

Planning application – Design, Access & Supporting Statement

Property name – Oakridge House

Property address – Jefferson Road, Basingstoke, RG21 5QS

Works – Nursing Care Extension

Introduction

Hampshire County Council as the local Adult Services provider for Hampshire proposes the construction of additional nursing care accommodation at Oakridge House, Jefferson Road, Basingstoke to increase provision in the central region of the county.

This document supports the application for detailed planning consent for the proposed elderly care accommodation and associated external areas under Regulation 3 of the Town and Country Planning Act (General Regulations 1992). It sets down the following background information and describes the proposals in detail.

- Statement of Need
- Brief
- Existing Building and Site
- Design Proposals
- Access and Travel Strategy
- Sustainability
- Site Operation and Construction Principles
- Validation Criteria

The application is made by Culture, Communities and Business Services of Hampshire County Council.

Brief

Demographic studies indicate that Basingstoke is where additional provision is most needed. The reasons for adopting the strategic approach of delivering additional care provision by extending existing care homes rather than building new stand alone facilities or by refurbishing the now outdated facilities is set out below:

- a. New stand alone facilities or refurbishment of the existing out dated homes were considered but proved not to be viable.
- b. Plan foot prints of existing homes are not suitable for re-modelling to meet the current

significantly enhanced requirements of modern Nursing Care provision.

c. These new facilities are of a modest scale which would not be viable as a stand alone unit and is more suited to the extension of an existing care home where existing staffing, management, equipment and specialist care facilities can be shared.

d. Property asset liabilities of the existing homes are extensive and the cost of rectifying these liabilities along with the cost of major adaptations to meet current standards does not represent best value.

The project at Oakridge is to act as model for this type of care provision as the remainder of new facilities to be provided as part of the transformation programme will be delivered through partnership with the private sector. Hampshire County Council is developing a model brief based on the requirements of these projects to inform the future delivery strategy.

The existing Oakridge Home was extensively refurbished and extended in as part of the ENHANCE programme within the past 10 years which makes it suitable to receive further extensions to provide the further nursing care provision.

It is proposed that the additional Nursing Care provision at the sites will be accommodated within a single storey extensions with a limited amount of refurbishment within the existing buildings. This will provide 10 new Nursing Care beds resulting in a net gain of 9 Nursing Care beds along with the provision of associated support facilities.

Existing Building and Site

The site for the proposed elderly care accommodation is located within the landscaped grounds of Oakridge, an existing two storey residential care home (overall site area approximately 0.82 ha) which was extended within the last ten years to include nursing care accommodation. The site lies in an accepted urban area of Basingstoke, fronting onto Jefferson Road along the north west boundary. There is housing to the south west of the site beyond a mature tree/shrub belt, and South View Infants School lies to the south east also beyond a significant tree/shrub belt and footpath. Sentinel Housing Association recently redeveloped adjacent housing to the north east of the site.

The overall site has a significant level difference of approximately 3 metres from northwest to southeast with a new retaining wall along the southeast boundary. Existing residential care facilities are located centrally on the site, with nursing care located to the southwest of the residential care home. The proposed development site (approximately 0.1 ha) is to be located at the rear of the existing residential accommodation, where the site has a fall of approximately 1.3 metres from south east to north west.

The existing vehicular and pedestrian access to Oakridge House from Jefferson Road is to remain and will be utilised to provide access to the proposed development. Access to service yards and garages is currently provided from Jefferson Road.

Design Proposals

The new extension at Oakridge will comprise ten new Nursing Care en-suite bedrooms with a new communal lounge/dining room, nurses' station, assisted bathroom and sluice. To enable this extension to connect to the existing building there will be a loss of one existing nursing care bedrooms. This bedroom will be converted to form the connecting corridor. There will be a net gain of nine additional beds. To improve circulation throughout the Home a second connection will be made to the existing residential care home creating an enclosed courtyard. The opportunity will be taken in this area to improve improve the existing residential lounge.

Use

The design proposals for the elderly care accommodation have been developed through a briefing process with Hampshire Adult Services. The building is to provide the following accommodation:

- 10 bedrooms with en suite WC and shower facilities
- 1 lounge/dining rooms with adjacent assisted wc.

In view of the existing catering and laundry facilities within the residential home, it is proposed to utilise these to meet the catering and laundry needs of the Nursing Care accommodation. A study has been carried out to confirm they have available capacity to meet the demand of the new accommodation.

The mix of service provision currently is:

- Nursing Care Accommodation: 48 bedrooms
- Residential Care Accommodation: 34 bedrooms

The intended mix of service provision will be:

- Nursing Care Accommodation: 57 bedrooms
- Residential Care Accommodation: 34 bedrooms

It must be noted that the mix of service provision may vary in future years to meet changing demand for the different levels of service.

Amount

A single storey extension of 450m² Gross Internal Area is proposed.

Layout

The building has been positioned adjacent to the South East boundary of the site, running parallel to the existing residential care accommodation. The building will connect into both residential and nursing care, creating a new, secure courtyard.

In determining this location the following factors and constraints were considered:

- Largest available area of land to site the building

- Retaining the existing access into the site from Jefferson Road
- Maintaining existing entrance to the nursing home and service area to kitchen
- Providing level access between current and proposed accommodation
- Facilitate an efficient route to existing shared laundry and kitchen areas

Scale

The linear form of the building runs parallel to the existing residential care, with links to current nursing and residential accommodation to provide level, secure access throughout the building for both care and maintenance staff.

Bedrooms are located overlooking a new central courtyard with circulation adjacent to the site boundary and neighbouring public footpath to ensure privacy and dignity for residents.

The building has a pitched roof taking cues from the existing Nursing Care Home. This will link the roof of the existing residential lounge, creating a continuous roofline around the single storey sections to the Northeast and Southeast of the courtyard.

Appearance

A simple palette of materials has been chosen for the external envelope, in keeping with those used in the existing adjacent developments.

- Concrete interlocking roof tiles to the low pitched roofs.
- Facing brickwork to the external walls of the main elevations.
- High performance flat roof coverings to the link to the existing Nursing Care Home.
- Colour coated aluminium gutters.
- External windows will be colour coated aluminium with infill panels to match the colour of the timber used on the existing Nursing Care Home.

Accessibility

Refer to accompanying Access Statement for explanation of inclusive design principles.

Landscaping

The development of additional Nursing Care accommodation at Oakridge affords the opportunity to introduce a courtyard, formed in part by the new building, which will enable residents to spend time outside in a safe environment.

A number of trees are proposed for removal, (relocation for smaller trees) to enable the extension to take place – see plans for exact location.. Arboricultural advice has been sought, and reinforcement of the boundary planting is proposed in places, mainly to the east, to avoid shading problems to bedroom windows in the future. Where possible larger species will be planted. Proposed trees to the courtyard will be smaller, ornamental, species .

Some existing paths around the grounds will need to be rerouted due to the works, and it is proposed to reinstate these where shown on plans, and to ensure emergency routes are present and light up.

A range of elements will be within the proposed courtyard: -

- Raised planters
- bird bath positioned close to the main lounge area
- Seating with armrests
- Sensory planting
- soft localised uplighting
- Pergola

Hard materials to include:

Buff block paving to courtyard

Timber seats and planters

Proposals for the courtyard are to create a soft, garden environment, with flowers amongst a strong evergreen structure. Species to include:

Lavandula, stachys, perovskia, geranium, and hebe.

Tree species to include prunus (cherry) and betula (birch) to the courtyard to create a light and domestic feel, with fagus sylvatica (beech), acer campestre (field maple) and fraxinus excelsior (ash) elsewhere to mirror the species being lost and create a long scale boundary tree belt.

Access and Travel Strategy

Hampshire Adult Services has prepared a Travel Plan (generic) for implementation by the local managers upon occupation of the completed scheme.

The plan sets down the criteria for identifying measures to encourage staff members to consider alternative modes of travel than individual travel by car. The plan provides the framework for the individual managers to create their own site specific travel plans.

Vehicular Access and Parking

The proposal utilises the existing vehicle access to the site from Jefferson Road which is the only vehicle access and currently allows for staff and visitors parking (23 marked bays) on the site, and for deliveries and refuse collection to and from the existing kitchen/service area at the rear of the residential home. In addition to this there are 2 accessible bays close to the reception entrances.

It is proposed to provide 4 additional bays which would handle the perceived growth in demand for staff and visitor parking accompanying the nett increase in 9 bedrooms.

Pedestrian Access

Existing pedestrian access to the site shares the same entrance point from Jefferson Road as the vehicular entrance.

Access for Cyclists

There is an existing cycle store with a capacity for 10 bicycles which will remain available cyclists following the works.

Sustainability

The building will principally be naturally lit and ventilated maintaining inhabited spaces to the perimeter of the building. Sunpipes are to be used to light internal spaces such as en-suites to reduce the need for artificial lighting. HCC Planning have confirmed that BREEAM accreditation will not be a Planning requirement. Alternatively, energy conservation standards will be to current Building Regulations. An enhanced airtightness rating of 5m³/m²/hr will be targeted.

Consultations

During the development of the design and of the planning application, the following have been consulted regarding various aspects of the project:

Peter Chadwick – Development Control Manager – County Planning – HCC
Kristina King – Senior Project Officer – County Planning – HCC
Davinia Glanfield – Access Officer – Property Services – HCC
Dr Hannah Fluck – Senior Archaeologist – Environment – HCC
Bob Burrows – Arboricultural Officer – Environment – HCC
Sarah Warriss-Simmons – Senior Ecologist – Environment – HCC
Ben Clifton – Senior Engineer – Environment – HCC
Paul Ledger – Area Team Manager – Building Control Partnership
Vincent Stapleton – Fire Officer – Property Services – HCC
Kevin Beer – Contaminated Land Officer – Basingstoke & Deane Borough Council
Harry Goodchild – Access Team – Countryside – HCC
Julie Williams – Neighbourhood Manager - Sentinel Housing Association

Site Operations

Delivery & Access

All site deliveries will use the existing entrance on to Jefferson Road. The contractor will be developing detailed proposals to mitigate disruption on Jefferson Road and also to ensure pedestrian safety.

Working hours

As the Care Home operates 24/7 there is little advantage to working outside normal working hours.

Sequencing

Preliminary sequencing has been discussed with the contractor and some initial phasing drawing accompany the application.

Validation Criteria

Affordable Housing Statement

This is not applicable as this application is not for the provision of dwellings under Use Class C3.

Air Quality Assessment

This is not applicable as the site is not within an Area Quality Management Area.

Biodiversity Survey

The plans show trees to be removed. Care should be taken during felling and appropriate measures taken should any bat evidence be found (the works should be halted immediately and the advice of an ecologist sought). Tree removal (and any necessary scrub clearance) should be carried out outside of the bird nesting period (i.e. outside of the period March to August inclusive) if possible, and in all cases only if there is no nesting occurring in the tree.

The trees/scrub to be retained should be protected through the works through protective fencing etc. There are arboricultural implications of working within root protection areas - and advice from an arboriculturalist has been sought.

An ecology survey noted no evidence of/potential for any protected species.

A qualified ecologist conducted an external examination of the building with an endoscope to establish whether existing features had evidence of roosting bats.

The survey involved a visual inspection of the single storey building to look for potential bat roosting cavities and a subsequent examination of those cavities with an endoscope. No evidence of bats was found during the daytime bat survey.

The survey findings conclude that no further surveys/mitigation are necessary.

Ecological enhancements should be provided, for example native scrub/wildflower grassland planting, and provision of bird/bat boxes on the proposed extension/existing trees.

Daylight & Sunlight Report

This is not applicable as the development is more than 2m from a common boundary and located in a orientation to the closest neighbouring properties so that it will not cast shadow upon them.

Economic Statement

This is not applicable as these proposals will not attract significant regeneration gains.

Environmental Statement

This is not applicable as these proposals are not of the required size or nature.

Flood Risk Assessment

This is not applicable as the site is less than 1 hectare and located with Flood Zone 1.

Foul Sewage and Utilities Assessment

Due to the nature of the proposals that involve foul sewage to outfall to the public sewer and there is not sewage flooding at present Hampshire County Council Planning have confirmed that this would not be required. Capacity checks have been made on the existing incoming services to the site and these will not need to be upgraded to service the proposed extension.

Heritage Statement

The site is not located in a conservation area and is sufficiently distant from a conservation area to have no impact upon its context. No listed buildings or structures are present on the site therefore there will be no works to listed buildings or structures. There are no listed buildings or structures within the vicinity of the site which could be adversely impacted by the development.

A desktop study has been carried out by the County Archaeologist who did not require further survey work and made the following comment: -

Although there are archaeological features known from nearby these will have been compromised by the previous development in this area. Given the relatively small scale of the proposed extension there are no archaeological issues I would wish to raise. This site is in an area that my colleague David Hopkins usually advises on, he is on leave at the moment but I have copied him in just in case he has anything to add.

Land Contamination Assessment

The Environment Agency's map data for the locality of the site has been consulted and a historic landfill site is shown within close proximity to the site. Further advice was sought from the Contaminated Land Officer at Basingstoke and Deane Borough Council who requires no further action and made the following comment: -

I've had a look on my system and it states that the landfill at Vyne School received inert waste but it does specify when it was active. One of the biggest risks from a landfill is the production of gases which can migrate off site. However, in theory inert waste will not decompose and produce gases. Given the distance between the proposed extension and the landfill, and the fact that it received inert waste I would say the risk from landfill gas is low. You could commission an environmental consultant to undertake a Phase 1 Desk Study which would include a preliminary risk assessment, however I don't think much would be gained and it would probably come to the same conclusion.

The Interactive Atlas of Radon in England and Wales produced by the Health Protection Agency indicates that the site is in an area where 0-1% of homes are above the Action Level. Consequently the wider area in which the site is located is considered to contain No Affected Areas as defined by the Health Protection Agency.

Landscaping Details

Landscaping proposals are included within the application pack.



Lighting Assessment

The scope of new external lighting is limited to providing emergency lighting to escape routes by the way of hooded fittings that do not spill light and low level lighting bollards. The existing external lighting to the car park area will not be altered. Taking these points into account, a full lighting assessment is not applicable due to the limited scale of the proposals.

Noise Assessment

This report is not applicable to these proposals as the use of the building will not change to one that is considered a noisy use and also the proposal itself is not for a noise sensitive use.

Open Space Assessment

This report is not applicable to these proposals as they do not involve the loss of public or private open space.

Parking Provision Statement

There is currently no Hampshire County Council parking standard for care homes. Four additional parking bays are being proposed to accommodate a nett increase of nine bedrooms.. Comments were received from Highways below regarding parking provision at a stage when five bays were proposed including one accessible bay: -

My understanding is that the development results in 9 additional bedrooms and 5 additional parking spaces, including one accessible space. Basingstoke and Deane do have residential parking standards for care homes which is one space per 6 bedrooms and 0.5 spaces per member of staff. The provision you are proposing is above the standards and so you may wish to submit information to justify this. It does appear reasonable to me though. Again any information you can provide on additional staff and number of additional residents would be welcome.

Taking on board these comments the proposed provision has been reduced from four standard bays plus one accessible bay to solely four standard bays.

Planning Obligations

Hampshire County Council Planning have confirmed that this application will not be the subject of a Section 106 agreement or the like.

Statement of Community Involvement

A Public Consultation Event was held locally to the site on 6th November 2012. This was attended by district councillors, relatives of residents of the home and also staff. Surrounding neighbours were invited by way of a letter drop but none attended.

Feedback was recorded with attendees being generally positive towards the proposals with discussions covering the following areas: -

- Assess existing and proposed planting to all boundaries
- Ensure liaison is maintained with adjacent South View School
- Engagement with neighbours should be pursued

There will be a further consultation event in the Spring with attendance by the contractor discuss construction operations and minimizing impacts on neighbours and residents.

Telecomms Development Statement

This is not applicable as these proposals do not include any telecomms development.

Town Centre Uses Statement

This is not applicable as these proposals do not include any town centre uses.

Transport Assessment

Following consultation with HCC Highways comments have been received that a transport assessment will not be required as there will be no alteration to the access to the public highway and there will be limited alterations to the traffic flows on Jefferson Road caused by the development.

Travel Plan

A Travel Plan is accompanying this application which will be updated prior to occupation of the development.

Arboricultural Survey & Report

An Arboricultural Survey for all the trees in the immediate vicinity of the proposals accompanies this application. Proposals for tree removal have been agreed with the County Arboricultural Officer:

Summary

The proposed scheme offers a practical, robust and economic solution to the requirement for Nursing Care accommodation in the area. By sharing the site of Hampshire County Council's existing residential and nursing care home it focuses the provision of care for the elderly and wherever possible looks to share the existing arrangements to minimise the impact on the environment. The design looks to provide a new building of domestic scale that will complement and enhance the existing buildings on the site whilst limiting the visual impact of this facility.