

CLIENT : Mr T. M. Maloney

PROJECT : Proposed Two Storey Extension

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

DATE : July 2014

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 which was submitted on February 2013 by PWP Architects, we have altered the proposal by accommodating those comments and currently submit a full planning application for an improved scheme.

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 single storey 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 26 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, simplified 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.

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 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 26 new single bedrooms, all of which have their own WC and washbasin. In addition there is the provision of 3 assisted bathrooms and 4 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 streetscene
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 overdominating 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. Only bedrooms are placed towards the north-west elevation as Mrs Wright clarified that increase in the number of residents is 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 streetscene. 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 application which analyses all these parameters.

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.

Site Images



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



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