



DESIGN AND ACCESS STATEMENT

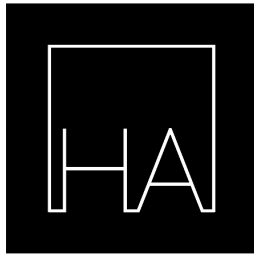
Boorley Gardens, Hedge End

Application for 80-bed care home to supersede 70-bed care home
permitted under reference F/23/96629



CONTENTS

1.0 INTRODUCTION	3
2.0 PLANNING HISTORY	3
3.0 PROPOSED DEVELOPMENT	4
4.0 CONCLUSION	5



1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Halebourne Care Group Limited to accompany a Full Planning Application submitted to Eastleigh Borough Council (EBC) for development on land at White Stork Road, adjacent to the roundabout with Winchester Road at the entrance to the 'Boorley Gardens' development.

The site benefits from planning permission reference F/23/96629, granted by EBC on 13 June 2025 for the erection of a 70-bed care home together with an ancillary Community Hub and associated access, parking and landscaping works.

Following detailed operational review by the prospective operators, Connaught Care, opportunities have been identified to increase the number of bedrooms from 70 to 80 through internal reconfiguration and improved space efficiencies.

The purpose of this statement is therefore not to revisit the established design principles of the care home on the site, but to demonstrate that the proposed uplift in accommodation can be delivered within the planning approved development.

This statement is to be read in conjunction with the application form, supporting reports, specialist drawings and the following architectural drawings:

HAY ASSOCIATES LIMITED

H228/

PA-01A	Proposed Ground Floor Plan
PA-02A	Proposed First Floor Plan
PA-03A	Proposed Second Floor Plan
PA-04A	Proposed Roof Plan
PA-05A	Proposed North and West Elevations
PA-06A	Proposed South and SE Elevations
PA-07A	Proposed NE, NW and East Elevations
PA-08A	Proposed Site Plan
PA-09-1A	Proposed Site Sections Sheet 1
PA-09-2A	Proposed Site Sections Sheet 2
PA-09-3A	Proposed Site Sections Sheet 3
PA-10A	Proposed Site Plan - Hard Landscaping
PA-11A	Proposed Refuse Store Details
PA-12A	Proposed Cycle Store Details
PA-13A	Proposed Boundary Treatment Details
PA-14A	Proposed Gazebo Details

2.0 PLANNING HISTORY

Matters relating to the site, surroundings and planning context are dealt with in the separate Planning Statement document accompanying this application.



3.0 PROPOSED DEVELOPMENT

Connaught Care have identified a clear and increasing demand for care home placements within the area where the demographic trends continue to show a steady growth in the elderly population. To alleviate the demand for placements the existing care home can accommodate an increase in bedrooms from 70 to 80 bedrooms through internal reconfiguration and improved space efficiencies.

The proposed uplift from 70 to 80 bedrooms has been achieved through revisions to the approved internal layout. Following detailed operational review of the approved scheme, Connaught Care identified opportunities to increase the number of bedrooms through the subdivision of a number of larger suites into standard bedrooms, enabling more efficient use of the approved floorspace without altering the approved building envelope or elevational treatments.

In summary, the proposal creates internal amendments to the floor plans to suit operational requirements as follows:

GROUND FLOOR

Suite 2 replaced with Bedroom 2 & 3 with Store 3 becoming the ensuite to Bedroom 2.
Suite 6 replaced with Bedroom 7 & 8 with Store 4 becoming the ensuite to Bedroom 8.
Suite 12 replaced with Bedroom 15 & 16 with Store 7 becoming the ensuite to Bedroom 15.
Bedrooms and stores renumbered accordingly.

FIRST FLOOR

Suite 25 replaced with Bedroom 29 & 30 with Store 12 becoming the ensuite to Bedroom 29.
Suite 29 replaced with Bedroom 34 & 35 with Store 13 becoming the ensuite to Bedroom 35.
Suite 37 replaced with Bedroom 43 & 44 with Store 15 becoming the ensuite to Bedroom 43.
Bedrooms and stores renumbered accordingly.
Gym replaced with Assisted Bathroom 2.
Lounges renumbered.

SECOND FLOOR

Suite 54 replaced with Bedroom 62 & 63 with Store 23 becoming the ensuite to Bedroom 63.
Suite 61 replaced with Bedroom 70 & 71 with Store 25 becoming the ensuite to Bedroom 70.
Suite 70 replaced with Bedroom 79 & 80 with Store 28 becoming the ensuite to Bedroom 80.
Bedroom and stores renumbered accordingly.
Assisted Bathroom 2 replaced with Gym.
Lounges renumbered.

The proposed internal design changes to the care home do not include the Community Hub where the layout is retained from planning permission reference F/23/96629.

As the proposed design changes relate to internal space configurations they have no impact on the scale, height, massing and external façade treatments approved under planning permission reference F/23/96629.

ACCESS AND PARKING

The vehicular and pedestrian access arrangements remain unchanged from those approved under planning permission reference F/23/96629.

Following the uplift from 70 to 80 bedrooms the parking layout has been revised from 34 parking spaces to 36 parking spaces. This has been achieved by providing an additional parking space within the turning head on the site adjacent to the bin store whilst maintaining the use of the turning head. The second additional parking space is provided adjacent to the disabled parking bays outside of the community hub.

The parking arrangements are discussed in the Transport Statement accompanying this application.



LANDSCAPING

The wider landscape strategy remains broadly unchanged from planning permission reference F/23/96629. The minor changes occur around the additional parking space provided adjacent to the disabled parking bay outside of the community hub.

Detailed landscaping proposals accompany this application.

4.0 CONCLUSION

The proposed scheme which is the subject of this full planning application has been designed to incorporate the following:

- The application seeks permission for a modest uplift from 70 to 80 bedrooms within an already approved care home development providing increased availability of high-quality local care placements.
- The increase in accommodation has been achieved through internal reconfiguration, including the subdivision of certain approved suites, and does not result in any material increase in the scale, height, massing or external façade treatments of the approved building.
- The principle of development has already been established through planning permission F/23/96629.