

CLIENT : Dr Ian Caldwell

PROJECT : Proposed Rear Extension, Internal Alterations &
Replacement Side Extension

LOCATION : Merok House Rest Home, New Brighton Road, Emsworth, PO10 7QR

DATE : 18 March 2013

Rev A : 01 August 2013

1.0 Background

PWP Architects have been engaged to develop a proposal for the reorganisation of the internal space, and an extension to, Merok House Rest Home. Merok House is a long established Rest Home in Emsworth, our client has recently purchased the property with the prospect of improving the facilities, and increasing the average room size to meet the Care Quality Commission (CQC) standards.

2.0 Current State

The building is in need of some significant refurbishment and remodelling to bring it up to an acceptable state, with many of the rooms failing to meet the requirements set by the CQC. With the advance of an ageing population, there is a social need for high quality care homes for the elderly. There is also an economic need for larger care homes, with smaller homes (as existing) failing to make commercial sense for proprietors such as our client. At Merok House the site is large enough to warrant an extension, with a large rear garden of almost 33m in length. An extension, along with extensive re-modelling, could enable this care home to deliver on both a social and economic level, and provide much-needed care for an ageing population.

3.0 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.'

4.0 Pre-Application Planning Advice

On behalf of our client we have partaken in pre-application discussions with Havant Borough Council, application reference GEN/12/01232. We met with Mrs D Haywood at the site on 6th February 2013 to discuss the application, and received a written response later that month.

The comments made by the Planning Officer at this stage were as follows:

- 4.1 Replacement side extension (South) – In the opinion of the Planning Officer the side extension has been '*designed to complement the character and form of the existing building*'.

The Planning Officer raised concerns over the proposed windows to the replacement side extensions south elevation. In response we removed the first floor bedroom in this location and annotated the drawings to show all windows in this elevation are to be obscured glazing.

- 4.2 Rear extension – The Planning Officer has raised particular concern to the massing of the rear extension and its effect on the properties located on Silvertrees. The original proposal indicated a rear extension extending 22.3m with a 6m ridge height. The Officer has recommend that the depth and height of the extension be reduced, and the extension be single-storey, omitting the rooms in the roof as previously indicated.

In response we reduced the size of the extension and removed the first floor rooms. The extension as proposed was then 13.5m in length, presenting a reduction of 8.8m (see image 1).

4.3 Side extension (North) – The Planning Officer considers enclosing the existing external escape stair as an improvement, with the other proposed extensions in the location ‘*modest in scale*’. However concerns have been raised regarding the bulk of the roof connecting the original building with the rooms in the existing roofspace situated above the kitchen. On our original proposal we had shown an increase in the ridge height of 1.4m to match the ridge height with the existing kitchen extension. We reduced the height of the roof in this location to show an increase of just 490mm.

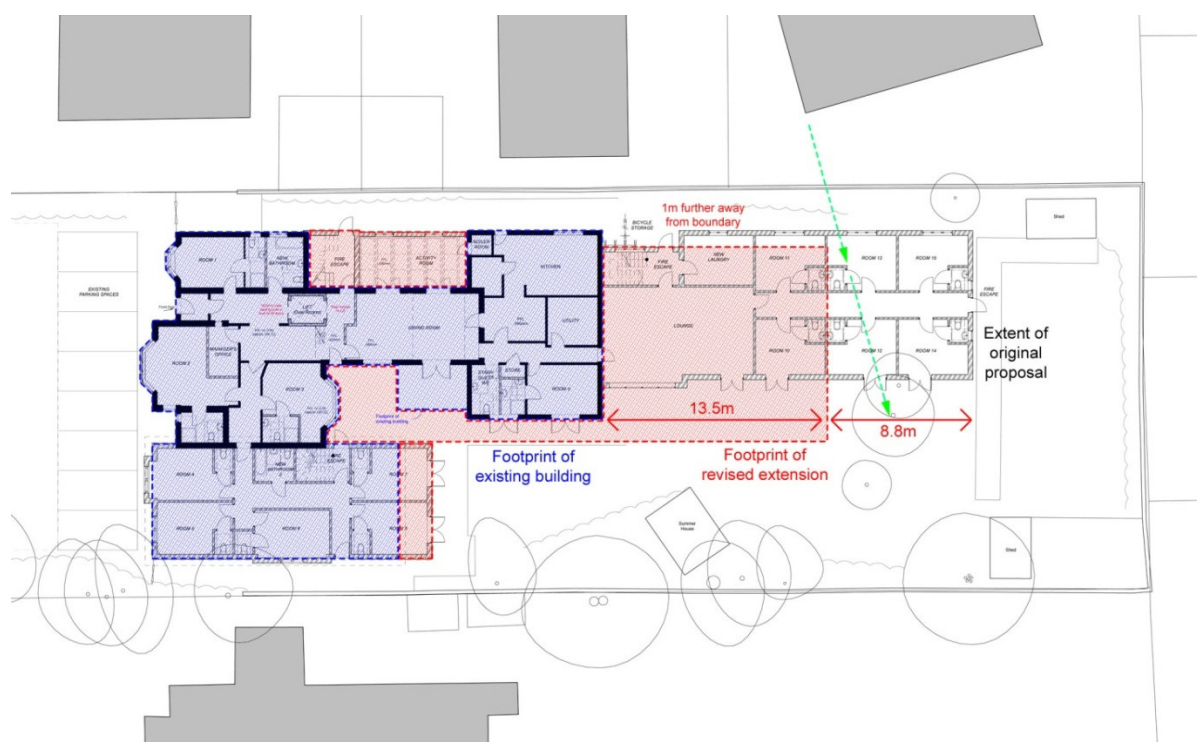


Image 1: Floor Plan of proposal submitted for pre-application enquiry, overlaid with footprint of first planning application which was later withdrawn.

5.0 Planning Application (withdrawn)

Following the guidance received during the pre-application enquiry we submitted a full planning application, reference APP/13/00275. Although we had taken all of the comments received during the pre-app into consideration, and amended the proposal accordingly, the Planning Officer advised that the revised scheme would be unsupported and recommended that we withdraw the application due to the high volume of objections. The application was withdrawn on 9th May 2013.

Following the withdrawal we have taken the opportunity to readdress the scheme inline with the comments raised during the public consultation. From our understanding the main concerns raised by the neighbours were:

- Noise from bedroom windows along northern boundary

- Noise/smells from laundry and kitchen
- Possible noise/disturbance from activity room
- Length of rear extension
- Loss of daylight from windows located in the side elevation of 44 New Brighton Road
- Loss of sunlight/overshadowing for No's 8, 9 & 10 Silvertrees

During the process of responding to the concern/objections raised it came apparent that an alternative approach could be considered. The philosophy behind the new scheme comes down to relocating the potential areas that could cause noise/smell nuisance. In this scheme we have grouped all of these activity areas and positioned them in the heart of the building, away from either boundary. We have therefore been able to introduce a service core which directs all services up through the centre of the building to be vented through the roof at high level.

By relocating the kitchen and laundry we couldn't find any merit in retaining the existing kitchen extension, and saw this as an opportunity to demolish the existing rear extensions to provide a more compact coherent extension in-keeping with the original house.

We have addressed each of the concerns in detail:

5.1 Extent of Development

As you will see from the drawings we have taken a new approach to the rear extension, with the intention to unify the building as a whole, and deliver the best possible care facilities for the local community. By demolishing the existing rear kitchen extension, and the link between the original house and kitchen, we believe that the replacement rear extension offers a more coherent approach, making use of the mass to the best advantage. This scheme simplifies the development by demolishing the varied collection of extensions which have been made to the original house over the years, and replacing them with purpose-built rooms to meet the current care requirements. We have reduced the length of the rear extension by a further 3m in accordance with the advice given by the Planning Officer.

In terms of bulk and appearance; by removing the existing kitchen extension we remove the gable end completely which improves the impact of the building for the garden areas of No's 8, 9 & 10 Silvertrees (please refer to sun studies).

A key factor for our client behind the redevelopment of Merok House is to ensure that all rooms comply with the current care standards. One of the biggest issues with the current arrangement is the various changes in levels across the building; Scheme 2 omits the need for any level changes and makes all of the floor levels throughout the building in line with the original house.

5.2 Level of Accommodation

As we discussed at the last meeting, the care home in its current arrangement has permission for 22 residents across 18 rooms (4 doubles). If our client chose to put in an application to simply convert the 3 large rooms on the second floor into registrable accommodation, then there's the potential for an increase to 25 residents with little cost to our client. Our client would rather develop the entire home to provide single rooms which meet the requirements, and are accessible for all levels of mobility. In order to accomplish this, our client needs to achieve a total of 30 rooms – an increase of 8 residents. The highways consultant Peter Marshall recommends that permission is given for the 30 bedroom home if 10 parking spaces can be provided, which we have shown. As our client discussed at the meeting, the increase in the amount of supplies to be delivered/collected for an additional 8 residents would be negligible, and could be quantified if necessary.

5.3 Loss of Light

We agree that safeguarding daylight to the nearby residential properties is a recognised concern, however we believe that the concern should be set against the BRE guidance document '*Site Layout Planning for Daylight & Sunlight*' (Littlefield 2011). Our understanding is that if we can show compliance with this document then the issue of loss of day or sun-light will be disregarded. Please note that the matter of safeguarding daylight only applies to rooms where daylight is required, and does not apply to bathrooms, cloakrooms, stores or circulation.

The guidance document sets out a form of procedure that can be used to determine if the existing building still receives enough skylight by the construction of a new building (2.2.5 p.7). The procedure is: '*First, draw a section in a plane perpendicular to each affected main window wall of the existing building. Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.*' According to this procedure No.8 & No.10 Silvertrees remain unaffected by the development.

However we have carried out the procedure for No.9 Silvertrees and No.44 New Brighton Road.

No. 44 New Brighton Road – Although we are still unclear as to the use of the room in question, we have prepared a section showing the location of the window in relation to the proposed side extension. Section B (dwg. no. 4963/1400) clearly demonstrates that the angle of exposed skylight remains less than 25° so therefore requires no further investigation. It is our understanding that the only other window on this elevation that has potential to be affected by the development is to the kitchen. We believe that the kitchen has more than one window (another on the east elevation), '*if a room has two or more windows of equal size, the mean of their VSCs may be taken.*' The side window to the kitchen will be unaffected by the new development as the VSC already exceeds the recommended 25°, see Section B.

No. 9 Silvertrees – Section C (dwg. no. 4963/1400) indicates the existing and proposed arrangement and clearly demonstrates an overall improvement in the level of daylight to windows in the perpendicular wall facing the development.

In terms of loss of sunlight, we have prepared a series of existing and proposed sunlight studies using CAD modelling – please refer to dwgs. 4963/1901-1905 (appendix A). We trust that these illustrations will go some way to satisfy your concerns.

5.4 Location of Kitchen and Laundry

The location of the kitchen and laundry has been relocated to remove any potential nuisance caused by smell and noise. This also removes the unsightly extract system from the existing kitchen which has been an on-going concern of the resident of No.9 Silvertrees and the previous owner. Our client has committed to ban smoking outside doors close to other residents and restrict it to a designated smoking area away from disturbance.

5.5 Plant Room

In terms of the impact of plant noise, we have now provided a service core which runs up through the centre of the building to extract at roof level in the middle of the building – providing as little impact as possible for neighbouring properties.

5.6 To Conclude

Redevelopment of Merok House in accordance with the current proposal will provide 30 exceptional rooms to local people. It is not disputed that the home as it stands is in need of major redevelopment, and that the addition of the existing rear and side extensions have not been aesthetically sympathetic to the original Victorian villa. We propose a scheme that unifies the home as a whole, providing new rear and side extensions which offer purpose built care facilities meeting current building regulations standards. It is undisputed that this scheme is not the most cost effective way to create the additional accommodation, and involves the demolition and rebuilding of large portions of the exiting property, however, our client has the foresight to see that the revised scheme makes the best use of the site whilst keeping the mass of the building to a minimum. Our client also recognises that the new extension would offer more comfortable accommodation whilst reducing the energy consumption of the building as a whole.

5.7 Current Scheme

The revised scheme as discussed above was issued to the Planning Officer prior to making the formal planning application. Although the Planning Officer could see the merit in the revised scheme, a few matters remained which required further detail. We revised the scheme accordingly which we will demonstrate below. The main concerns were:

- Dormers windows. We were asked to relook at the dormer windows to restrict the view and avoid any issues of overlooking. As discussed with the Planning Officer we have increased the depth of the reveals and raised the height of the cill to restrict the views available (see image 2). However the purpose of the building means that the residents are elderly and of poor mobility, therefore it would be unlikely that the residents will be standing at the window looking out. It is more likely the case that the residents will be sat down, as illustrated in the section on image 2. This illustration demonstrates that overlooking should not be considered a problem from the rooms situated in the roof of the first floor. Image 3 shows the dense screening between the boundary of Merok House and No.44 New Brighton Road.
- Proximity of rear extension to the garden of No.9 Silvertrees. We were asked to move the stairway and Room 8 away from the boundary to allow 5.5m clearance between the garden wall and the extension (see image 4).
- Materials. We were advised that changing the materials of the first floor from brick to a pale render would be an improvement, as the render would allow the reflection of light. We have amended our elevations to suit, please see the planning drawings.

We have been through a significant consultation process with Havant Borough Council to be in a position to resubmit the planning application as it is today. Our client has taken time throughout the entire process to consider each point raised by the Planning Officer and the local residents. We now believe the planning application is fully resolved with the hope of permission being granted.

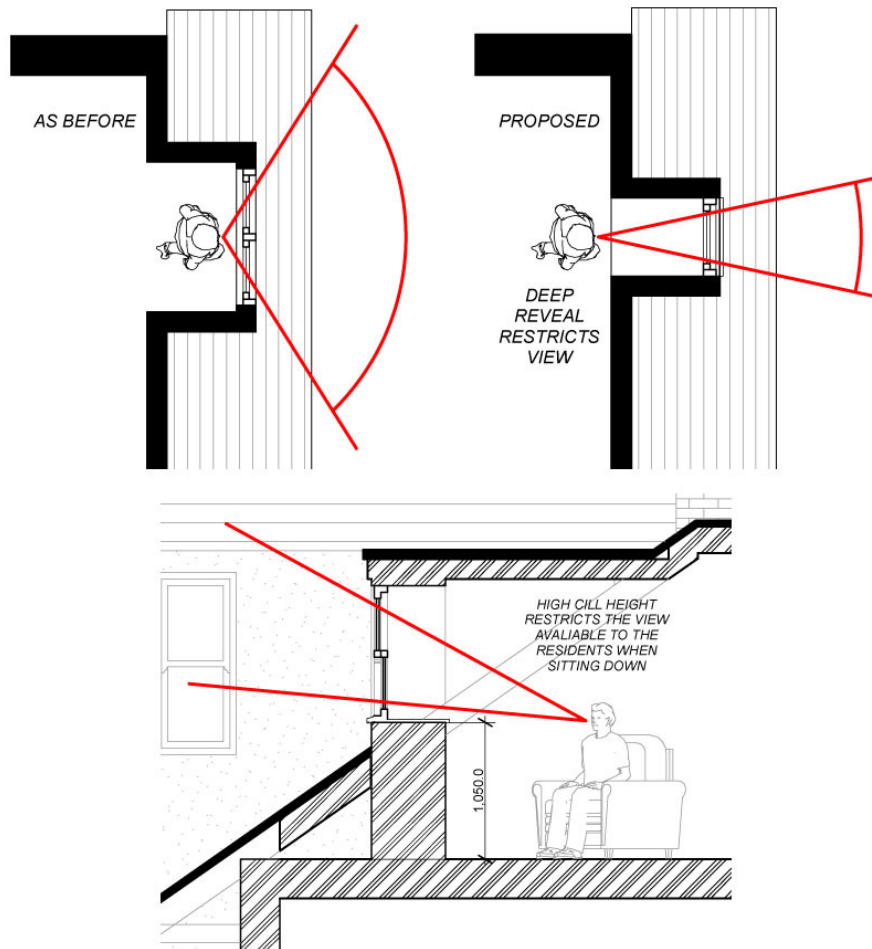


Image 2: Illustration demonstrating the revised layout of dormer windows



Image 3: Photo showing the dense screening along the boundary

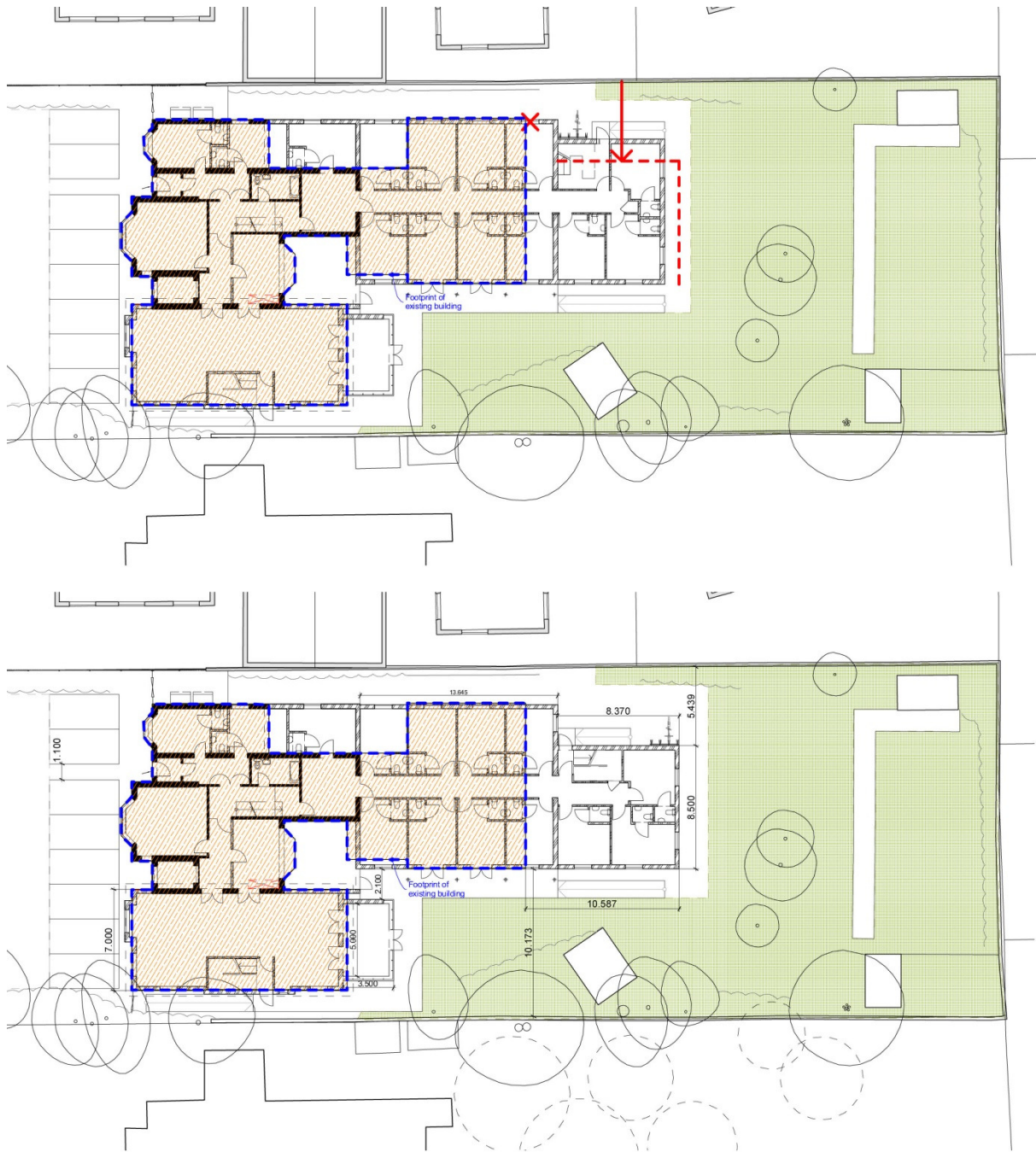


Image 4: Illustrates that we have moved the position of the rear extension further from the boundary as recommended by the Planning Officer

6.0 Highway considerations

Our client has appointed the services of a highways specialist to prepare a Travel Plan to accompany the proposal, please see the accompanying document for details.

7.0 Fire Escape

Our client has access to the most recent Fire Report, which identifies many areas that require work in order to meet the recommendation, namely the two external fire escapes. The Report states that both of the external escape staircases require structural investigation. The report also identifies that the external stairs should be clad in a fire resistant material.

Rather than clad the existing steel stairs in some form of corrugated sheeting material, our client would rather re-build the stairs so that they can be made to look as though they are part of the main building, and more aesthetically pleasing from Silvertrees (*see image 2*).

8.0 Parking

The current home has 8 parking spaces on the forecourt to the front of the property. The parking spaces are only used by visitors, and to our knowledge, there is never a shortage of spaces. 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 the main road into Emsworth, within a residential area and on the bus route. A Transport Plan Statement accompanies this application, which provides further details on site accessibility.

By limiting access to the site to one side of the forecourt, two further parking spaces can be provided. We have also shown a cycle store to the rear of the site.

During the planning application Peter Marshall the Highways Consultant for Havant recommended that permission be given for the application subject to the provision of 10 parking spaces – which we have indicated.

9.0 Design

Amount – Merok House currently provides care for 22 residents in 18 rooms. The building is in need of refurbishment and remodelling in order to address serious internal layout issues. The proposed development would increase the number of rooms to 30, accommodating 30 residents.

The proposed works include a replacement side extension to the south of the original house, the demolition of the existing kitchen extension (see image 5) to make way for a rear 1.5-

storey extension, and an infill extension to the existing courtyard. The overall additional gross floor area equals 359m², distributed over the three floors.



Image 5: Existing kitchen extension, to be demolished

9.1 Materials

Replacement extensions (south & rear) – The side extension has been designed to complement the style and form of the existing building. The proposed building is to be constructed using a palette of traditional red/orange brick, to match the existing building as closely as possible, and light coloured render to reflect the light. The brick finish will be presented at ground floor level with the rendered finish to the first floor above; a projected brick detail will signify the change in material. The new and replacement windows have been designed in line with the original windows, examples of which are available on the neighbouring property. The large double sash windows will enhance the look of the new façade to the street. The roof finish will be slate to match the existing main house.

New conservatory – Brick plinth with white framed glazing and glazed roof.

Flat roof construction – Single-ply membrane.

Samples of the proposed materials can be issued to HBC for approval if requested.

10.0 Conclusion

There is a social and economic need for larger care homes which is recognised by the amount of smaller care homes closing over recent years. Our client is committed to improving the standard of the facilities' offered by the home, and a key factor to the home running efficiently is the safety of the residents when moving around independently. Residents value their freedom, however with all the various changes in levels within the current accommodation, moving around can be hazardous. The proposed configuration allows level access to all rooms, and this is achieved through the introduction of the lift and the replacement of the East wing. The introduction of the accommodation wing to the rear allows the central space situated within the original house, to be opened-up to allow for a more central social space for the residents.

11.0 Site Photos



Image 6: View from Silvertrees, showing external fire escape.



Image 7: View from New Brighton Road, showing existing East wing.

Appendix A:

PWP Architects sun study drawings 4963/1901-1905.