



DESIGN AND ACCESS STATEMENT ADDENDUM

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



OUR REFERENCE

H.21.61

SITE ADDRESS

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

PROPOSAL

Proposed 70 Bed Care Home Development and Community Hub

DATE OF REPORT

14/06/2024

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INTRODUCTION

7.1 THE BRIEF

This addendum has been prepared by ADG Architects on behalf of Halebourne Group to support the full Design and Access Statement for the proposed application of a 70 bed care home development and community hub located on the Land North West of Knot 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 Addendum should be read in conjunction with the application form, drawings package and supporting reports, along with the main Design and Access Statement Document.



8.0

DESIGN

DEVELOPMENT

8.1 PROPOSED SITE PLAN VARIATIONS

The original design proposal from the Design and Access Statement has been reviewed by the Design Team and undergone further development. This scheme can be seen on the image to the left.

As a result of the design development, Variation Two has adjusted the position of the building to provide greater stand off distances between the care home building and the site boundaries, and omit the risk of over looking between bedrooms and dayspaces.

A key change to the site plan is the addition of the new pedestrian footpath from the new Community Hub to the adjacent road with bus stop. Providing a new access point into the site alongside the main entrance from Knot Road will ensure safe pedestrian access and improved connectivity to the wider development.

Due to building footprint being reduced in size, it has allowed for a feature entrance to the Community Hub with improved circulation to the public realm in this area.

Key:

Outline of variation two proposal



Original Proposal Site Plan from Design and Access Statement



Proposed Site Plan - Current Proposal

Proposed Site Plan (Current Proposal):

The third iteration is the current proposed site plan for the care development.

- The eastern leg of the building has been angled further away from the north leg, creating a larger courtyard space and reducing potential shadowing and overlooking.
- The stand off distance between the existing Oak tree in the north east of the site and the flank of the eastern leg of the building has increased, again allowing for further landscaping and protecting the RPA.
- A pedestrian entrance on the western boundary has been incorporated and connects to the entrance hub / main car facility via a wheelchair friendly raised table.
- As the footprint of the building has been reduced, additional external space for circulation and landscaping have been created which can further enhance the site.

Key:

■ ■ ■ Outline of variation two proposal



Proposed Site Plan - Variation Three

8.2 PROPOSED ELEVATION VARIATIONS

Design Development Elevation:

- Footprint of the building has been adjusted to create a green buffer between the proposed care home building and Knot Road.
- Main entrance of the care home reconfigured to south elevation to improve circulation in the public realm and allow for Community Hub to be integrated within the footprint of the building.
- The western most elevation of the building has been redesigned to provide an improved frontage and clearly define the entrance to the Community Hub from the site approach and parking area.

Current Proposal Elevation:

The fourth iteration is the current elevational design of the proposed care building.

- Window hierarchy and window-to-wall ratios have been improved across all elevations, ensuring an even balance of fenestration throughout the building.
- A canopy has been added over the community hub, which reflects the same design as the main care home entryway, clearly identifying this as an additional entrance and creating continuity across the site.
- The hipped roof of the community hub has been updated to a gable, to ensure the elevation terminates as a focal point and better reflects the surrounding roof build.
- The main care entrance canopy has been widened, to maintain hierarchy over the community hub entry and create a greater impact when viewed on arrival. The canopy sits at the same width as the gable, continuing the symmetry of the windows to assure the gable stays even and balanced.
- The application of elevational materials has been updated across the entire building, to better reflect the local character whilst allowing the development to maintain individuality.



Original Proposal from Design and Access Statement - South West Elevation



Design Development - South West Elevation



Current Proposal - Proposed South West Elevation



New entrance into the Community Hub providing direct access from the parking area.



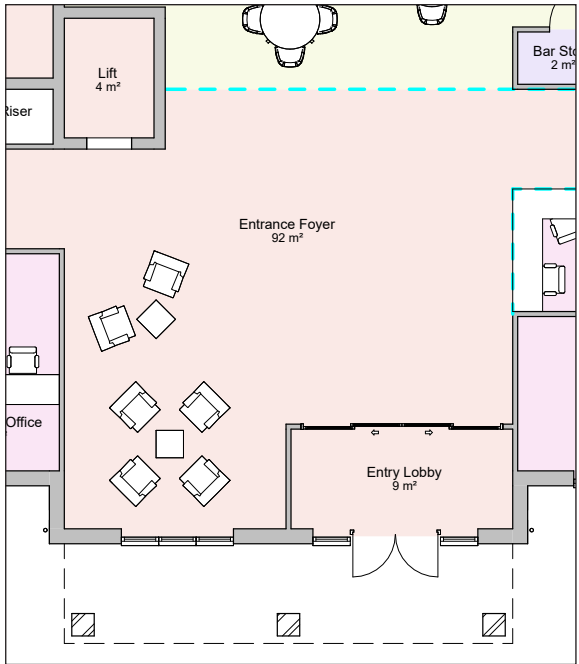
Proposed Ground Floor Plan - Community Hub Entrance

Design features of the integrated

Community Hub:

- Community Hub space that can be adapted to suit an array of functions
- Fully functioning kitchen
- WC facility including accessible WC provision
- Private office space

Entrance into Care Home provided on adjacent elevation to keep the two functions of the building separate for arrival and circulation around the site.



Proposed Ground Floor Plan - Care Home Entrance

8.3 MASSING COMPARISON



Original Proposed from Design and Access Statement - South Elevation

The addition of flat roof dormers has allowed the roof eaves to be lowered which in turn allows the ridge height to sit lower.

Roof ridge height has been stepped to provide more varying levels to the building, reflecting the neighbouring residential dwellings.

Red outline shows the roof level from the original scheme in the Design and Access Statement.



Current Proposal - Proposed South Elevation

9.0

DESIGN PROPOSAL

9.1 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 Knot Road for the care home.
- A pedestrian access point has also been provided on the western boundary, a short walk to the adjacent bus stop providing a key public transport link for staff and visitors directly outside the community hub and care home entrance.
- The proposal comprises a care home with secure gardens along with access, parking and gardens / landscaping.
- A total of 34 no. parking spaces have been provided in the proposal for the care home, including 4 no. disabled spaces, 5 no. EV 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.
- Due to the location of the bus stop along the south west boundary, access into the site has been retained along Knot Road as per the previous scheme. An additional junction would cause unnecessary issues along the highway.

Key:

 Site Boundary



Proposed Site Plan

9.2 PROPOSED PLANS - CARE HOME



Proposed Ground Floor Plan

Total Community Hub Floor Area - 110.48m²

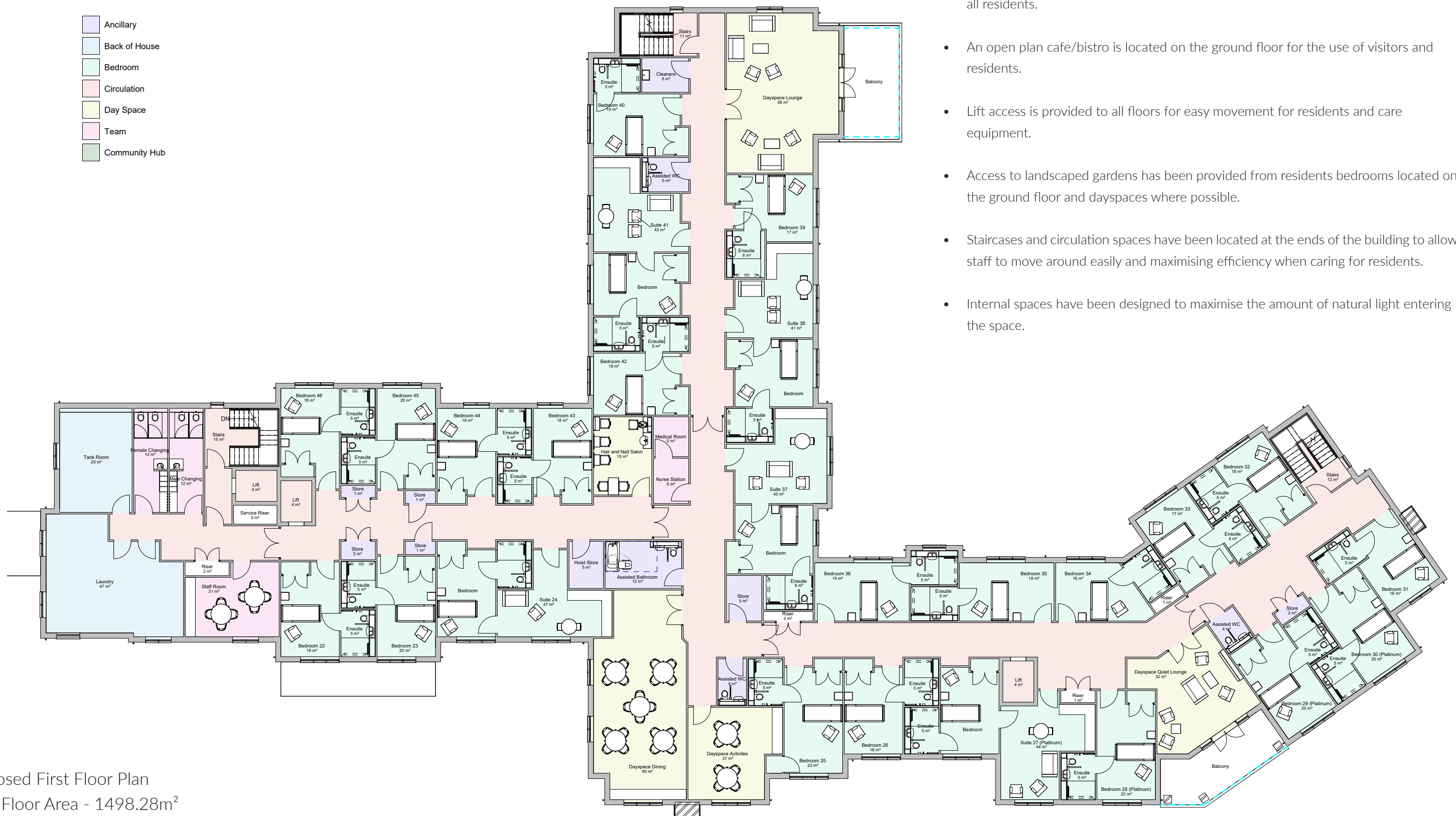
Total Care Home Floor Area - 1385.99m²

Total Number of Bedrooms - 21

The footprint of the building has been adjusted during the design development stage, which has resulted in a smaller footprint to allow the building to have a greater distance to the roadside boundary (Knot Road).

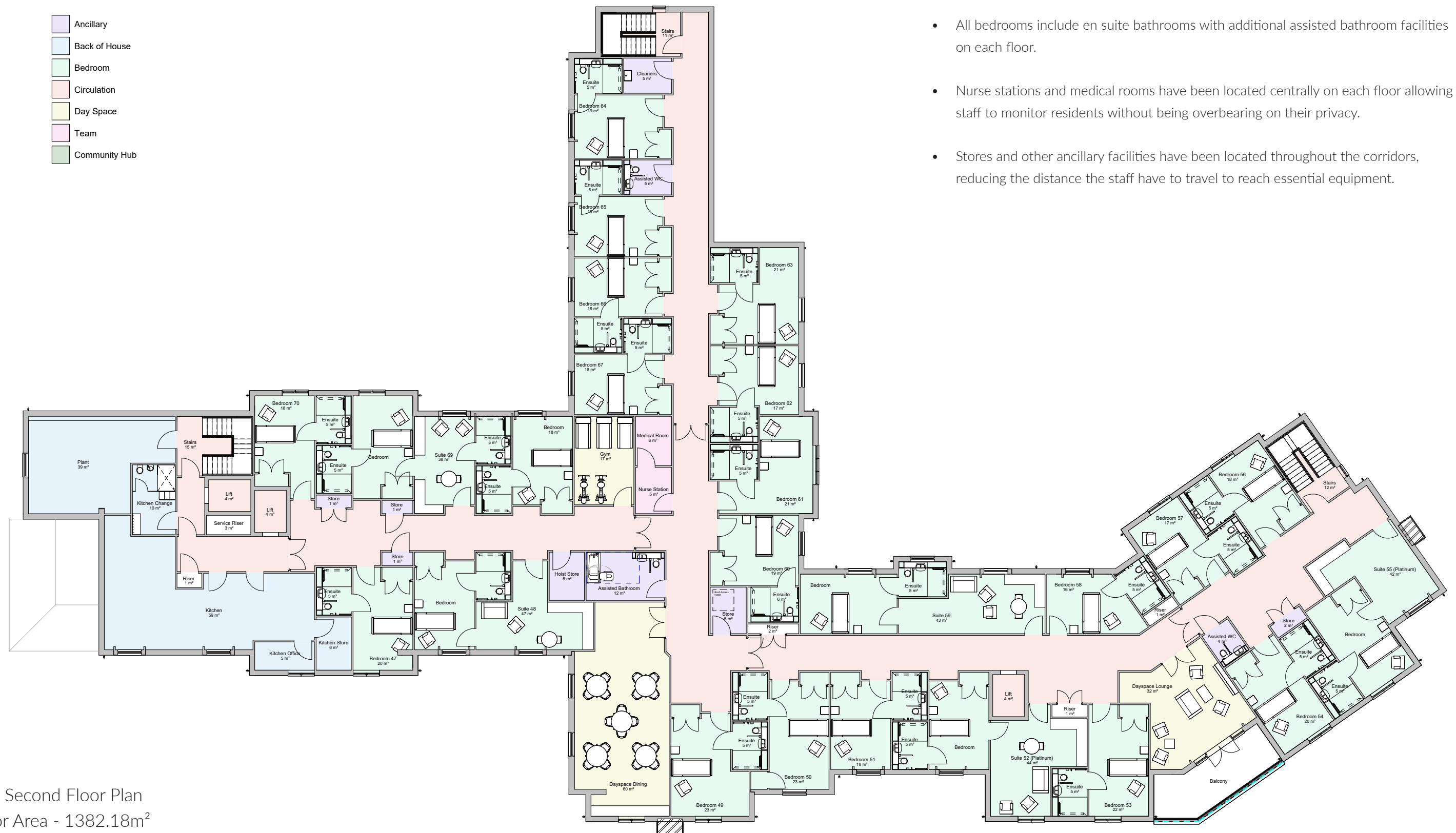
Minor changes to the internal layouts include reconfiguration of the care home entrance, and the number of bedrooms to the Ground and First floors have been reduced and relocated to the Second floor.

A community hub has also been provided on Ground floor with its own private entrance and facilities. This can be used as a multi-purpose space by the local community. Please refer to section 9.3 of this document for details.



- Spacious corridors have been designed throughout the care home to enable mobility of all residents.
- An open plan cafe/bistro is located on the ground floor for the use of visitors and residents.
- Lift access is provided to all floors for easy movement for residents and care equipment.
- Access to landscaped gardens has been provided from residents bedrooms located on the ground floor and dayspaces where possible.
- Staircases and circulation spaces have been located at the ends of the building to allow staff to move around easily and maximising efficiency when caring for residents.
- Internal spaces have been designed to maximise the amount of natural light entering the space.

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

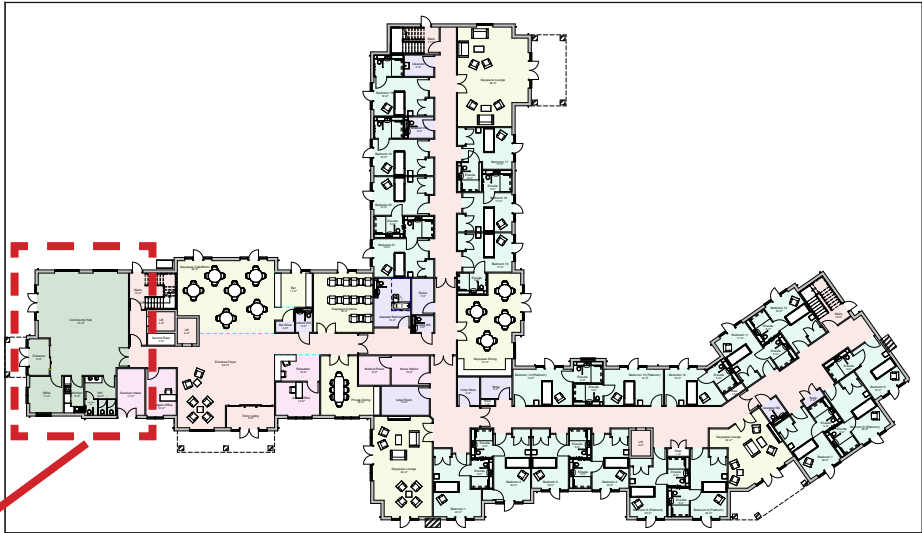
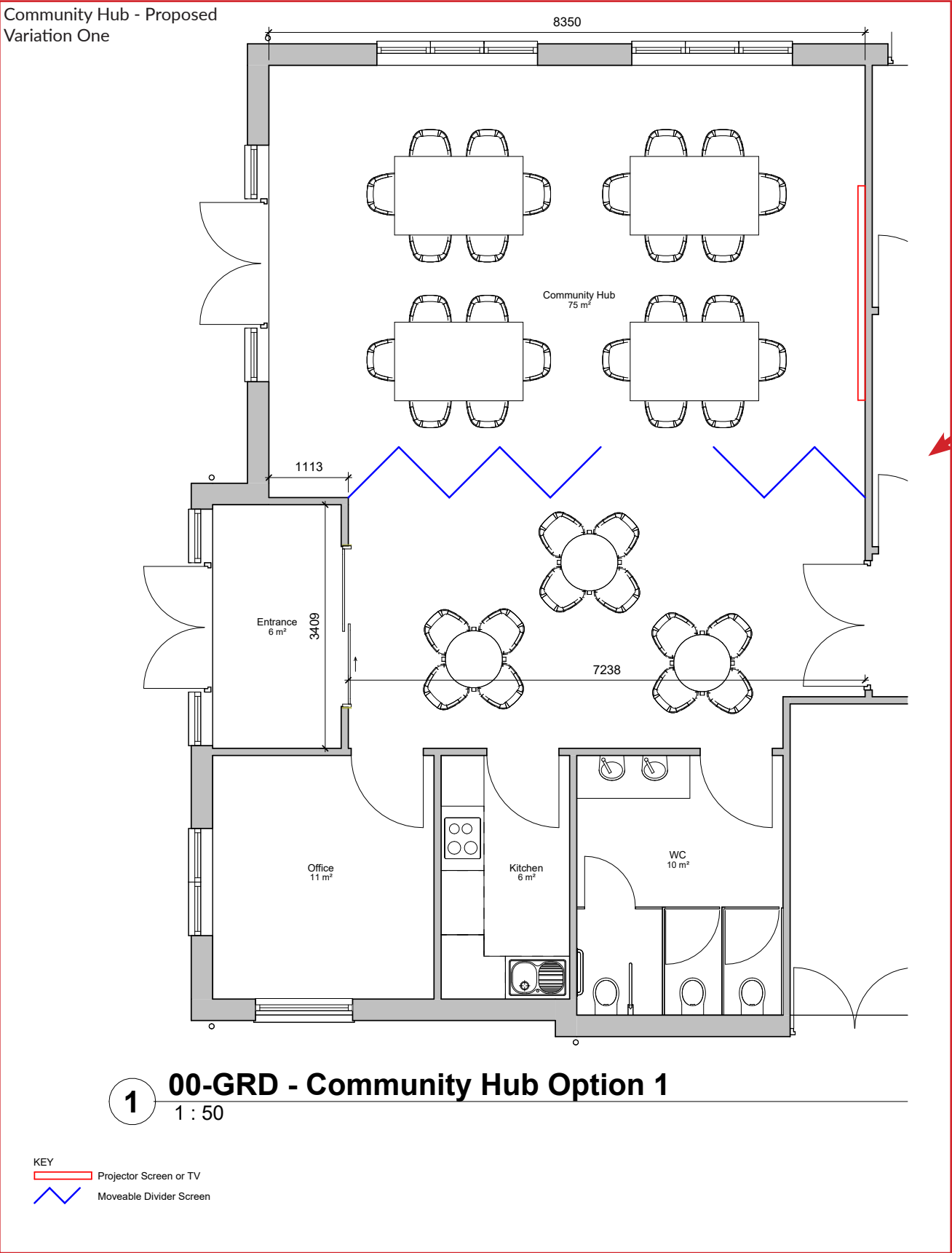


Key features throughout the Care Home:

- 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.

Proposed Second Floor Plan
Total Floor Area - 1382.18m²
Total Number of Bedrooms - 24

9.3 PROPOSED PLANS - COMMUNITY HUB



The community hub will provide a multi-use space for the residents of the wider area. There will be a large open plan hall, entrance lobby, office, and also kitchen and WC facilities to assist the function of the hub.

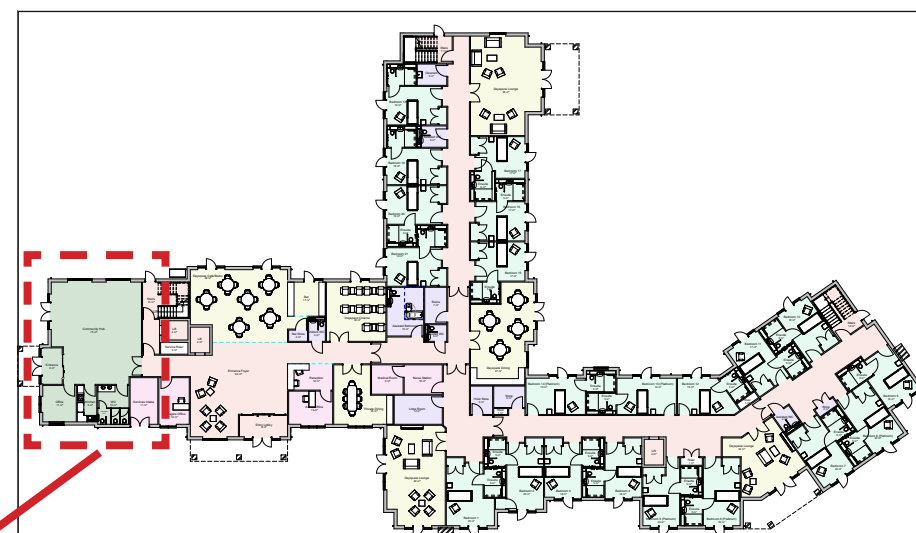
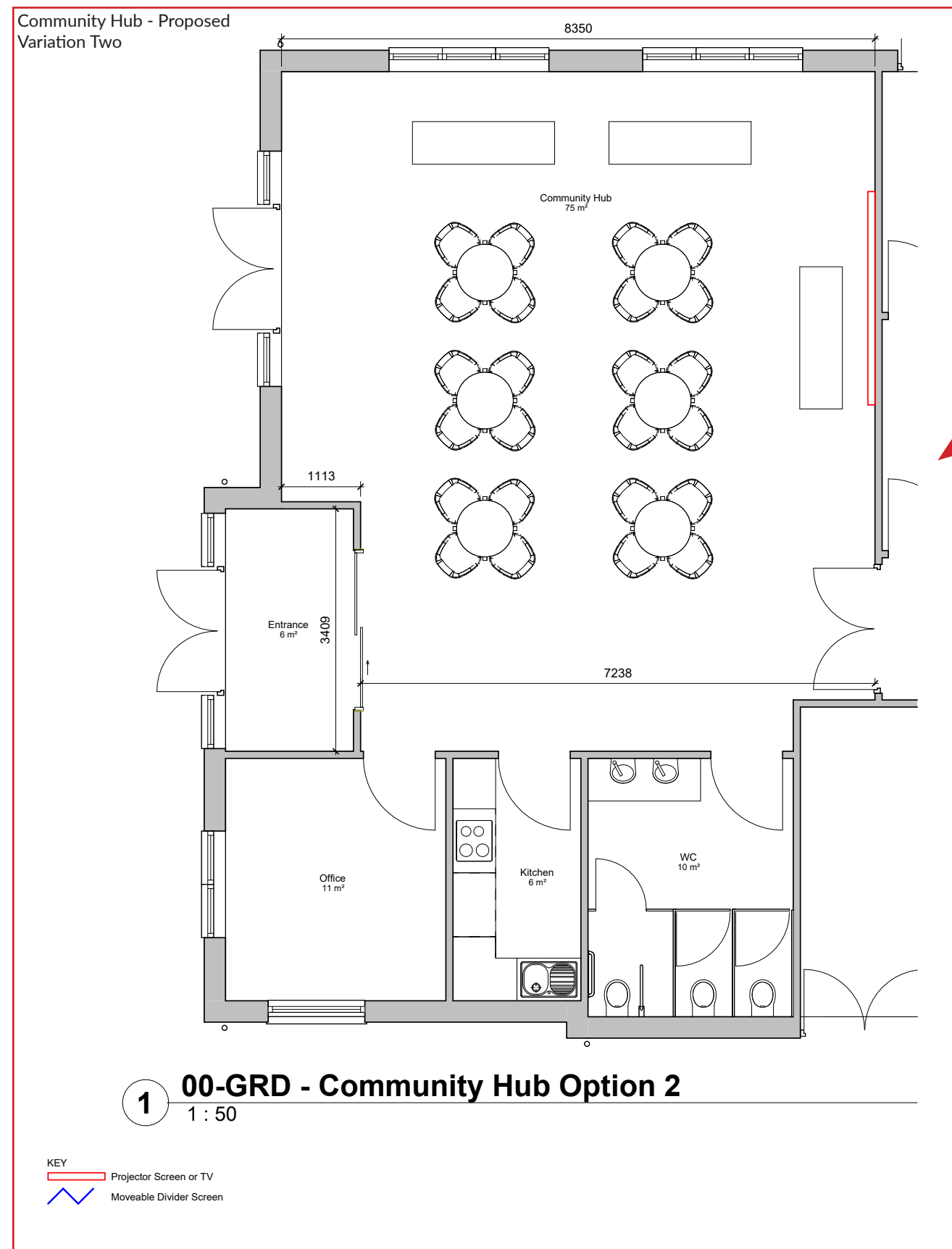
Variation One:
The two images below show how the flexible space can be adjusted according to function. From casual resident meetings / coffee mornings, to functions and performances.



Community Hub - Treberth, Newport



Community Hub - Harraby



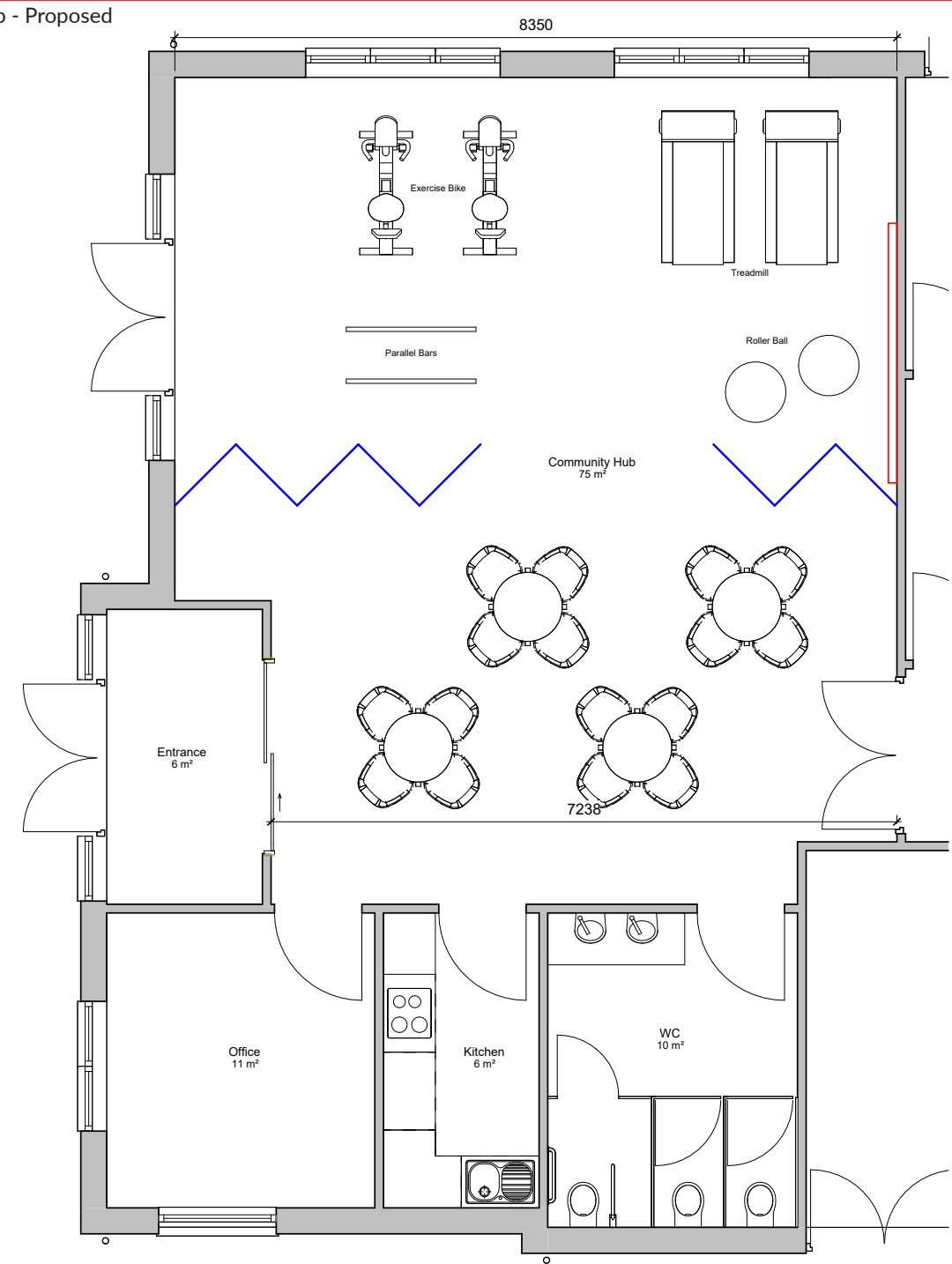
Variation Two:

The hub could be used as a large hall, fitting in a number of tables and chairs and featuring a projector screen or TV.



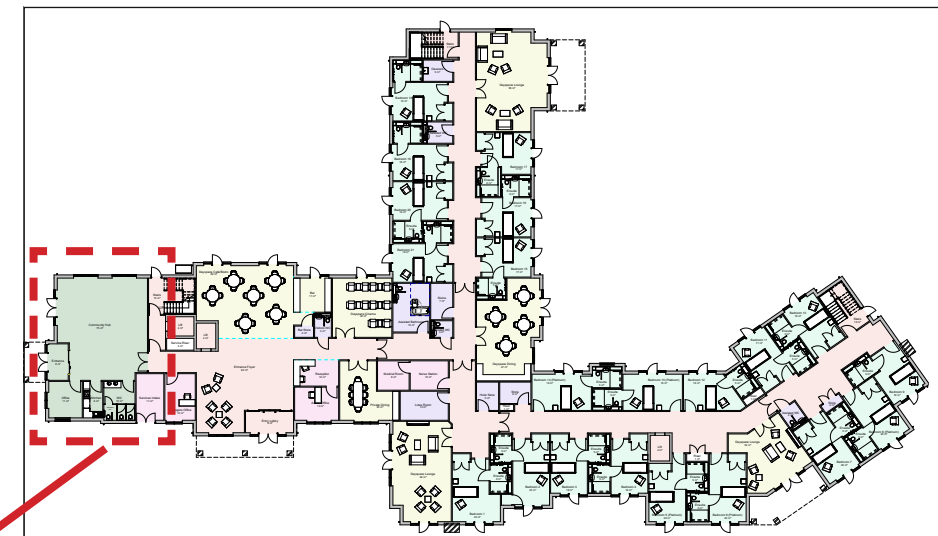
Community Hub - Hackney, London

Community Hub - Proposed
Variation Three



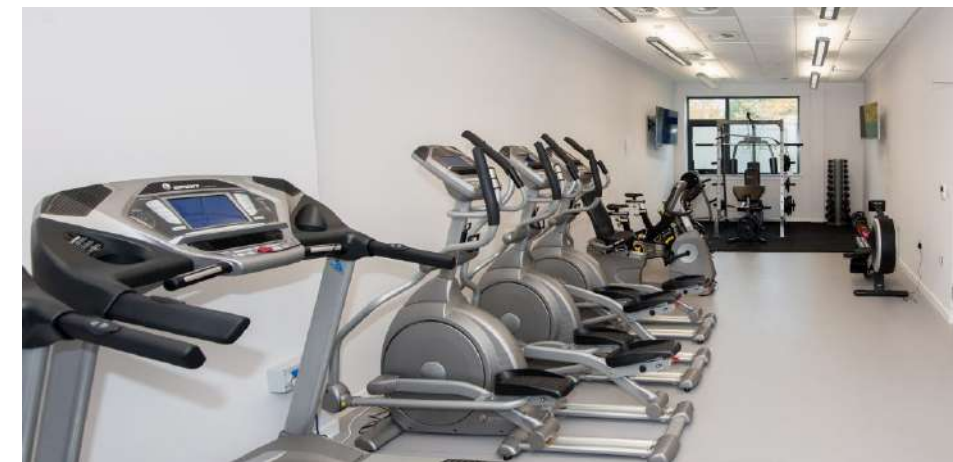
1 00-GRD - Community Hub Option 3
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KEY
Projector Screen or TV
Moveable Divider Screen



Variation Three:

A moveable divider screen can be used to split the large hall into 2 separate multi-use spaces, both with their own entrance points allowing the hub to function even with 2 bookings.



Community Hub - Cadder, Glasgow

9.4 SCALE AND MASSING

Dormers have been formed to utilise areas of the second floor with lower eaves, these have been amended to flat roof from the previous pitched roof

Gables divide up each facade and act as focal points



Proposed South East Elevation

Additional chimney added to east elevation to provide architectural detail to the end of the gables

Hipped roof along the main form of the building allows for area of flat roof to conceal PV Panels and plant equipment

The building form has been lowered in areas that sit closer to the site boundary reducing the impact on neighbouring properties

The footprint of the building has been updated which has resulted in smaller areas of the building protruding the main form along the Knot Road boundary

Change in materials across the elevations highlights key features and reduces the massing of the building



Proposed East Elevation

9.5 PROPOSED ELEVATIONS

During the design development stage, the external appearance of the building has been amended to provide a more in-keeping aesthetic with the neighbouring residential dwellings.

The changes to the external materials have created the most impact on the proposal. This alteration has improved the visual appearance of the building by reducing the massing of the building rather than the previous scheme which predominantly used red brickwork. Additional areas of Cedral cladding have been used, this is reflected within the wider context.

The main frontage has been relocated to the south elevation, this creates a sense of grandeur and presence upon entering the site from Knot Road. A feature gable with cantilever entrance canopy and signage will draw attention to the primary entrance, assisting with wayfinding into and around the site. The addition of the Community Hub has created a second focal point on the south west elevation. To provide a hierarchy to the building and its two functions, the entrance to the hub is smaller in scale.

While developing the scheme the roof ridge heights were looked at in great detail, with the possibility of lowering and providing greater variation to the levels, The breaking of the ridge heights allows the building to be read well within the wider context, creating the visual of multiple smaller buildings rather than one large mass which is not concise with the surrounding development.



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

9.6 PROPOSED MATERIALS

The external elevational treatments have evolved throughout the design development process and now best complement the adjacent neighbouring residential development.

External Wall Finished:

- Red multi facing brickwork
- White painted brickwork
- Pewter Grey Cedral cladding board
- Lead Dormers

Roof Finish:

- Marley Ashmore Concrete Roof Tile in Old English Dark Red
- Anthracite Grey uPVC fascias, soffits and rain water goods

Windows and Doors:

- Anthracite Grey uPVC window and door frames with double glazing

Details:

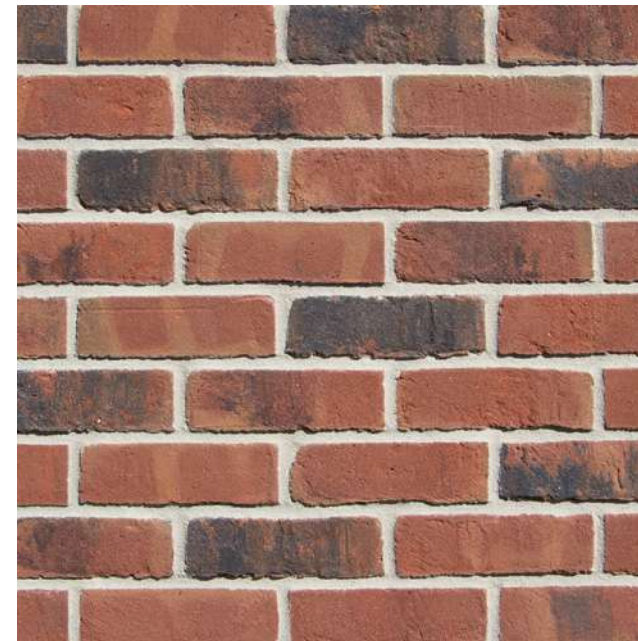
- Architectural reconstituted stonework string coursing
- Corbelled brickwork chimney stacks
- Red multi brickwork soldier course window heads



Stonework String Coursing



Brickwork window head



Red Multi Facing Brickwork



Corbelled Brickwork Chimney Stacks

9.7 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 Knot Road.

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 Knot 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.

9.8 CAR PARKING





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