

OAKWOOD ROAD, CHANDLERS FORD

DESIGN QUALITY STATEMENT

1. Introduction

This Design Quality Statement has been prepared in support of a planning application for specialist residential accommodation at 4 Oakwood Road in Chandlers Ford.

The purpose of this document is to demonstrate how the proposed development has been carefully designed to:

- Provide a high-quality living environment for future residents
- Support independence, dignity and wellbeing
- Respond positively to best practice design principles for supported living and residential care environments
- Align with Liaise's operational model, as set out within the accompanying Operational Management Plan (OMP)

The proposed development comprises the conversion of the existing dwelling and associated garage to provide residential accommodation for up to six adults with learning disabilities and support needs, together with associated communal facilities, staff room/office and parking (Use Class C2).

2. Policy and Best Practice Context

The design of the proposed development has been informed by relevant national and local planning policy, together with recognised best practice guidance for supported living and residential care environments.

At a national level, there is a clear policy emphasis on:

- Enabling individuals to live as independently as possible
- Supporting community-based living rather than institutional care
- Delivering high-quality, accessible and inclusive housing

The scheme has also been informed by best practice standards including:

- The REACH Standards for Supported Living
- Building Regulations Part M (Access to and Use of Buildings)
- BS 8300: Inclusive Design principles
- Relevant guidance relating to the design of environments for individuals with complex needs

The design approach ensures that the development delivers a domestic, non-institutional environment, consistent with modern supported living and residential care principles.

3. Design Philosophy

The overarching design philosophy is to create a safe, comfortable and legible living environment that enables residents to live as independently as possible while receiving appropriate support.

The design is underpinned by the following key principles:

- Creation of a domestic-scale environment, avoiding institutional character
- Provision of en-suite accommodation and shared living spaces that promotes independence and privacy
- Inclusion of communal spaces to support optional social interaction
- Delivery of simple and intuitive layouts to reduce stress and support ease of navigation
- Integration of staff facilities in a discreet and functional manner
- Flexibility to accommodate changing care needs over time

The design reflects the operator's person-centred care approach, ensuring that the built environment supports individual choice, control and wellbeing.

4. Site Context and Accessibility

The application site is located within an established residential area. It is within a short, level walking distance of Chandlers Ford and its associated services, amenities, and public transport facilities.

This accessible location supports residents in engaging with the wider community and promotes social inclusion.

The development has been designed to provide:

- Step-free access from the public realm into the building
- Safe and convenient pedestrian routes
- Clear and legible access arrangements for residents, staff and visitors

5. Layout and Accommodation Strategy

The proposed development comprises six private resident accommodation units. Each unit will include a private bedroom and en-suite bathroom and will be occupied on a single-occupancy basis. Each individual will also have access to a shared kitchen, dining room, lounge and garden area. The accommodation has been designed to balance privacy, independence and dignity with access to communal living space and support where required.

Individual units are typically a minimum of 40 sqm, ensuring sufficient space for comfortable living and the use of mobility equipment. Our objective is always to utilise the space in a way that creates the best possible layout for the people we support.

The layout has been carefully arranged to provide:

- Clear separation between private and communal areas
- Logical and intuitive circulation routes
- Opportunities for both privacy and social interaction

6. Accessibility and Inclusive Design

The development has been designed to meet high standards of accessibility and inclusivity.

Step-free access

All principal access routes and internal spaces are designed to be fully step-free, with level thresholds throughout the building.

Circulation and movement

Corridors and circulation spaces are designed to:

- Accommodate wheelchair users and mobility aids
- Provide sufficient width for ease of movement
- Avoid unnecessary complexity in layout

Wayfinding

The building layout is simple and legible, supporting residents who may experience cognitive or sensory challenges. Visual contrast and clear spatial organisation assist with navigation.

Wheelchair accessibility

Where units are designed for wheelchair users, they incorporate:

- Adequate turning circles
- Accessible kitchen layouts with adjustable work surfaces where required
- Fully accessible bathroom facilities

Bathrooms are designed as:

- Wet rooms or walk-in showers
- Fully accessible and adaptable spaces
- Suitable for future mobility needs

7. Internal Environment and Resident Wellbeing

The internal environment has been designed to promote comfort, wellbeing and a sense of home. Key features include:

- Simple and uncluttered layouts to reduce stress
- Good levels of natural light
- Appropriate acoustic design to minimise noise disturbance
- A calm and neutral internal environment

Heating and ventilation systems are designed to allow individual control within personal spaces, enabling residents to manage their own comfort levels.

Adequate storage is provided throughout the building to accommodate:

- Mobility aids
- Specialist equipment
- General household items

This ensures that circulation spaces remain clear and unobstructed.

8. Communal and Social Spaces

The scheme includes communal spaces designed to support social interaction while allowing residents the choice to participate as they wish.

These spaces include a shared kitchen, dining room and lounge space where residents are encouraged to spend time together to foster a sense of community

The design ensures that communal areas are:

- Easily accessible
- Visually connected but not intrusive
- Suitable for a range of activities

9. Staff Facilities and Operational Design

The development incorporates appropriate facilities to support staff in delivering high-quality care. This includes a staff breakout space and office/administrative space.

Staff areas are designed to be functional while remaining discreet, ensuring that the environment retains a domestic character.

10. Technology Enabled Care and Future-Proofing

The development is designed to support the integration of Technology Enabled Care (TEC).

This includes:

- Provision for assistive technologies tailored to individual needs
- Infrastructure to support telecare and monitoring systems
- Installation of high-specification data cabling such as Ethernet throughout the building

The design ensures that the building can be adapted over time to respond to changing technologies and care requirements.

11. Servicing and Utilities

Utilities and servicing arrangements have been carefully considered to minimise disruption to residents.

Key features include:

- External access to utility meters and service panels
- Efficient servicing arrangements comparable to a typical residential dwelling
- Safe and convenient access for maintenance

12. External Spaces and Landscape

The development includes external amenity space designed to support wellbeing and accessibility.

Features include:

- Secure garden areas with appropriate boundary treatments
- Level access throughout external spaces
- Opportunities for social interaction and quiet enjoyment
- Potential for therapeutic or sensory planting

13. Movement, Parking and Access

The scheme provides five parking spaces, including adequate transfer space for wheelchair users and dropped kerbs to enable level access.

The development is expected to generate activity levels comparable to a typical residential dwelling, with limited traffic impact.

14. Quality, Durability and Adaptability

The scheme has been designed to provide a durable and adaptable living environment.

Key considerations include:

- Use of robust and high-quality materials
- Flexibility to accommodate changing resident needs
- Ease of maintenance and long-term management

15. Sustainability

The proposed development has been designed with sustainability as a core consideration, balancing environmental performance with the operational requirements of a specialist residential living environment.

Energy efficiency

The building will incorporate energy-efficient fabric and services to minimise energy demand and reduce operational costs. Measures include:

- High levels of insulation to walls, roofs and floors
- Energy-efficient glazing to reduce heat loss
- Efficient heating systems and controls to allow individual temperature regulation
- Low-energy lighting throughout, including LED fittings

These measures ensure that the development delivers a comfortable internal environment while reducing long-term energy consumption.

16. Conclusion

The proposed development has been carefully designed to deliver a high-quality living environment that meets recognised best practice standards.

The scheme:

- Promotes independence, dignity and wellbeing
- Provides accessible and adaptable accommodation
- Supports effective operational management
- Integrates successfully within the surrounding residential context

Overall, the development represents a positive and sustainable contribution towards meeting the need for specialist residential accommodation within Chandlers Ford.