

SITE REDEVELOPMENT  
LAND NORTH OF LAVANT DRIVE,  
HAVANT  
Design and Access Statement

vestar\*

architecture + design



Perseus Land & Developments specialises in the delivery of bespoke residential accommodation for older people, including sheltered housing, extra care developments, and purpose-built care homes designed to meet a range of evolving care needs.

The company adopts a collaborative and considered approach to the planning and development process, placing strong emphasis on early engagement, design quality, and long-term community value.

Perseus works closely with an established team of consultants, local planning authorities, and key stakeholders to guide schemes through the planning process in a proactive and transparent manner.

Community engagement forms an important part of the company's approach, with consultation undertaken through public exhibitions, meetings with town and parish councils, and discussions with local stakeholders to help shape proposals that respond positively to local needs and aspirations.



Gillings Planning is a full service Town Planning and Development Consultancy based on the South Coast, with experience across a broad range of sectors including bespoke residential development, strategic housing, care, and commercial schemes.

The practice provides a collaborative and client focused planning consultancy service founded on clear communication, professional integrity, and a thorough understanding of the development process. Gillings Planning works closely with project teams, stakeholders and local communities to ensure that proposals respond positively to both client objectives and the wider planning context.

The consultancy is recognised for providing clear, reliable and commercially informed planning advice, supported by extensive experience and sound professional judgement. An honest and conscientious approach underpins all aspects of the practice's work, from initial site promotion and strategy through to the successful delivery of planning permissions.

Central to the practice is a commitment to delivering well considered developments that positively contribute to the built environment and the communities they serve.



We are a RIBA Chartered Practice of Architects and Designers, working across a diverse portfolio of projects within the healthcare, heritage, commercial, retail, leisure, and residential sectors.

Our approach is centred on delivering thoughtful, high-quality design solutions that respond carefully to our clients' aspirations, programme requirements, and budget considerations.

As a practice, we are driven by a progressive and design-led ethos, combining creativity, technical expertise, and innovative thinking to deliver engaging and successful developments. We are proud to work on a wide range of exciting projects, supported by a talented and collaborative team.

We have significant experience within the later living sector, including the design and delivery of specialist residential accommodation and care facilities for older people.

Through a collaborative and considered approach, we seek to create places that are functional, aspirational, and enduring, ensuring a seamless process throughout every stage of a project's development.

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| <b>LOCATION</b><br>Land at Lavant Drive, Havant (PO9 2AW) | <b>REFERENCE</b><br>26.112-VST-XX-XX-RP-A-001 |
| <b>APPLICANT</b><br>Perseus Land and Developments         | <b>REVISION</b><br>P04                        |
| <b>DATE</b><br>17.07.2026                                 | <b>STATUS</b><br>S3                           |
| <b>ORIGINATOR</b><br>MS                                   | <b>APPROVED</b><br>JM                         |

# LAVANT DRIVE, HAVANT

This Design and Access Statement has been prepared in support of a proposed 86-bed care home development on land north of Lavant Drive, Havant (PO9 2AW). The proposal comprises a purpose-built Class C2 residential care home arranged over part two and a half/part 3 storeys, together with associated parking, servicing infrastructure, landscaped gardens and outdoor amenity spaces.

The development has been carefully designed to provide a high-quality living environment for older people, combining contemporary architectural design with the operational requirements of modern residential care. The building seeks to create a welcoming and domestic character, avoiding an institutional appearance while providing a safe, comfortable and stimulating environment for residents, visitors and staff.

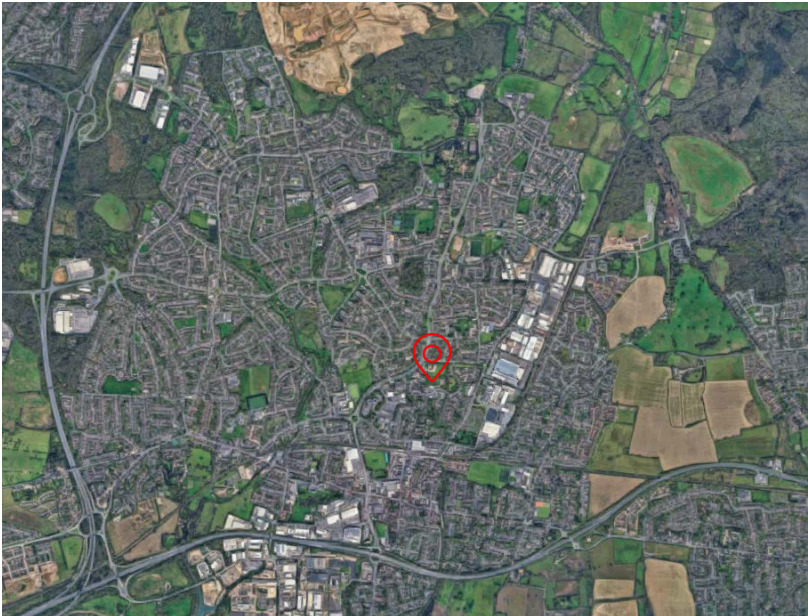
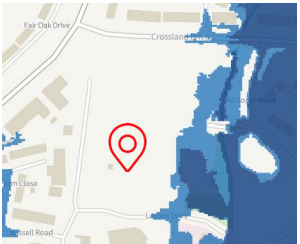
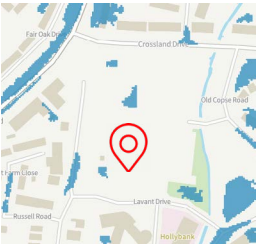
The accommodation is organised around a series of communal facilities intended to support social interaction, wellbeing and day-to-day resident life. These include a café, multiple dining areas, lounges, a library, activity and multi-purpose rooms, a private dining suite for family gatherings, a cinema room and a hairdressing salon. The arrangement of these spaces has been designed to encourage movement throughout the building, promote social engagement and provide a variety of settings for residents with different needs and preferences.

The landscape strategy forms an integral part of the overall design approach. Accessible gardens and external amenity areas have been designed to support resident wellbeing through opportunities for recreation, relaxation and sensory engagement. Features include raised planting beds, sensory planting, seating areas, landscaped terraces and perimeter walking routes, creating a diverse and inclusive outdoor environment that can be enjoyed throughout the year. Established and supplementary planting will contribute to the creation of an attractive setting, helping the development to integrate with its surroundings and establish a strong sense of place from the outset.

The proposal includes 27 parking spaces, incorporating accessible parking provision and dedicated operational drop-off facilities. Vehicle access, pedestrian movement and servicing arrangements have been carefully considered to ensure safe and convenient circulation throughout the site.

The architectural design responds positively to the site's context, creating a building of appropriate scale, form and appearance that reflects its residential care use. Particular attention has been given to the relationship between the building and its landscaped setting, ensuring that views from resident accommodation, communal areas and external spaces contribute positively to the overall quality of the living environment.

Overall, the proposed development represents a thoughtfully designed and purpose-built care home that prioritises resident wellbeing, accessibility and quality of place, delivering an attractive and functional environment that is both sensitive to its surroundings and capable of meeting the needs of future residents.



ABOVE  
Location, within Havant. Image courtesy of Google Maps, location approximate.

LEFT  
Extract from *Environment Agency Flood Map for Planning*, location approximate.  
Left: flood zone 2 and 3  
Right: surface water flooding 1 in 30



SITE ANALYSIS

## SITE LOCATION

The application site comprises a broadly square parcel of land extending to approximately 0.53 hectares, located on the northern side of Lavant Drive within the urban area of Havant.

The site is currently vacant and largely overgrown, containing an existing electrical substation within its northern section. Access to the substation is maintained via an established pedestrian route running along the site's western boundary and connecting to Leigh Road. The western boundary is defined by a number of mature trees protected by Tree Preservation Orders (TPOs), which form a significant landscape feature within the local streetscape. The design of the proposed development has been carefully informed by these existing landscape assets, ensuring their retention and long-term protection whilst creating an attractive setting for the new building.

The surrounding context is varied in character. To the west, the site fronts Leigh Road, where the prevailing built form comprises traditional two-storey residential properties set within established plots. To the north and east, the site adjoins areas of open land associated with the wider former school site and surrounding development parcel. An existing NHS car park lies immediately to the south-east of the site, while a range of healthcare-related buildings are located within the wider vicinity, contributing to the mixed-use character of the area.

The site itself is generally flat and level, providing favourable conditions for development. A modest change in level occurs along the southern boundary adjacent to Lavant Drive, while a more noticeable change in topography exists beyond the western boundary towards Leigh Road. These level differences have been carefully considered within the design development process, informing the positioning of the building, external spaces and access arrangements.

Overall, the site presents an opportunity to introduce a well-integrated building within an established urban setting, responding positively to the surrounding built form, existing landscape features and local topography.





PHOTO 1: Aerial view of the site from the southwest.



PHOTO 2: Aerial view from the southeast.



PHOTO 3: Adjacent Community Clinic to the south, on Lavant Drive.



PHOTO 4: Adjacent Community Clinic car park, Lavant Drive.



PHOTO 5: Nearby Havant Health Centre.



Aerial view from the southeast.



Aerial view from the northeast



Aerial view from the northwest.



Aerial view from the southwest

SITE CONSTRAINTS + OPPORTUNITIES





HISTORIC PLANNING CONTEXT

## HISTORIC PLANNING CONTEXT - SUBJECT SITE

The application site has previously been the subject of development proposals which explored the potential for residential development on the land. An earlier pre-application scheme considered the delivery of 21 residential dwellings and established a number of key design principles that remain relevant to the site's development potential.

The historic layout identified vehicular access from Lavant Drive to the south, recognising this as the most appropriate and logical point of entry to serve future development. This approach informed the evolution of the current proposals, which similarly utilise the southern boundary to provide a clear and legible arrival sequence whilst maintaining the integrity of the site's established landscape framework.

The previous residential concept also demonstrated the ability of the site to accommodate built development whilst responding to the surrounding context and existing site constraints. Indicative building footprints extended across the northern part of the site, with individual plots positioned relatively close to site boundaries. Whilst differing significantly in use and operational requirements from the proposed care home, the earlier scheme established a precedent for the broad distribution of development within the site and confirmed that built form could be successfully integrated within the available developable area.

The current proposal has evolved considerably beyond the historic residential concept, reflecting the specific requirements of contemporary care home design and the opportunities presented by a single, purpose-built building. Rather than distributing development across a series of individual plots, the care home consolidates accommodation into a coherent and carefully composed building form. This approach allows for the creation of larger areas of communal landscaped space, improved resident amenity and a more efficient use of the site.

The design process has also enabled greater emphasis to be placed on landscape retention and the quality of the external environment. The proposed building has been positioned to work alongside the site's existing mature trees and boundary vegetation, creating a strong landscaped setting that contributes positively to the character of the development. In contrast to a more traditional residential layout, the care home model allows significant areas of the site to remain dedicated to communal gardens, therapeutic outdoor spaces and accessible walking routes for residents.

The historic planning work therefore provided a useful starting point in understanding the site's opportunities and constraints. The proposed care home builds upon these established principles whilst delivering a design solution that is tailored to the operational, spatial and wellbeing requirements of modern residential care accommodation, resulting in a development that responds positively to both the site and its surrounding context.



## HISTORIC PLANNING CONTEXT - ADJACENT SITE

The application site sits adjacent to a wider development parcel which has previously been the subject of a detailed planning approval for a Health and Wellbeing Campus. Granted planning permission under application reference APP/15/00303 in 2015, the approved scheme comprised an 80-bed nursing home, 51 affordable extra care apartments, 48 affordable and market supported living apartments, together with a community hub and associated infrastructure.

Whilst the consented scheme has not been implemented, it provides valuable context in understanding the anticipated form, scale and character of development envisaged within the wider allocation. The approved masterplan incorporated a number of substantial building footprints arranged across the site, with development ranging between two and three storeys in height. The buildings adopted a contemporary architectural approach, utilising flat roof forms, articulated elevations and a palette of brickwork and metal cladding materials.

The approved development has informed the evolution of the current care home proposal, particularly in relation to scale, massing and site composition. The consent established that a building of significant scale could be accommodated within the wider site whilst maintaining an appropriate relationship with surrounding development and landscape features. The proposed care home responds to this established context through a carefully considered building form that balances operational requirements with a sensitive response to neighbouring properties and the wider townscape.

Whilst informed by the contemporary design approach of the approved Health and Wellbeing Campus, the proposed care home adopts an architectural language that is more closely aligned with the surrounding residential context. The building has been designed as a predominantly two-storey form, incorporating accommodation within a room-in-roof arrangement to reduce the apparent scale and visual prominence of the upper floor. This approach assists in breaking down the overall mass of the building and creates a more domestic character that is appropriate for a residential care environment.

The material palette has similarly evolved from both the approved scheme and the surrounding locality. The proposed use of light buff brickwork reflects materials commonly found within the local area whilst also drawing reference from the lighter masonry tones incorporated within the approved campus development. Complementary red cladding elements have been introduced to provide visual interest and articulation, whilst also referencing the red-toned materials present within the historic approval.

A key component of the architectural approach is the use of cladding as a continuous wrapping element to portions of the upper floor and roofscape. This treatment provides a contemporary interpretation of traditional pitched roof forms and red tiled roofscapes commonly found within the surrounding area. The resulting design successfully combines contemporary detailing with familiar architectural cues, creating a building that is both distinctive and contextually responsive.

In addition to informing the architectural development of the care home itself, consideration has also been given to the relationship between the proposal and the wider development aspirations for the surrounding land. An illustrative masterplan has been prepared to demonstrate how the proposed care home can be accommodated alongside the future delivery of the remaining development parcels. The exercise confirms that the proposed development has been designed to integrate within the wider site framework and does not prejudice the future development opportunities of adjoining land.

Overall, the approved Health and Wellbeing Campus provides an important contextual reference point for the design development of the proposed care home. The scheme has drawn upon the established principles of scale, materiality and site organisation associated with the historic consent, whilst developing an architectural response that is tailored to the specific requirements of modern residential care and the character of its immediate surroundings.

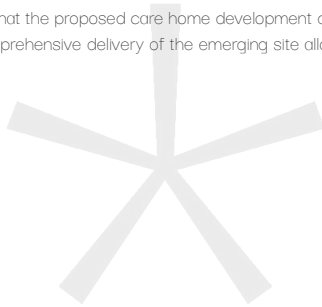


## WIDER ALLOCATION AND EMERGING ALLOCATION

To provide confidence that the emerging allocation can be delivered comprehensively, an illustrative masterplan has been prepared showing how the site and adjoining allocation land could accommodate the identified development requirements. The concept demonstrates the delivery of the proposed 60-unit Extra Care scheme alongside 21 residential dwellings, arranged around a logical movement framework and integrated landscape structure.

The illustrative layout is not intended to represent a detailed design proposal but instead confirms that the allocation objectives can be achieved in a coordinated and sustainable manner. The arrangement establishes clear development parcels, appropriate access and circulation routes, and opportunities for high-quality public realm and green infrastructure, whilst responding positively to surrounding land uses and site constraints.

Importantly, the exercise demonstrates that the proposed care home development does not prejudice the wider allocation and can instead act as a catalyst for the comprehensive delivery of the emerging site allocation.



## WIDER SITE ALLOCATION AND ADOPTED ALLOCATION

In addition to the emerging allocation, an illustrative masterplan has been prepared to test the delivery of the adjoining adopted allocation requirements. The concept demonstrates how approximately 90 residential dwellings, together with provision for future Extra Care accommodation, can be accommodated within a coherent and well-connected development framework.

Whilst the adopted allocation does not prescribe a specific quantum of Extra Care provision, the illustrative layout identifies a suitable location for future specialist accommodation, represented by a notional four-block arrangement. This ensures flexibility for future delivery whilst maintaining the overall development capacity required by the allocation.

The masterplan establishes a clear structure of residential development, movement routes, open spaces and landscape corridors, demonstrating that the allocation can be delivered in a comprehensive manner without compromising design quality, accessibility or place-making objectives. The exercise provides confidence that both the housing requirements and potential future care-related uses can be successfully integrated within a cohesive masterplan-led approach.





## PRE-APPLICATION ENQUIRY

A pre-application enquiry was undertaken with Havant Borough Council in June 2026 under reference GEN/26/00320. The submission presented the emerging proposals for the development of an 86-bed care home and sought officer feedback on the proposed site layout, scale, massing, architectural approach and overall design strategy.

The proposals were discussed with planning officers, who provided constructive feedback on the emerging scheme and the scope of information required to accompany a future planning application. The discussions assisted in refining the design approach and provided valuable guidance regarding the relationship of the proposed development to its surrounding context.

The pre-application process confirmed that the proposed design direction represented an appropriate basis upon which to develop the scheme further. Feedback received during the process has informed the continued evolution of the architectural design, site layout and supporting documentation submitted as part of this application.

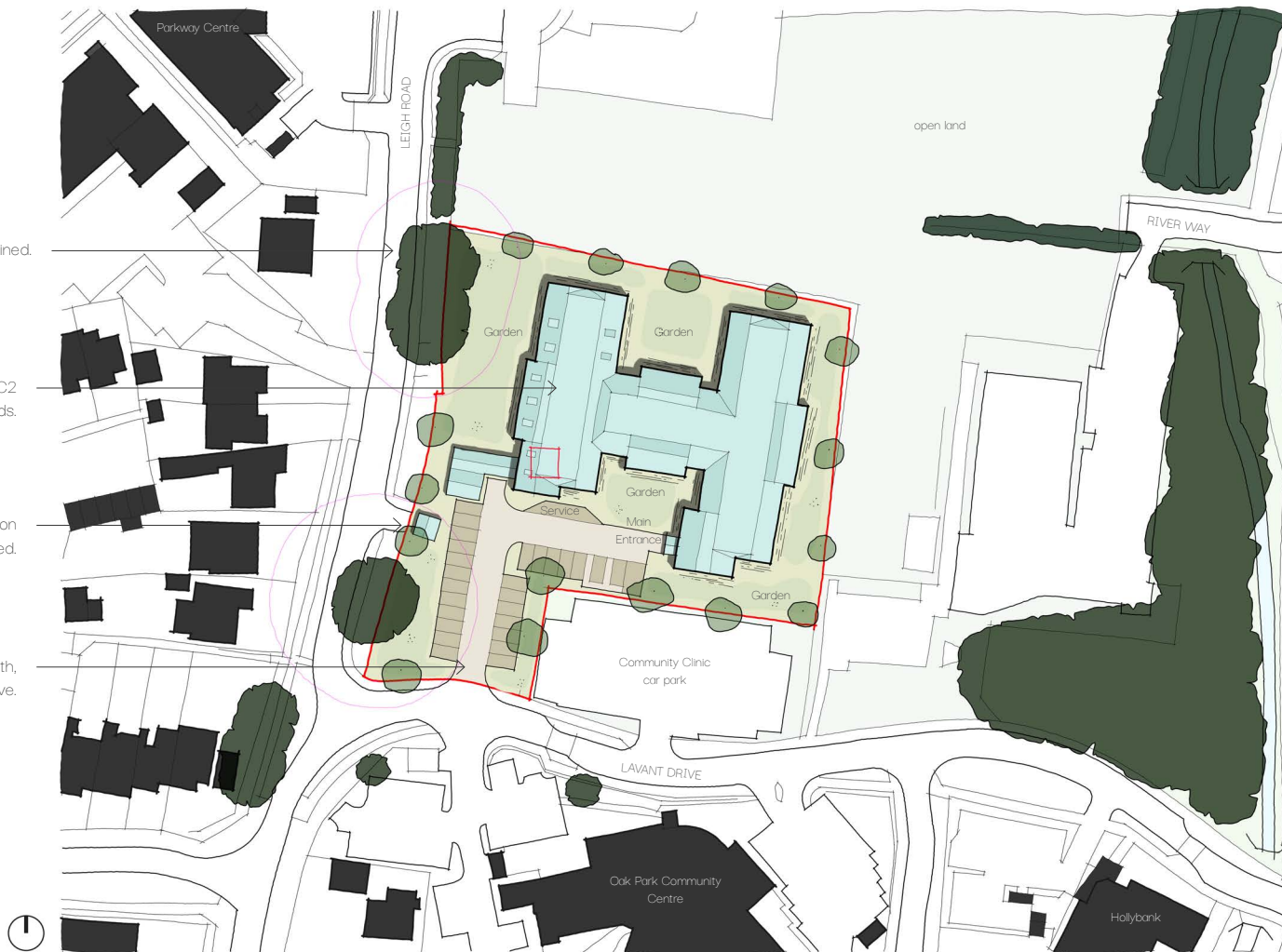
The proposals presented within this Design and Access Statement therefore reflect the progression of the scheme following engagement with the Local Planning Authority in the pre-application meeting, however at this stage we are yet to receive the formal pre-app response.

Existing TPO trees retained.

Proposed 2.5 and 3 storey C2 care home, 86-beds.

Existing electrical sub-station relocated.

Site entrance from the south, along Lavant Drive.



## GROUND FLOOR PLAN

31 Bedrooms



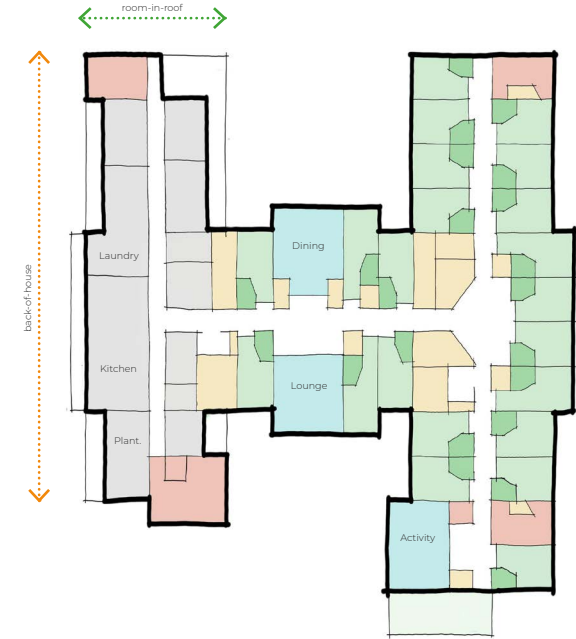
## FIRST FLOOR PLAN

33 Bedrooms



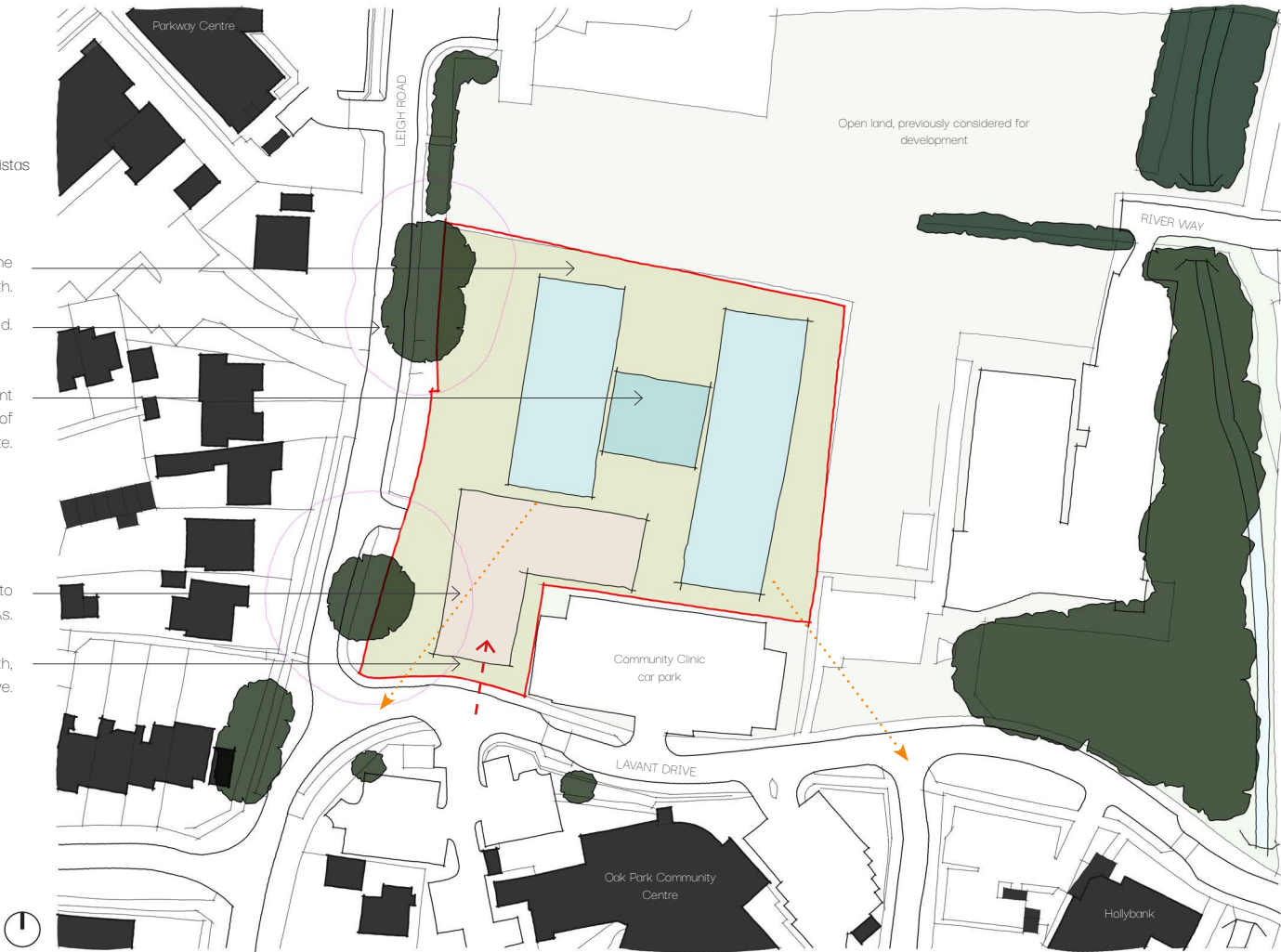
## SECOND FLOOR PLAN

22 Bedrooms

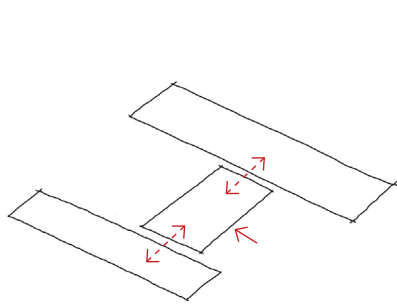


SITE MASSING + DESIGN DEVELOPMENT

- KEY
- ← - - - Main Site Entrance
  - . . . Opportunities for Vistas
- No habitable windows overlooking the boundary to the north.
- Existing trees retained.
- Opportunity for proposal footprint and mass to the northern section of the site.
- Car parking to provide buffer zone to adjacent car park and tree RPAs.
- Site entrance from the south, along Lavant Drive.

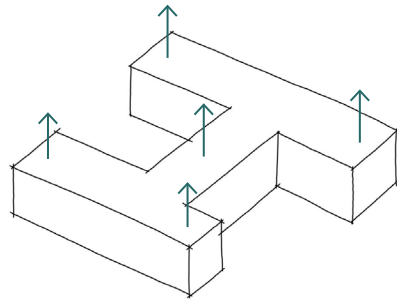


## SITE MASSING + DESIGN DEVELOPMENT



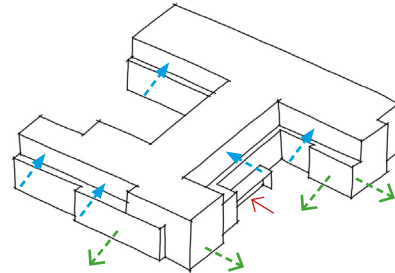
*The building footprint has been shaped by the site's physical constraints and informed by the operational requirements of the care home, providing two distinct residential wings connected by a central hub of communal and support spaces.*

*This arrangement creates a clear and efficient layout, supporting effective day-to-day operation while ensuring residents remain closely connected to shared amenities and social spaces.*



*The building is arranged across three storeys of accommodation, creating an efficient and coherent form that responds appropriately to the site's context and operational requirements.*

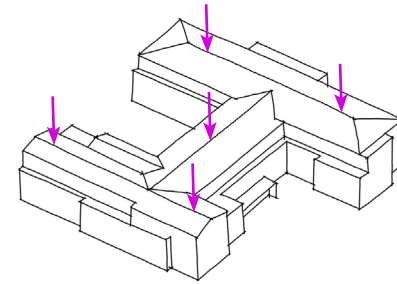
*A simple, stacked footprint promotes a clear architectural hierarchy and reduces construction complexity, improving buildability, efficiency, and long-term operational performance.*



*The building mass is articulated through a series of stepped elevations, with the upper floor set back from the principal façades to reduce its visual prominence and soften the overall scale of development.*

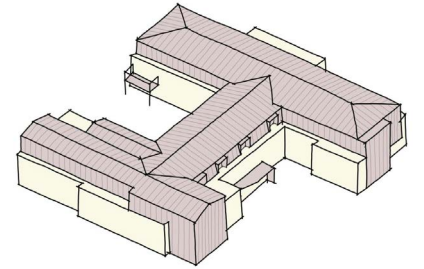
*A varied façade composition introduces architectural interest and rhythm, creating a well-proportioned and visually engaging appearance that reflects the residential character of the proposal.*

*The main entrance is clearly defined and centrally positioned, providing strong legibility, an identifiable point of arrival, and intuitive wayfinding for residents and visitors.*



*The roofscape is carefully designed to accommodate rooms within the roof while reducing the perceived scale and massing of the building through the use of a mansard form.*

*The building presents as a residentially scaled development, comprising two clearly defined storeys with additional accommodation discreetly integrated within the roof, resulting in a balanced 2.5-storey appearance.*



*Dormers are incorporated within the mansard roof form to create a discreet 2.5-storey building, increasing accommodation while maintaining a balanced and proportionate appearance.*

*The proposed material palette combines a traditional brick base with a pre-weathered zinc roof, providing a contemporary interpretation of the local vernacular. The muted tones of the zinc reflect the surrounding roofscape, creating a high-quality and contextually responsive architectural expression.*

*The pre-weathered zinc extends beyond the roof plane to wrap feature gable elevations, creating strong visual bookends to the arrival vista and reinforcing the building's contemporary character.*

# SITE MASSING + DESIGN DEVELOPMENT

The proposed care home has evolved through a comprehensive design process informed by the site's physical characteristics, surrounding context and the operational requirements of modern residential care accommodation. The design has also been shaped by an understanding of previous development proposals associated with both the application site and the wider Health and Wellbeing Campus allocation, which established a number of important principles relating to access, development distribution and the scale of development that can be accommodated within this location.

From the outset, the design process sought to respond positively to the opportunities and constraints presented by the site. Particular consideration was given to the mature landscape framework, the site's relationship with neighbouring residential properties along Leigh Road and the need to create a high-quality environment that supports resident wellbeing. The resulting proposal adopts a landscape-led approach, ensuring that external amenity spaces and retained planting form an integral part of the overall design strategy.

Previous development work on the site established a number of key principles that have informed the current proposal. Earlier residential concepts identified Lavant Drive as the most appropriate point of access and demonstrated the site's ability to accommodate meaningful built development whilst responding to existing landscape constraints. Similarly, the approved Health and Wellbeing Campus demonstrated that buildings of substantial footprint and scale could be successfully integrated within the wider allocation. Whilst the proposed care home differs significantly in both use and architectural expression, these historic proposals provide valuable context in understanding the site's development capacity and relationship with the surrounding area.

The proposed access strategy follows these established principles by locating the primary vehicular entrance from Lavant Drive along the southern boundary. This arrangement creates a clear and legible point of arrival for residents, visitors and staff whilst allowing parking, drop-off and servicing functions to be accommodated in an efficient manner. Positioning these operational elements to the front of the building establishes an appropriate transition between the public realm and the care home environment whilst maintaining generous landscape buffers around the site perimeter.

The massing strategy has been informed by both the operational requirements of an 86-bed care home and the desire to create a building that responds sensitively to its surroundings. Whilst the accommodation requirements necessitate a substantial floor area, the design has sought to avoid the appearance of a large institutional building. Instead, the massing has been carefully articulated to break down the overall scale into a series of visually distinct elements, reducing perceived bulk and creating a more domestic and residential character.

A key aspect of the design development process has been the decision to accommodate the building across two principal storeys with additional accommodation incorporated within a room-in-roof arrangement. This approach allows the development to achieve the required level of accommodation whilst reducing the apparent height of the building when viewed from surrounding streets and neighbouring properties. The resulting roofscape provides visual interest and variation, helping to soften the overall form of the building and establish a scale more closely aligned with the surrounding townscape.

The architectural composition further assists in reducing the perceived mass of the development through variations in building line, façade articulation and material treatment. The building has been designed as a collection of interconnected elements rather than a singular monolithic form, creating a more human scale and reinforcing the domestic qualities associated with high-quality residential care environments. This approach draws upon the contemporary design principles established by the approved Health and Wellbeing Campus whilst evolving the architectural language towards a more contextual and residential expression.

The arrangement of the building within the site has enabled the creation of substantial and meaningful external amenity spaces for future residents. The footprint has been shaped to maximise opportunities for secure communal gardens, therapeutic outdoor spaces and accessible walking routes, ensuring strong visual and physical connections between internal communal areas and the surrounding landscape. These spaces form an important part of the care environment, supporting recreation, social interaction and resident wellbeing.

Careful consideration has also been given to the relationship between the proposed development and neighbouring properties. The positioning, orientation and massing of the building seek to maintain appropriate separation distances, preserve privacy and minimise visual impact, whilst retained and enhanced landscaping assists in softening views and integrating the development into its surroundings.

Overall, the final site concept represents a balanced response to the opportunities and constraints of the site. The proposal combines an efficient and functional care home layout with a carefully considered architectural and landscape strategy, creating a development that is operationally effective, sensitive to its context and capable of providing a high-quality environment for future residents.



INITIAL DESIGN DEVELOPMENT

INITIAL SITE PLAN



HAVANT

# PROPOSED FLOOR PLANS



Layout and approach have been designed with operational versatility in mind, providing two distinct wings of accommodation. Each wing is run as a 'home', independent from one another with its own nurse stations, assisted baths, lounges and dining rooms to ensure dedicated and quality service for residents. External terraces are designed in at first floor, whilst all bedrooms on the ground floor are provided with external access where levels and access permits.

The second floor of accommodation is shared between resident bedrooms and amenity and a full staff core. all staff accommodation is proposed on the second floor, allowing for a dully dedicated section of the building to be staff only. Bedrooms on the second floor are proposed to be larger with external access due to the proposed second floor footprint being set back from the eaves line in a 'Mandard' arrangement. The second floor is proposed to be visually independnet from the rest of the building, with elements of zinc cladding spanning across the two facades at key visual locations.

# PROPOSED ELEVATIONS/MASSING

The primary façade material was proposed as light buff brick, chosen for its durability, longevity and visual relationship with masonry tones found throughout the wider Havant area. The use of a single principal masonry material also assists in creating a calm and coherent appearance across the building's elevations. To complement the brickwork, pre-weathered zinc cladding was introduced primarily within the upper storey and roofscape elements. The zinc sought to provide a contemporary architectural character whilst introducing variation and visual interest to the overall composition. Its rich red tone draws reference from the material palette established by the approved Health and Wellbeing Campus whilst also reflecting the red tiled roofscape that characterises much of the surrounding residential area.

A key design principle was to use the zinc cladding as a continuous wrapping element around the upper portions of the building. By visually combining the roof and upper floor within a single material, the apparent height and scale of the development appear reduced, allowing the accommodation within the roof to be read as part of the roofscape rather than as a conventional third storey.

The setback, zinc clad second floor provided distinct separation with contemporary elements, adding visual intrigue to the building and the surrounding area. Through design development and design team feedback, it was deemed this approach was unfit for the location with too much of a contemporary approach. The general approach and massing to the proposal will remain the same, however the elevations and massing to the second floor faces review to a more traditional/contemporary approach.





FINAL DESIGN PROPOSALS

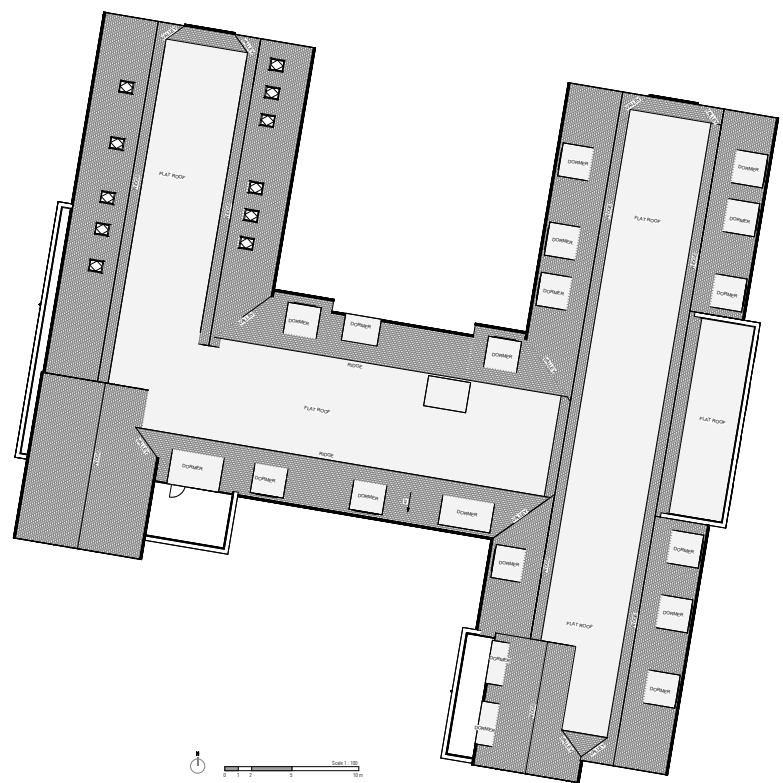
PROPOSED SITE PLAN



# PROPOSED FLOOR PLANS



PROPOSED FLOOR PLANS



## PROPOSED LAYOUT + DESIGN

The proposed layout has been carefully developed in response to the site's physical characteristics, surrounding context and the specific requirements of modern residential care accommodation. The arrangement of the building seeks to maximise the opportunities presented by the site whilst creating a high-quality environment that supports resident wellbeing, accessibility and operational efficiency.

The building has been positioned to establish a clear relationship with the site entrance from Lavant Drive, creating a legible arrival sequence for residents, visitors and staff. The location of the adjacent parking area between the public highway and the principal building frontage assists in defining the main point of arrival whilst providing an appropriate visual buffer between the care home and neighbouring parking areas. This arrangement creates a transitional space between the public realm and the more private resident environment, reinforcing the building's sense of presence within the site.

A key driver of the layout has been the creation of meaningful and accessible external amenity space for residents. The building is arranged to allow direct visual and physical connections to landscaped gardens around its perimeter, ensuring that outdoor spaces form an integral part of the overall care environment. The resulting layout enables residents to benefit from a variety of secure garden settings, walking routes, seating areas and sensory planting opportunities, encouraging interaction with the outdoors and supporting health and wellbeing.

The design has also been developed to maximise opportunities for natural surveillance and passive overlooking of external amenity spaces. Communal lounges, dining areas and circulation spaces are positioned to maintain strong visual relationships with the surrounding gardens, creating active frontages and ensuring that external areas remain well connected to the daily life of the care home.

Architecturally, the building draws inspiration from the local vernacular whilst adopting a contemporary design approach. Traditional forms, proportions and materials have informed the overall composition, but are interpreted through modern detailing and a carefully considered material palette. This approach allows the building to establish its own identity whilst remaining sensitive to the character of the surrounding area.

Particular attention has been given to the overall scale of the development. The building has been designed as a two-and-a-half-storey form, with accommodation incorporated within a room in roof arrangement with some elements of 3 storeys. The resulting eaves and ridge heights have been carefully considered to maintain a relationship with surrounding buildings, including neighbouring residential properties and nearby healthcare facilities. This approach assists in ensuring that the development sits comfortably within the local townscape whilst accommodating the operational requirements of an 86-bed care home.

Overall, the proposed layout and design represent a balanced response to both the opportunities and constraints of the site. The development combines a landscape-led approach with a contemporary interpretation of local architectural character, creating a care home environment that is functional, accessible and responsive to its surroundings.

## APPEARANCE + SCALE

The appearance and scale of the proposed care home have been carefully developed to create a building that responds positively to both its immediate residential surroundings and the wider character of the adjacent Health and Wellbeing Campus allocation. Whilst the accommodation requirements of an 86-bed care home necessitate a substantial building footprint, the design approach has sought to ensure that the development presents an appropriate scale and character within its setting, avoiding the appearance of a large institutional building.

The building is arranged over two principal storeys with additional accommodation accommodated within a roof structure. This approach allows the development to provide the required level of resident accommodation whilst maintaining an eaves height comparable to the surrounding two-storey residential properties. By concentrating a proportion of the accommodation within the roofscape, the perceived height and visual prominence of the building are reduced, allowing the development to sit more comfortably within the surrounding townscape.

The overall massing has been carefully articulated to break down the scale of the building into a series of interconnected elements. Variations in building line, projecting features, recessed/extruded elevations and changes in roof form help reduce the perception of bulk and create a composition that appears more akin to a collection of residential buildings rather than a singular large-scale care facility. This approach assists in establishing a more domestic scale, which is considered particularly important within a residential care environment.

The architectural language adopts a contemporary interpretation of traditional building forms. Rather than replicating historic architectural styles, the design draws upon familiar proportions, materials and roof forms found within the local area, reinterpreting these elements through a modern design approach. The result is a building that is clearly contemporary whilst remaining sensitive to the established character of its surroundings.

A defining feature of the proposal is the zinc clad feature gables, which have been employed as a key device in managing the building's scale. The feature, south facing gables which have been designed to provide a strong sense of approach, are design to have gables which are higher than the typical roof pitch across the building. roof wraps around the upper level of the building, visually reducing the apparent height of the façades and creating a strong horizontal emphasis. The detail of these elements ties in the main built form with the feature gables, whilst ensuring the upper accommodation to be successfully integrated within the roofscape and layout, reducing the perception of a conventional third storey when viewed from surrounding streets and neighbouring properties.

Contemporary dormer elements are incorporated throughout the roofscape, providing natural light and outlook for upper floor accommodation whilst contributing to the articulation of the building's form. These features create rhythm and visual interest across the elevations and reinforce the appearance of a habitable roofscape, drawing reference from traditional roof forms commonly found within residential environments whilst adopting a distinctly contemporary expression.

## MATERIALS + DETAILING

The material palette has been carefully selected to create a building of enduring quality that responds positively to both the surrounding context and the architectural aspirations of the proposed care home. The design seeks to balance contemporary architectural expression with references to the established character of the local area, resulting in a building that is both distinctive and contextually appropriate.

The primary façade material is a light buff brick, chosen for its durability, longevity and visual relationship with masonry tones found throughout the wider Havant area. The brickwork provides a robust and timeless architectural base, helping to establish a sense of permanence and quality befitting a long-term residential care environment. The use of a single principal masonry material also assists in creating a calm and coherent appearance across the building's elevations.

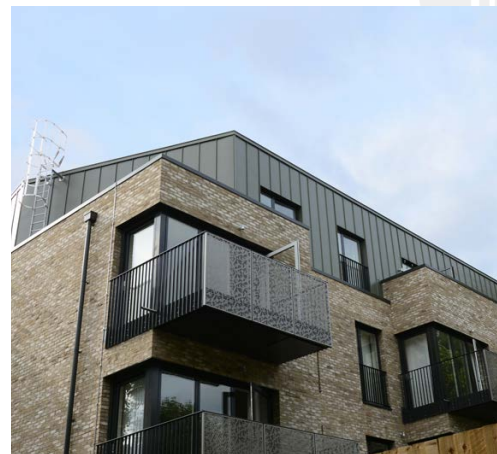
Complementing the brickwork is the introduction of pre-weathered, green zinc cladding, utilised primarily on feature elements such as gables and some feature dormers. The zinc provides a contemporary architectural character whilst introducing variation and visual interest to the overall composition of the building. Its soft green tone draws reference from the material palette and mature trees and planting in the area, whilst also tying in the use of the material across the rest of the building.

A key design principle has been the use of the zinc cladding as a continuous feature element to connect the upper portions of the building to the brick parts of the building, whilst also providing an appropriate sense of place and contrast between the materials. This approach is fundamental to the architectural strategy and assists in creating a building that sits comfortably alongside neighbouring two-storey development.

The proposed pitched and tiled roof form is further articulated through a series of contemporary dormer windows and carefully detailed openings. These elements provide rhythm and visual interest across the elevations whilst ensuring the upper accommodation benefits from high levels of natural daylight and outlook. The dormers are intended to be expressed as integrated components of the overall roof form, contributing to the building's contemporary character whilst referencing traditional roofscape elements of a domestically pitched found within the local area.

The architectural detailing adopts a restrained and robust approach, with particular emphasis placed on material quality, proportion and longevity. Window openings are carefully arranged to create well-balanced elevations, whilst changes in material and building form are used to provide articulation and reduce the perception of mass. Detailing will be designed to ensure clean junctions between materials and a high standard of construction, reinforcing the overall quality of the development.

Together, the proposed brickwork and zinc cladding create a complementary, and soft, material palette that combines contemporary design with contextual references. The resulting architectural expression provides a distinctive identity for the care home whilst ensuring that the building integrates successfully within its surroundings and presents a high-quality appearance that will endure over time.



Precedent images of coloured zinc and buff brick buildings, including contemporary dormers.

## ACCESS

The proposed access strategy has been designed to provide a safe, legible and inclusive environment for residents, visitors, staff and service vehicles. The principal vehicular and pedestrian access is proposed from Lavant Drive, to the south-west of the site, creating a clear point of arrival and a direct relationship between the public highway, car parking area and main entrance to the care home.

A total of 27 car parking spaces are proposed, including two designated accessible bays. An ambulance bay and minibus drop-off area are also provided to support the operational requirements of the care home and allow convenient access for residents with varying mobility needs. The parking area has been positioned to the front of the building to provide a practical arrival sequence while maintaining secure landscaped amenity areas elsewhere within the site.

Pedestrian movement has been carefully considered. From Lavant Drive, a direct footpath connection leads towards the main entrance, with a paved crossing provided through the car park to support safe and intuitive movement. The main entrance will be clearly identifiable within the building frontage, assisting wayfinding for visitors and creating a welcoming point of arrival.

The building has been designed to provide an accessible environment for residents, visitors and staff, including people with restricted mobility and residents living with dementia. Internal circulation routes will be clear and legible, with level access provided where practicable. Vertical movement will be supported by passenger lifts in addition to staircases, ensuring convenient access between floors and providing appropriate means of escape and staff circulation.

Resident bedrooms, bathrooms and communal areas have been planned to support wheelchair access and ease of movement. The design has been informed by inclusive design principles and relevant accessibility guidance, including Approved Document M and BS 8300, ensuring that the building can be used safely and comfortably by people with a range of mobility and cognitive needs.

Cycle parking is proposed to encourage sustainable travel by staff and visitors. A covered cycle store providing 20 cycle spaces is located to the south of the building, within a convenient and accessible position close to the main arrival area.

Servicing arrangements have been integrated into the site layout to ensure that day-to-day operational requirements can be accommodated safely and efficiently. The car park includes turning space for delivery and refuse vehicles, with access provided close to the service core. Supporting infrastructure, including the substation, air source heat pump compound, refuse store and cycle store, has been positioned within accessible operational areas while maintaining a clear distinction between resident amenity spaces and service functions.

Overall, the access strategy provides a practical and inclusive arrangement that supports the operational needs of the care home while creating a safe, welcoming and easily navigable environment for all users.

## SUSTAINABILITY

Sustainability has been an important consideration throughout the design development of the proposed care home. The scheme has been developed to promote energy efficiency, reduce operational carbon emissions and create a comfortable and resilient environment for future residents.

The building will incorporate a fabric-first approach, utilising high-performance insulation and air-tightness measures to reduce heat loss and improve overall energy efficiency. The primary heating strategy is based on Air Source Heat Pump (ASHP) and Photovoltaic (PV) technology, providing a highly efficient and lower-carbon alternative to conventional fossil fuel heating systems and contributing towards the reduction of operational energy demand.

Energy-efficient LED lighting will be provided throughout the building, incorporating appropriate controls to minimise unnecessary energy consumption. Water efficiency measures, including low-flow sanitary fittings and dual-flush WCs, will also be incorporated to reduce potable water usage. Externally, the landscape design will utilise suitable planting species that support biodiversity and minimise long-term maintenance requirements.

The development has been designed to encourage sustainable travel through the provision of secure cycle parking for staff and visitors, whilst benefiting from an accessible location within the existing urban area. Retained and enhanced landscaping, together with the creation of high-quality communal gardens, further contributes to the environmental quality and long-term sustainability of the development.

The proposed care home is targeting a BREEAM 'Very Good' rating. A BREEAM Pre-Assessment accompanies the planning application and provides a detailed assessment of the sustainability credentials of the scheme, demonstrating how the development will achieve the required performance standards across a range of environmental categories.

Overall, the proposal incorporates a range of sustainable design measures that will contribute to reduced energy consumption, improved environmental performance and the delivery of a high-quality care environment.

# LANDSCAPE STRATEGY

The landscape strategy has been developed as an integral component of the overall design, recognising the important role that external spaces play in supporting the health, wellbeing and quality of life of future residents. The proposed gardens have been designed to create a safe, attractive and accessible environment that encourages residents to spend time outdoors, engage with nature and remain physically active.

A key objective of the landscape design is to provide a network of accessible walking routes that connect the various external amenity spaces throughout the site. These routes have been designed with the needs of elderly residents in mind, incorporating level or gently graded pathways that are suitable for users of varying mobility levels, including wheelchair users and those requiring walking aids. The routes are arranged to encourage movement and exploration whilst maintaining clear wayfinding and visual connections to the building.

To support accessibility and comfort, seating and resting points will be positioned at regular intervals throughout the gardens. These spaces provide opportunities for residents to pause, rest and enjoy the surrounding landscape, whilst also encouraging social interaction and informal gathering. The arrangement of paths and seating creates a variety of experiences, ranging from quiet and contemplative spaces to more active communal areas.

The landscape proposals place particular emphasis on sensory planting, recognising the positive benefits that engagement with nature can provide for older people, including those living with dementia. A diverse range of planting species will be incorporated to provide seasonal interest, texture, colour and fragrance throughout the year. Planting has been selected to stimulate the senses through touch, sight and smell, creating a rich and engaging environment that encourages interaction and promotes wellbeing.

Raised planting beds and accessible garden areas will provide opportunities for residents to participate in gardening activities and engage directly with planting where desired. These features help create a sense of ownership and connection with the landscape whilst supporting therapeutic and recreational activities.

The landscape strategy also seeks to retain and enhance the site's established green character through the preservation of existing mature vegetation where possible and the introduction of additional planting throughout the development. Trees, shrubs and ornamental planting will help define external spaces, soften views of the building and create an attractive setting for both residents and visitors.

The relationship between the building and landscape has been carefully considered to ensure that communal lounges, dining spaces and circulation areas benefit from direct views across the gardens. This strong visual connection to nature enhances the quality of the internal environment and reinforces the role of the landscape as an extension of the care home itself.

Overall, the proposed landscape strategy delivers a high-quality, accessible and therapeutic environment that supports resident wellbeing, promotes outdoor activity and creates a distinctive sense of place. The gardens are intended to form an essential component of the care experience, providing opportunities for recreation, relaxation, social interaction and engagement with the natural environment throughout the year.



PROPOSED ELEVATIONS



## CONCLUSION

This Design and Access Statement demonstrates how the proposed 86-bed care home has evolved through a considered and iterative design process, responding positively to the opportunities and constraints presented by the site, the design team, and its surrounding context.

The development has been carefully designed to provide a high-quality care environment that supports the wellbeing, comfort and independence of future residents. The site layout, building form and landscape strategy have been developed in tandem to create a cohesive and accessible environment, with particular emphasis placed on resident amenity, legibility, safety and connections to external spaces.

The architectural approach seeks to balance contemporary design with sensitivity to local character. Through the use of articulated massing, a carefully considered roofscape and a robust material palette comprising buff brickwork and pre-weathered zinc cladding, the building achieves a distinctive identity whilst responding appropriately to its surroundings. The proposed two-and-a-half-storey form has been carefully developed to reduce perceived scale and create a more domestic character consistent with the aspirations of modern residential care design.

The scheme also incorporates a range of sustainable design measures, including a fabric-first approach, Air Source Heat Pump and PV technology, energy-efficient building services and enhanced landscaping, supporting the long-term environmental performance of the development. The project aims to achieve BREEAM 'Very Good' rating. Furthermore, the design has been informed by inclusive access principles, ensuring that the building and its external spaces can be safely and comfortably used by residents, visitors and staff.

Overall, the proposal represents a well-considered and high-quality development that successfully integrates an 86-bed care home within its setting, creating an attractive, sustainable and accessible environment capable of meeting the needs of future residents whilst making a positive contribution to the character of the area.







[hello@vestar.co.uk](mailto:hello@vestar.co.uk) / 01904 784421 / [vestar.co.uk](https://vestar.co.uk)

