

Community Hub

The Living Well service, operated by Hampshire County Council, provides a range of meaningful cognitive and physically stimulating activities for older adults within the local community. The service will also provide links with other health and social care services. This will ensure a convenient one stop shop for health and social care services for members of the local community, people with an eligible care need and carers. The service will have an emphasis on supporting people with dementia and their carers.

The service will be open to all with flexible arrangements in place for people to use as necessary, from a full day of care provision to open access classes. Activities occurring on site will include; chair based/ falls prevention exercise classes, art classes, table-top gardening, intergenerational activities with local schools, reminiscence and pamper sessions to name but a few. This will ensure people are able to live long, healthy and happy lives whilst maximising their independence and reducing the need for people to either have to access social care services or prevent them from needing higher cost social care services.

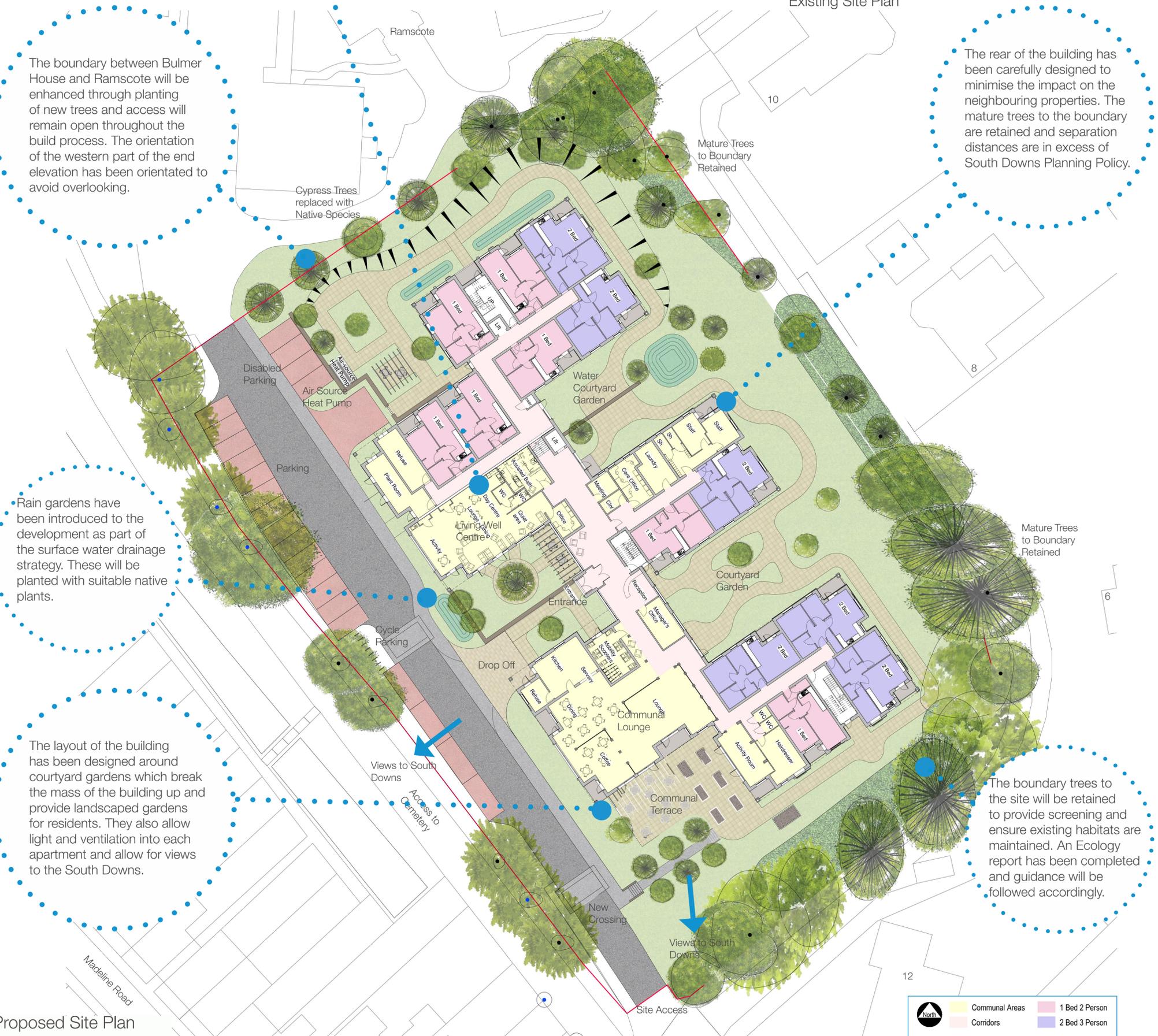
Key Design Changes

There have been a number of changes to the design since the previous application. Key changes are as follows:

- Reduced footprint of building and as a result an increased amount of garden space is provided
- Increased area of two storey to reduce the overall bulk and massing
- South western corner of site has been altered to provide garden area by positioning the building further into the site
- Mansard style roof has been omitted with a combination of gable roofs reflecting the Petersfield vernacular and flat roof to allow for PV panels and green roofs on the development
- Timber effect cladding has been removed and replaced with terracotta tiles to enhance sustainability
- Window arrangement has been altered to create a more vertical emphasis and an improved hierarchy on the elevations
- Improved drop off and maintenance areas from a safety perspective
- Improved Sustainable Drainage System through use of rain gardens and swales



Existing Site Plan



The boundary between Bulmer House and Ramscoate will be enhanced through planting of new trees and access will remain open throughout the build process. The orientation of the western part of the end elevation has been orientated to avoid overlooking.

Cypress Trees replaced with Native Species

Mature Trees to Boundary Retained

The rear of the building has been carefully designed to minimise the impact on the neighbouring properties. The mature trees to the boundary are retained and separation distances are in excess of South Downs Planning Policy.

Rain gardens have been introduced to the development as part of the surface water drainage strategy. These will be planted with suitable native plants.

Mature Trees to Boundary Retained

The layout of the building has been designed around courtyard gardens which break the mass of the building up and provide landscaped gardens for residents. They also allow light and ventilation into each apartment and allow for views to the South Downs.

Views to South Downs

The boundary trees to the site will be retained to provide screening and ensure existing habitats are maintained. An Ecology report has been completed and guidance will be followed accordingly.

Views to South Downs

Communal Areas	1 Bed 2 Person
Corridors	2 Bed 3 Person

Proposed Site Plan