



Planning Statement

Proposed Extensions and Alterations to Hevercourt Care Home

Goodwood Crescent, Gravesend, Kent, DA12 5EY

September 2021

Our reference: 2327





1.0 Introduction

- 1.1 This Planning Statement has been submitted in support of a planning application by Hevercourt Limited for the erection of three single storey extensions to Hevercourt Care Home to provide additional care home spaces, together with external alterations, including a new entrance and entrance canopy, a new compound area and additional car parking spaces.
- 1.2 The care home currently provides 41 bedrooms distributed over three floors, including 11 bedrooms at ground level, 15 bedrooms at first floor level and, 15 bedrooms at second floor level. The home is registered with the Care Quality Commission (CQC) to provide care home spaces for 46 residents. However, as several double (couple) bedrooms are currently used as single bedrooms and other bedrooms have been converted to lounge spaces, the home currently only operates at a capacity of 43 residents.
- 1.3 There is evidence to demonstrate a need in for more residential placements in the Kent area for people with dementia with complex needs and for those with early onset dementia. This is linked to an increasing number of people with a diagnosis of dementia earlier on in their life and more generally, to people living longer¹.
- 1.4 In response to dementia prevalence in the Kent area and the projected need for specialist dementia care, the new care home spaces will make specific provision for those diagnosed with dementia and early onset dementia.
- 1.5 The application is accompanied by a Design and Access Statement which illustrates the process that has led to the current layout and explains the rationale underpinning the design. The final design follows a lengthy iterative process over several years and incorporates a sustainable approach to access and better layout to help improve both the internal and external quality of the care home and living conditions of residents.

¹ *Accommodation with Care & Support, Adult Social Care Commissioning Market Position Statement 2021-26*, Kent County Council, updated April 2021

2.0 Proposed Development

- 2.1 The application seeks to extend the care home to the north, west, south and east and proposes: a small single storey pitched roof extension to the existing west wing; a new single storey pitched roof extension to form a north wing; a single storey flat roof extension to the south to form a south wing and a single storey flat roof extension to the east to form an east wing. The proposed extensions will be laid out around two external courtyards and a figure of 8 circulation space. The existing west wing and proposed west wing extension will accommodate 13 ensuite bedrooms (6 of which are existing with a further 4 existing bedrooms located between the west wing building and single storey buildings to the south). The new east wing will provide an additional 4 ensuite bedrooms. The new south wing will accommodate a 4 ensuite bedrooms and the new north wing will accommodate a new spacious lounge area, hairdressing salon and WC facilities for residents. In all, 21 ensuite bedrooms will be accommodated on the ground floor which will result in a net increase of 6 new ensuite bedrooms to provide a total (all floors) of 46 bedrooms within the home. The main entrance, currently situated on the east façade of the main building, will be relocated to the south elevation and a new entrance canopy will be installed above. The canopy will continue through the complex and around the courtyards. All three new wings will open up into the new reception area and circulation route that will provide access to the courtyard areas.
- 2.2 A replacement compound area is also proposed to the east elevation, together with 7 new parking spaces (to provide a total of 31 onsite car parking spaces), including 2 spaces for disabled persons, staff and visitor car parking. No changes are proposed to the existing vehicular access and/or to the upper floors of the main building.
- 2.3 A summary of the proposed development is provided below:
- **New north wing** single storey pitched roof extension with canopy to provide a new lounge area, hairdressing salon and WC facilities for residents. This new wing will



link the west wing and main building and will in part form the first of the two external courtyard areas.

- **Extension to west wing** - single storey pitched roof extension with canopy to provide a total of **13 ensuite bedrooms** within the west wing.
- **New south wing** - single storey flat roof extension to provide **4 new bedrooms** with ensuite facilities. This new extension will link to the main building and reception area and with existing single storey buildings on site. It will also in part form the second (smaller) courtyard.
- **New east wing and compound area** - single storey flat roof extension to provide **4 new bedrooms**. The new east wing will engulf the existing compound area (which it is proposed will be demolished and remodelled) to provide a more attractive east/public facing façade.
- **Two new external courtyards**, including expansion of circulation spaces, new internal street and 'figure of 8 route'. The extension to the existing west wing building, together with the proposed north wing building, the main building and existing single storey buildings to the south, will link to form the first of the two proposed courtyard areas which are centred around a new internal street layout and figure of 8 circulation route. The existing single storey buildings to the south, together with the proposed new south wing extension and main building will form the second of the proposed new courtyard areas.
- **New single storey canopy entrance** to the south elevation. The existing entrance on the east elevation of the main building will be relocated to the more exposed south facing elevation. The proposed entrance canopy, together with reconfiguration of lobby areas and new reception area, will provide a more welcoming entrance to the care home.

- **Reconfiguration of car parking areas** to provide a total of **31 car parking spaces**, including 2 parking spaces for disabled persons, visitor and staff car parking.

3.0 Site Description

- 3.1 The site is located on a discreet corner site to the northwest of the junction of Cheltenham Close and Goodwood Crescent within the Singlewell housing estate. The site is occupied by a three storey 1960s brick block with pitched roof, finished in traditional hanging clay tiles and white weatherboarding cladding. A later single storey addition, constructed in the same brick and built on a T-shape plan form, is situated in the southwest area of the site. The building complex is set within a large spacious plot with soft landscaping to the south and to the east, where a scattering of mature silver birch and other tree species provide partial screening from public views along Goodwood Crescent. Onsite car parking is situated to the east and to the south of the main building.



Fig 1 View of Hevercourt Care Home from southeast

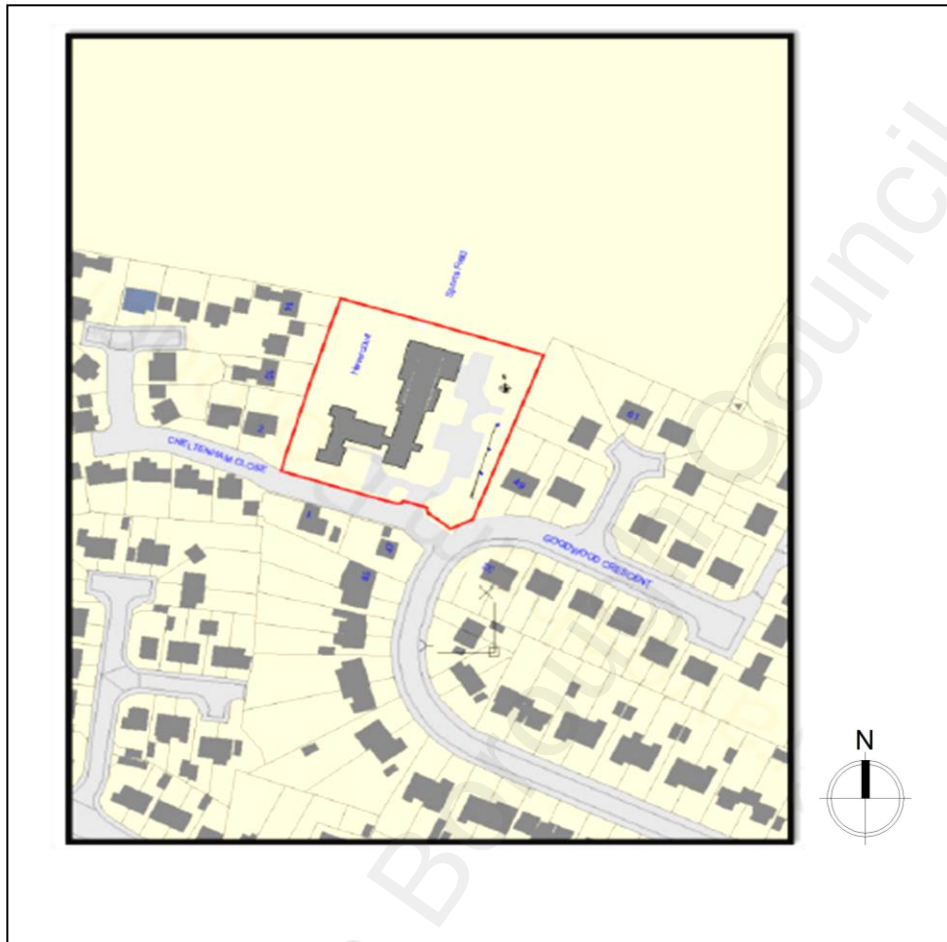


Fig 1 – Application Site Boundary

- 3.2 The surrounding two storey houses in Singlewell housing estate are of standard brick construction, some have white weatherboarding cladding, with pitched roofs covered in either concrete or clay tiles.

4.0 Planning History

- 4.1 Following a series of amendments to the original design (submitted under Planning Reference: 20170761 which was subsequently withdrawn), planning permission was then granted Planning Reference 20/180682, for *"Erection of north, south and west wing single storey extensions to existing care home to provide 16 additional rooms, communal spaces, an increase in parking area and the erection of a new entrance canopy"*.

4.2 The existing consent (Planning Reference 20/180682) expires on 4 September 2022.

5.0 Main Revisions

5.1 The approved scheme (Reference: 20180682) has been revised and incorporates a reduced floor area, external improvements and tree planting to take account of new paragraph 131 (inclusion of trees in new development) of the NPPF. The main changes are shown in Table 1 below:

Approved - Reference: 20180682	Current Proposal
Demolition of southwest single storey block	Retention of southwest single storey block
27 ensuite bedrooms (ground floor)	21 ensuite bedrooms (ground floor)
Additional GIA (ground floor) = 677m ²	Additional GIA (ground floor) = 672m ²
3 ensuite bedrooms to north wing	Lounge, hairdressing salon and WC accommodated within north wing
6 new on-site car parking spaces	7 new on-site car parking spaces including 2 spaces for disabled persons, staff and visitor parking
Pitched roof to new south wing	Flat roof to new south wing
Removal of 11 trees	All trees to be retained where possible
No change to east elevation	Extension to east elevation and remodelling of existing compound

Table 1: Revisions to Consented Scheme (20180682)

6.0 Planning Policy Context

6.1 Relevant Planning Policy and Material Considerations

6.2 There have been no changes to the Gravesham BC Local Plan Core Strategy (2014) during this time. The following policies are therefore still relevant: CS01 Sustainable Development; CS02 Scale and Distribution of Development; CS10 Physical and Social Infrastructure; CS11 Transport; CS12 Green Infrastructure; CS14 Housing Type and Size; CS18 Climate Change and; CS19 Design & Development Principles. However, the LPA's, 'SPG2 Residential Layout Guidelines (Adopted 1996)' was amended in June 2020 to take account of the Housing Standards Policy Statement (October 2015) and the NPPF has also been updated (July 2021) to include, inter alia, measures to improve design quality and inclusion of trees in new development. The proposal therefore takes account of those amendments.

6.3 The following studies are also material to the proposal: *Accommodation with Care & Support, Adult Social Care Commissioning Market Position Statement, 2021-2026*, Kent County Council, updated April 2021 and; *Kent Adult Social Care Health Accommodation Strategy*, Kent County Council, 2019-2021.

6.4 Principle of the Development

6.5 **Location:** The principle of development proposing intensification and extension of the care home to provide 27 new bed spaces at ground floor level was established in September 2019 by decision notice dated 5 September 2019 (Planning Reference 20180682). The consent does not expire until September 2022 and could be implemented before this time. Whilst the Applicant now proposes a series of material changes that require planning permission, the substantive proposals to which the current application relates are by and large the same as those already approved under Reference 20180682. There have been no changes to Gravesham BC Local Plan Core Strategy (2014) since the previous application was granted and any recent changes to NPPF have been addressed in this current application.

- 6.6 The proposed development will be sited within the grounds of the care home on previously developed land. The proposed development therefore meets the policy tests of paragraph 119 of NPPF and Policy CS02 (LPCS) which seeks to promote the effective use of land to meet the need for homes and other uses in a way that makes as much use as possible of previously-developed or brownfield land.
- 6.7 **Analysis of Need:** Policy CS14 (LPCS) seeks to support ‘*extra care housing for people.....on suitable sites in areas with access to a range of services that provide for the needs of future occupants*’. The policy is supported by studies conducted and updated regularly over a lengthy period that show evidence of a need for extra care accommodation in the Kent area. The following studies are therefore material to the current proposal:

Accommodation with Care & Support, Adult Social Care Commissioning Market Position Statement, 2021-2026, Kent County Council, updated April 2021 - KCC recognises that whilst overall demand for residential care is decreasing, the requirement for specialist accommodation for people with dementia and people requiring high quality nursing care is not decreasing (page 3). Recorded dementia prevalence is increasing across the Kent area with an average of 0.8%. The prevalence in Gravesham & Swanley is 0.62% (page 12). There will always be a requirement for a diverse mix of services that can offer high quality residential and nursing care and more residential placements for people with dementia who have complex needs and those with early onset dementia (page 13).

Kent Adult Social Care Health Accommodation Strategy, Kent County Council, 2019-2021 - The Kent Adult Social Care and Health Accommodation Strategy (Kent County Council, 2019-2021) conducted an analysis to show the projected trend for dementia prevalence in the Kent area. It was reported that as people are now living longer, dementia is becoming more prevalent. The research shows that the trend for dementia prevalence in the Kent area is likely to increase from 0.56% in 2012/13 - 2017/18, to just over 2% by 2041 (a larger increase than that seen across all of England). This is likely to have a significant impact on the lives of residents, their

families and adult social care and health service provision within the Kent area (page 22).

Review of Social Housing Provision for Older People in Gravesham, prepared for Gravesham Borough Council by David Grant, Consultant, 30 September 2008 - The study reported at the time that there would be a 10% growth in the Gravesham population by 2016. Within this growth there would be an increase in the 65+ population of 24% and a 40% growth in the 85+ population. In addition to the numerical increase, it was anticipated that this will be accompanied by higher incidence levels of dementia, chronic disease and long-term health conditions. All of these factors have a bearing on older people's ability to self-manage (page 28).

- 6.8 The studies show that since 2008, there has been an increasing and continual need for more residential placements for people with dementia and complex needs and for those with early onset dementia.
- 6.9 The proposed development aims to help meet the need for people with dementia by providing a further 21 ensuite care home spaces (6 net) to add to the existing provision in the county. The new rooms will exceed the minimum standard of 12m² (a figure that is recommended by the Care Quality Commission) with most around 15m². The reconfiguration of ground floor areas to create greater circulation space, external courtyards and an internal figure of 8 street layout, will provide a more manageable, inclusive and coherent layout. The landscaped courtyards will provide a safe and secure outdoor area that will enhance residents' well-being and quality of life and will enable more choice as to where residents wish to spend their time.
- 6.10 The development will contribute directly towards meeting the provision for specialist dementia care in the Kent area and in doing so will support the aims and objectives of Policy CS14 (LPCS) and KCC's *Accommodation with Care & Support, Adult Social Care Commissioning Market Position Statement, 2021-2026*.

6.11 Design of the Development

6.12 Policy CS19 (LPCS) requires development to conserve and enhance the character of the local built environment and integrate well with the surrounding local area. NPPF Paragraphs 130 b), c) and f) are also relevant with a requirement for new development to have a good layout and be visually attractive and sympathetic to local character. Whilst design should be sympathetic to local character, this should not prevent or discourage appropriate innovation or change (including increased densities). Similarly, development should create safe, inclusive places that promote health and well-being, with a high standard of amenity for existing and future.

6.13 Whilst increasing the density of the site, the design concept also seeks to minimise the visual impact of the proposed extensions by discretely locating the proposed north and south wings within the confined boundaries of the underutilised garden area. The west wing will be retained and a small extension added. Where visible from oblique short-medium range street views, traditional pitched roofs are proposed to the new north wing and west wing extension to facilitate integration with the adjacent two storey pitched roof houses and retain harmony with the surrounding built form and character. In more exposed areas of the site where, for example, the proposed south wing extension will be visible from the street, a single storey extension with flat roof is proposed. This extension will read as subservient in scale to both the existing care home and the neighbouring houses. The flat roof works to create a balance between different building volumes on site. The new single storey east wing extension has been discretely positioned between two existing vertical projections on the east façade of the main building. The new extension will absorb the existing compound area and, as well as providing additional ensuite bed spaces, will serve to enhance and update the most public facing façade of the main building.

6.14 The various extensions and alterations to the complex have been designed sympathetically to ensure integration with the surrounding housing, while incorporating some innovation and modernisation to update the east facing facade. The proposed layout provides better internal circulation and two external courtyards

that will ensure residents are able to enjoy a safe, inclusive place that promotes their health and well-being.

6.15 **Trees**

6.16 A Tree Survey and Arboricultural Method Statement has been carried out by Arbtech. The following tree species have been identified as being present within the application site boundary: Sweet Chestnut; Robinia; Common Alder; Silver Birch; Downy Birch; Common Horse Chestnut; Common Hawthorn; Mountain Ash; Jacquemont's Birch, Pittosporum and Lawson Cypress.

6.17 The development is unlikely to necessitate the removal of any trees on site. However, where any tree cannot realistically be retained, compensatory planting is proposed in accordance with Policy CS12 Green Infrastructure (paragraph 5.7.24) which seeks to maximise opportunities to enhance and restore biodiversity in the borough and new paragraph 131 of NPPF which requires incorporation of trees elsewhere in new developments.

6.18 **Access and Parking**

6.19 No changes are proposed to the current vehicular access. Seven additional parking spaces are proposed, to provide a total of 31 on-site car parking space. There are currently two areas of parking within the site. The car park to the east of the main building has the capacity to accommodate 30 parking spaces with sufficient room for vehicle turning/ hammerhead. This car park will continue to provide onsite parking for visitors and staff. There is also a small car park to the south of the main building, where the new entrance is proposed; this car park will provide 2 parking spaces for disabled parking spaces. As there is a net increase of 6 bedrooms, two cycle spaces have also been provided onsite in accordance with cycle provision standards. The proposed parking/ cycle storage provision within the sites accord with KCC parking

standards and comments provided by the Council's internal highway division during the consultation of the previous application (Planning Reference: 20180682).

6.20 Neighbouring Amenity

6.21 Policy CS19 (LPCS) which requires new development to safeguard the amenity of its occupants and those of neighbouring properties and land. Similarly paragraph 130 f) of NPPF requires the amenity of existing users (assumed to include neighbouring users) to be protected.

6.23 No alterations are proposed to the west facing building line and/or extension to the west wing. The west wing building will be retained as part of the wider development proposal and whilst a small extension to the west wing block is proposed, it will be modest in scale. The proposed extension will have the same height to roof ridge and depth as the existing west wing, extending its length by only 1.5m. This extension will link to the new single storey north wing. Both the west wing extension and new north wing are sufficiently distanced from the common boundary with No. 2 Cheltenham Close to prevent any overshadowing/loss of sunlight to the garden area of this property and/or loss of daylight to the habitable rooms of the property. Equally, the existing 1.8m closeboard fence along the common boundary with No. 2 Cheltenham Close will continue to provide screening and prevent overlooking of the rear garden of this property. Consequently, no adverse impacts to the occupiers of this property are anticipated

6.24 The proposed south wing extension fronts the public highway and is partially screened from view by a similar 1.8m high fence and by several trees. Similarly, the proposed north wing extension backs onto a large area of open space and is screened by trees and fencing. The proposed east wing extension fronts the existing car park which in itself safeguards amenity by providing a buffer between the care home and neighbouring properties in Goodwood Crescent.

6.25 The proposed extensions, all of which are single storey in height, are sufficiently distanced from neighbouring properties to prevent any adverse impacts to amenity.

6.26 Whilst the development will to some degree increase the intensity of accommodation on site, there will be no notable increase in activity and/or associated



noise/disturbance. Further tree planting around the site will also serve to enhance visual amenity and the setting of the site.

7.0 Summary and Conclusions

- 7.1 The principle of extending the care home to provide >20 new bed spaces was established in 2019 when planning permission was approved. This permission is still valid and could be implemented to add a further 27 bed spaces to the home.
- 7.2 Evidence gathered by Kent County Council demonstrates that since 2008, there has been an increasing demand for specialist residential placements for people with dementia and for those with early onset dementia. The proposed development will contribute directly towards meeting deficiencies in existing provision within the Kent area.
- 7.3 The design of the development is faithful to the main building and complex of buildings and the external alterations to the south and east façades are both innovative and sympathetic to the surrounding residential area. The proposed layout incorporates two external courtyards that will provide a safe outdoor space for residents and will provide more choice and improve their overall health and well-being.
- 7.4 All trees on site will be retained where possible. If the development does necessitate the removal of any tree on-site, compensatory planting is proposed.
- 7.5 A small number of additional car parking spaces will be provided on site to meet car parking standards and to create dedicated staff and visitor parking and parking for those with a disability.
- 7.6 There are no anticipated adverse impacts on the amenities of neighbouring occupiers and in every other respect, the proposed development complies with the Local Plan Core Strategy policies.