



Proposed 10 Bed Extension to Existing Care Home

Challoner House

Design and Access Statement

Prepared by Harris Irwin Architects

February 2023

Job No. 3307



HARRIS IRWIN ARCHITECTS

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.

01748 825675

enquiries@harrisirwin.com

www.harrisirwin.com

PROJECT PARTICULARS

PROJECT NAME

Challoner House

PROJECT REFERENCE NO.

3307

CLIENT

Barchester

DOCUMENT AUTHOR / CHECKING

Alex Bird / Ian David

ISSUE DATE AND REVISION

16.08.2022	First Draft Issue
19.08.2022	Amendments
31.08.2022	Minor Amendments
01.09.2022	Minor Amendments
20.12.2022	Adjustments to Design
09.02.2023	Adjustments to Design

CONTENTS

1 LOCATION

1.1 Location Plan

2 EXISTING BUILDING

2.1 Site Plan and Site Photographs

3 SITE CONSTRAINTS

3.1 Constraints and Opportunities

4 DESIGN

- 4.1 Site Plan
- 4.2 Tree Report
- 4.3 North Elevation
- 4.4 West Elevation
- 4.5 South and East Elevations
- 4.6 Materiality
- 4.7 Ground Floor Layout
- 4.8 First Floor Layout
- 4.9 Second Floor Layout

5 OTHER

- 5.1 Access and Transport
- 5.2 Daylight and Sunlight Report

1 LOCATION

1.1 LOCATION PLAN

Our client seeks to gain Planning Permission for an extension to Challoner House, an existing Care home on Winchester Road.

Challoner House Care Home is located within the residential area of Chandler's Ford, with neighbouring residential properties including the King Rufus Pub and Grill. The site boundary is lined with trees, obscuring the care home from view of surrounding neighbours.

Barchester Care seeks to improve and upgrade the existing care home by adding extra facilities and beds, in order to run the care home efficiently and provide a high-quality of care and wellness for its residents and staff.

The proposed design is carefully considered to ensure minimal impact on surrounding properties and amenities, whilst also creating an inviting, bright and modern home which its residents will enjoy.



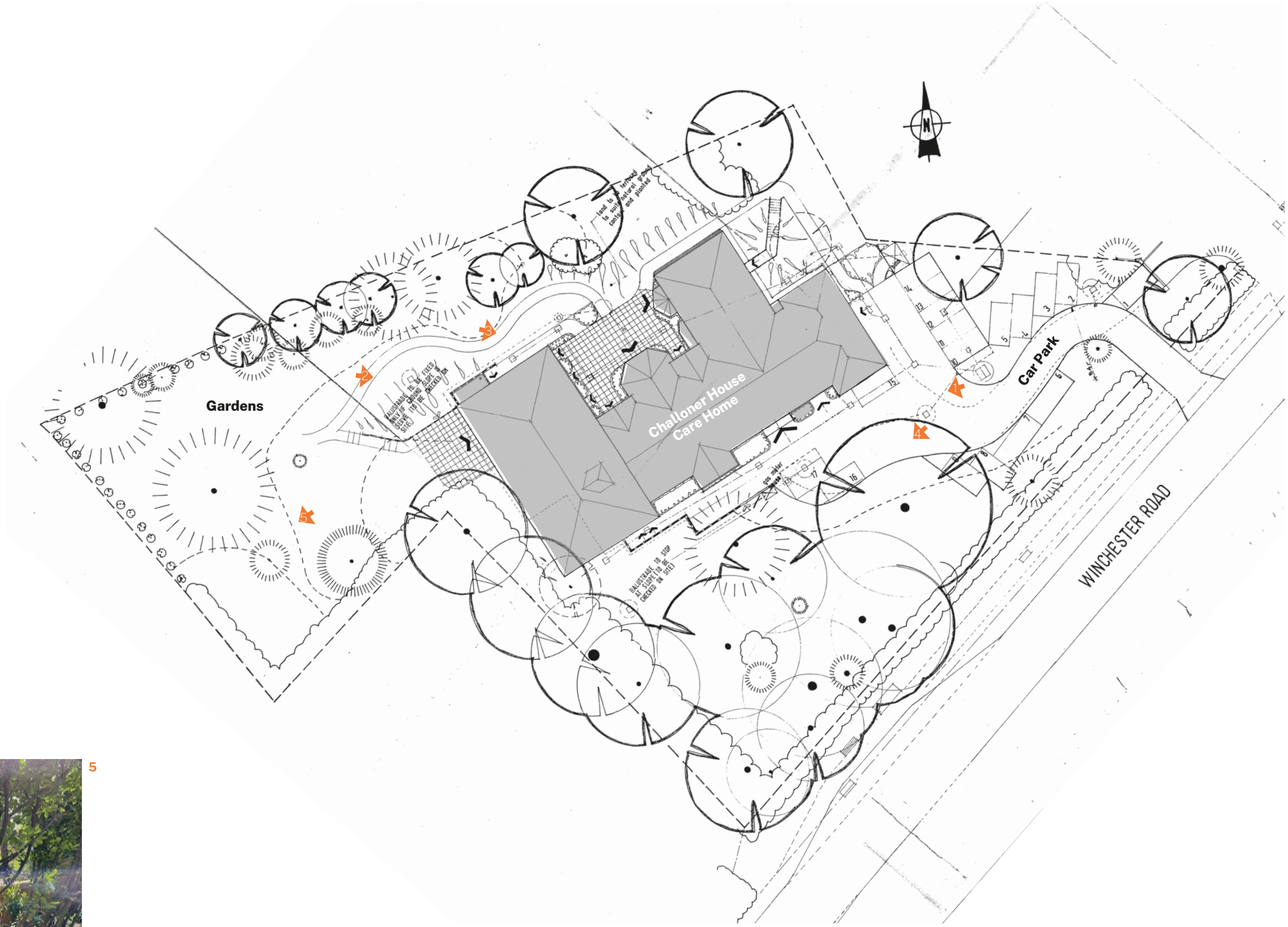
Google Maps View

Not to scale



2 EXISTING BUILDING

2.1 SITE PLAN AND SITE PHOTOGRAPHS



Previous Site Plan from 1994 Not to scale

Site Photographs 2022



3 SITE CONSTRAINTS

3.1 CONSTRAINTS AND OPPORTUNITIES

A series of constraints will impact any future development across the site. Through understanding these constraints, a successful development strategy can emerge.

The first constraint involves the neighbouring properties that surround the site including the residential neighbours and the pub. The neighbouring amenity spaces should be protected from damage to outlook, overlooking, sense of enclosure and loss of daylight / sunlight. Therefore the proposal will sit at an appropriate distance away from the boundary and be designed to have an appropriate scale and appearance within the setting.

Secondly, the green dotted line represents where the trees surround the building particularly on the Northern and South-Western boundaries. These create a natural buffer between the existing care home and the properties that surround the site. This will benefit the proposal where any extension will be less exposed.

Finally the proposal will need to consider the topography of the site. The topography lines and retaining wall are illustrated in dark blue, showing the parts of the site that sit on higher ground. The design of the extension will accommodate for this so that users can access outside space from all areas of the scheme.



4.1 SITE PLAN

The previously identified constraints provide a framework for identifying potential development across the site. These have been incorporated in the design of the extension. The proposed site plan illustrates the proposal. The grey area highlighted represents the existing care home footprint. The drawing illustrates how the extension sits within the site.

The extension sits away from the Northern and Western boundaries in respect of neighbouring properties. Healthy trees are retained around the boundaries to keep the natural buffer between the site and neighbours.

The extension accommodates for the change in levels. Illustrated on the site plan is the proposed patio with access for residents to and from the day room.

The parking has been rearranged to accommodate for more adequate parking spaces and a more efficient layout of the car park.



Proposed Site Plan

Not to scale



4 DESIGN

4.2 TREE REPORT

A tree report (BS 5837:2012) was undertaken by Rob Keyzor Tree Surgeons and Arboricultural Consultants Ltd to support the planning application.

Page 3 highlights the overall summary, some notes are as follows:

‘From an arboricultural perspective, the trees are not considered to be a significant constraint on the proposed development. This is due to the low quality of the trees to be removed and the protective measures proposed to mitigate the damage to retained trees.’

‘It will be necessary to remove five comparatively low value trees, this is due to three trees being in poor condition (T1910, T1914 & T1917) and two requiring removal to facilitate the development (T1906 & T1908).’

‘There is some space for new / compensatory planting and landscaping though caution is advised on selecting Species with large potential stature.’

The removed trees are highlighted in red and retained trees highlighted in yellow. The red line denotes the protection zone around protected trees inhibiting development beyond this line.



Proposed Tree Report
Drawing no. J4421 TPP

Not to scale



4 DESIGN

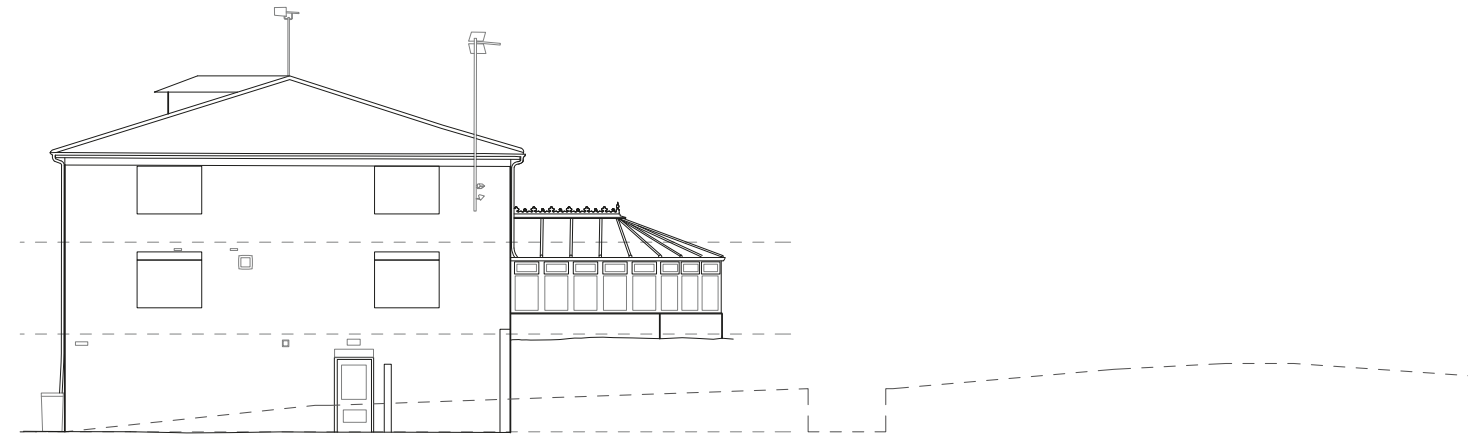
4.3 NORTH ELEVATION

This page compares the existing and proposed North Elevation.

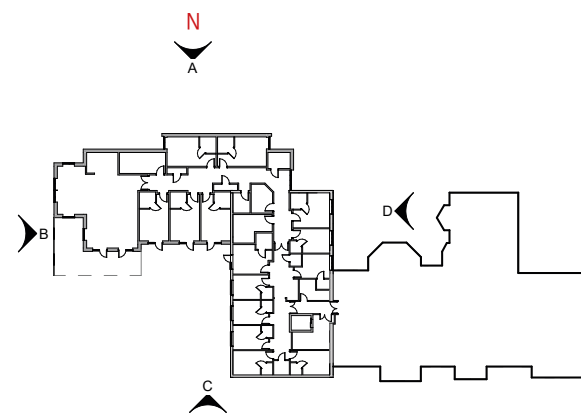
The proposed materials, scale and elevational design reflect that of the original building. The main facade does not have windows to prevent overlooking onto neighbours. This elevation in real life is obscured by a line of trees. Some of these have been removed in this illustration to show the appearance of the facade for the application.

An escape door opens from the staircase to the exterior level, approximately halfway between the ground and first floor level.

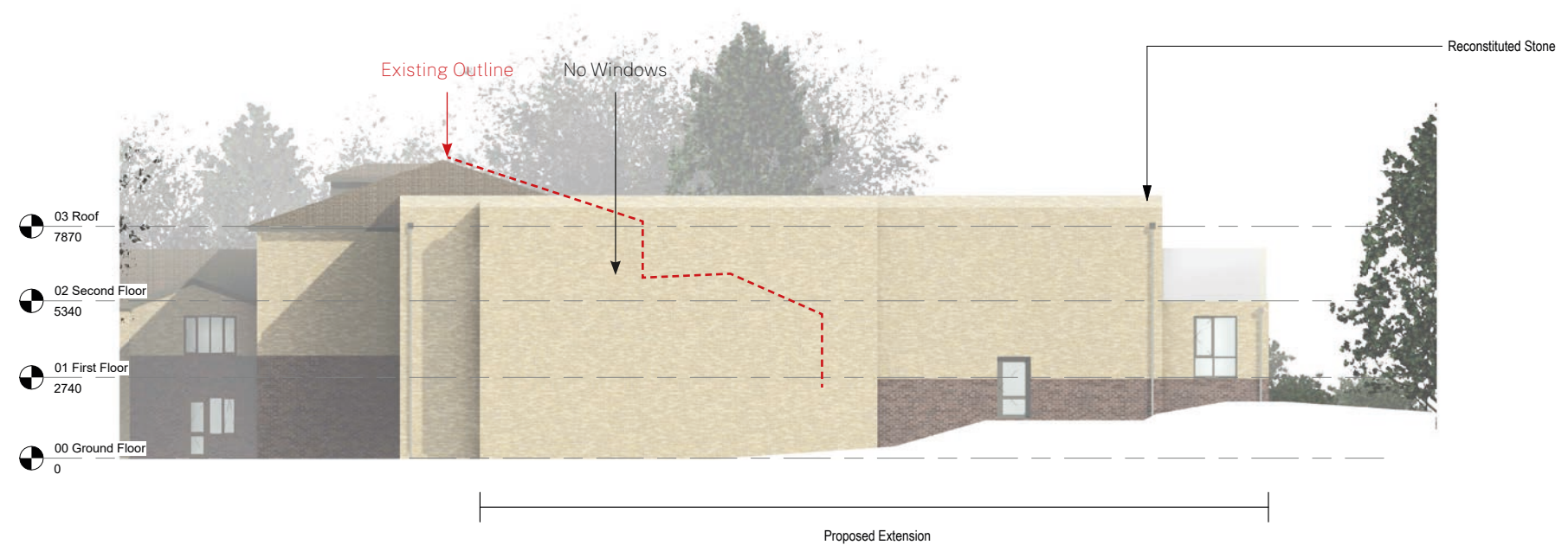
Note: Only some existing drawing information have been provided externally. Therefore on the following pages we only show this information where applicable.



Existing North Elevation
Not to scale



Reference Plan not to scale



Proposed North Elevation
Not to scale

4 DESIGN

4.4 EAST ELEVATION

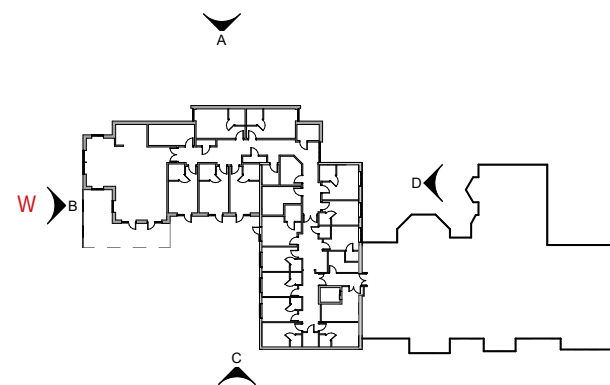
This page compares the existing and proposed West Elevation.

Again, the proposed materials, scale and elevational design reflect that of the original building. The facing facade houses day space and so incorporates windows out onto the gardens. This side also shows the terrace. Windows have been allocated to bedrooms (shown on the far left of the elevation on both first and second floor) to give outlook to the bedrooms without overlooking the neighbours to the North.

This elevation in real life is obscured by a line of trees. These have been removed in this illustration to show the appearance of the facade for the application.



Existing West Elevation
Not to scale



Reference Plan not to scale



Proposed West Elevation
Not to scale

4 DESIGN

4.5 SOUTH AND EAST ELEVATIONS

This page illustrates the proposed South and East elevations.

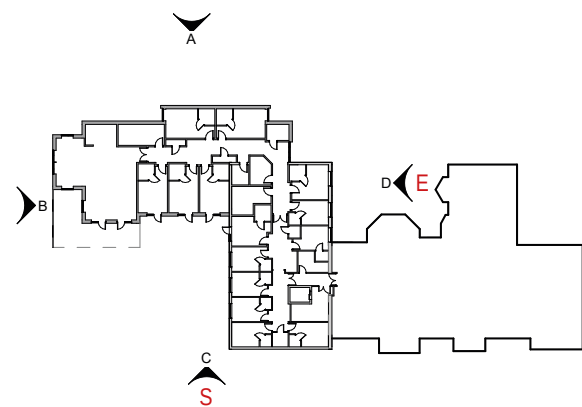
Again, the materials, scale and elevational design reflect that of the original building. The extension on the South Elevation in real life is hidden behind many trees and again some of these have been removed in this illustration to show the appearance of the facade for the application.

The East elevation again shows the windows that have been allocated to bedrooms (shown on the far right of the elevation on both first and second floor) to give outlook to the bedrooms without overlooking the neighbours to the North.



Proposed South Elevation

Not to scale



Reference Plan not to scale



Proposed East Elevation

Not to scale

4 DESIGN

4.6 MATERIALITY

The proposed materials will include the 2 brick styles, window frames and roof tiles to match that of the existing building. All materials have been chosen in order to keep the design simple, respectful of the neighbouring properties and surrounding area and in keeping of the local context.



Red Brick

Typical in the area and seen on the existing building.



Yellow Brick

Typical in the area and seen on the existing building.



Reconstituted Stone

Used at the top of the parapet to break up the mass and complement the yellow brick.

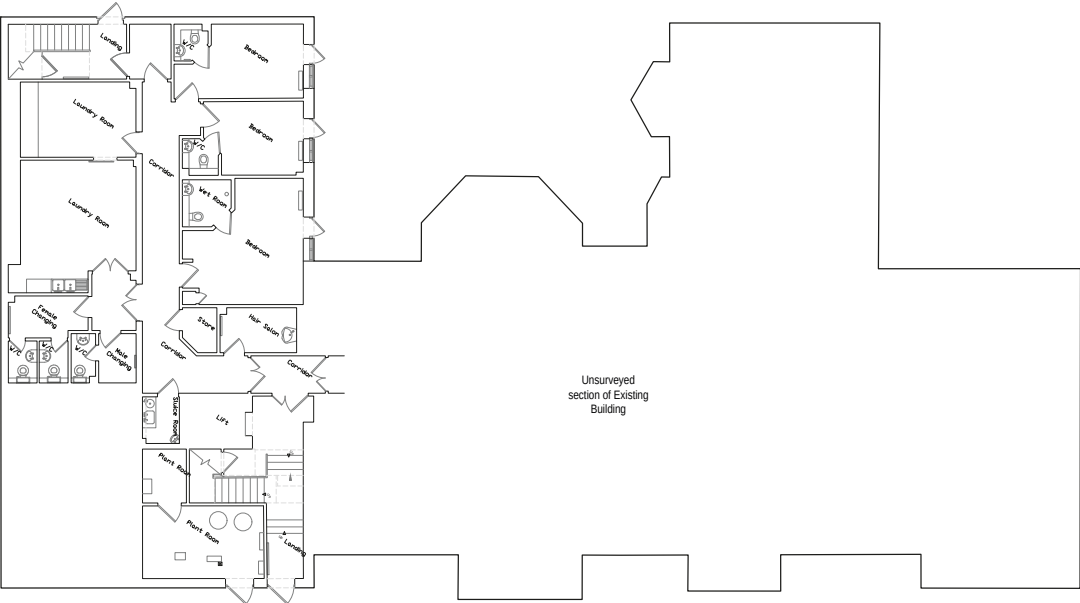


Photo of existing entrance

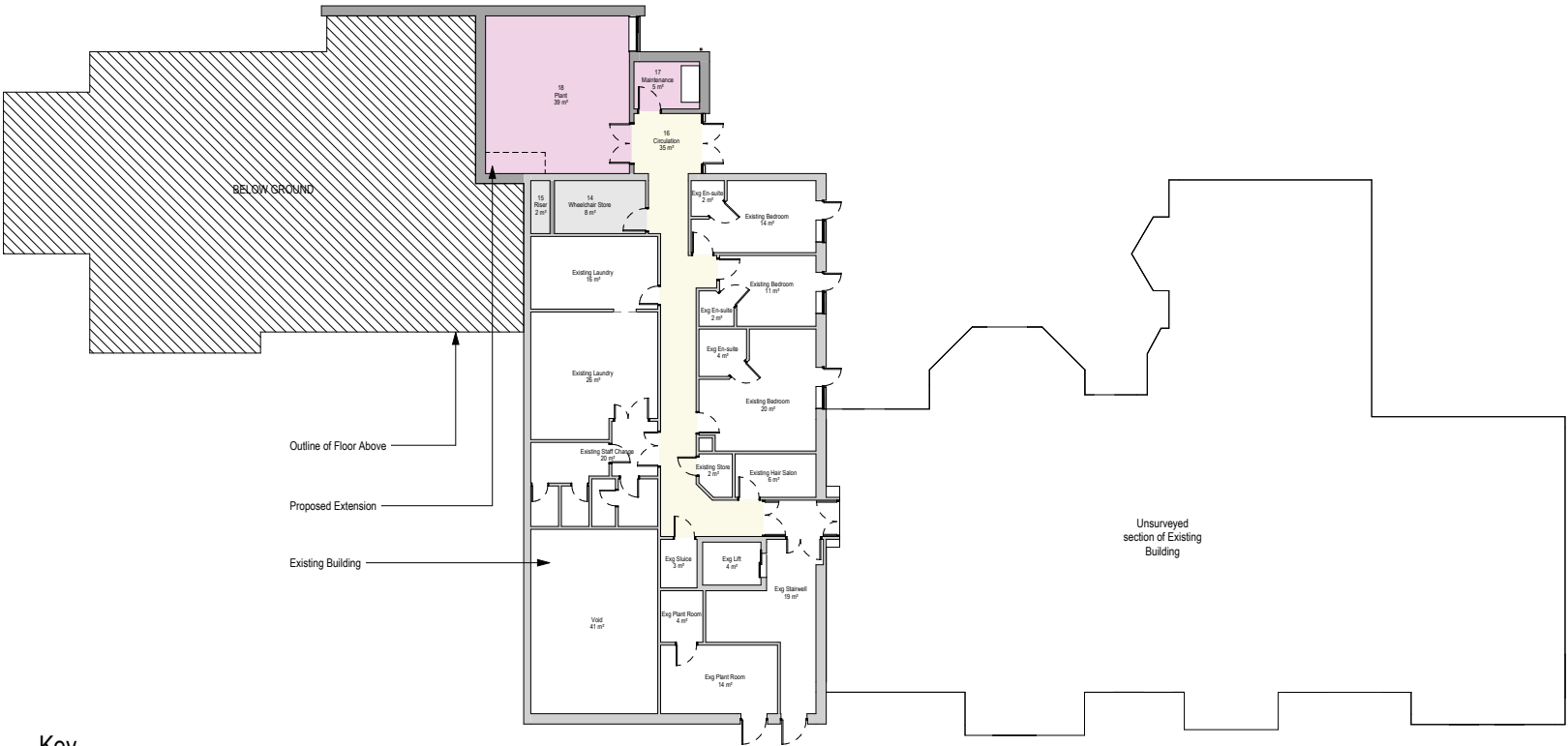
4.7 GROUND FLOOR LAYOUT

The proposed extension is orientated to follow the natural shape of the Western section of the site where space allows for it. The layout connects into the West wing of the existing building. As design for the rest of the building was not necessary the building layout is not shown.

The ground floor layout adapts to the slope of the site, with the majority of the extension on this level subterranean, forming the foundations for the floors above. A plant room and maintenance office are situated with access to the exterior ground level.



Existing Ground Floor Layout



Key

- Existing Walls
- Proposed Walls

Not to scale

Proposed Ground Floor Layout

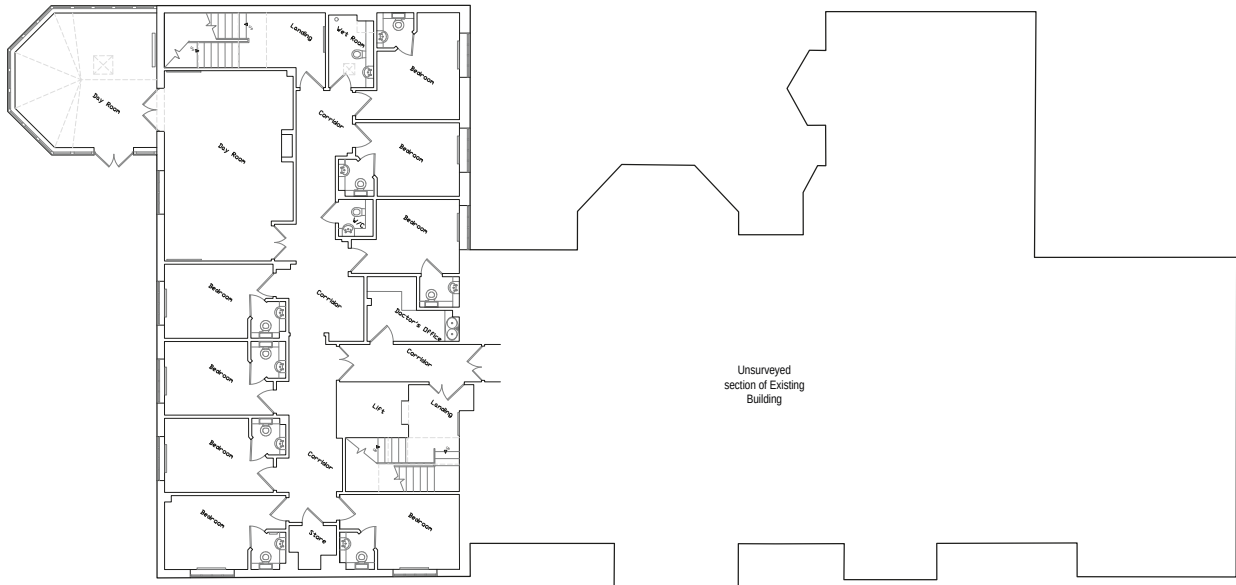
4 PLANS

4.8 FIRST FLOOR LAYOUT

The first floor extension reaches the higher exterior ground level on the Southern side of the extension. Therefore the spaces on this side open out to an exterior patio overlooking the existing gardens and trees. This includes 4 bedrooms and the lounge as illustrated. The rest of the layout extends the existing care group creating a more efficient space. This includes the addition of 5 new bedrooms and the rearrangement of some of the existing space to provide 2 upgraded bedrooms plus a new nurse station and assisted bathroom.

The propsed staircase takes users down from this level to the exterior level for means of escape. The escape door is illustrated in the North elevation.

The new bedrooms at the North of the plan have windows to the sides instead of to the North to restrict overlooking to the neighbours properties.

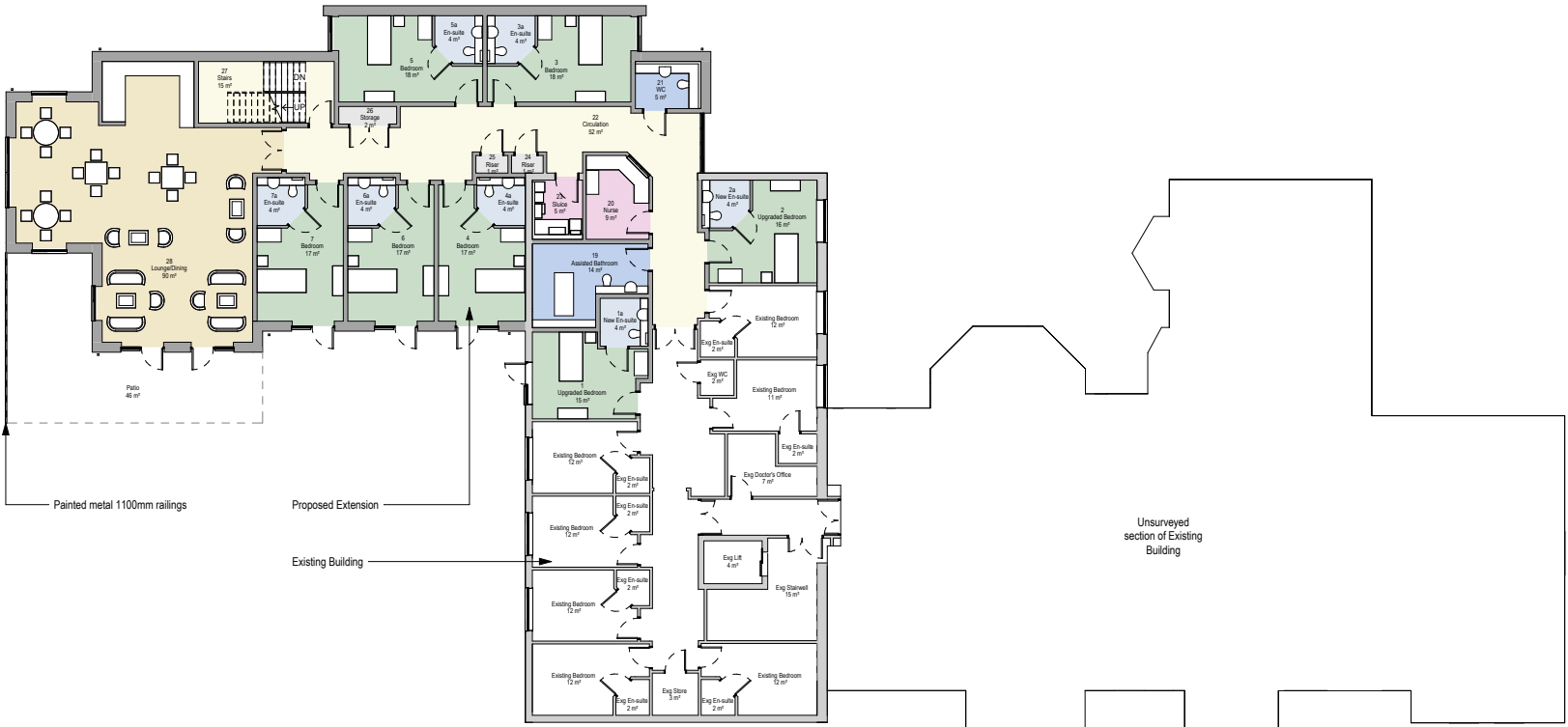


Existing First Floor Layout

Care Group Day
Space Comparison

First Floor

Existing: 67 m²
Proposed: 90 m²



Key

- Existing Walls
- Proposed Walls

Not to scale

Proposed First Floor Layout

4.9 SECOND FLOOR LAYOUT

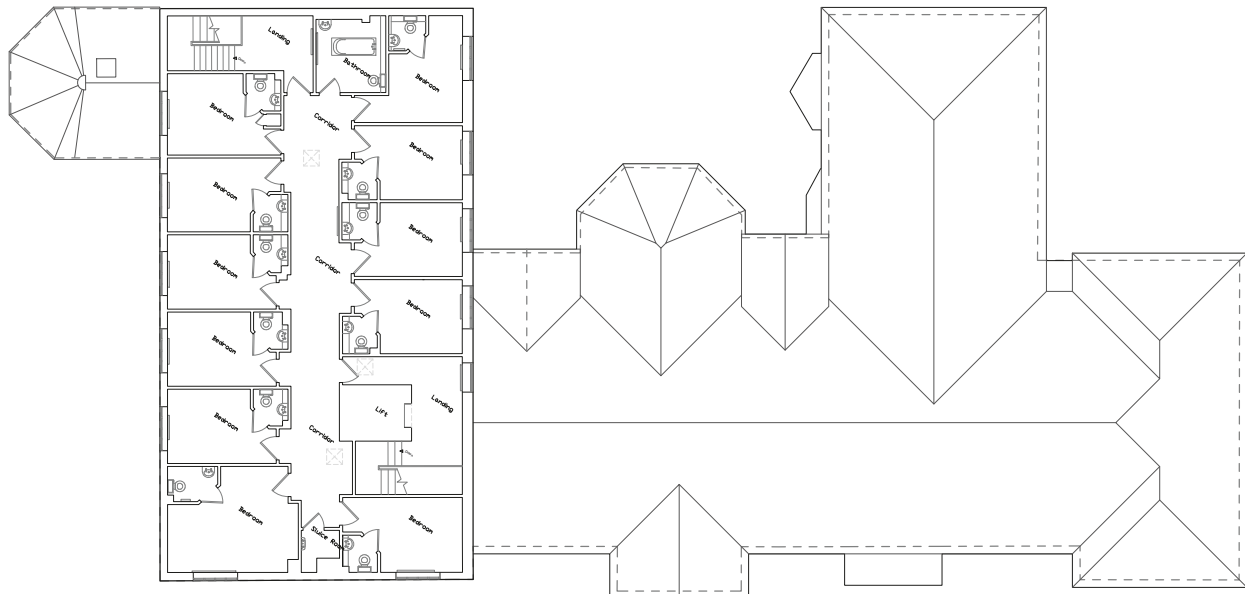
The second floor layout also adapts to the existing floor layout and extends the existing care group, creating a more efficient space. The layout repeats the layout from the floor below except for the lounge which reduces in size and adds a terrace for access to outside space for residents.

5 new bedrooms join this floor layout giving the overall extension a total of 10 bedrooms added to the care home.

Care Group Day
Space Comparison

Second Floor

Existing: 0 m²
Proposed: 69 m²



Existing Second Floor Layout



Key

- Existing Walls
- Proposed Walls

Not to scale



Proposed Second Floor Layout

5 OTHER MATTERS

5.1 ACCESS AND TRANSPORT

Existing access to the site for vehicles has been retained from Winchester Road. This route provides access for cars, ambulances, delivery vans, refuse vehicles and a fire appliance if required.

Pedestrian access has also been retained to and from the site. The parking layout has been updated to provide 27 parking spaces, all 2.5x5m. This is an improvement to the existing parking layout, as spaces use the standard size required within a more organised arrangement.

An upgraded discrete waste and recycling unit is located alongside the building accessed from the car park.

Resident, guest and staff access to the building has all been retained in the existing layout. All new external doors will be provided with level access and residents will have access to safe and secure external amenity space on ground, first and second floor levels.

Within the extension, floor levels are kept flat and level, connecting to the existing building under level access conditions. All existing connections between floors are retained and a new escape stair is provided at the end of the extension wing.



Proposed Parking Layout

Not to scale

5 OTHER MATTERS

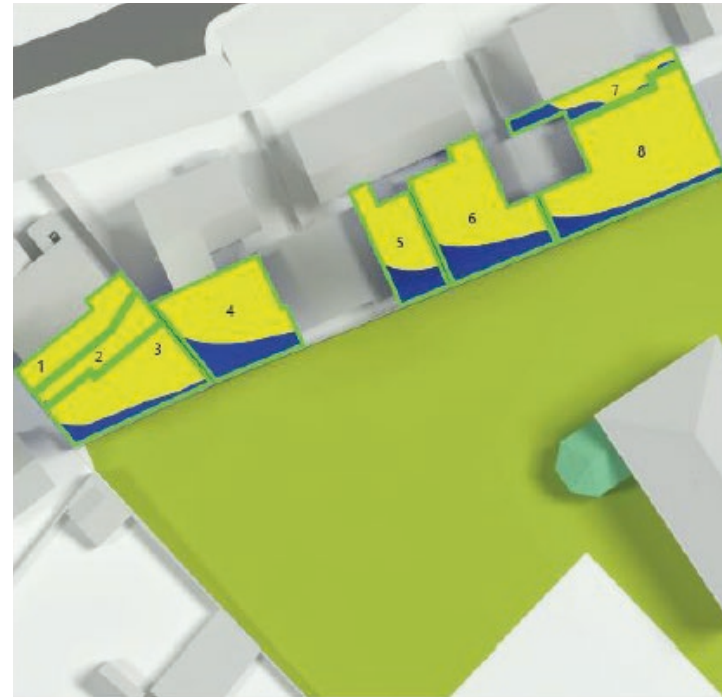
5.2 DAYLIGHT AND SUNLIGHT REPORT

A report by EB7 Ltd. was undertaken to ensure the extension design does not cause overshadowing or loss of light to the neighbouring properties.

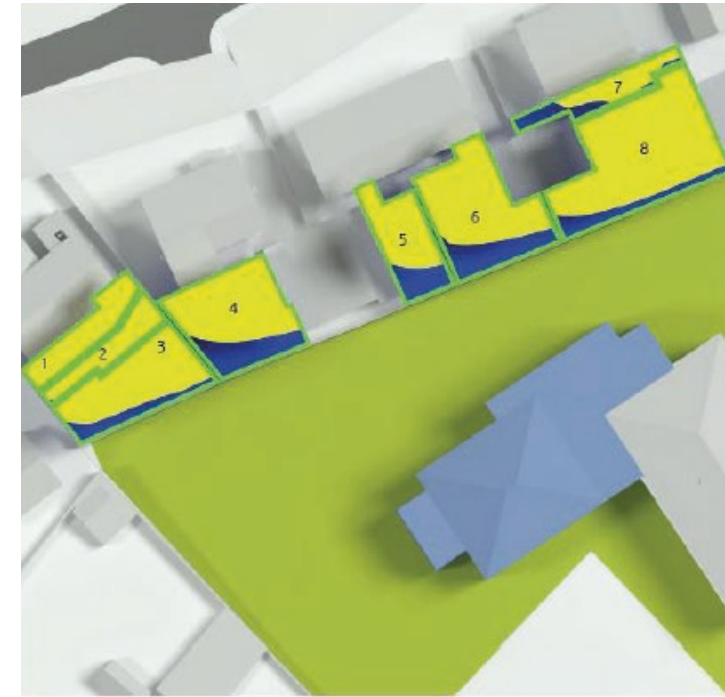
Page 5 of the report concludes;

‘The result of our studies confirm excellent levels of retained amenity with the effects to all neighbouring properties fully meeting BRE targets in respect of both daylight and sunlight levels.

In addition to the effects on rooms and windows, our sunlight amenity/overshadowing assessments also confirm that the neighbouring gardens will not be adversely affected by the proposed development. All of the garden spaces will fully satisfy the BRE guidance in terms of overshadowing and experience no material change when compared to the pre-existing position.’



Existing Scenario-March 21st



Proposed Scenario-March 21st