



DESIGN AND ACCESS STATEMENT

PROPOSED 70 BED CARE HOME DEVELOPMENT
LAND NORTH WEST OF WINCHESTER ROAD, BOORLEY GREEN, HAMPSHIRE, SO32 2BX



OUR REFERENCE

H.21.61

SITE ADDRESS

Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX

PROPOSAL

Proposed 70 Bed Care Home Development

DATE OF REPORT

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1.0

INTRODUCTION

1.1 THE BRIEF

This Design and Access Statement has been prepared by ADG Architects on behalf of Halebourne Group to support the proposed application of a 70 bed care home development located on the Land North West of Winchester Road, Boorley Green with associated car parking and landscaping.

The proposal has been defined by local planning policies and the surrounding local context. Details for the proposal have been taken into consideration of:

- Location of the site
- Parking
- Vehicle and pedestrian access
- Height, Scale and Massing
- National and local space standards
- Shared and private amenity space
- Architectural precedents in the local area.
- Relationship to the surrounding land and existing land uses

The Design and Access Statement should be read in conjunction with the application form, drawings package and supporting reports.



1.2 COMPANY INTRODUCTION



Halebourne Group was established by Craig Griffin, the co-founder of Caring Homes. Craig spent 20 years growing 2018's most recommended care home operator from the ground up. His success at Caring Homes and his passion for the property industry led him to create the award-winning Halebourne Group, as he channelled his expertise into the residential sector.

After developing luxury mansions and apartments for the last 10 years, Craig has decided to re-establish himself in the nursing home industry. His determination and hunger for quality and perfection will ensure Halebourne Care Group builds exceptional accommodations.

Their dedicated team ensure that each and every one of their care homes meets the needs of both the operator and residents, and are designed to the highest degree.

Halebourne Care Group ensure the elevations are sympathetically designed with external materials that blend naturally with the local surroundings whilst ensuring the external areas are designed to provide a good balance of accessible pathways, soft landscaping, sensory gardens, potting sheds and water features



Bucklers Lodge Care Home - Crowthorne, Berkshire



Portsdown View Care Home - Bedhampton, Hampshire



Broadbridge Park Care Home - Horsham, West Sussex



Chantry Court Independent Living - Horsham, West Sussex

2.0

CONTEXT

2.1 SITE LOCATION

The proposal site is located off Fieldfare Avenue and Winchester Road at Boorley Gardens on the land north west of Winchester Road, 1.8 miles to the north east of Hedge End town centre. Hedge End is a town and civil parish in Hampshire and is situated 4.5 miles to the east of Southampton. The site area is 6,444m².

The proposed site is located with residential properties to the north and south of the site, with further development coming forward to the west as part of the Boorley Gardens development. Land to the north east on the other side of Winchester Road, comprises Boorley Green, a residential-led development which is now substantially complete. Immediately opposite this proposed application site will be a mixed-use development referred to as the 'Gateway Centre', with permission for A1/A2 retail.

Boorley Green is linked by a number of bus routes serving the immediate area including Blue Star No.2 (to Fair Oak, Eastleigh and Southampton) and No.3 (to Hedge End and Southampton). Hedge End Railway Station is located approximately 650 metres to the west of the site and provides services between Portsmouth, Eastleigh, Winchester, Basingstoke and Waterloo with connections to other destinations including Southampton. The station will become more directly accessible through the Boorley Gardens site as development is built out.

Site Address:

Land North West of Winchester Road,
Boorley Green,
Hampshire,
SO32 2BX

Local Planning Authority:

Eastleigh Borough Council

Key:

 Site Boundary



Aerial view of proposal site location

2.2 MASTER PLAN

The proposed Care Home relates well to a wider master plan within Boorley Green. The image to the right shows the proposed master plan as permitted in the original Outline Planning Application (LPA Ref: O/15/75953).

The outline application was for up to 680 residential units, mixed use comprising of retail/community/healthcare use, primary school and informal open space. A decision was granted at appeal which approved the proposal, as shown on the site plan to the right.

Access to the site is via a new access road, Fieldfare Road, off Winchester Road located to the east of the site. A new roundabout junction will be formed as part of the access road which will assist in regulating to flow of traffic around the site.

The Care Home will be sited adjacent the northern boundary of the master plan occupying an angular shaped plot of land.



2.3 LAND USE PLAN

The proposal has been located within the gateway 'Mixed Use' area defined in the original master plan, which is highlighted in yellow.

The mixed use buildings have been purposely located together close to the primary school development so that there is less disruption and less congestion to the residential properties which are located further back from the gateway of the site.

Provision of this care home would complement and provide an additional benefit to the wider Boorley Gardens site. By locating a care home close to the residential dwellings it will allow the residents to feel a part of the community and the possibility of keeping elderly relatives close to their family and friends.



Approved Land Use Plan for Boorley Gardens, by Hedge End Consortium on application O/15/75953, drawing 143405/LUB/003G

Key:

Mixed Use development area

Land for Primary School

Residential development areas

2.4 SITE APPROACH



View along east boundary - looking north west from Flycatcher Road



View along south east boundary - looking north onto Fieldfare Road

2.5 IMAGES OF SURROUNDING DEVELOPMENT



View of the south eastern corner of the proposal site



View into the site from the north western corner of the site



View of south east boundary from adjacent residential development



View of new roundabout junction between Fieldfare Road and Winchester Road

2.6 AERIAL IMAGES OF THE SITE IN CONTEXT



Aerial image of the greater area (Source: Google Earth)



Area image of Boorley Green (Source: Google Earth)



Area image of Boorley Green (Source: Google Earth)

2.7 CONTEXT MAP



Key:

- | | | |
|--|--|---|
|  Site Boundary |  Railway Lines |  Bus Stops |
|  Main Roads |  Natural Water Courses | |

2.8 LOCAL CONTEXTUAL ASSESSMENT

Please see the next page for the Local Context Assessment Map.



Maddoxford Lane - Residential Dwelling



Troon Road - Residential Dwelling



Kingsman Drive- Residential Dwelling



Macdonald Boxley Park Hotel & Spa



Hilly Field Close - Residential Dwelling



Maddoxford Way - Residential Dwelling



Wallace Avenue - Residential Dwelling



Mimosa Lodge - Care Home



Braxells Road - Residential Dwelling

2.9 LOCAL CONTEXTUAL MAP



Local Contextual Assessment Map - Please refer to the previous page for images of the 9 No. buildings in the surrounding area

2.10 EXISTING SITE ANALYSIS

We have identified the following key features that will influence the design proposal:

- The site currently comprises an open piece of vacant land, formerly a field (subject to the Outline Planning permission for Boorley Gardens in which it is approved as 'Mixed Use'.
- There is currently no access onto the proposal site, giving opportunity to create a new vehicular access point via Fieldfare Road.
- There will be new residential properties to the north of the site that will need to be taken into consideration during the development. The scale and materials of these properties will set a precedent for the street scene.
- The site is located at the entrance to a new development which largely consists of residential dwellings. This development will be sited on three sides of the site with a number of connecting roads and footpaths.

Key:

 Site Boundary



Existing site analysis plan

3.0 CONSIDERATIONS

3.1 OPPORTUNITIES AND CONSTRAINTS

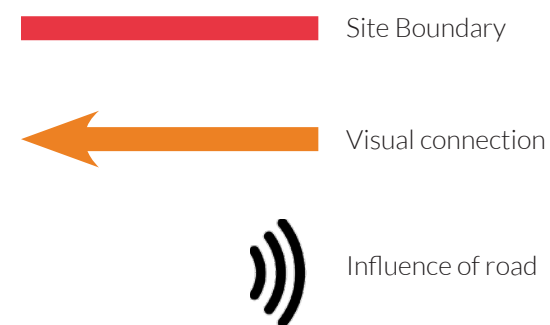
Opportunities:

- The site lies at the entrance to a major new residential development of 680 new homes, with permission to become a key mixed-use gateway.
- The site lies directly opposite the planned retail hub for the Boorley Green development which includes 6,168 sq ft of retail space.
- The proposal site lies within 2 miles of the town centre of Hedge End, and 1.7 miles from Hedge End railway station; which will allow for good transport links to the wider area. The site is also served by a good bus service to Hedge End, Eastleigh, Southampton and other destinations.
- There is an opportunity for a roadside frontage along the eastern and southern boundaries of the proposal site that will improve the street scene and can allow for architectural interest along this boundary.
- A strong roadside frontage is located along the north eastern (Winchester Road) and south eastern (Fieldfare Road) boundaries. The building elevations along these boundaries will need to take this into consideration along with the surrounding development of residential properties and how the care home will sit within the wider context.

Constraints:

- There are a number of mature trees situated on the site. The trees will need to be taken into consideration within the design process and the Tree Protection Order trees. The possibility of additional planting should also be considered.
- On the east boundary there is a slight risk of traffic noise as Winchester Road is one of the main routes through Boorley Green therefore higher levels of traffic and noise.

Key:



Existing site analysis plan

4.0

DESIGN PROPOSAL

4.1 PROPOSED SITE LAYOUT

Key features of the proposal site:

- Vehicle and pedestrian access is provided on the southern boundary of the site with a new access point from Fieldfare Road for the care home.
- The proposal comprises a care home with secure gardens along with access, parking and gardens / landscaping.
- A total of 35 no. parking spaces have been provided in the proposal for the care home, including 2 no. disabled spaces and a delivery bay. The car park has been sited adjacent the southern boundary and is located away from the private gardens which will be landscaped to a high level to reduce the appearance of the hard standing.
- The trees that are located within the site boundary that have Tree Protection Orders have been retained and new trees and planting have been proposed to provide landscaping and external amenity space for the residents.
- The Care Home has been carefully orientated ensuring that dayspaces have views of the surrounding gardens and to ensure the care home is not overlooking to the neighbouring properties.
- A secure garden is located to the north of the site, situated away from the entrance and parking, providing additional outdoor amenity space for the residents in a safe and controlled environment.

Key:

 Site Boundary



Proposed site plan

4.2 PROPOSED PLANS

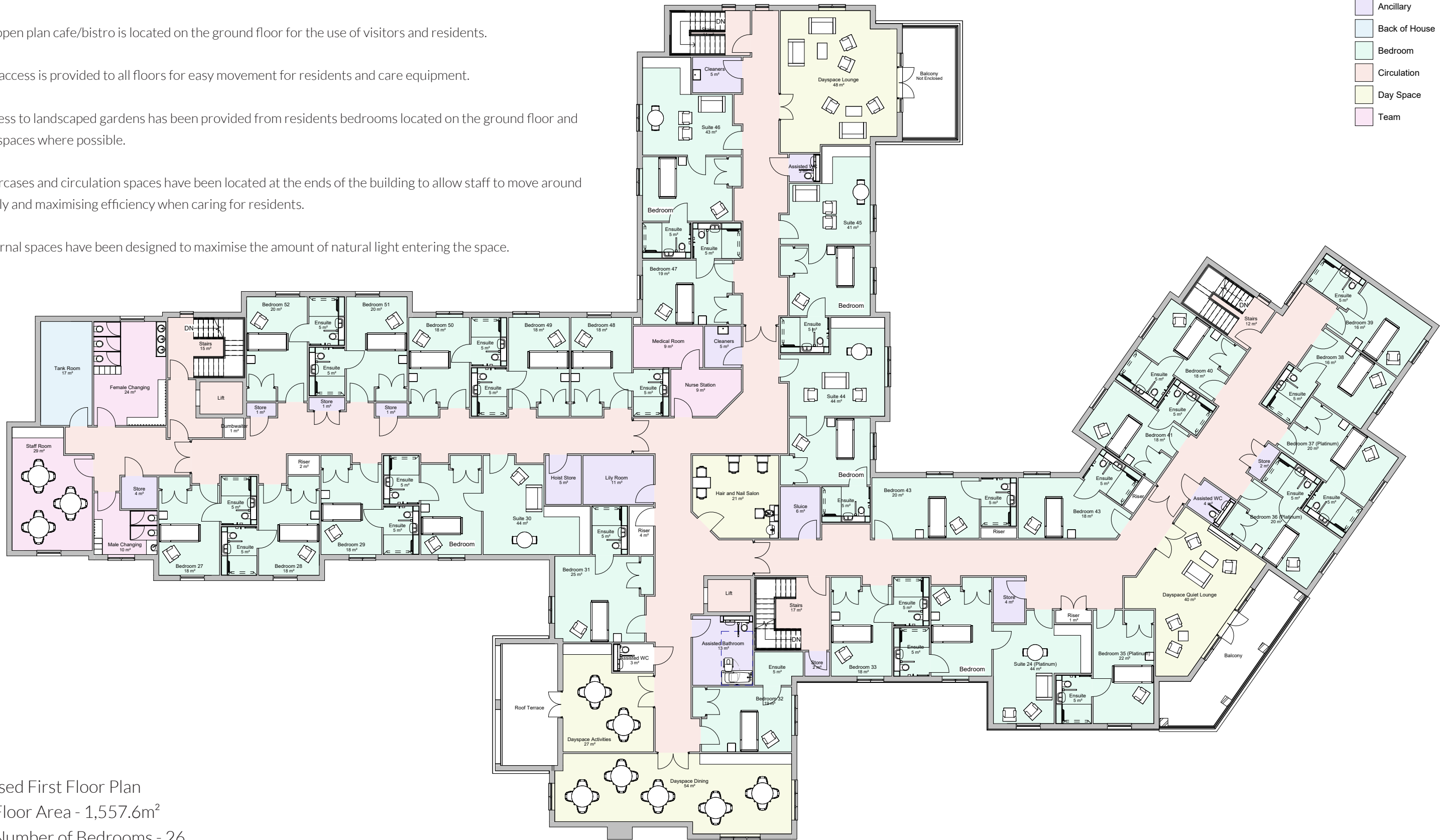
The Care Home has been designed over 3 floors; Ground, First and Second. The different levels of care will be nursing, residential and dementia, the building layout has been design specifically to accommodate these care requirements.

All aspects of the Care Home have been designed to achieve maximum comfort for the residents in a homely environment. Ancillary facilities have been located centrally to allow staff to accommodate residents efficiently and allows them deliver the highest standard of care.



Proposed Ground Floor Plan
Total Floor Area - 1,572.8m²
Total Number of Bedrooms - 26

-  Ancillary
-  Back of House
-  Bedroom
-  Circulation
-  Day Space
-  Team

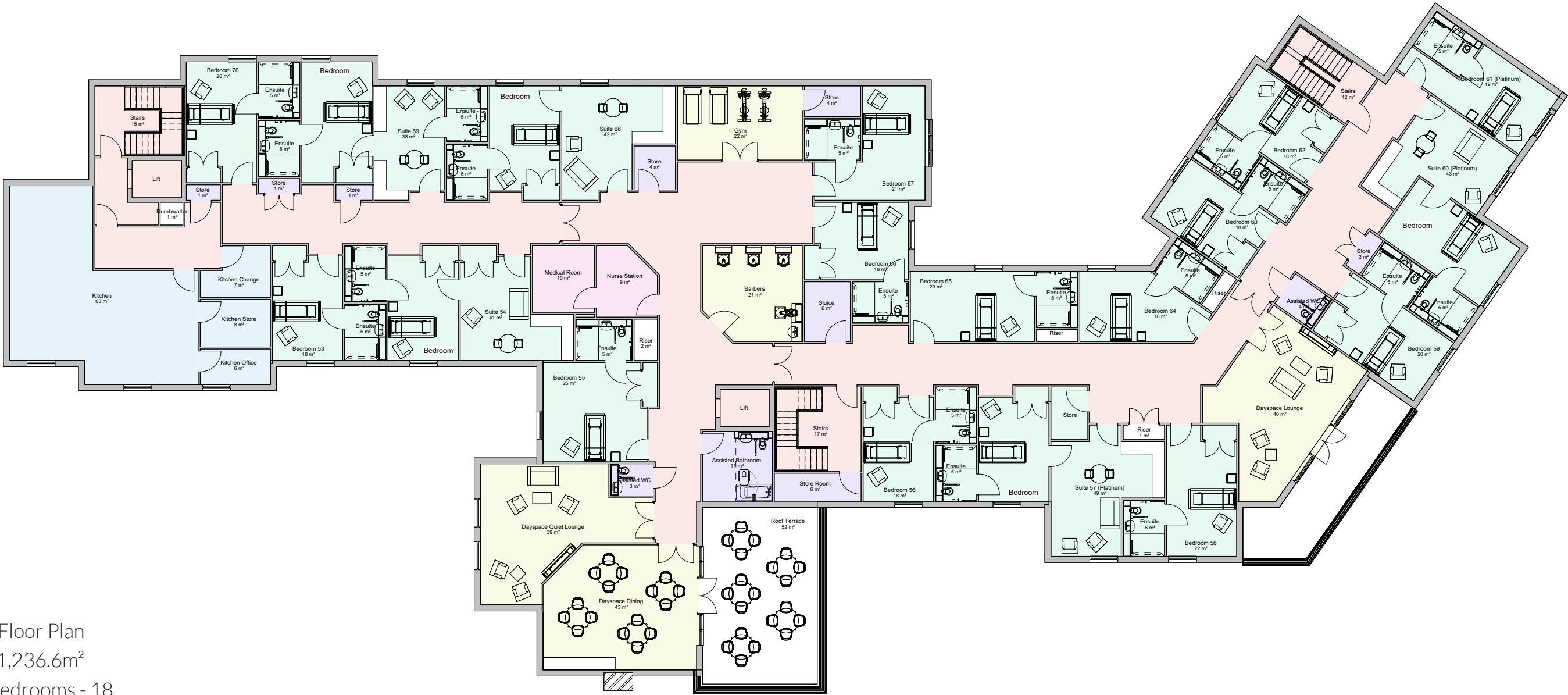


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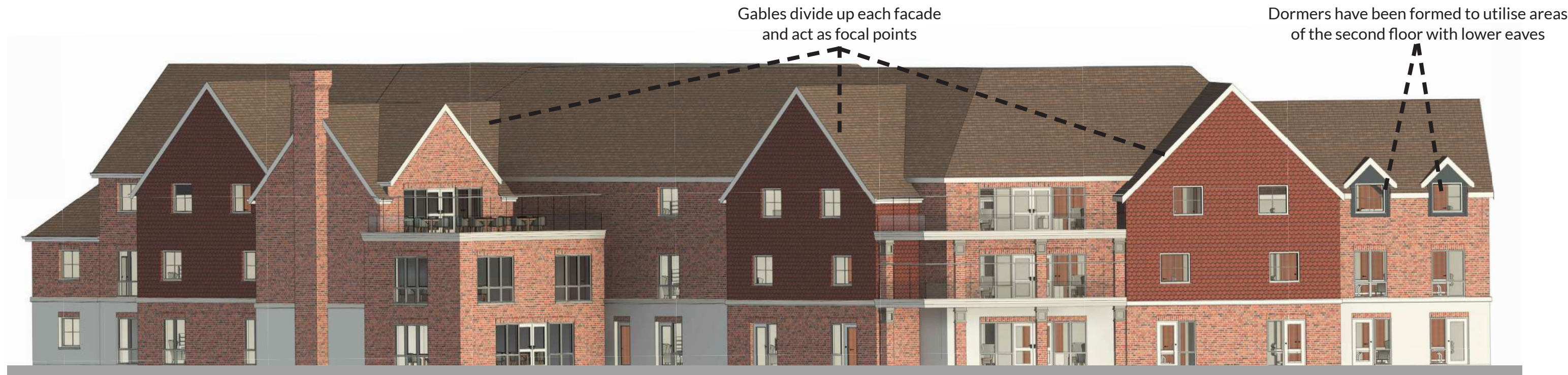
Key features throughout the Care Home:

- All bedrooms include en suite bathrooms with additional assisted bathroom facilities on each floor.
- Nurse stations and medical rooms have been located centrally on each floor allowing staff to monitor residents without being overbearing on their privacy.
- Stores and other ancillary facilities have been located throughout the corridors, reducing the distance the staff have to travel to reach essential equipment.

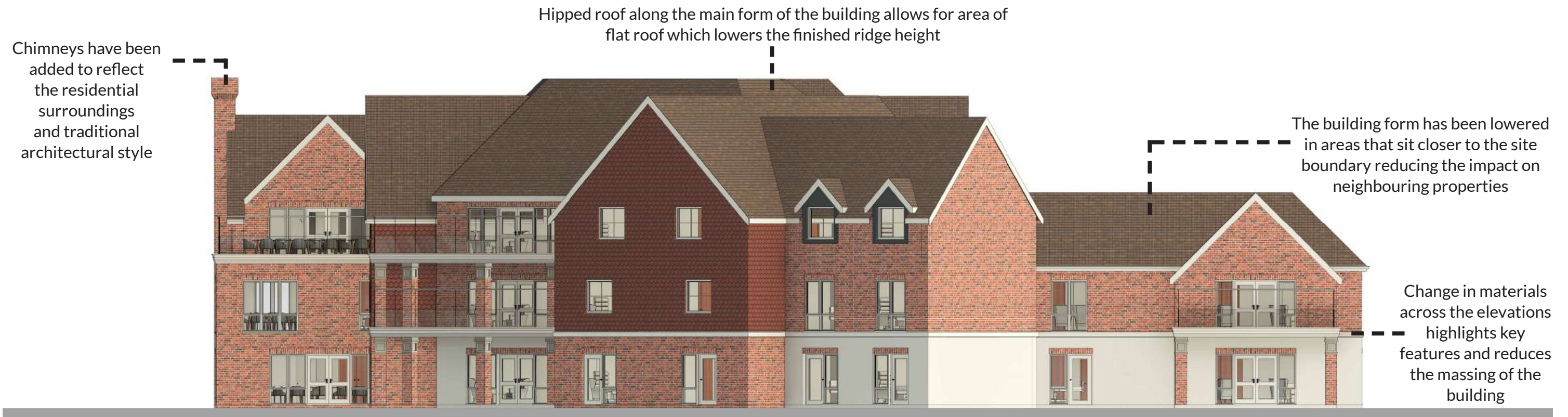
- Ancillary
- Back of House
- Bedroom
- Circulation
- Day Space
- Team



4.3 SCALE AND MASSING



Proposed South East Elevation



Proposed South West Elevation

4.4 PROPOSED ELEVATIONS

The proposed development has been carefully designed to positively contribute to the existing street scene and sit seamlessly alongside the surrounding residential development.

Consistent with the local architectural style, hipped roof sits along the main form of the building with protruding gables creating varying ridge heights and points of visual interest around the building.

A main frontage has been created on the south west elevation to highlight the main entrance and allow for natural way finding through the form of the building. The feature gable has a full brickwork finish that differs from the other gables on the project. Along with stonework detailing above the columns that has created an entrance canopy and natural position for signage.

Windows across the elevations follow a traditional hierarchy, the larger full height windows at ground floor level often consisting of a single door and side window to provide access to the external amenity space. The dayspaces and communal areas have larger expanses of glazing to ensure natural lighting and ventilation.



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

4.5 PROPOSED ELEVATION AND MATERIALS

External Wall Finished:

- Red multi facing brickwork
- Off white render
- Terracotta hanging tile

Roof Finish:

- Plain roof tiles in dark brown colour (typical of the surrounding area)

Windows and Doors:

- White uPVC window and door frames with double glazing

Details:

- Architectural reconstituted stonework string coursing and window cills
- Corbelled brickwork chimney stacks
- Red multi brickwork window heads



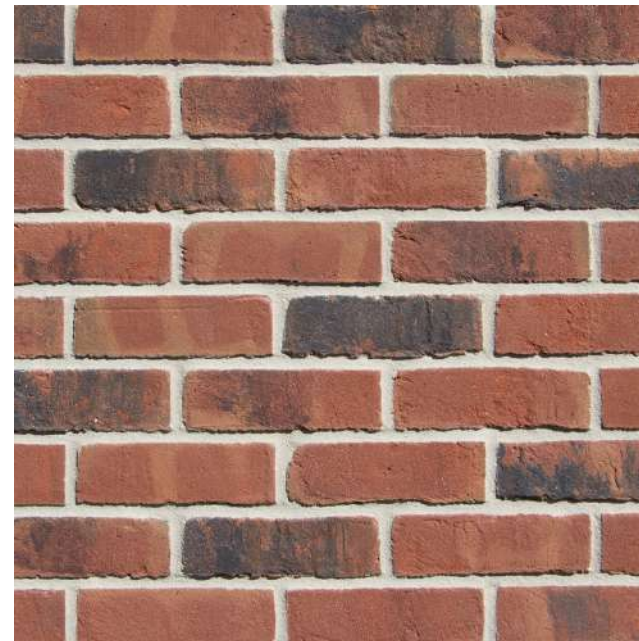
Proposed South Elevation



Stonework String Coursing



Brickwork window head



Red Multi Facing Brickwork



Corbelled Brickwork Chimney Stacks

4.6 ACCESS

Underlying Philosophy:

The developer is committed to a policy of equality, inclusion and accessibility in the delivery of its services to all residents, and in employment opportunities afforded to future employees.

They fully recognise the diversity of cultural, religious, and individual abilities of its residents and employees, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings, their uses and in the management practices and procedures it adopts.

Disability Discrimination Act Obligations:

Legislation is designed to:

- Ensure ease of access to buildings
- Ensure ease of circulation within buildings
- Specify the requirements for facilities for disabled people in

Accessibility issues include:

- Problems with mobility
- Visual and aural impairment
- Facilities for parents with young children

During the design stage of the building and in preparation of this document, reference has been made to the following publications:

- Building Regulation Approved Document B (2020) & M (2021)
- Disability Discrimination Act
- BS 8300-2 Design of an accessible and inclusive built environment (2018)
- Sign Design Guide
- Good Practice Guide - GPG (2018)
- NHBC Guidelines (2021)
- Inclusive Mobility Guidelines by the Department for Transport

Approach:

The approach to the building will be clearly indicated, with clear way finding signage in order to maintain the proposed traffic movements and parking facilities.

Clear lines of sight have been created around the site which will aid vehicles and pedestrian access into and around the site.

Entrance:

The main entrances to the Care Home will have wider pavement areas to their fronts. Level thresholds with door entry systems that accommodate all forms of disability, and doors will be automatically operated and self opening. Glass entrance doors will be used and will be made visible with suitable manifestations at two levels.

All lobbies will be large enough for a wheelchair user and pushchair to navigate the space with ease.

Circulation:

Clear circulation routes will be established, with surface materials which will not impede the movement of disabled people within the building. All will be level, slip resistant and non-glare.

Horizontal access throughout the development will be facilitated by ensuring corridors are a minimum of 1800mm wide. All fire doors are opened with magnetic hold open devices and in the event of a fire will automatically release upon activation of the fire alarm.

Vertical access throughout the development will be provided by staircases and lifts. The lifts will allow access to all levels of the Care Home.

Internal Signage:

There will be a number of signs located in dedicated positions, these signs will be kept to a minimum to reduce the opportunity for confusion. The signs will be mounted so that they are in contrast to their backgrounds and all tactile signs will be embossed rather than engraved.

Pedestrian Access:

A new pedestrian access will be created with a direct link to Fieldfare Avenue.

Pedestrian access around the site will be via 1.8 metre footpaths and will provide access to each element of the new development and car parking facilities.

Vehicle Access:

Upon completion of construction, access to the site will be via the new access road which will connect the car parking areas with Fieldfare Road.

The car parking provision will meet current Eastleigh Borough Council planning guidance. Turning points have been incorporated into the design which allow delivery and refuse vehicles clear spaces for turning safely within the site, allowing all vehicles to leave the site in a forward gear.

4.7 CAR PARKING



Proposed site plan showing car parking and access

5.0 SUMMARY

5.1 CONCLUSION

After subsequent analysis of the application site and surrounding area, a sensitive development proposal has been formed which will provide a high-quality care provision that will meet both current and future demand.

The scale, orientation and design of the building is respective of the neighbouring land uses, in particular the new residential development that forms the Boorley Green master plan. By stepping the roof heights and adding feature gables it ensures the care home blends into its setting without appearing dominating or out of scale.

An external materials palette and architectural detailing will compliment the existing local context and highlight the range of architectural styles that are present in the area.

This proposal for a 70 No. bed care home has been designed to respect the surrounding land uses and provide a key function within the expansion and further development of Boorley Green. The proposal provides the Client with a building that will meet their brief, operational requirements and comply with CQC legislation without exceeding the site constraints and local planning policies. The care home will allow the residents to feel part of the community, ensuring a good quality of life supported by a high quality care facility.



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