

7 CARE HOME

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7.1 This section of the statement has been prepared by Condyl Lofthouse Architects in relation to the Care Home.

PROJECT BRIEF:

7.2 The application seeks to develop the 1.85 arce site with a purpose built 64 bed care home for frail elderly and those living with dementia.

The Operator:

- 7.3 Porthaven is an independent care home company, building and operating market leading care homes. Providing nursing care for the frail elderly and those living with dementia. 24-hour nursing care is supervised by full-time registered nurses and care assistants providing specialist care tailored to the individual residents as the majority will have acute physical and/or cognitive impairments.
- 7.4 Porthaven provide some of the highest quality care homes in the country, and pride themselves in keeping ahead of the market in meeting high resident/family expectation, and serving demanding care needs, all fit for the 21st century.
- 7.5 Meaningful activities are at the heart of Porthaven's approach to care, illustrated by their winning of several national awards by NAPA, a charity dedicated to improving the lives of elderly people through activity. Not only are their homes tastefully appointed and comfortable, their varied and nutritious menus use, wherever possible, locally sourced produce in support of the local community.
- 7.6 While some residents eat in their own rooms, many enjoy the company of others when eating, which is why all Porthaven homes provide restaurant service in their dining rooms, where social interaction is encouraged. Porthaven also encourage residents' family and friends to join in with resident activities or events as well as enjoy the dining experience at their homes. Whether it's for a birthday celebration or other special occasions, the employees are always pleased to cater for private events at the home in the Private Dining Room and Function Room.

Site Location & context

- 7.7 The setting for the Care Home is on land situated to the west of the manor house, within Caversham Park. There are various existing small buildings, largely single storey, which are to be demolished to enable a new build development. There are existing trees of varying size and quality – some are to be removed to enable the development. The existing landscape varies between hardstanding, lawn and some planting.
- 7.8 Access to the Care Home site is by an existing estate road (Caversham Park Drive), which in turn joins Peppard Road to the west.
- 7.9 The Care Home development seeks to respond to the existing large property, which is to be refurbished, and the new build developments by Beechcroft. The Care Home development will add to the existing diversity of property types within the area and provide elderly care facilities to encourage sustainable communities.
- 7.10 The site constraints include existing building lines and various existing trees. There is an existing oak tree centrally on this portion of the site which is a Category A tree and is a key driver for any potential footprint proposed.



View looking south east from within site.



View looking west, from south of the Care Home site. Existing hedge to be retained.



Existing Oak tree (T131) to be retained.

CARE HOME DEVELOPMENT BRIEF AND OBJECTIVES

- 7.11

Generally:

 - Care home to feel tranquil and settled within a parkland setting
 - Care Home layout to respond to site shape and constraints and provide opportunity for both high quality interior design and external landscaping
 - The footprint of the building is developed in response to the constraints of the site and proximity to adjacent neighbours
 - The main entrance to be welcoming to visitors and the layout of the floorscape should be easy to navigate due to the requirements of the building users. The location of the services and consideration to access allows the building to be well managed by service vehicles and staff.
 - The building scale and mass that works well with the local context and adjacent building and creates a building which adds to the Caversham Park setting.
- 7.12

Care Home:

 - 64 bed 2 storey care home, with staff facilities within the roof space, arranged as 2 No separate resident units per floor
 - This care home size is operationally efficient, and offers flexibility to provide varying types of care in 2 No units, each of an efficient size
 - Design to achieve best practice in the care for the elderly, including dementia care.
- 7.13

Landscaping:

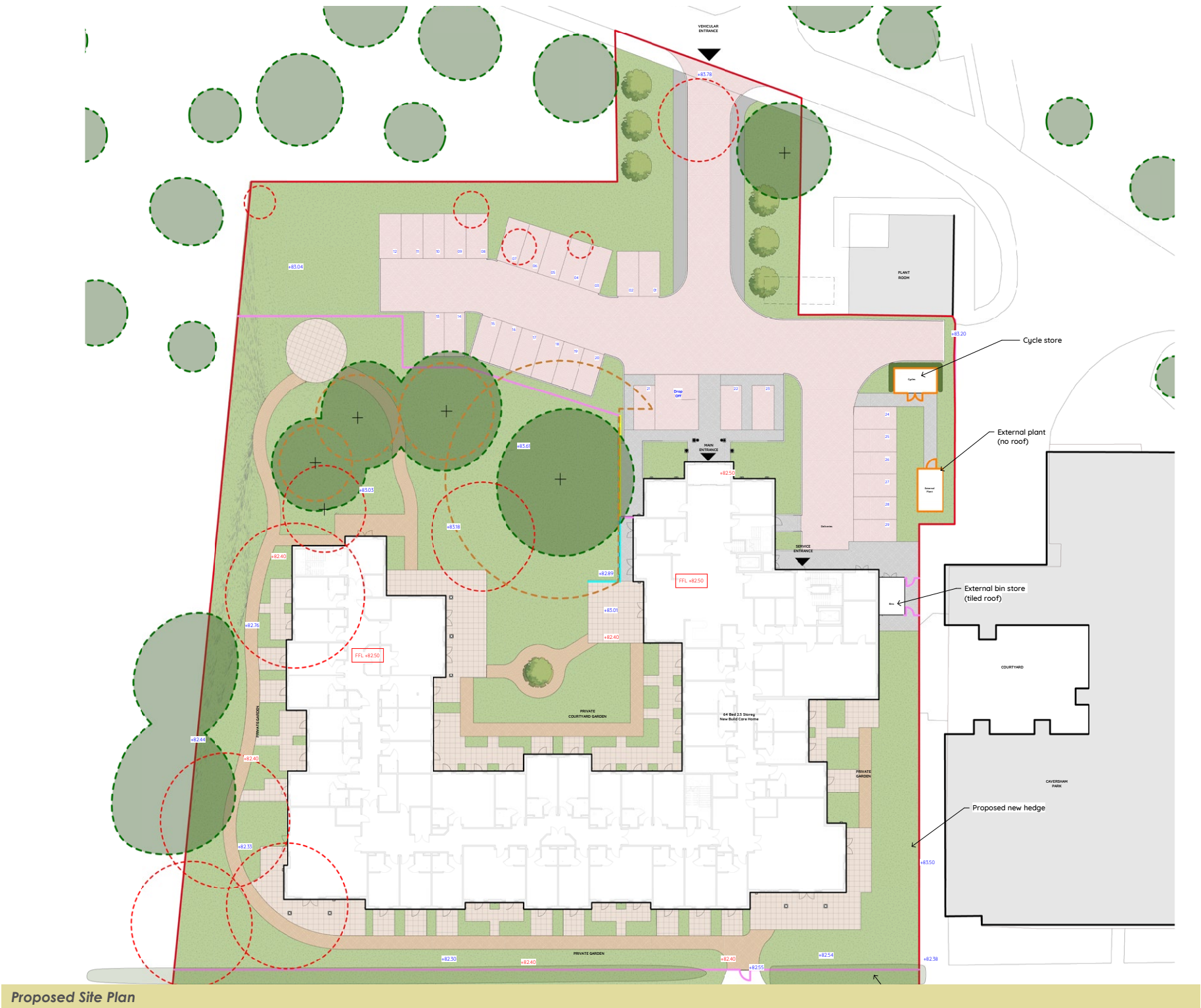
 - Generous external resident amenity spaces
 - Gardens with high quality hard and soft landscaping, providing a variety of experiences, seating areas and destinations
 - Design for dementia, including sensory planting
 - Generous garden terrace areas, including terraces to upper floor units
 - Ground floor bedrooms to have external doors with private patios
 - Access to amenity gardens from upper floor units
 - Green house and kitchen garden area

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DESIGN

Layout

- 7.14 The site lends itself to the creation of a high quality contemporary care home within a parkland setting. The site access can be from the north only and a new access road, on a north/south access, has been created to focus on the Care Home main entrance. Due to the other boundaries being land locked, vehicles and pedestrian can only access the site from this location and thus this generated the starting point for the site layout.
- 7.15 The entrance foyer to the building will provide a spacious and airy welcome, with views through into the cafe, terrace and the courtyard garden beyond. Also accessed off the central entrance area will be a visitor's lounge, administration office and manager's office.
- 7.16 The service entrance has been accommodated without impacting on resident areas or their daily experience and visitors will not be confused by its position as the main entrance location is so prominent.
- 7.17 Setting the Care Home back from the estate road enables it to respect the existing retained properties and will not detract visually. The building is then aligned along the southern boundary with the existing property to the respect the strong building line to the east. From the main entrance, the building footprint responds to the existing oak tree (T131) and creates a central courtyard to provide different options for residents to use externally.
- 7.18 The accommodation will consist of 32 beds on each floor, all bedrooms having en-suite and shower facilities. Each floor will include the provision of day facilities to meet the wider needs of the residents. These will include various spaces for daily activities e.g. disabled access bathroom, communal lounge and dining areas, an activities suite, hair salon, private dining room, library and cinema. There will also be additional ancillary areas such as store rooms, sluice rooms, cleaning, linen stores, a nurse station and associated medication store on each floor.



- 7.19 The building will be operated and staffed 24 hours, and an external CCTV system will be in operation to the building perimeter and its grounds only. To protect residents, all windows are to be fitted with keyed lockable restrictors and the private garden areas surrounded by 1.8m high fencing. As such it is considered that the opportunities for crime have been minimised.
- 7.20 Waste facilities have been provided to allow the separation of refuse, and enable recycling to take place with the dedicated waste store integrated into the design.

Appearance

- 7.21 The building style reflects the existing architecture of the Caversham Park. The elevations have been designed to a high standard, with terraces and materiality used to create rhythm and proportion. A strong main entrance elevation provides a sense of arrival and supported well by a definitive landscaping scheme. A stock brick is proposed generally with ashlar render at ground floor and a smooth render also where gables are proposed. Balconies are a key feature for residents at 1st floor and these have been developed with feature stonework and columns. A feature eaves detail and varying roof heights create interest and break the ridge line of the home.

Fenestration

- 7.22 The size and location of windows and doors have been arranged to maximise the availability of natural light within the building, enhancing the internal environment and quality of life for residents. Access to natural light and maintaining diurnal cycles are particularly important therapeutic effects in elderly care.
- 7.23 The largest proportion of windows are located in the entrance and the day space areas, thus the window size and proportion indicate the room usage behind.

Roof Lines / Pitch / Flat

- 7.24 The roof is designed with consideration of a traditional vernacular. Pitched gable features and a main roof line broken in a number of places assist in reducing the overall scale of the built form.

Offset Corridors.

- 7.25 The strategy has been to develop the design to avoid long internal corridors that are often associated with institutions. As such the design incorporates multiple building offsets, corners and destination points with incidental seating and views.

Landscaping

- 7.26 Experience suggests that residents use the external landscaped areas predominantly as a visual amenity from dayrooms, bedrooms, and from the external patio areas. The proposed building provides residents with a secure private external courtyard space, located within the centre of the building, as well as other garden spaces which have been carefully designed by the Landscape Architects. A terraced balcony area accessed from the dining room day space allow for the views and landscaped gardens to be more accessible for residents at first floor.
- 7.27 The proposed scheme will introduce a fresh landscaping approach and seeks to improve and reinforce the character of the local area. This will be implemented through an extensive planting scheme.



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ACCESS STATEMENT

Care Home

- 7.28 The proposal has been designed for use by elderly and/or infirm residents, as such it is designed to be accessible throughout for residents and visitors who may have physical impairments.
- 7.29 The main entrance to the Care Home is via a level threshold. Passenger lifts are provided, accessing both floors. Staircases throughout the building have been designed for the ambulant disabled.
- 7.30 The ground floor and external levels from the car park have been carefully designed to provide ambulant disabled access for residents and visitors on foot with gradients no greater than 1 in 21.
- 7.31 Vehicular access to the Care Home site is to be taken via the estate access road.
- 7.32 The vehicular access and car parking has been laid out to include disabled parking bays, and drop off facilities adjacent to the covered main entrance. Secure cycle parking has also been provided in view of the main entrance and is accessed from a short cycle lane.
- 7.33 Provisions have been made to enable refuse collection and delivery services and turning within the curtilage of the site, so as not to cause inconvenience to neighbouring properties, and to allow access for emergency service vehicles.

Conclusions

- 7.34 The proposed Care Home will provide 24 hour nursing care for frail elderly and those living with dementia.
- 7.35 The massing, scale, character, and detailing of the building positively responds to its context. The site layout and landscaping has been developed to supplement the existing site and surroundings, respecting existing trees and improving the landscape design to ensure a pleasant environment that is accessible to all.
- 7.36 The development has been designed to promote inclusiveness in terms of access and use in accordance with Building Regulations requirements. It will be designed to suit elderly residents who live with physical, visual, cognitive, or hearing impairments.
- 7.37 The development is accessible for pedestrians, cyclists, and through public transport infrastructure. Due consideration has been given to the ease of access and operational practicalities of the facilities incorporated within the proposal.



Internal Courtyard



View from South East



View from site entrance to the North

3D Views of the Care Home

8 CONCLUSION

- 8.1 This statement has been prepared by BHP Harwood Architects LLP in support of a Planning and Listed Building Application submitted on behalf of Beechcroft Developments Ltd. The application is for the redevelopment of Caversham Park to provide Assisted Living and over 55's Downsizers housing through a mix of refurbishment and new build, Affordable Homes and a Care Home.
- 8.2 The quantum of development consists of
- The retention and conversion of the main house to Assisted Living apartments (Class C2) and associated works.
 - The construction of a care home (Class C2) immediately to the west of the main house;
 - Construction of a row of townhouses (C3) in place of the existing car park to the north east of the main house;
 - Construction of a group of houses and flats (C3) within the clearing currently occupied by satellite dishes to the east of the main house;
 - Construction of a group of houses (C3) in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive; and
 - Change of use of numbers 1 and 3 Caversham Park Drive from their existing ancillary residential use to C3 dwellings and associated works.
- 8.3 In summary, the following key principles have been adapted in the layout and design of the proposed development in support of the submitted full Planning Application:
- Efficient use of land, developing a design with densities in line with the local and national indicative minimum levels as well as enhancing the natural features of the site.
 - Provision of a appropriate mix of retirement properties to reflect the local demand.
 - Provision of a safe and secure environment through the careful layout and structure of the development proposal, orientating frontages towards the streets, footpaths and spaces to achieve natural surveillance of the public realm.
 - Creation of attractive and successful outdoor spaces designed to achieve a sense of place through the avoidance of car dominated road layouts and vehicle through routes.
- 8.4 In conclusion, it is therefore considered that the development constitutes sustainable development, which should be positively considered in accordance with the provision of the National Planning Policy Framework.
- 8.5 The proposed works will make significant improvements to the character and appearance of the site as a whole and ensure the extended use of the heritage asset, Caversham Park.