedge and the swale at the south east of the site, providing appropriate privacy to both residents onsite and surrounding residents.

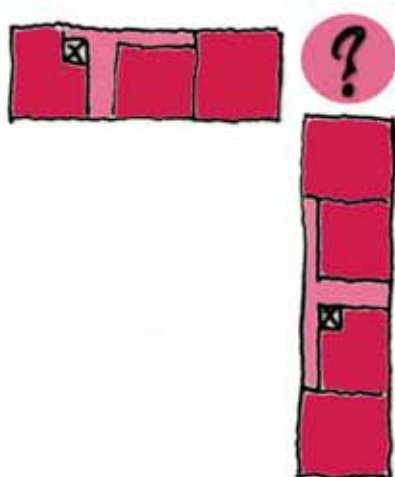


Extra Care wing bid stage

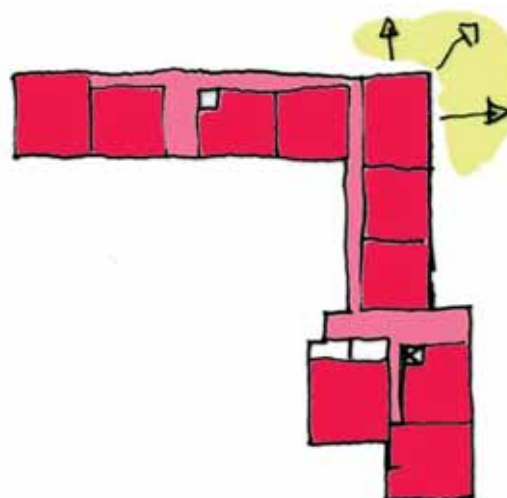
Extra Care wing current proposal

Supported Living

- 3.7.16 The Supported Living (North) is a single loaded, L-shaped building housing a mix of 30 one and two bedroom units over three storeys
- 3.7.17 The position of the block is determined by the sewer easement running east to west at the North of the site.
- 3.7.18 It sits beyond the 8m exclusion zone to the east facing the Lavant Stream, and it is well screened from the properties across Old Copse Road.
- 3.7.19 The South end of the block together with the North end of the supported Living South Block present themselves as the “gateway” towards the site framing the Central Hub inviting visitors and members of the community to the campus.

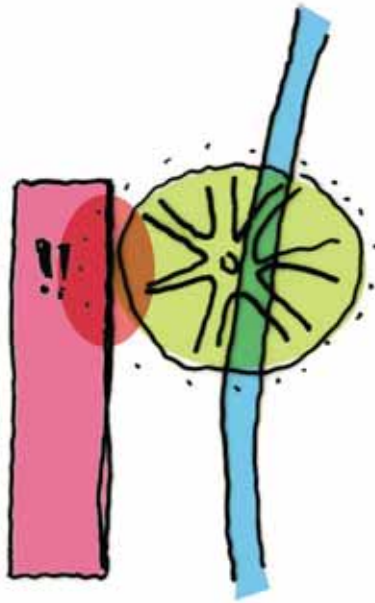


Bid Stage Supported Living
proposal

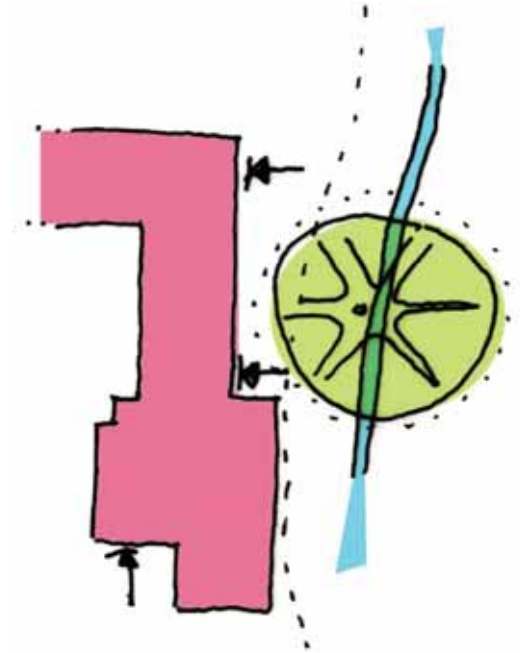


Supported Living current
proposal

- 3.7.20 The plan of the building was formed by the need to step away from root protection zones and to break the massing of the block by introducing breaks in the façade.
- 3.7.21 The building is located opposite to the central Hub across the central courtyard forming a protective a relatively intimate amenity area for the use of residents and visitors. Drawing 598-PL-502 shows the view from a Supported Living (North) balcony over the amenity space towards the Hub.
- 3.7.22 To the North the block is set back well away from the site edge allowing appropriate privacy to the properties across the road from Crossland Drive.



Bid Stage Supported Living
relationship with root protection areas



Current proposal Supported Living
relationship with root protection areas

Supported Living South

- 3.7.23 The Supported Living (South) is a single loaded building housing a mix of 18 one and two bedroom units over three storeys
- 3.7.24 The position is determined by the 8m exclusion zone to the East by Lavant Stream and to the South by the proximity to the South wing of the Extra Care accommodation.
- 3.7.25 The building sits opposite the Extra Care building forming an intimate courtyard for the use of the residents and visitors.
- 3.7.26 As with the Supported Living North, the buildings work together to form the entrance of the campus as described above.
- 3.7.27 The massing of the building has been shifted across its east-west axis to provide rhythm to its façade, reduce its presence over the south courtyard while staying clear of the 8m-exclusion zone along the Lavant Stream.
- 3.7.28 To the East, the Block sits behind mature trees that screen it from the properties across Old Copse Road.



Supported Living South footpath along Lavant Stream

3.8 Access

- 3.8.1 Access to the site is considered in detail in Chapter 6.
- 3.8.2 The main vehicular access is via River Way, as specified by the HCC design principles. There is a secondary vehicle access for service and emergency vehicles to the west of the site, off Leigh Road. The secondary vehicle access will be secure to comply with the requirements set out by Hampshire Constabulary.
- 3.8.3 Pedestrian access will be via River Way alongside the vehicular access, through a secure gate to the north of the site and through a secure gate to the south of the site. The gate to the

north of the site fulfils the requirement for good access to the bus stop, and the gate to the south of the site will allow good pedestrian access to the town centre. The secure gates fulfils the requirements set out by Hampshire Constabulary regarding site security.

Wheelchair Users Dwellings

- 3.8.4 The resident profile of the dwellings determined the need for wheelchair accessibility for all the dwellings in all the blocks. All the dwellings in the development are fully accessible from the entrance of the site via a home zone, to the inside of the buildings via level accesses. Two or more lifts have been provided in the multi-storey blocks.

4 Appearance, Materials and Landscaping

4.1 Buildings

The Nursing Home

- 4.1.1 The Care home is arranged using 8 clusters of 10 ensuite bedrooms, each with their own lounge and dining room and other ancillary facilities.
- 4.1.2 The courtyard arrangement allows for continuous internal circulation loops which can be used by the residents to 'wander' freely without frustrating dead ends. Wherever possible seating areas with views out are placed at the corners to provide inviting, light and easily found 'destinations' at intervals around the building, particularly important for frail older people with memory problems and to encourage socialisation.
- 4.1.3 The division of the Care Home into two floors and then into the clusters of ten rooms will minimise the potentially institutional scale and encourage a sense of belonging. Different areas will have distinct characters using colour light, texture and acoustics to stimulate the senses and aid orientation. These measures will also aid those with complex behaviours.
- 4.1.4 The design of the Care home evolved from a 3 storey block to a 2 storey block, with two secure courtyards created by a central single storey wing to maximise sunlight penetration. A roof garden will be provided on the central single storey wing to provide more amenity space for more mobility-restricted residents.
- 4.1.5 The North-South position of the Care Home is determined by the easement running east west across the northern part of the site.



Extra Care Units

- 4.1.6 Accommodation is a combination of 1 and 2 bedroom self-contained units each with their own washing and cooking facilities. Circulation is broken down into short lengths with well-lit shared spaces at junctions and corners.
- 4.1.7 There are no North Facing units.
- 4.1.8 There are a number of different flat types that respond to their specific locations/ positioning on the site. These can be divided into South, West or East facing:
 - **South facing:** 1 & 2 bedroom flats located within the East wing overlook the existing swale and vegetation and the southern wing onto Lavant Drive. In common with all dwellings,

there is an internal window from the kitchen. This either provides a direct visual connection to the main circulation space or onto the communal gardens.

- **East & West facing:** 1 & 2 bedroom flats located within the main wing in two clusters, which are staggered to break down the scale and give the building a more domestic comfortable feel. These either overlook the communal courtyard or out towards the Health Centre. As these dwellings do not face directly south, there is less need for solar shading and consequently the balconies do not span the full width of the dwellings.

4.1.9 The communal facilities of the Extra Care provision are largely accommodated in the Central Hub, however two small seating areas and a hobby room with a 'tea bar' is provided on each floor so that residents can socialise in small groups or pursue a small group activity together.

4.1.10 Additionally, there are toilet facilities for staff, visitors and residents on each floor and a fully equipped Assisted Bathing facility, which could also be used by the residents of the Supported Living flats. The intention is to provide a small range of facilities for the use of the Residents of the Extra Care Scheme and Supported Living flats and their visitors within the Extra Care Scheme. A guest flat, laundry and drive in buggy store with charging facilities are provided within the scheme. Staff offices and rest rooms for those staff involved in housing support and care are also located within the building.

4.1.11 All the flats in the Extra Care block are compliant with Lifetime Home Standards



Extra Care Courtyard

Supported Living Units

4.1.12 The Supported Living accommodation is divided in two 3 storey blocks: Supported Living North and Supported Living South.

4.1.13 Both blocks are placed outside the 8m exclusion zone along Lavant Stream.

4.1.14 The Supported Living North Block houses 30 flats in total, 18 x one bedroom flats and 12 x two bedroom flats.

- 4.1.15 The North-South position of the Supported Living North block is determined by the sewer easement running east west across the northern part of the site.
- 4.1.16 Following Pre-Application advice, the design team has visually widened the distance between the two Supported Living Blocks to open the site to the visitors, enhance the view of the Hub and make the main entrance to the site more open and welcoming.
- 4.1.17 All the flats in the Supported Living Blocks enjoy large balconies that either look towards the east over the Lavant Stream or south over the central courtyard.
- 4.1.18 There are no North facing flats.
- 4.1.19 All the flats in the Extra Care block are compliant with Lifetime Home Standards.



Supported Living Courtyard

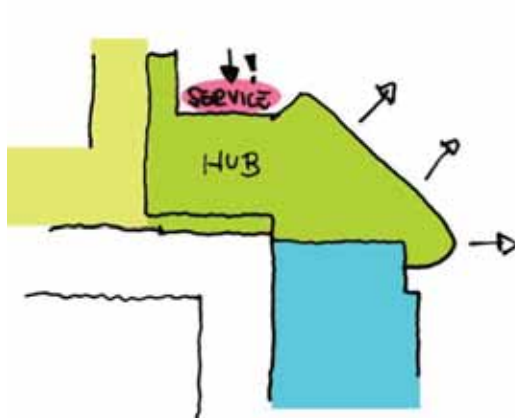
The Hub

- 4.1.20 This is a large, friendly and active place combining a generous 'active space' feel with a number of spaces for specific services. The Central Hub is seen as the heart of the Campus, and a destination in itself for residents and visitors. The large central space is well lit, with good acoustics, and will provide lounge, dining and activity space. Directly off this space are a series of smaller rooms, effectively shop fronts, for a range of flexible uses including meetings/training, hairdresser/beauty/alternative therapies, general purpose consulting room enabling visiting health, social care or other professions to run on-site clinics for flu vaccinations, well-person checks etc. or financial advice in a private setting, spa/treatment/hobbies, shop and café with internet access.

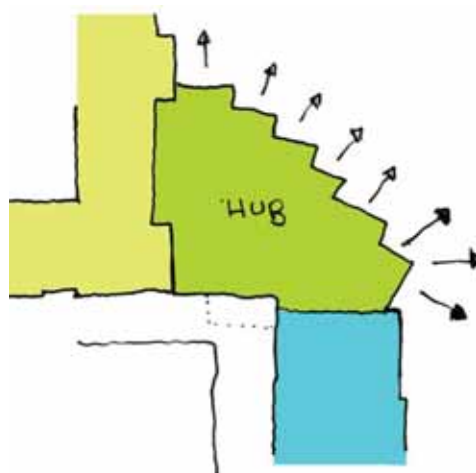
- 4.1.21 The central activity Hub can be accessed from the Care Home through an internal entrance. A separate “Public” entrance is also provided closer to the main access point to the entrance of the site to increase accessibility to the Hub to allow security to be maintained in the Care Home.



- 4.1.22 The Hub façade creates internal more private spaces for sitting while also providing sheltered seating areas on the outside.
- 4.1.23 The roof of the central Hub increases in height to a storey and a half towards the entrance of the campus to increase its presence and become the focal point of the development, whilst balancing the height variation between the 3 storey Extra care block and the 2 storey Care Home.
- 4.1.24 The roof of the Central Hub will be a green roof improving biodiversity in the area as well as provide a pleasant view to the residents adjacent to it. The roof extends from the façade creating a covered promenade to provide sheltered drop off areas.
- 4.1.25 The roof of the central hub denotes the entrance to the Care Home by folding upwards.
- 4.1.26 Skylights are provided in the roof over the entrances to the Hub and the Care Home, to further their importance.



Bid Stage Hub Design



Current Hub Proposal

4.2 Appearances and Finishes

- 4.2.1 A key objective of the brief was to create a high quality residential development. This has been achieved with a contemporary, distinctive design with generous windows, articulated facades, and a palette of simple, timeless, robust and long lasting materials.
- 4.2.2 To complement the local area vernacular building material, the principle cladding material will be brick, and glazing as the secondary material in most cases. To improve the sense of unity of the campus, all the buildings share the language of an outer and inner skin with light grey/mid grey brick cladding on the outer skin and multistock red brick inner skin varying in tone across the different buildings to provide each with its own identity. The Care Home has been treated with bay windows to both add a greater sense of space inside the rooms and provide a greater level of articulation to the facades. The Extra Care and Supported Living buildings have been provided with high quality cantilevered balconies in GRC, metal balustrades and timber handrails with integral flower planters to one side. The combination of these features when looked from street level, create rhythm and a sense of high quality.
- 4.2.3 The Hub, as the centre of the campus is treated in a different manner. While the residential elements have a flat roof to provide adequate space for PVs, the green roof of the Hub is sloped upwards towards the entrance of the campus. The facades are treated with timber vertical cladding to provide a softer and contrasting appearance. The façade of the Hub is arranged in plan in a “zigzag” manner to create intimate “nooks” inside and provide sheltered seating areas outside. The roof extends outwards to provide sheltered drop off areas and to guide visitors to the Hub and Care Home entrances.



Potential material palette

5 Sustainability

5.1 Introduction

- 5.1.1 The NPPF (2012) is centred on sustainable development, and as a result sustainability has been a key feature of the Oak Park 'Health and Well-being Campus' throughout the scheme development.
- 5.1.2 The NPPF highlights the need to create sustainable communities, and states that developments should be based on current and future demographic trends, market trends and the needs of different groups within the community. The Oak Park 'Health and Well-being Campus' does exactly that by considering the needs identified in local policies. The Havant Borough Core Strategy highlights the need for developments that provide for older people and vulnerable groups, and the need for more housing, including affordable and extra-care housing.
- 5.1.3 The design concept is sustainable, as the provision of a wide range of onsite facilities means that residents do not have to leave the site on a regular basis. Therefore residents are far less reliant on cars and other forms of transport compared to if they lived in more conventional houses. Furthermore, the proposal means that the providers of care and services can visit numerous clients on site, rather than having to travel to individual homes.
- 5.1.4 The site is in a sustainable location from a transport point of view, with good accessibility for pedestrians, cyclists and users of public transport. Traffic surveys have shown that the existing flows on the local network are relatively low, and the development traffic is not considered to have any significant impact.
- 5.1.5 The development is on a Brownfield site. This allows Greenfield sites to remain undeveloped. Furthermore, ecological aspects have been strongly considered, and as a result the proposal is likely to provide a net gain in biodiversity. The swale has been incorporated into the proposal as a feature, and trees around the site will remain. A variety of planting is expected to attract a range of wildlife throughout the year.

5.2 Energy Efficiency

- 5.2.1 An Energy Statement has been produced to demonstrate how the proposed development will comply with local planning policy relating to energy efficiency and generation of energy from low carbon and renewable sources.
- 5.2.2 The predicted energy demand from the development has been calculated via SBEM analysis using Community and Local Government approved national calculation methodology and accredited software. To ensure that best value is provided, the energy strategy has been considered across three stages: Be Lean, Be Clean, Be Green.
- 5.2.3 'Be Lean' focusses on energy efficient design resulting in reducing energy usage. The following specifications contribute to achieving this objective:
- LED light fittings
 - High efficiency gas-fired boiler plant
 - Mechanical ventilation via high efficiency heat recovery ventilation units with low energy fans.
 - An air permeability of $3\text{m}^3/\text{h.m}^2$ @ 50Pa

- High efficiency extract fans to en-suites

- 5.2.4 'Be Clean' focusses on promoting energy efficiency through specification of engineering services and consideration of clean technologies including heat recovery and investigation of CHP and community heating networks. An initial study found that a small scale gas fired CHP installation would benefit the Care Home and Extra Care schemes. Each unit is sized based on the predicted hot water usage. Additional demand for heating will be met by a gas-fired boiler plant, which will come on only when the demand is greater than the CHP can provide.
- 5.2.5 'Be Green' focusses on the generation of renewable energy as a way of offsetting further energy and carbon. A range of renewable energy technologies have been appraised, and Solar Photovoltaic technology has been considered feasible for the site. Benefits would include their low maintenance, no ongoing costs, and the fact they are easily integrated into the building design.
- 5.2.6 Overall, it is considered that the development is reaching the necessary standards for energy efficiency credits in order to target a BREEAM Excellent rating. The supported living and extra care development are also meeting energy efficiency standards to be classed as 'Code for Sustainable Homes Level 4', and some dwellings are achieving 'Level 5-6 standards'. In summary, the proposed measures combine to achieve reducing energy consumption and subsequent carbon emissions far over and above current building regulation levels.

5.3 BREEAM

- 5.3.1 A BREEAM pre-assessment has been carried out on the proposed development, detailing the performance of the development against the BREEAM 2014 New Construction Multi-residential Design Stage criteria.
- 5.3.2 BREEAM aims to quantify and reduce the environmental burden of buildings by rewarding those designs that take positive steps to minimise their environmental impact. A range of aspects are considered, grouped within the following categories: management; health and wellbeing; energy; transport; water; materials; waste; land use and ecology; and pollution. Innovation credits are awarded to provide additional recognition for buildings that innovates in the field of sustainable performance, above and beyond the level currently recognised.
- 5.3.3 The Oak Park 'Health and Wellbeing Campus' performs particularly well in terms of management; land use and ecology; materials and waste.
- 5.3.4 Overall, the building currently achieves a score of 70.86% which translates into a BREEAM rating of excellent.

5.4 Lighting

- 5.4.1 An External Lighting Scoping Statement has been prepared, which considers the approach and design parameters that are to be adopted in the design and selection of external lighting of the proposed development.
- 5.4.2 External lighting shall be designed to ensure that external light is concentrated in appropriate areas and the upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties. Lighting will comply with relevant recommendations as detailed within the CIBSE Lighting Guide, as well as the Dark Sky Criteria.

- 5.4.3 Control of external lighting will be via time clock and photocells with manual override facilities. With the exception of safety and security lighting, external lighting will automatically be switched off between 2300hrs and 0700hrs. Safety and security lighting will comply with the lower levels of lighting recommended in the ILE' Guidance notes.

5.5 Employment opportunities

- 5.5.1 The Employment and Skills Plan considers how the opportunities presented by the proposed development can contribute to improving local employment and training in the area. The report identifies that Havant experiences high unemployment and worklessness, a high proportion of residents out of work who want a job, a low job density and a low resident skills base.
- 5.5.2 The proposed development is expected to provide up to 80 jobs during construction and 150 jobs during operation. Furthermore a number of indirect jobs would be created during construction and operation as a result of extra trade and spending on food, drink and transportation.
- 5.5.3 The jobs provided will be in a variety of sectors including construction, health care, catering and maintenance. Indirect jobs are likely to include food and health care suppliers and surrounding businesses. Many of these require low level qualifications. This is in line with the baseline conditions in Havant. As a result many of the jobs will be appropriate for local residents. Not only will this contribute to increasing employment in the area, it will also reduce the number of residents having to commute outside of the area to find suitable employment.

5.6 Code for Sustainable Homes

- 5.6.1 A Code for Sustainable Homes pre-assessment has been carried out to consider the Extra Care and Supported Living accommodation. This considers a range of factors including energy use, water use, materials and waste storage.
- 5.6.2 An overall score of 71.09% has been achieved, equating to a Code Level 4. A number of actions required have been put forward, and as the development progresses this information will be provided, and further assessments carried out.

6 Access

6.1 Introduction

- 6.1.1 This section provides details of access to the site, include pedestrian, cycle, public transport and vehicular access. Further details are within the Transport Assessment.

6.2 Human Access

- 6.2.1 A dedicated pedestrian path runs alongside the vehicular access road from River Way, to the east of the site. There are two additional secure pedestrian routes into the site. There is one in the north leading onto Crossland Drive, to provide easy access to the bus stop which provides a direct connection to the town centre. The second is to the south of the site, to provide easy access for residents who are able to walk into the town centre and to the train station.
- 6.2.2 Cycle access will be either via the main entrance to the east of the site or via the secure gate to the north and south of the site.
- 6.2.3 A range of measures have been included in the design to ensure all buildings are fully accessible. This includes the profile of the dwellings which is suitable for wheelchair access, and lifts within multi-storey blocks.
- 6.2.4 In terms of accessing the site, a comprehensive network of lit, wide footways run along both sides of all the roads in the vicinity of the site. There is a continuous footway along at least one side of Leigh Road heading southbound towards Havant Town Centre. Where Leigh Road meets the railway station, a ramped pedestrian overbridge is provided to link the northern and southern sides of the railway.
- 6.2.5 There are segregated cycle facilities on both Crossland Drive and in the vicinity of Old Copse Road. These routes tie in as part of the National Cycle Route 22 and provide connections towards Havant town centre to the south.
- 6.2.6 A range of facilities are within a 10 minute walk or 3 minutes cycle of the site, including a local shop, a post office, a shopping centre and a health centre.

6.3 Public Transport

- 6.3.1 A direct pedestrian route will provide access to the nearest bus stops to the site on Crossland drive, 80 metres from the centre of the development. This provides direct access into Havant Town Centre. A further set of bus stops are provided on Petersfield Road to the west of the site, 120 metres from the centre of the development.
- 6.3.2 In total these busses provide a combined 8 bus services an hour. Therefore this is considered a having a high level of accessibility in respect of opportunities for sustainable travel.
- 6.3.3 Havant train station is approximately 600 metres from the centre of the development site. This provides direct services to both Portsmouth and London Waterloo, as well as more local destinations.

6.4 Vehicular Access

- 6.4.1 The main vehicular access to the site is via River Way to the east of the site. There is vehicular access to the front doors of both the Nursing Home and the Extra Care residential accommodation.
- 6.4.2 There is additional secure service and emergency vehicle access via Leigh Road, to the west of the site.
- 6.4.3 The majority of the 80 on-site parking spaces are along the northern boundary of the site. There are a small number of spaces in the southern part of the site adjacent to the supported living accommodation.
- 6.4.4 In terms of the wider highway network, both Lavant Drive and Leigh Road provide routes towards Havant Rail Station, and feature traffic calming features, as well as double yellow line parking restrictions.
- 6.4.5 The nearest dual carriageway in the vicinity of the site is the B2149 Petersfield Road. This provides access between Havant and the A27 to the south and the A3 (M) at junction 2 to the north.
- 6.4.6 In terms of the safety of these roads, there have been eight accidents in the vicinity of the site, all resulting in only slight injuries to any casualty involved.

7 Conclusion

- 7.1.1 The site for the proposed Oak Park 'Health and Wellbeing Campus' is located on brownfield land in Havant, approximately 0.8km to the north of Havant Town Centre and Havant Station, and 0.4km east of Havant Public Service Village.
- 7.1.2 The overall proposal is a result of a well thought out site layout, combined with high quality materials and a well-considered design. The design is appropriate to its context and ensures that the proposed Oak Park 'Health and Wellbeing Campus' is a state of the art facility for Havant and the wider area.
- 7.1.3 Buildings have been designed to be both functional and visually attractive, and the landscaping ensures that the site is visually attractive from both inside and outside of the site.
- 7.1.4 The development is situated in a site that has good links to the town centre and the train station, and there is a good network of public transport, footpaths and cycle paths around the site. Therefore the site is considered to be accessible in terms of sustainable travel.

Drawings



© Penoyre & Pesset LLP
Do not scale from this drawing.
Dimensions are to be verified on site prior to construction.
Disclaimer: Views shown represent the preliminary design of Penoyre & Pesset LLP, and
shall not be used for any other purpose. © Crown Copyright. All rights reserved.

A	12/03/15	V001	Planning
Rev	Date	Prop/Check	Description
Penoyre Pesset LLP HLS Living Space 25-42 Banner Street London EC1Y 8QE 020 7250 3477 penoyre@pslondon.com			
Client Hampshire LivingSpace			
Oak Park Health & Wellbeing Campus			
Drawing Title Campus Entrance View			
Drawing Status Planning			
12.03.2015		N/A	Revised
Drawing Number 598-PL-500			A



© Penoyre & Pesset LLP
Do not scale from this drawing.
Dimensions are to be verified on site prior to construction.
Customer Service: Please report issues to the attention of Customer Care, on
behalf of the Municipality's Delivery Office. © Crown Copyright. All rights reserved.

A 120315		VMS		Planning	
Rev	Date	Prop/Check	Description		
Penoyre pesset  HLS Living Space 28-42 Banner Street London EC1Y 8QE 020 7250 3477 penoyre@pesset.com					
Client Hampshire LivingSpace					
Oak Park Health & Wellbeing Campus					
Drawing Title View from Lavant Drive					
Planning Status Planning					
12.03.2015		N/A		Revision	
598-PL-501				A	



© Penoyre & Frossard LLP
Do not scale from this drawing.
Dimensions are to be verified on site prior to construction.
Disclaimer: Views are represented by permission of Customer Company, on
behalf of the Mayor's Planning Office. © Crown Copyright. All rights reserved.

A	L20315	VW05	Planning
Rev	Date	Prog/Check	Description
Penoyre frossard HLS Living Space 28-42 Banner Street London EC3Y 8QE 020 7250 3477 penoyrefrossard.com			
Client Hampshire LivingSpace			
Oak Park Health & Wellbeing Campus			
Drawing Title View from Supported Living Balcony			
Planning Status Planning			
12.03.2015		N/A	Revised
598-PL-502			A

Enzygo specialise in a wide range of technical services:

Property and Sites
Waste Planning
Waste Technologies and Renewables
Waste Technologies
Landscape Architecture
Environmental Co-ordination
Hydrology and Flood Risk
Waste Contract Procurement
Minerals Planning
Noise and Vibration
Permitting & Regulation
Environmental Planning
Ecology Services
Contaminated Land and Geotechnical

BRISTOL OFFICE

The Granary
Woodend Lane
Cromhall
Bristol GL12 8AA
Tel: 01454 269237
Fax: 01454 269760

kevin.parr@enzygo.com

SHEFFIELD OFFICE

STEP Business Centre
Wortley Road
Deepcar
Sheffield S36 2UH
Tel: 0114 2903677
Fax: 0114 2903688

matt.travis@enzygo.com

Please visit our website for more information.

enzygo.com