



Project: Proposed Care Home
ADDRESS: Moorhill Road, West End, Eastleigh

For The Highwood Homes Ltd

DESIGN AND ACCESS STATEMENT

OCTOBER 2022

HARRIS IRWIN ASSOCIATES





ABOUT US

Harris Irwin Architects is one of the UK’s leading, and award-winning, specialist care, extra care and dementia housing architectural practices.

Our clients rely upon our expertise and depth of knowledge to regularly assess the potential of new sites and provide design solutions which are deliverable, operable, profitable and beautiful; buildings and communities which we take pride in helping to form.

We are focused on constructing later-living buildings and communities which are completed to the highest standards. Our expertise within the sector allows us to continually improve and innovate the care environment, enhancing the experience of the residents, their guests and staff whilst being practical to build and efficient to operate.

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PROJECT NAME

Moorhill

PROJECT REFERENCE NO.

3127

CLIENT

Highwood Homes Ltd

DOCUMENT AUTHOR / CHECK

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ISSUE DATE AND REVISION

29.07.2022	P1
05.10.2022	P2
14.10.2022	P3
23.01.2023	P4



Introduction

1. Introduction

1.1 The Brief

“Development of land between the two reservoirs to the east of Moorhill Road, West End to provide a 70-bed care home (Use Class C2), associated parking, access, bin and cycle stores, electricity sub-station, landscaping, sustainable drainage, structures, and other works.”

The proposed development seeks to provide specialist residential and care accommodation in the form of a new care home

Proposals on land to the south of Winchester Road comprise:

- 70-bed care home (use class C2).
- Associated access, parking, landscaping and other works.

1.2 Document Overview

This document has been prepared by Harris Irwin Architects on behalf of Highwood Homes Limited. It supports a full planning application submitted to Eastleigh Borough Council for the development of a 70 Bed Care Home within Class C2.

This Design and Access Statement has been prepared in accordance with current guidance. In particular, the content and format of the statement follows the guidance set out in the CABE document ‘Design and Access statements’. This statement sets out the design principles and concepts that have been applied to the proposed development, and how issues relating to access to the development have been dealt with.

This document statement is intended to address the design aspects of this proposal and should be read in conjunction with all other drawings and reports.

1.3 The Applicants

This application is being submitted on behalf of Highwood Homes Limited

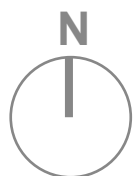
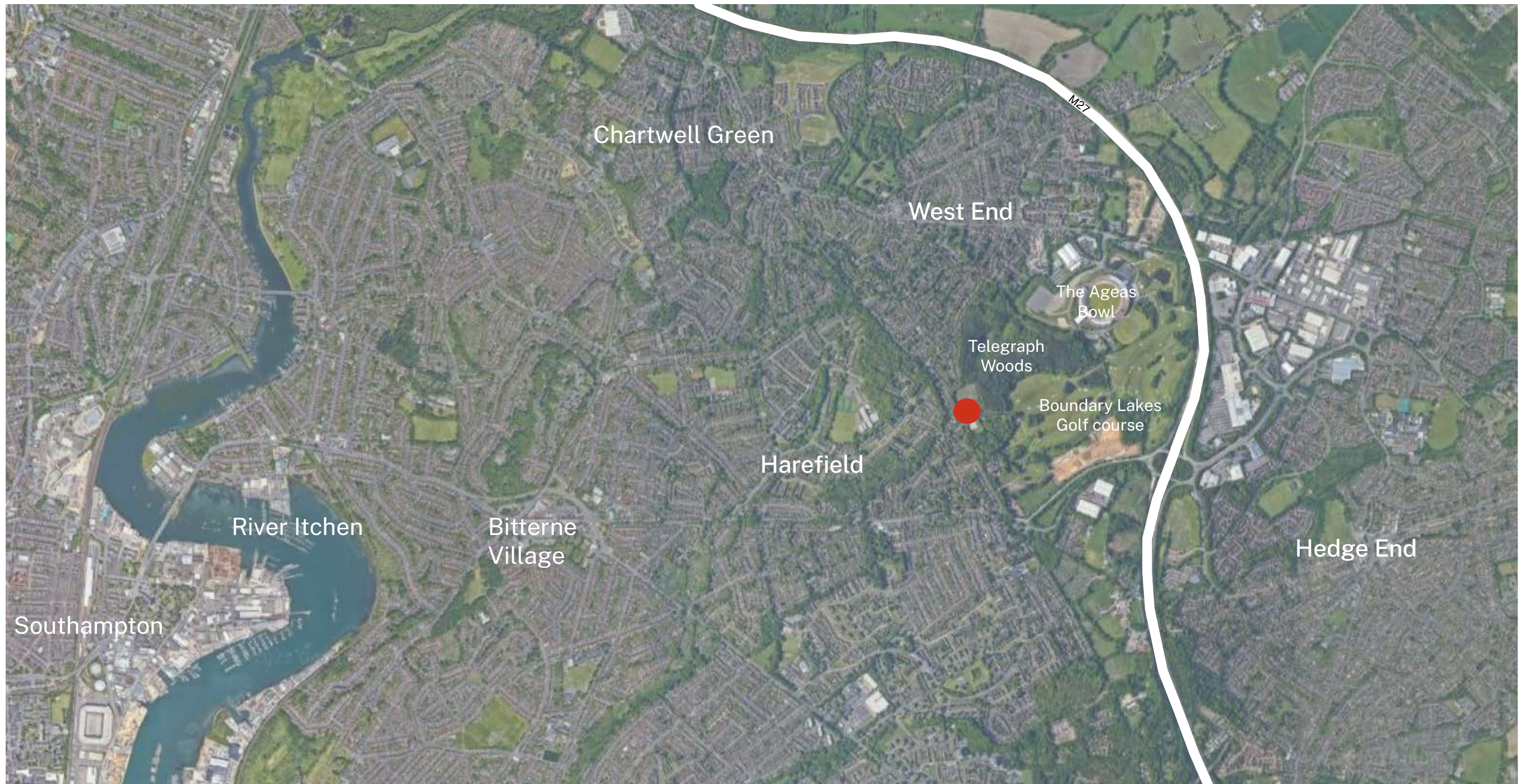


Context

2. Context

Proposed Care Home
Moorhill Road, West End

2.1 Wider Area



2. Context

2.2 Local Area

West End, Hampshire is a parish in the borough of Eastleigh, located approximately 5 km north east of Southampton city centre. The village of West End is generally perceived as forming part of the outer suburbs of the City of Southampton, with parts also comprising the urban fringe transition between the borough of Eastleigh and the City.

The site is located on the eastern side of the A27 Moorhill Road, approximately 100m south of the junction with Telegraph Drive. The site is previously developed and has permission for a large replacement dwelling utilising the two existing accesses on to Moorhill Road. It is bound to the north and south by

two enclosed Southern Water reservoirs and to the east by Telegraph Woods. Beyond Telegraph Woods to the east is the Boundary Lakes golf course, Ageas Bowl cricket ground and the M27 motorway. The opposite side of Moorhill Road to the west is characterised by detached and semi-detached dwellings fronting the road which continues to the north and south along Moorhill Road.

The site is in an accessible location, close to existing shops, services and facilities. Convenience stores and other amenities can be found in Cheriton Avenue approximately 350m to the west of the site where the 13 Red bus service provides a half-hourly service into Southampton via Harefield and Woolston.



Not to scale. Imagery from Google Maps

2. Context

2.3 Local context images



1 Telegraph Road



2 Telegraph Road



3 Moorhill Road



4 Moorhill Road



5 Haselfoot Gardens



Location

2. Context

Proposed Care Home
Moorhill Road, West End

2.4 Site Photographs



2. Context

2.5 Views from the Site



1



2



3



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5

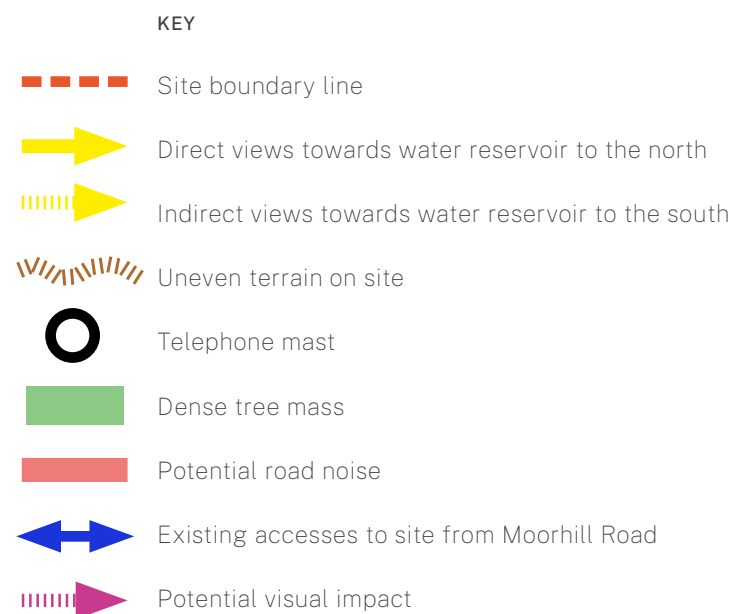


Location

2. Context

2.6 Combined Constraints

- Proximity and direct views towards water reservoir to the north of the site
- Need to protect important mature trees and ecology on and off site
- Potential exposure to road noise from Moorhill Road
- Uneven terrain to east of the site
- Need to provide safe access and egress to Moorhill Road
- Indirect views through trees to water reservoir and telephone mast to the south of the site
- Countryside planning designation
- Potential visual impact from recreational paths through Telegraph Woods (See point 5.3 Visibility and Viewpoints).
- Potential Visual impact from adjacent housing to west of site



Constraints Plan

Not to scale. Imagery from Google Maps





Initial Design

3. Initial Design

3.1 Opportunities plan

- Dense tree massing acting as natural screen and protection from Moorhill Road and neighbouring properties
- Long direct views towards Telegraph Woods to the east
- Opportunity for south/east facing gardens
- Scope for courtyard garden



KEY

- Site boundary line
- Best opportunities for good views out from site across the woods
- Heavier trees and bushes providing natural screening from the road and the neighbours
- Best opportunity for Site access/ Site exit
- Garden opportunity

Opportunities Plan

Not to scale. Imagery from Google Maps



3. Initial Design

3.2 Design Considerations

The proposed scheme will accord with specific operational requirements and aspirations. Key elements of a care home consist of the following:

- A safe and secure environment
- Specialist design to assist with both the living experience and care of the residents, as well as assisting carers provide the required level of care
- Individual bedrooms with accessible en-suites
- A variety of day-spaces, cafe, cinema, hairdressers, which are light and bright spaces for residents and visitors
- Direct access to Landscaped safe external spaces

In addition to incorporating the above elements, the design of the home also includes design to assist in creating dementia friendly environments.

This includes:

- Obvious entrance with clear way finding throughout the home and site
- Discrete staff servicing area
- Staggered bedroom doors where possible
- Multiple day-spaces to provide residents with choice, as many as possible being linked with external space
- Destinations provided at the ends of corridors
- Low level cills to allow views out from a seated or lying position
- An assisted bathroom to each care group

The design intent is to create a relaxing and easily recognisable environment through the avoidance of strong symmetry and repetition and restraining building proportions to maintain a domestic scale.

The design introduces new simple contrasting forms to create the impression of contemporary extensions providing well day-lit communal spaces.

The terraced areas are regarded as important spaces providing access to fresh air, garden spaces and views of the gardens, reinforcing the sense of place for residents.

