Welcome to the Exhibition

Housing 21's project team are working on an exciting proposal to bring a new Extra Care scheme to the local area, consisting of 56 apartments, communal areas and a day centre for over 55s on the site of Bulmer House located off Ramshill. The project is being undertaken in collaboration with Hampshire County Council and will offer 100% affordable homes for local people with care needs.

The previous planning application was refused in January 2022 and since then the project team have been working closely with the South Downs National Park Planners to create a revised design taking into account comments made at the Planning Committee.

The following boards explain the current site constraints, revised design and key design considerations. Please take your time to look at the information on the design and we welcome any feedback that you are able to provide.

Design Aims

Our aim is to deliver an extra care scheme of 56 apartments for the over 55s containing a mix of one and two bedroom homes lift access to all floors. The tenure of the scheme will be 100% affordable. Apartments will be designed to high standards to match the lifestyle choice of prospective residents, with access to on-site communal facilities and care.

- Comfortable and welcoming reception area
- 56 apartments (38 x 1 bedroom & 18 x 2 bedroom) with patio areas at ground floor and private balconies to apartments above ground level
- Bistro restaurant / coffee shop, together with lounges / activity rooms and multi-use areas
- A day centre for use by members of the public
- Quiet seating areas on all floors with circulation designed to maximise light and ventilation
- Retention of high quality trees on-site around extensive communal gardens
- Designed to complement local character
- High quality housing for the over 55s designed to the latest Dementia Design Guidance

Previous Planning Application

A previous planning application was submitted on 16th July 2021 with an online consultation held prior to submission. This application was refused on 27th January 2022. One reason for refusal was based on the scale, bulk and massing of the building and the resulting impact on the amenity space. The second was that the character and appearance of the building accentuates the scale creating a building which would not be sympathetic to its setting.

The previous application was acceptable to statutory consultees in terms of trees, ecology, highways including parking, housing and drainage.

A site plan and images of the previous application are shown below for reference.

Previous Application Entrance View

Previous Application South West Elevation

Previous Application Site Plan

Existing Bulmer House Building

View from site entrance

View towards Ramscote

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