



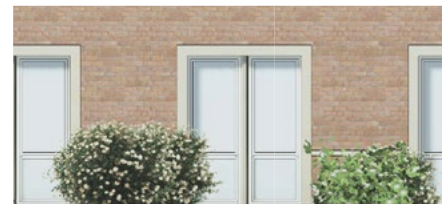
MAIN ENTRANCE



Design Statement

Care Home
Hampton

18.07.24
Job no. A-1028





more

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CINNAMON LUXURY CARE

Revision	Date	Description	By	Review	Approved
P1	07.05.24	Issued for comments	PK		
P2	18.06.24	Issued for comments	PK		
P3	17.07.24	Issued for Section 73 application	PK	MD	

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1.0 Introduction

“With over sixty years’ proud history we are driven every day by our passion and determination to reimagine the future of care and supported living and promote independence, wellbeing and quality of life.”

Mel Magee, Carless + Adams.



Genuine + Open

At Carless + Adams, we understand that the provision of high-quality care has never mattered more.

We are dedicated to reimagining supported living and care accommodation communities, changing perceptions and enabling a move into these environments to be a positive and proactive one.

With an ageing population there is a growing requirement for supported living and care accommodation across all areas of the UK. At Carless + Adams, we recognise the importance of these environments within their local communities and we work collaboratively with our clients to assist in meeting this demand whilst respecting the needs of the neighbouring communities.

We believe that providing the correct accommodation can empower people and allow them to live a life filled with choice and dignity. With designs that promote interaction between different age groups, as we know this can help build solid, supportive communities whilst alleviating isolation, it is our ambition to champion intergenerational care.

We want to lead the sector to ensure the highest possible standards are consistently upheld whilst shaping the future of supported living and care in vibrant, attractive environments.

- + Residential Care & Nursing Homes
- + Assisted Living apartments, Cottages and Bungalows
- + Extra Care Housing
- + Design for Dementia
- + Day Care Centres
- + Elderly Person Housing
- + Learning Disability Homes
- + Healthcare

1.0 Introduction

1.1 Project Introduction

This design statement is prepared by Carless + Adams Ltd in support of a pre-application submission on behalf of Cinnamon Luxury Care who provides residential and specialist dementia care in a variety of locations across the country.

The site has a standing approval for a care home offering 66 bedrooms and 22 care suites, with 24 parking bays. It is considered that in its current arrangement the Extant Permission is no longer viable. Therefore, amendments to the offering and the proposed layout are required to deliver the scheme.

The revised proposal offers 75 bedrooms and 8 care suites, resulting in a reduction in population of the development from 93 to 91 people. In addition the car parking has been reduced from 24 to 21 parking bays.

The proposed development is to include a retention of the locally listed Police Station building and demolition of all other buildings located within the site.

The proposed alterations will ensure that this site continues to deliver high standards of accommodation and excellent quality care through a dedicated team of experts for many years to come.



Existing building, Police Station, to be retained.



Main entrance to the site

1.2 Site Location

The site is located in Hampton, within the London Borough of Richmond Upon Thames.

A308 (Hampton Court Road / Thames Street / Upper Sunbury Road) is the primary route through the area running east-west from Hampton Court Palace to the Junction 1 of the M3 at Sunbury. Station Road is accessed indirectly from the A308 and is a principal route through Hampton from the High Street in the west, through the village and on to the railway station in the east.

The site is located within the heart of Hampton Village centre that provides good access to local amenities and public transport. Hampton train station is 0.3 miles west of the site, which is operated by South Western Railway and has a direct service to London Waterloo.

The site lies within Hampton Village Conservation Area. It is currently occupied by a former Police Station building, a Victorian, locally listed building. The remainder of the site is a large parking courtyard and outbuildings. Adjacent to the site to the east are Grade II listed buildings and north of the site is the public open space of Beveree Field.

2.0 Planning History

2.1 Planning History

The London Borough of Richmond Upon Thames council's website indicates that the site has a history of planning applications which include approvals for the following developments which have been implemented on site:

+ Ref: 16/0606/FUL

An application was submitted and approved in September 2017 for retention of former police station building with partial demolition of the rear wings of the police station and demolition of the rear garages and the construction of 28 residential units (4 x 1 bedroom, 12 x 2 bedroom, 10 x 3 bedroom and 2 x 4 bedroom) and associated access, servicing, cycle parking and landscaping.

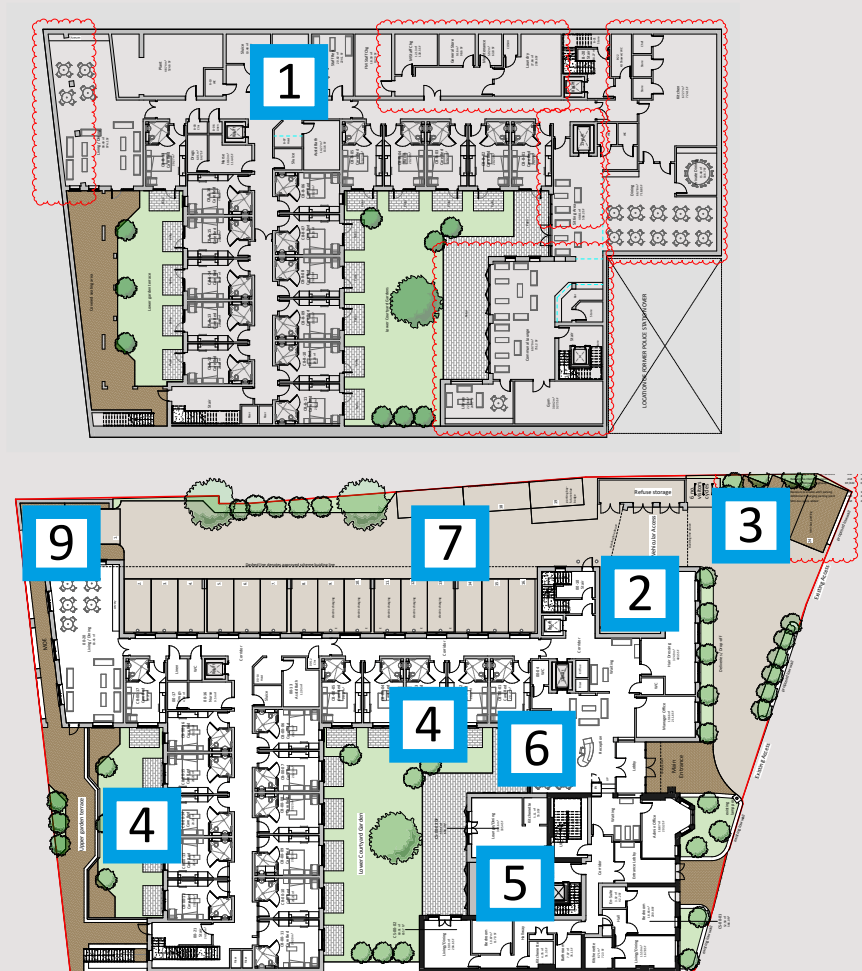
+ Ref: 19/2822/FUL

An application approved in September 2019 for retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a registered care home comprising 22 care suites and 66 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works.



Approved scheme under the application reference 19/2822/FUL: Site Plan with Ground Floor Plan

3.0 Design Approach + Concept



Approved scheme under the application reference 19/2822/FUL: Lower Ground and Ground Floor Plans

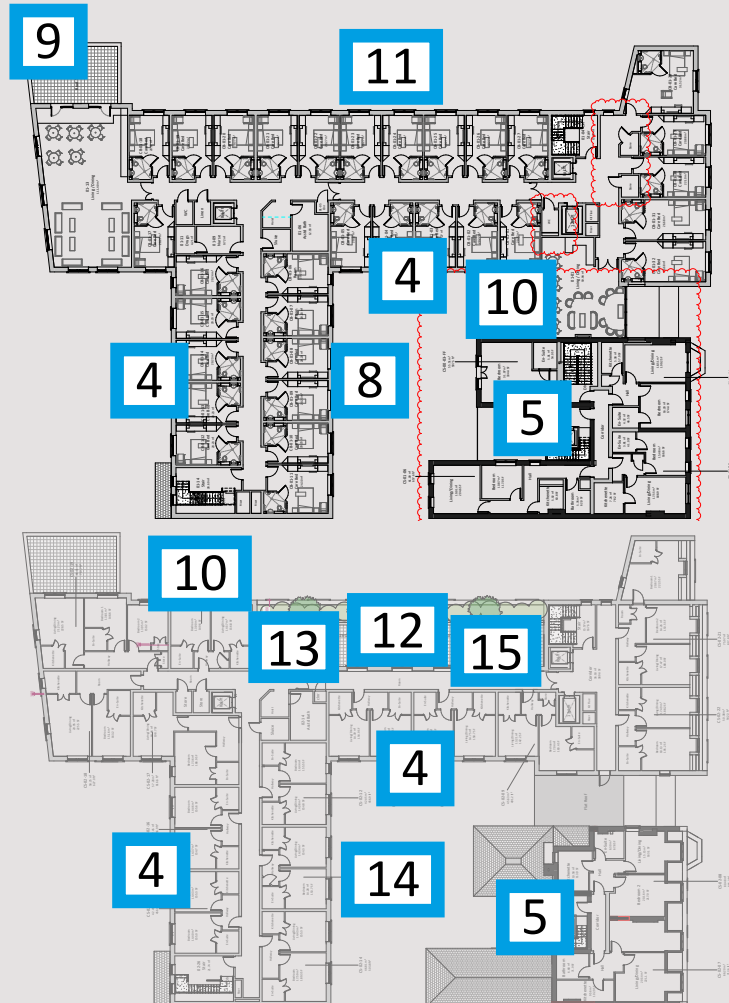
3.1 Design Variations

This proposal seeks an approval for the following changes and additions to the consented scheme under the application reference 19/2822/FUL.

1. Reduced basement
2. Single-storey building infill
3. Sub-station
4. An addition of protruding bays
5. Double-storey building infill
6. Single-storey extension
7. Reduction of parking bays
8. Full-height windows
9. Additional external staircase
10. Additional terrace
11. Omission of obscured glazing in bedrooms
12. An addition of garden room
13. Additional bedroom
14. Removal of juliet balconies
15. Omission of obscured glazing on the roof terrace
16. Roof plant

This document will review these amendments and explain the reasoning and the benefits of these changes to the new facility.

3.0 Design Approach + Concept



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Approved scheme under the application reference
19/2822/FUL: First and Second Floor Plans

3.0 Design Approach + Concept



Approved scheme under the application reference 19/2822/FUL: Elevations

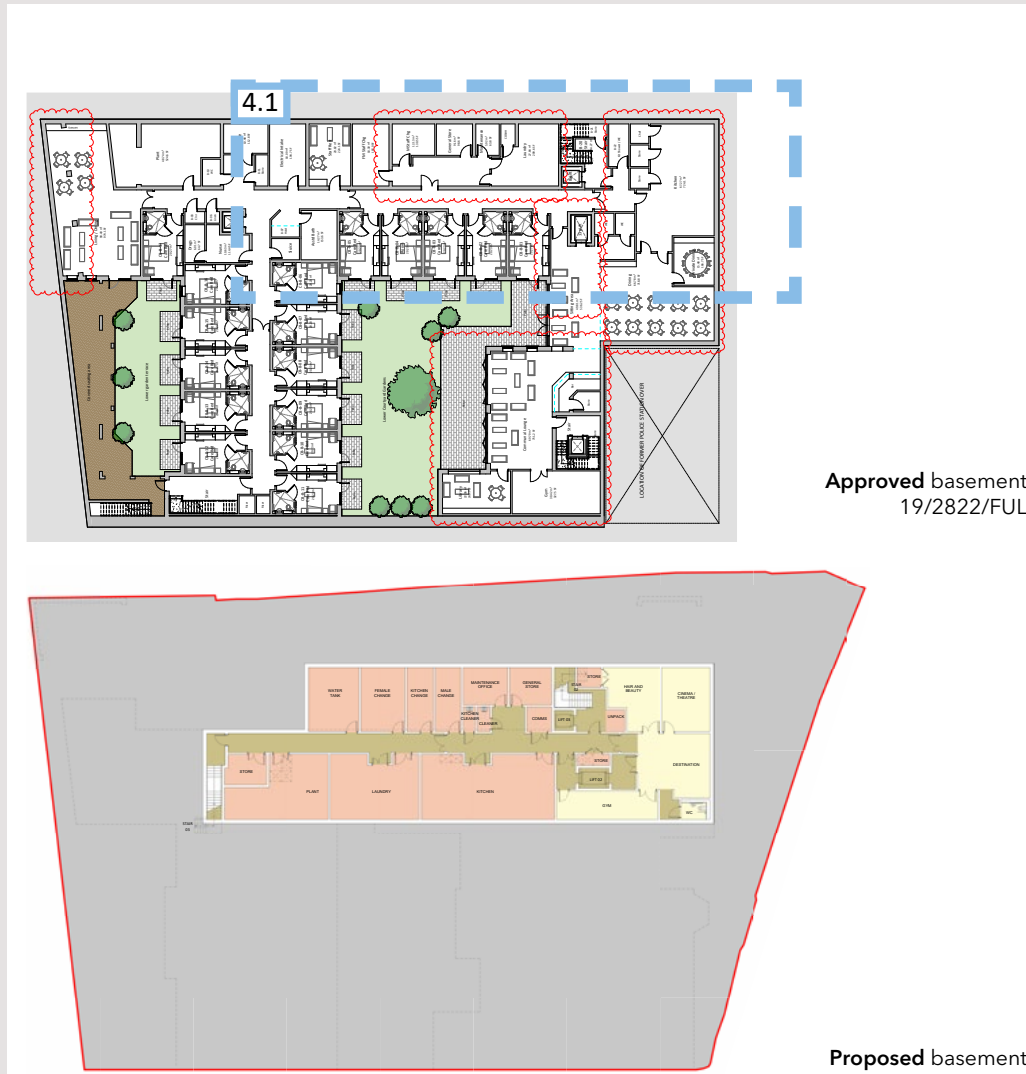
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16. Roof plant

This document will review these amendments and explain the reasoning and the benefits of these changes to the new facility.

4.0 Revised Design



4.1 The basement to be reduced, simplified and kept away from the existing non-designated heritage asset:

- + to limit the risks of excavating and building in proximity of the NDHA
- + enhance setting of locally listed building by allowing the rear ground floor to visibly stand on the ground itself, rather than above a modern flat roof and basement façade
- + to simplify and reduce the building programme
- + to reduce embodied Carbon
- + to reduce the amount of soil being excavated
- + to reduce vehicle movements to and from the site during the building process.

4.0 Revised Design



4.2 The single-storey building infill to replace parking bays no 20 and 21, to improve the internal layout of the front-facing portion of the building and to strengthen the active frontage.

4.3 A sub-station is required to support the additional electricity requirements of the renewable Air Source Heat Pump technology proposed.

4.4 An addition of protruding bays- two bedrooms in the north-south run, and two bedrooms in the east-west run to be pushed forward, to enhance external elevations, by adding some variations to the simple elevations, but predominantly to enhance the internal spaces: to create places of interest within corridors, to break the long runs by introducing small sitting spaces within widenings, and small storage.

4.5 Space currently used as terrace to be enclosed and used to rationalise and standardise the layout of the proposed suites, and to even up the rear façade at ground and first floor levels

4.6 Single-storey, ground floor extension to create a larger welcoming/ lounging area, to work as a hub, a meeting space for the residents and visitors. The space would retain the access to the internal courtyard, for residents to benefit and enjoy outside space. The extended communal space on the ground floor is a result of a reduced basement, as a re-provision of the lost amenity, ensuring that there would be no adverse impact on the amenity for future residents.

4.7 A requirement of providing a sub-station on site resulted in a reduction of parking bays, from 24 to 21 bays. The ratio per resident dropped from 0.27 to 0.25, however it is still above the national average of 0.24 space per resident.

4.0 Revised Design



4.8 Full-height windows on the first floor within the internal courtyard applied to improve the amount of light in the bedroom and enhance residents' experience.

4.9 An additional external staircase to provide a secondary escape route from the first floor terrace, as required by Building Regulations and fire safety requirements.

The additional staircase prompt the relocation of the cycle store and a reduction of lounge on the ground floor.

4.10 An additional terrace off the private dining room, to enhance the residents' experience and provide an additional outdoor space. There would be a defensive planting in front of bedrooms no 1 and 2, to ensure the residents' privacy is maintained.

4.11 Omission of obscured glazing in bedrooms. It is also important to consider the impact of obscure glazing on future residents of the development and the currently worded planning condition will result in reduced outlook and daylight for residents and potentially have a detrimental impact on their health and well-being.

Given that such residents will be in their old age and require care, it is expected that most of the time they will spend in their bedrooms will be when they are in bed. When they are not in bed, they will be encouraged to use the communal spaces in the building to promote mental and physical well-being through interaction and movement. It is therefore unlikely that residents will spend any prolonged time in their bedroom, other than sleeping. Even if residents are to look out of the window, it is likely to be when lying in bed or sitting down on a chair positioned next to the bed which will provide naturally splayed views out of the window and ensure no direct overlooking.

4.0 Revised Design



4.12 An addition of garden room

A portion of the terrace to be enclosed and transformed into a garden room - a sitting space that will provide a direct access to two smaller terraces, to improve their functionality. If the terrace is to be accessed from the corridor only it is likely it will remain underused.

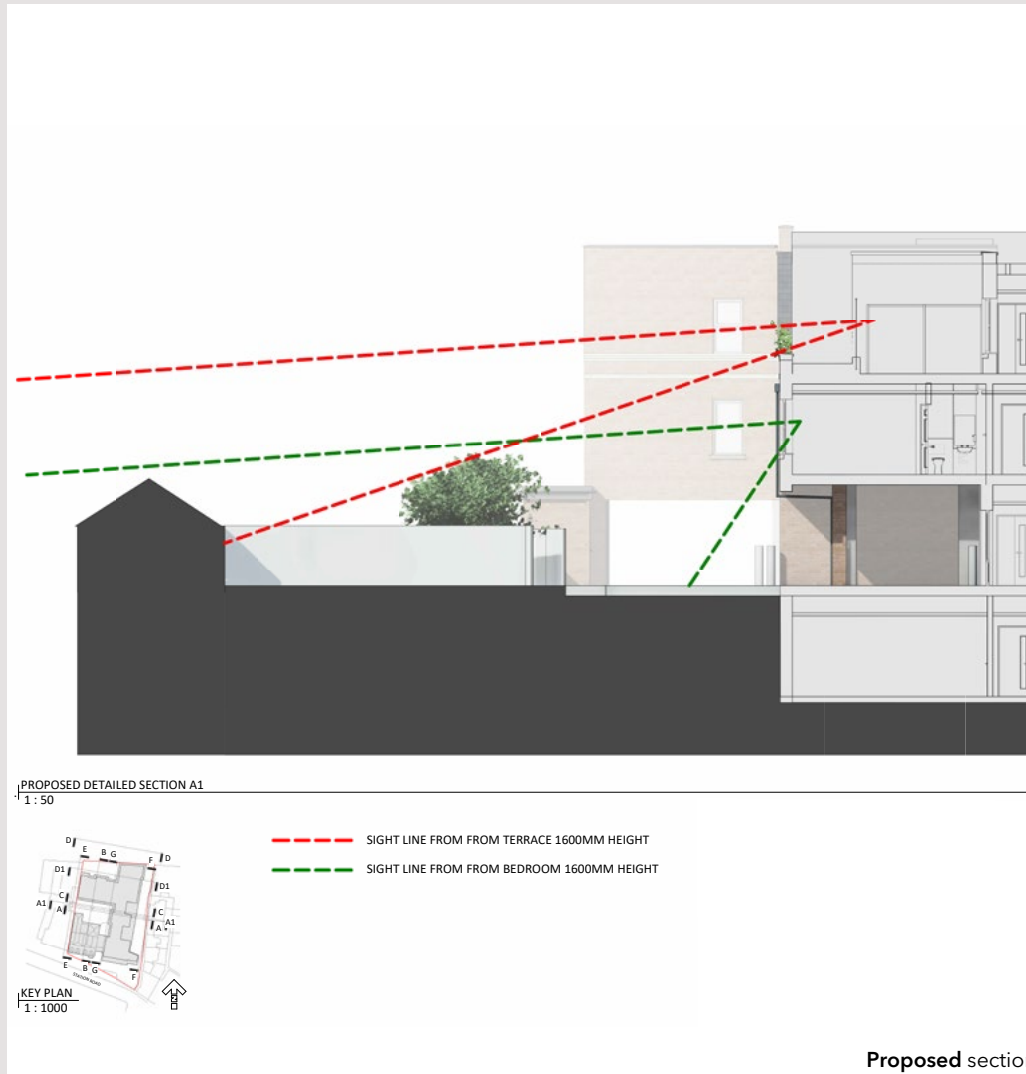
4.13 A bedroom has been added on the top floor as part of the reconfiguration of the building to suit the new mix of care beds and care suites (NB. The overall population of the development will reduce from 93 to 91).

4.14 The second floor offering has changed from assisted living suites to care bedrooms and so have the user's mental and physical capacities. To ensure future residents' safety the juliet balconies are to be removed.

4.15 Omission of obscured glazing on the roof terrace.

Given the fact that there will be a 2m wide strip of mid-high landscaping, inaccessible to the residents, between the glazed balustrade and the edge of the building, imposing obscured glazing on the balustrade seems excessive, considering the terrace users will not be able to see into the cottages' gardens regardless whether it is from sited or standing position.

4.0 Revised Design

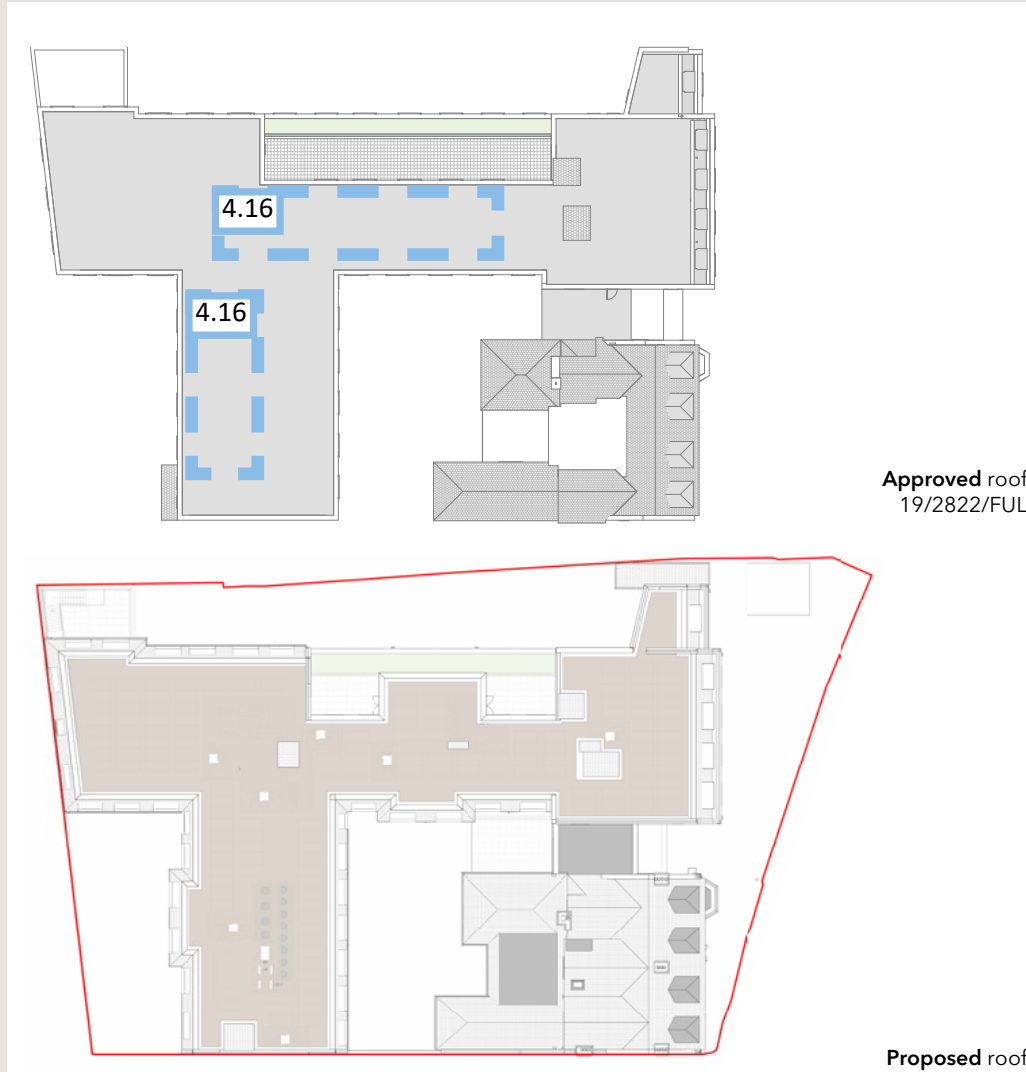


An extract from the officer's report for the Planning Committee Meeting, 21 April 2021.

'The distance of the 3 storey part at the front of the site on the eastern elevation is approx. 17-18m to the rear of elevation of No 1 QBC, however there are no habitable room windows proposed on this aspect. It is accepted that the proposal would provide a noticeable change in outlook from the QBCs compared to the existing situation. However taking into account the previous residential scheme, given the changes to the eastern elevation, the fact that the current scheme is set further away from the Eastern Elevation than the previous scheme and is set back in excess of the 13.5m as outlined in the SPD above, it is not considered the scheme significantly overbearing and materially worse than the previous residential scheme.'

The separation distance between the first and second floor windows and Queens Bench Cottages, whilst less than the 20 metre guideline, could be acceptable against policy given that the policy acknowledges a flexible approach. One of the reasons why this approach may be taken in this instance is the established pattern of development in the area which includes terraced streets of Plevna Road and Avenue Road, immediately to the south of the Site, where the separation distances between directly facing habitable rooms are circa 16 metres in places.

4.0 Revised Design



4.16 Roof plant

As part of the Applicant's ESG strategy, the scheme's energy strategy is proposed to be amended from the previous arrangement which utilised a combination of gas fed CHP, boilers and Photovoltaic (PV) Array, to a more sustainable electrically fed Air Source Heat Pump solution, as well as incorporating roof mounted PV.

This change will enable the scheme to comply with the New London Plan requirements for CO2 reductions and percentage reliance on low and zero carbon technology, updated building regulations Part L 2021, and the previously mentioned client ESG targets. In addition, the proposed change to ASHPs removes sources of NOx emissions via products of combustion and contributes positively to the local air quality, having removed any requirements for boilers and CHP.

The required external plant will be located centrally to the roof, to rationalise the service runs. The location of the external plant will be positioned to minimise visibility from public areas. It will also allow valuable space around the building to be used for other facilities.

4.0 Revised Design



Approved courtyard under the application reference 19/2822/FUL



Proposed courtyard elevation

4.0 Revised Design



Approved courtyard under the application reference 19/2822/FUL



Proposed courtyard elevation

4.0 Revised Design



Approved courtyard under the application reference 19/2822/FUL



Proposed courtyard elevation

5.0 Conclusion

The supporting proposed drawings seek compliance with the planning approval granted and there will be no implications to the neighbouring properties as a result of the changes proposed within this document.

The amendments to the Extant Permission are required to make the scheme viable and deliverable. They will deliver further material benefits over and above the Extant Permission. These include:

- + improvements to the operational energy performance of the building following the move to fully renewable energy sources
- + a reduction in embodied carbon as a result of the omission of part of the basement
- + a reduced construction programme ensuring less disruption to local residents
- + a reduction in construction vehicle movements ensuring less disruption to local residents
- + improved internal layouts providing greater functionality and accessibility to the benefit of future residents
- + improved outlook for residents to enable their health and wellbeing
- + a scheme that is fully compliant with up-to-date Building Regulations and Fire Safety Regulations.

All amendments to the approved design continue to complement and enhance the development in the locality and character of the site. The development will continue to provide a high standard of living and accommodation for residents with increasingly complex conditions in the community.



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**Design the best,
to live the best**

