studio four
architects ltd

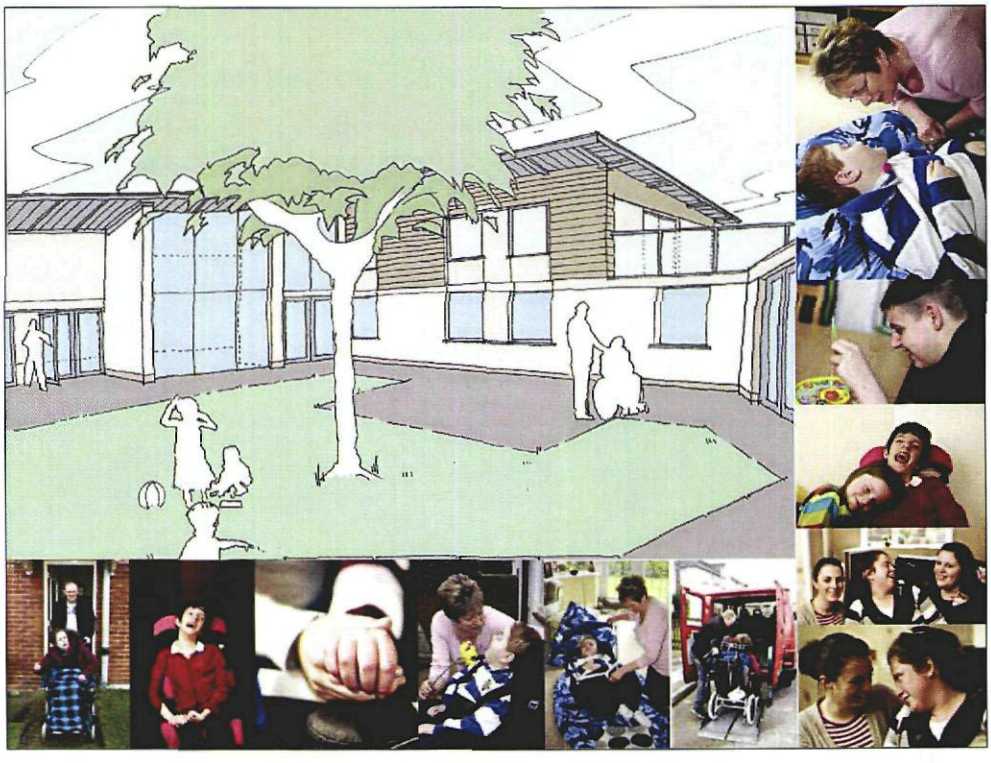
Tollgate Estates, Stanbridge Earls
Romsey, Hampshire,
SO51 0HE

Design and Access Statement

Respite Short Break Facility,
Rachel Madocks School,
Waterlooville

- A purpose built respite short break facility to provide respite care for disabled children and their families.
- Facilities to include two family units, eight en-suite bedrooms, sitting rooms, recreational rooms and garden spaces to provide comfortable and congenial surroundings where there is round the clock care and attention.

November 2010
Job No: 28095



Client:

smile
support & care

HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED

Design and Access Statement
Client: Smile Support and Care

Proposal

This Design and Access Statement relates to the outline planning application for the design and development of a purpose built respite facility to provide respite and purposeful activity for disabled children and their families at the site of Rachel Madocks School, Waterlooville.

Planning History

The site to be occupied by the proposal was historically an infant school (Woodlands) situated in the grounds of the former primary school. When the school became a special needs school Woodlands became a pupil referral unit (centre for disruptive children, removed from mainstream education). Approximately six years ago Woodlands was burnt down deliberately and replaced by a number of portacabins. These were removed three years ago and the site has remained vacant since.

Context

Rachel Madocks School is a special day school catering for pupils with severe and profound and multiple learning difficulties and also Autistic Spectrum Disorder. The pupils range from two to nineteen years of age and there are currently seventy pupils on roll who travel from the local and wider area within a radius of approximately twenty five miles.

Pupils are taught in small class groups with a high level of adult support enabling pupils to make progress at their individual rates. A team of highly skilled staff work closely with the parents, carers, governors and a wide range of professionals and others to ensure that all aspects of education match the individual needs of the pupil.

The school is well equipped with resources to aid pupils in all areas of their learning, care and enjoyment and are fortunate to have generous benefactors through charitable organisations, the donations through which are used to purchase additional equipment for the school.

The school currently uses facilities in the local community to supplement pupil's learning and further develop their independence skills. The proposed new facility will act as an enhancement to the current Rachel Madock's School and make use of some of their current facilities.

HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED

Current facilities include:

Interactive whiteboards and internet access in all teaching areas

- Hydrotherapy pool
- Soft play room
- State of the art sensory studio
- Attractive outdoor play areas and sensory garden

The need for the Respite Short Break Centre

Respite is the service most often requested by family care givers, yet it is in critically short supply. Families become exhausted with the unremitting nature of caring for a child with a potentially life limiting disability. More often than not these families also live in the most deprived areas of Hampshire and Sussex and simply cannot afford to pay for care.

Smile Support & Care understand the two-fold requirements for respite care comprising firstly a temporary break from the often emotionally and physically draining challenges faced by the parent or carer. Secondly the opportunity to stay in a high quality facility that has all the safety features fitted as standard and with the advantage of around the clock professional support.

In order to satisfy these requirements they will primarily provide the opportunity for families to have their children looked after for a short break in this stimulating and caring home from home. Also it is envisaged that Smile Support & Care staff will be able to accompany their young charge to provide continuity of care where this is required. This will enable the parents and other members of the family to benefit from a break in their normal routine.

In addition, through recent research within Smile Support & Care, it has become evident that both families and carers alike would welcome the opportunity to holiday "en famille" at a place that truly understands the requirements of the severely disabled. The short break centre will provide this much needed respite holiday environment where families can stay together in specially adapted, comfortable surroundings and enjoy stress-free family time away from the distractions of normal daily life.

Another important consideration is the opportunity for families staying at the centre to meet other families experiencing similar challenges and to make new friends.

HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED

Our Client: Smile Support and Care

The charity currently supports 214 children and their families with over 145 staff across two regions: Hampshire and Sussex where they have local offices. Many of their staff work on a flexible basis in order to supply round the clock care to the most severely disabled children.

They have implemented an ongoing programme of 'touch points' where everyone they support receives a regular phone call to check on satisfaction. To back this up, there are regular monitoring visits to ensure they continue to provide support in the most effective way. Teams also work closely with other professionals in the health and social care sectors to develop positive relationships and ensure frequent and purposeful communication.

Their services can range from simply enabling a family to do the weekly shop without the stress of managing a disabled child to round the clock care involving drug administration, tube feeding and intensive physiotherapy.

They recognise the onerous, unrelenting responsibility carried by families of severely disabled children and understand their requirement for empathetic respite support. Many of the families they support live in the most socially and economically deprived inner city areas along the South Coast where daily life is a struggle in itself. Without the valuable respite care they are able to provide, coping with the demands of a child with either physical or learning disabilities or both often leads to family breakdowns.

Sometimes parents feel a natural guilt or reluctance to relinquish their caring responsibility but Smile Support and Care empower them to acknowledge that through effective respite care they themselves can become rejuvenated carers of their children.

Physical Context

The application site extends to an area of 0.4 hectares and currently comprises of a concrete hard-standing where once a single storey flat roof building stood, previously occupied by Woodlands School. Now having been demolished the site consists of an area of grass and hard landscaping.

The site is located in a prominent position fronting onto the highway Eagle Avenue close to the junction of Albretia Avenue. There are numerous trees on the site particularly on the boundaries which gives the site a pleasing and attractive appearance. The design process has incorporated the retention of these trees into the proposal. Current access and parking arrangements for the site relate to a vehicular access to the West of the site leading onto the highway. The car parking area adjacent to this access point is found in the North section of the site and is surfaced with tarmacadam.



HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED

In terms of the surrounding area the character is predominantly residential with the surrounding pattern of development comprised mainly of detached and semi detached houses. The application site lies within the grounds of the existing Rachel Madocks School which caters for pupils with severe and profound and multiple learning difficulties and also Autistic Spectrum Disorder. The site therefore has a clear fenced boundary with two gated entrances onto the site.









Social Context

The proposal will provide much needed specialist respite care accommodation in the locality of Hampshire and being adjacent to the existing Rachel Madocks School will be able to share their current services/facilities.

Economic Context

The proposed development makes more efficient use of the existing site which is consistent with the Development Plan. The proposal will also provide an employment generating use in an area which is located in a highly sustainable and accessible location close to Waterlooville Town centre.

The proposal is likely to give rise to numerous employment opportunities. These members of staff as well as the families and friends that will use the new facilities will make a contribution to the local economy.

HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED

The New Respite Short Break Centre

Shelton Associates, an independent market research company, was commissioned by Smile Support and Care to conduct a feasibility study on 23 of 156 special schools in their target area of Hampshire, West Sussex, Dorset, as well as the borders of Berkshire, Wiltshire and Surrey. Key findings showed significant support and desire for the facilities under discussion.

The need for this respite centre is undisputed through research and there are 36 special schools in Hampshire and 24 in Sussex – all of which will be able to enjoy the benefits of the centre.

This new centre will be purpose-built to accommodate two family apartments plus eight specially equipped bedrooms with en suite bathrooms where children and young adults with severe disabilities can stay either with their families or carers. The site identified is located on the outskirts of Waterlooville and is adjacent to a special day school catering for 80 pupils with severe and profound multiple learning difficulties who will automatically wish to use the centre. Smile Support & Care and the school are liaising to maximize benefits from sharing facilities.

The centre will be designed to cater for varying permutations of families catering to the needs of even the most severely disabled children and young adults. All rooms will be specially adapted to provide the highest specification fixtures and fittings appropriate to the needs of the occupants whilst retaining a hotel-like ambience including a state of the art sensory studio.

Guests will be able to enjoy the fully equipped games room, experience the therapy and treatment room or relax in the hydrotherapy pool safe in the knowledge that they are all being cared for appropriately.

HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED

Involvement

The proposal has been the subject of pre application discussions with the Development Control Officer Daphney Haywood of Havant Borough Council was in the opinion that the proposed use and connections with the existing school would in principal be appropriate for the site.

There was concern raised regarding the adequacy of the parking and turning provision for cars and delivery vehicles. This has been addressed with car parking for eight cars and a mini bus. Disabled bays have been planned and it is foreseen that additional parking will be provided using existing parking within the existing school grounds.

Concern was raised regarding the proximity of the courtyard gardens in relation to the surrounding residential properties to the south of the site and the potential nuisance caused from outside activities. It was recommended that this be moved however the use of the site was as a children's playground and therefore it is believed that noise levels will be no greater. The number of children who will be using the garden will be substantially less than those who used the playground and many of them will be non vocal.

Amount and Scale

The proposal seeks to make most efficient use of the site to provide a Short Break Centre that is economically viable to build and run. At the same time the proposal aims to create a satisfactory residential environment for its visitors that provides fully for their specialised needs. The amount of development relates to an eight bedroom, two family accommodation purpose built respite centre.

The scale of the development proposed takes the form of a two storey building with lower subservient extensions. Much of the built form will not be visible in the context of the street scene of Eagle Avenue. The scale proposed is consistent with the adjacent properties each of which comprise a height of two stories incorporating pitched roofs. In this regard the proposal is fully in keeping with the scale and character of adjacent properties.

Layout

In terms of layout the proposed development seeks to provide a secure and private development for the future visitors that promotes the inclusion of both outdoor and indoor communal space. The proposal broadly follows the layout of the existing site where the property fronts onto the highway with the outdoor amenity space located to the rear.

The layout proposed also ensures that the existing boundary treatment is retained on the site which contributes to the creation of an attractive and private development that is fully in keeping with the visual amenities of the area.

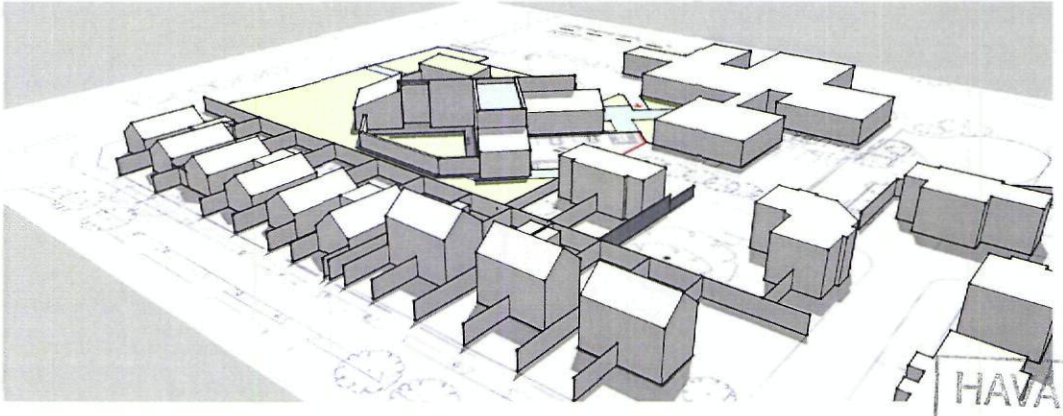
Appearance

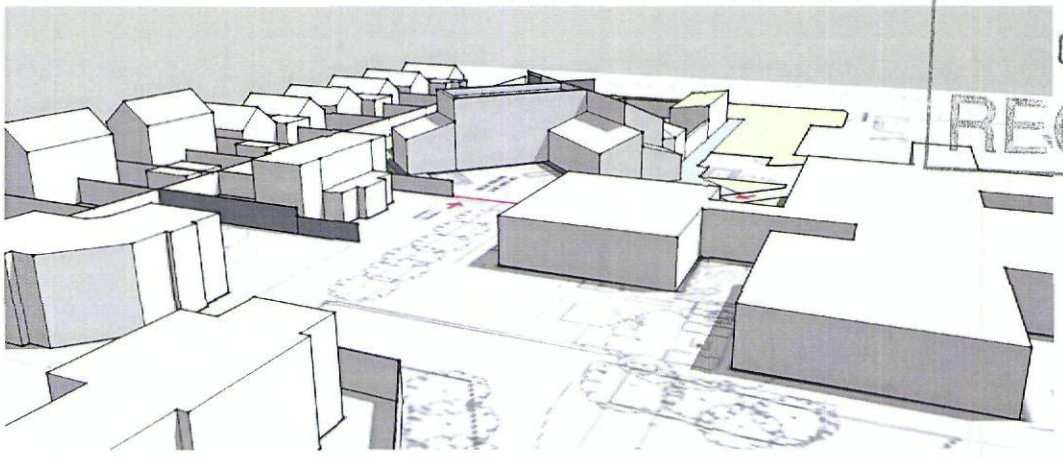
In design and appearance terms the proposal aims to create a distinctive building in its own right which aims to functionally fulfil the needs of its occupants. The massing of the proposal when viewed from Eagle Avenue takes the form of a two storey building with subservient extension to the rear and sides. The design incorporates a glazed atrium to promote the use of indoor outdoor space, which in turn links to two external areas – a Suntrap Courtyard and a Quiet Garden – both specially planted gardens to provide sensory stimulation.

The pitched roofs of the proposal mimic those of the surrounding residential houses and enable the proposal to remain subservient to the existing Rachel Madocks Day School. Care units that house eight en-suite bedrooms, sitting rooms, recreational rooms and sensory rooms are house either side of the glazed atrium within single storey 'wings'. A family flat with pitched 'green' roof will be separate to the main build and sited within the quiet garden area.

COUNCIL
04 NOV 2010
JOB NO. PAGE NO. DATE CHECKED
28095 6

Green issues are highly considered within the design with the use of excellent levels of insulation, sedum roof, photovoltaic's, rain water recycling, grey water recycling and ground source heat pumps which in this regard aim to enhance the area providing a visually attractive building that relates fully to the context of the site and surrounding area. The proposal will represent how a site can be developed and still provide an enhancement to the character and appearance of the area.





HAVANT BOROUGH
COUNCIL
04 NOV 2013
RECEIVED

Landscaping

Externally two gardens will be created to provide areas of play as well as specially planted gardens to provide sensory stimulation.

Access

The application site is in a very sustainable location. It's within walking distance of Waterlooville town centre and many employment, shopping and community facilities the town centre has to offer. There is ample room within the site to accommodate cycle storage if and when it is needed. It is anticipated that member of staff employed at the home will live locally. As a short break centre the building is designed to meet wheelchair accessibility standards.

Bedrooms:

Each of the eight bedrooms will be equipped with hospital-style beds and rise and recliner chairs. All the furniture will be high quality and specially adapted for disabled use. Each bedroom will have en suite facilities and baths, WCs and basins designed with the future occupants needs in mind.

Bathrooms:

Each bathroom will include specially adapted baths with easy lifting facilities and walk in access. There will be height adjustable shower heads for the most severely disabled young people and Thermostatic Mira Showers will also be easy access and provided with half height shower doors and shower seats and all the usual wet room facilities. WCs will be adaptable to the needs of the disabled person and include bidet facilities. All the bathroom equipment will have grab rails, fully tiled walls and non-slip floors as well as ceiling mounted hoists to allow easy access of the most disabled visitors from bedroom to bathroom. Bathrooms will be large enough to accommodate wheelchair access easily and allow sufficient space for carers to support a child or young adult being bathed.

Kitchen:

The kitchen will be specially designed, versatile and accessible to all. It will be fully equipped with top of the range cooking equipment and designed with access for the disabled as a priority. There will be adjustable worktops and easily accessible storage units. All the appliances will be sourced with the disabled person in mind. The sink area will allow for wheelchair access and will have specially adapted taps for easy use. Environmentally friendly waste disposal will be adopted.

Sitting room:

Here guests will be able to relax in superbly designed adjustable armchairs and sofas; there will be a flat screen satellite television, dvd and games console, A/V input for easy connection to laptop or camcorder. The centre will have wifi broadband connection to the internet.

Sensory Room:

This is where the young people can develop their senses and skills and features a soft play area with padded floors and walls, communication boards and interactive equipment enabling a change of atmosphere using sound, lighting and fragrancing. Using a multi-sensory room will give the children the opportunity to explore their environment and engage with them. Similarly it can be used to calm and de-stress an anxious child with soothing colours and music.

HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED

Physiotherapy & Treatment Room:

This room will be a vital part of the centre allowing carers to provide essential services such as physiotherapy. It will be equipped with a fixed massage bed and there will be portable massage equipment that can be used in the bedrooms as well. There will be fully equipped first aid medicine cabinet. This is one facility that was requested by and will be shared with the Rachel Madocks School.

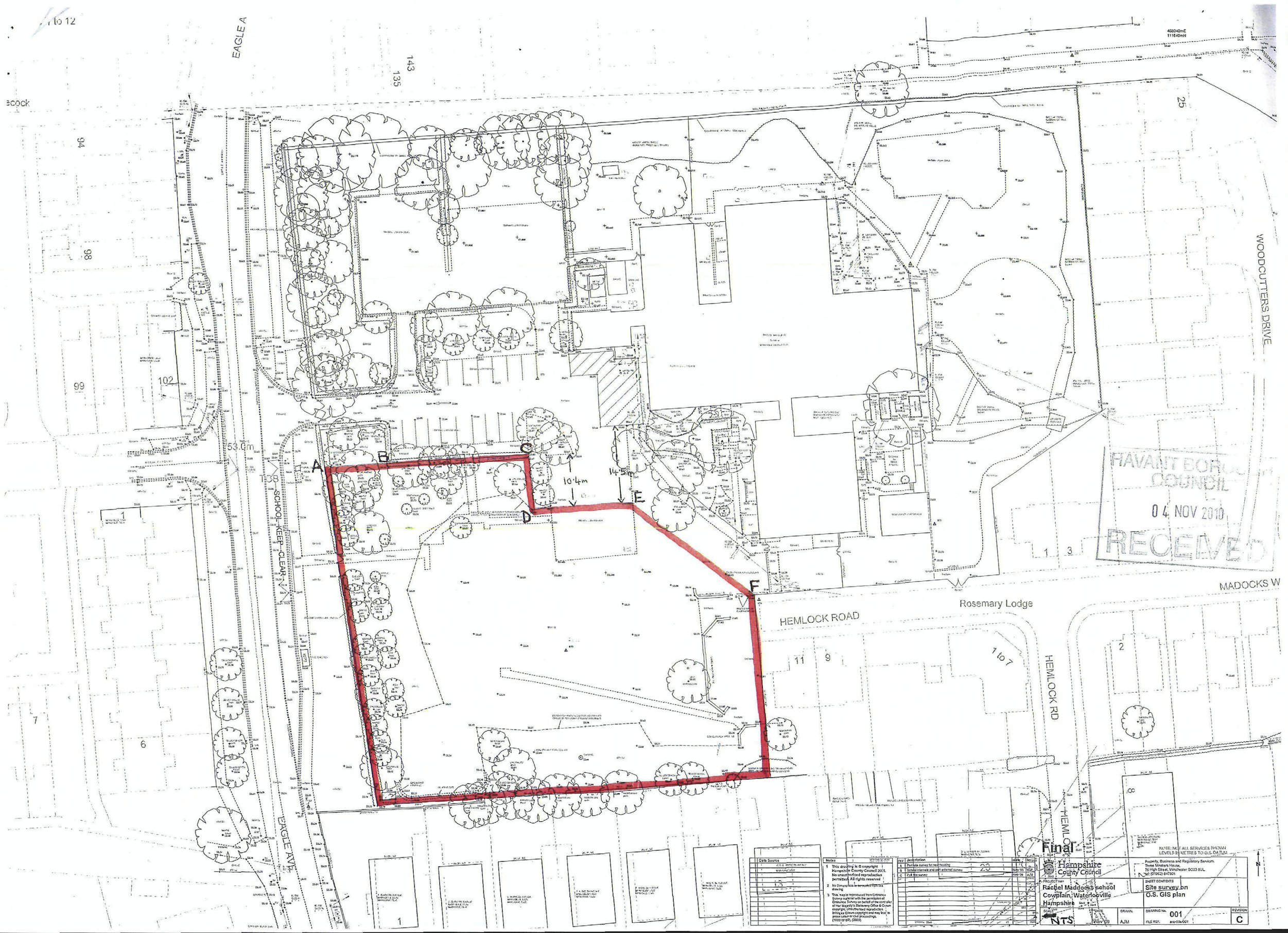
Games Room

This room will provide a variety of games for children of all ages and stages. It will provide everything from traditional board games and puzzles through to a Nintendo Wii. A specially height-adapted pool and football table will be sourced.

Family Apartments

Each two bedroom apartment will be modern, self contained and self catering, designed with en suite facilities and high quality fixtures and fittings. The furnishings and decoration will be designed to be welcoming and restful, practical and durable.

HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED



EAGLE A
143
135
25
94
98
99
102
53.0m
A
B
C
D
E
F
10.4m
14.5m
SCHOOL KEEP CLEAR
WOODCUTTERS DRIVE
MADOCKS W
Rosemary Lodge
HEMLOCK ROAD
HEMLOCK RD
1 to 7
11
9
1
3
2
7
6
8
EAGLE AVE
HAVANT BOROUGH COUNCIL
04 NOV 2010
RECEIVED
Final
Hampshire County Council
Rachel Maddocks school
Cowplain, Waterlooville
Hampshire
NTS
DRAWN AJM
DRAWING No. 001
REVISION C