

Retirement Community Presentation

HGP
ARCHITECTS

Land at Oakley Hall Park, Oakley

Project Location: Basingstoke and Deane Borough Council
Applicant: Forest Care Ltd and Fogarty Group Ltd.
Date: March 2021
Revision: P1

HGP Architects | 01329 283225 | email@hgp-architects.co.uk | www.hgp-architects.co.uk

This document explains the proposals providing further information on the Outline application for the Continuing Care Retirement Community of up to 150 units at Oakley Hall, Basingstoke.

The development will provide much needed additional accommodation and new facilities for its residents and will complement the existing Care Home, Oak Lodge.

The next few pages explain who the applicant is and the previous and proposed proposals for the site.

Who we are:

- The Fogarty Group of companies is a local, family run business and is the parent company of:
 - **Forest Care Ltd** (CQC registered Care Home operators),
 - **Cove Construction Ltd** (a construction and house building business),
 - **Oakley Hall Park Ltd** (the operators of the Oakley Hall hotel).
- The Fogarty Group has owned and operated the Oakley Hall Estate since 1993 during which period there has been considerable effort and financial resources put into its restoration.
- Forest Care Ltd - Established in 1981 and provides a specialist and personalised approach to elderly care.
 - Regulated provider of personal care by the Care Quality Commission (CQC)
 - All of its homes are rated “Good” or Outstanding” (Jan 2020).
 - Oak Lodge is located at the centre of the proposed Continuing Care Retirement Community (CCRC), is rated outstanding by the CQC (Jan 2020) and is a stunning and award-winning conversion of a listed former farm complex, providing 24-hour nursing care for up to 60 residents in single occupancy rooms.

Over the last 3 years:

- 27% of the residents are from within the RG23 postcode (Oakley)
- 100 residents (73.5%) came from postcodes that are within approximately 10 miles of Oak Lodge.

Site History

Residential Scheme:

- BDBC ‘resolved to grant’ consent for 33 dwellings (18/03558/OUT) within the land allocated in the ODNP at Oakley Hall
- That scheme establishes various parameters, including the location of development and the landscaping for example
- The proposed access into the site is approved as part of the permission and is replicated here for the Retirement Village proposal.

Current Planning Application:

- Application 20/01586/OUT proposes a ‘Continuing Care Retirement Community’ of up to 150 units



Existing Oak Lodge Care Home

What are the benefits of a Continuing Care Retirement Community:

- Application 20/01586/OUT proposes a 'Continuing Care Retirement Community' of up to 150 units
- Provides a wide range of accommodation choices for older people
- Access to varying care packages
- Provision of flexible and adaptable support enables residents to live independently as their need change over time without the need to move away from the Retirement Community, their friends and partners.
- Comprised of one and two-bedroom units for occupation by older individuals or couples rather than family accommodation
- Designed to meet the needs of older people
- From the centrally located HUB building, a greater quantum and range of communal facilities can be provided compared with general housing schemes, such as the following;-
 - **Transport services.**
 - **Restaurant.**
 - **Coffee Shop.**
 - **Gym with SPA type pool.**
 - **Salon.**
 - **Treatment and Meeting rooms**
 - **Estate maintenance and support staff.**
- Basingstoke and Deane has seen 24% growth in its elderly population (65+) since 2011 exceeding the rate of growth in the South East and England. As of 2017, Oakley and Deane includes 1,636 people aged 65 and over.
- This older population accounted for 31% of the area's total population in 2017, (far surpassing district, county, regional and national averages) and had increased by 32% since 2011.
- The older population of Oakley and Deane alone is currently of a scale that could sustain around 191 units of specialist provision. This is set to more than double reaching circa 458 units over the coming decade as existing residents progressively age.



The following pages explain the following:

01. Introduction to the Application site (including ownership boundaries)
02. Facilities needed in such Continuous Care Retirement Community
03. Common Features of a Retirement Village
04. Example of a similar Village 1
05. Example of a similar Village 2
06. Proposed masterplan
07. Key Elements of the proposals and how they are similar to the example built developments
08. Visual Impact of the development on the surroundings 1
09. Visual Impact of the development on the surroundings 2
10. Visual Impact of the development on the surroundings 3
11. Illustrative Images of the scheme - Bungalows and single storey units
12. Illustrative Images of the scheme - Apartments and community green
13. Illustrative Images of the scheme - The HUB facility and apartments
14. Conclusion



The following images identify the already consented residential scheme (shown on the right hand image edged in blue) the similar sized proposed site boundary (in Red) the approved Neighbourhood boundary (dotted yellow) and the total area within the applicants control (solid yellow).

Application Site

01

Application boundary Land within Applicant's Control Neighbourhood Plan boundary Consented application boundary



The larger red line boundary of the proposed application also now includes land designated for nitrate mitigation.

Consented Residential scheme

Below are a selection of images of similar retirement schemes together with illustrations of potential building styles for this proposal. Architectural and design queues have been taken from existing styles already present on the estate and found locally

Facilities and types of accommodation

02

Bungalows and two storey units



Footpath connections with focal features



Semi-detached units



Informal shared footpaths

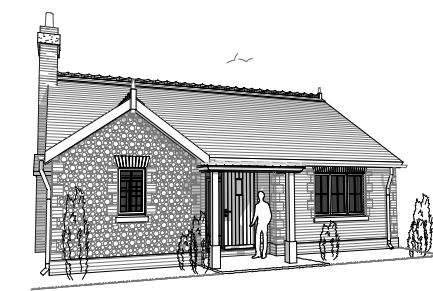
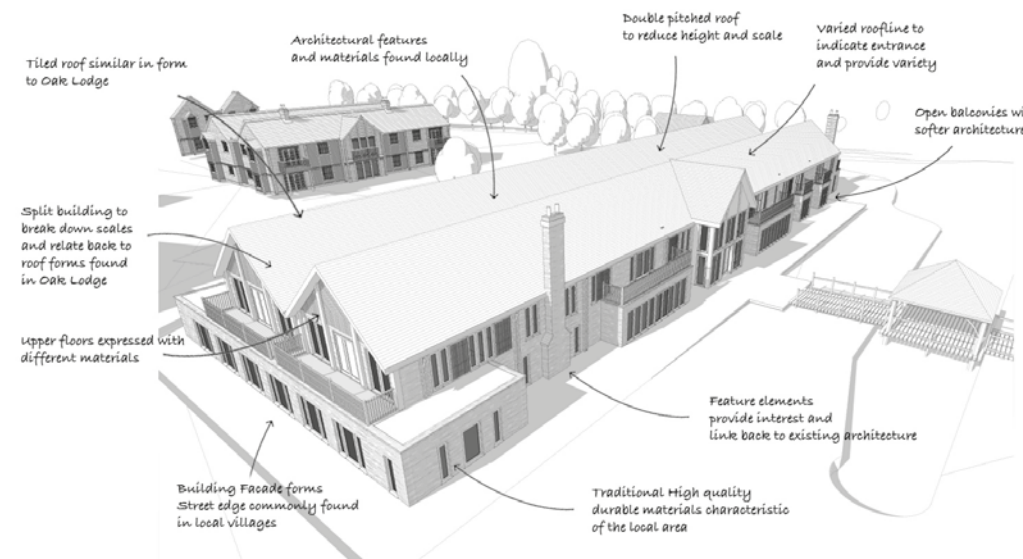


Traditional materials

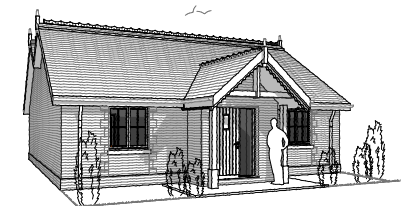
Apartments and Community Buildings



Larger house containing individual flats



Single storey house



Lower single storey cottage

Facilities and activities needed



Spa



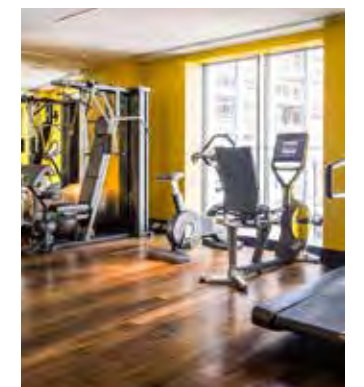
Cafe



Salon



Lounge



Gym

The examples shown here are of similar schemes and design concepts have been replicated in our proposals. These include building forms, pedestrian paths and links and landscaped meeting spaces

Retirement Village - Common features

03

Class C2 - Retirement Living

Images from Bramshot Place



Plans taken from Gifford Lea



A Central Larger Hub building



Green public amenity - landscaped meeting spaces



Communal parking courts

Common features found in C2 schemes:

- Central community building containing many activities
- Public and private landscaped meeting spaces
- Semi detached types of accommodation
- Communal parking areas with shared pathways

What are the Benefits:

- **Facilities:** excellent social and leisure facilities.
- **Freedom & Support:** living independently in your own home-to-varying care packages as need requires.
- **Staying together:** the opportunity to stay with your partner with needs catered for
- **Making friends:** range of activities provide opportunities to socialise with other residents of a similar age to reduce physical and emotional isolation.
- **Enjoyment of communal areas:** facilities maintained by the development management.
- **No hassles with repairs or maintenance:** assisted maintenance & management leave less onus on residents to fully maintain own garden.
- **Safety and security:** the overall community will provide a safe environment with 24hr support available.
- **Guest suites:** most villages have apartments (and children's play areas) available for friends and family to rent when they come to visit.
- **Future care:** varying care packages on offer from home-help, personal-care and others
- **The ability to move,** if required into Oak Lodge Care Home located adjacent to the proposed site, thus retaining links with friends and family.

Reduced private amenity



Access via shared pathways



Accommodation set within landscape setting

The following completed developments demonstrate the key elements found in a retirement scheme. Our proposals also contain these same features which illustrate why they are not the same as a typical residential scheme.

Similar example villages

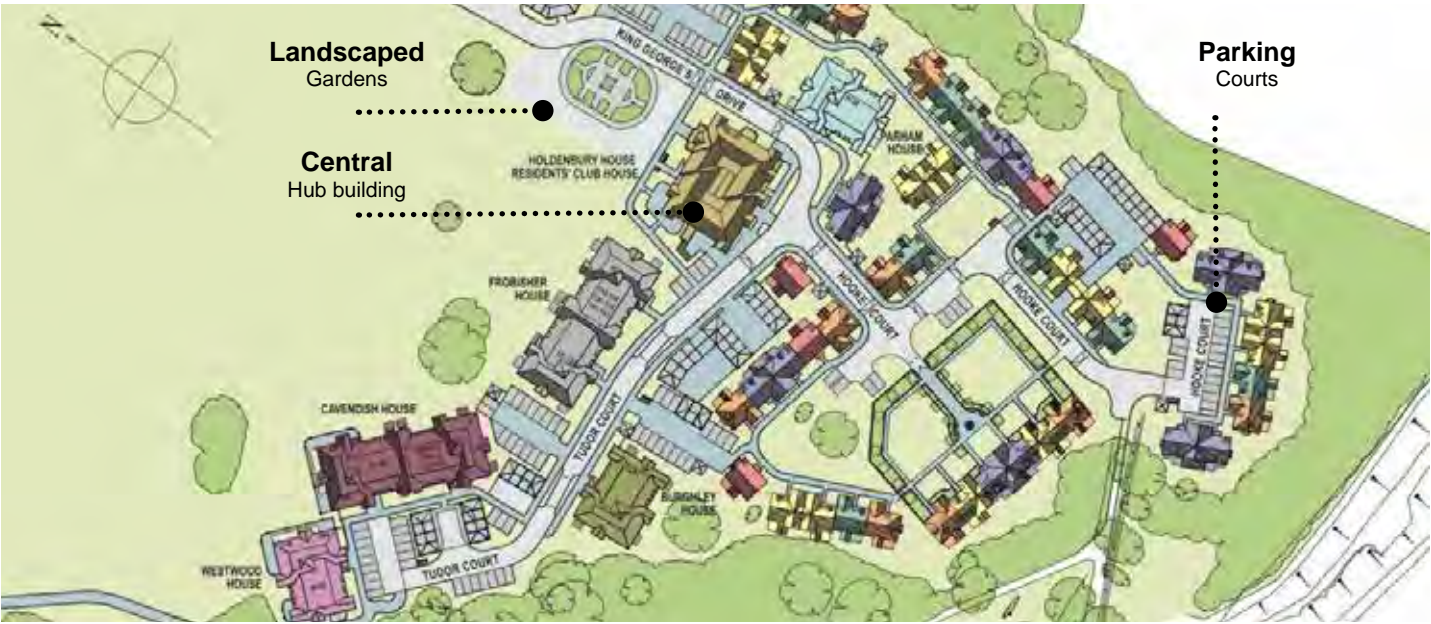
04

Bramshott Village - Liphook, Hampshire

Schemes provided by others



Bramshott Village



Village Layout

Identifying features of similar schemes:

- Central community building containing many activities
- Public and private landscaped meeting spaces
- Semi detached and apartment types of accommodation
- Communal parking areas with shared pathways
- Articulated Roof forms reducing the visual impact of buildings
- Units of accommodation overlooking open green spaces

Bramshott Place comprises of a series of flats and cottages for occupation by those aged over 55 and includes a central clubhouse facility. A subsequent phase also included a Care Home.



Buildings connected with shared footpaths overlooking green spaces

Another completed scheme shown here at Gifford Lea, is a good example of demonstrating how communal areas can look, with seating areas, soft landscaping, places to meet connected with communal pathways through the scheme.

Similar example villages

05

Gifford Lea - Tattenhall, Chester

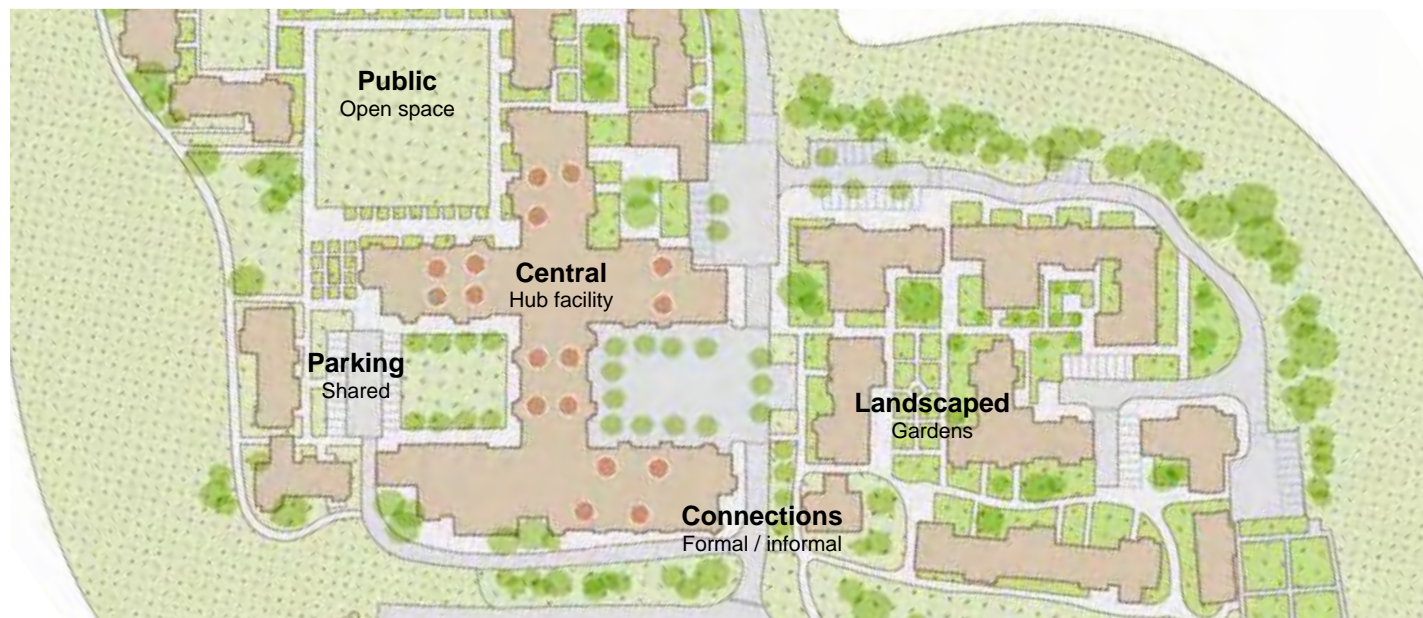
Schemes provided by others



Gifford Lea - Tattenhall

Identifying features of similar schemes:

- Formal links through the development
- Shared landscaped amenity spaces
- Semi detached and apartment types of accommodation
- Communal parking areas with shared pathways
- Articulated Roof forms reducing the visual impact of buildings
- Units of accommodation overlooking open green spaces



Village Layout



Central Community facility

The proposals provide a connected environment with green spaces, meeting points and shared communal spaces offering residents a feeling of connection and village qualities. Storey heights have been designed to minimise visual impact and open spaces can be shared with existing facilities.

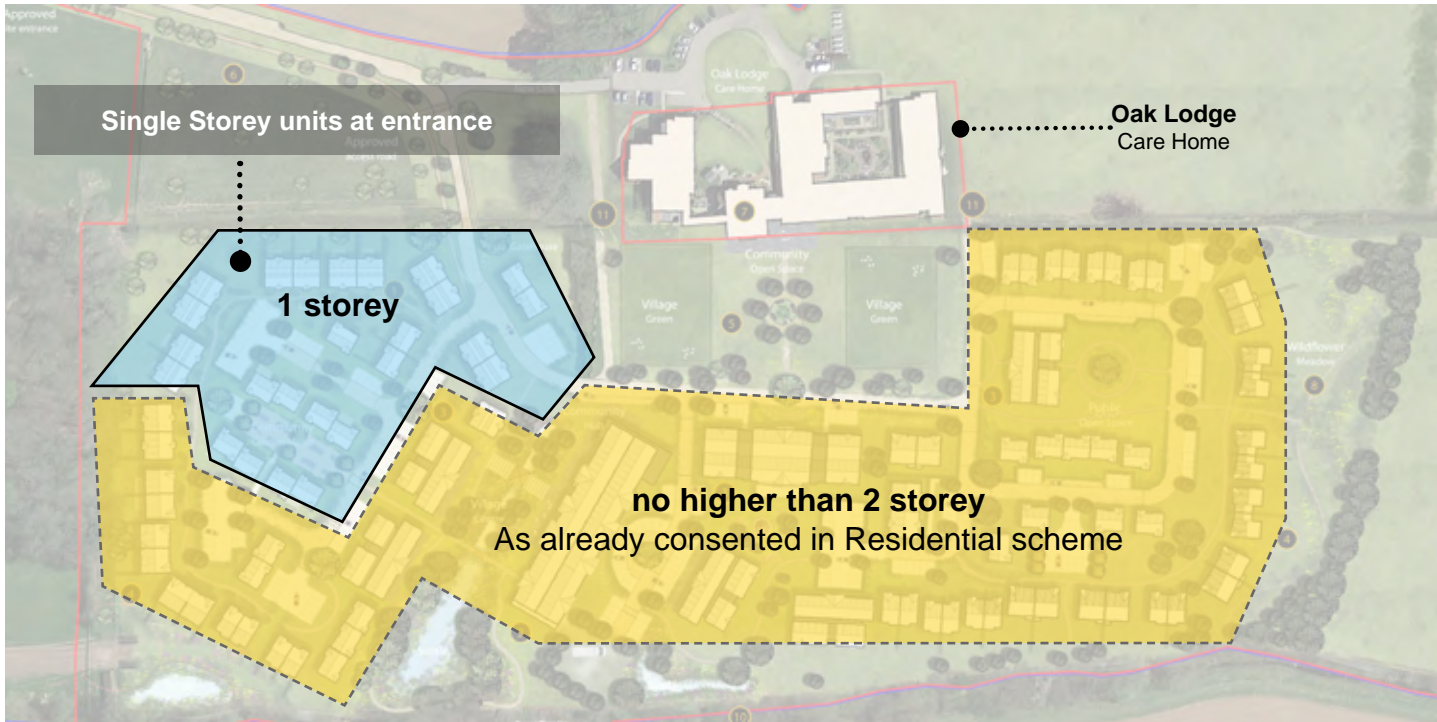
Key elements of the scheme

07

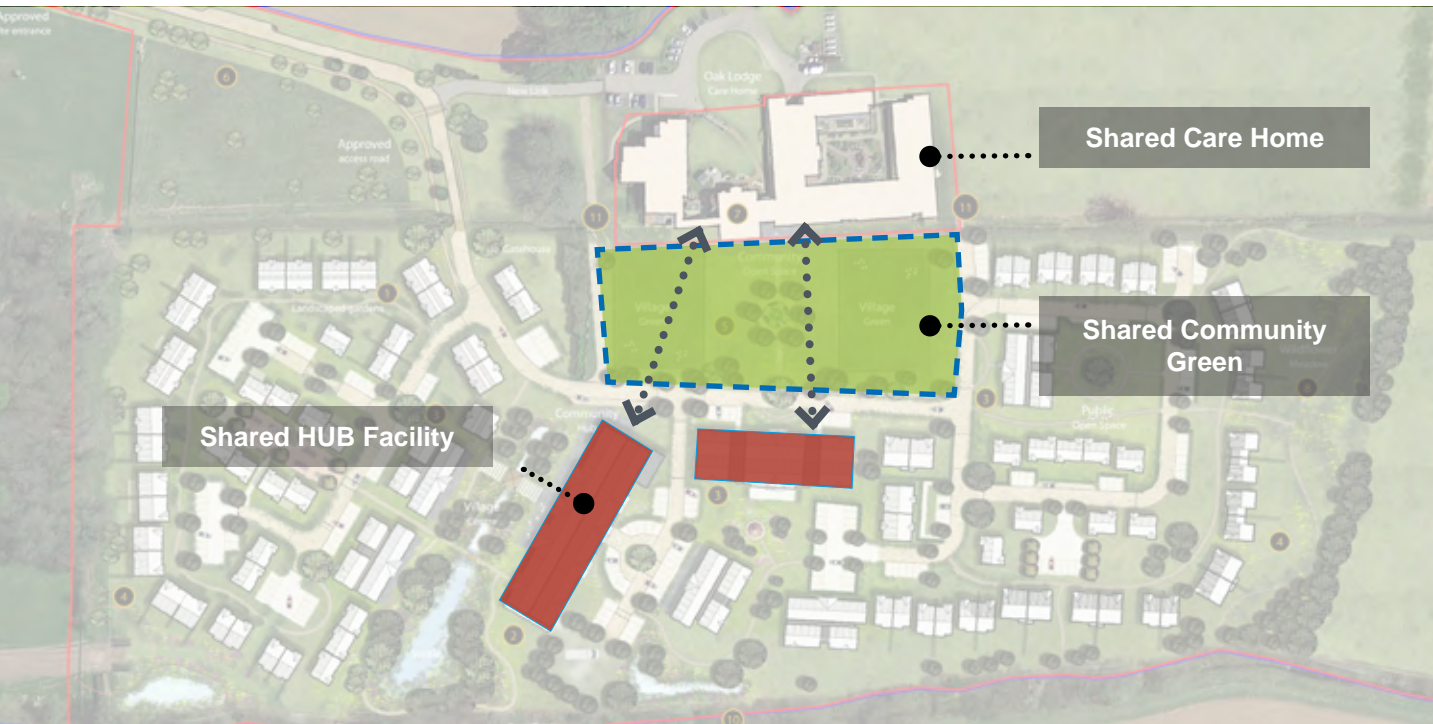
C2 Scheme



Communal Open / meeting spaces connected with shared paths through the scheme



Building heights - typically 2 storey in yellow zone with 1 storey units in blue zone



Hub Facility and Higher dependency units shared with existing Care Home - Oak Lodge

Identifying features of the proposals similar to other C2 Schemes:

- Formal links through the development
- Shared landscaped amenity meeting spaces
- Central HUB facility building shared with Oak Lodge
- Semi detached and apartment types of accommodation
- Communal parking areas with shared pathways and green spaces
- Screened built form set behind natural landscape
- Units of accommodation overlooking open green spaces
- Building heights reduced in key areas

Below we show two important views illustrating the site location and the limited impact the proposals will have.

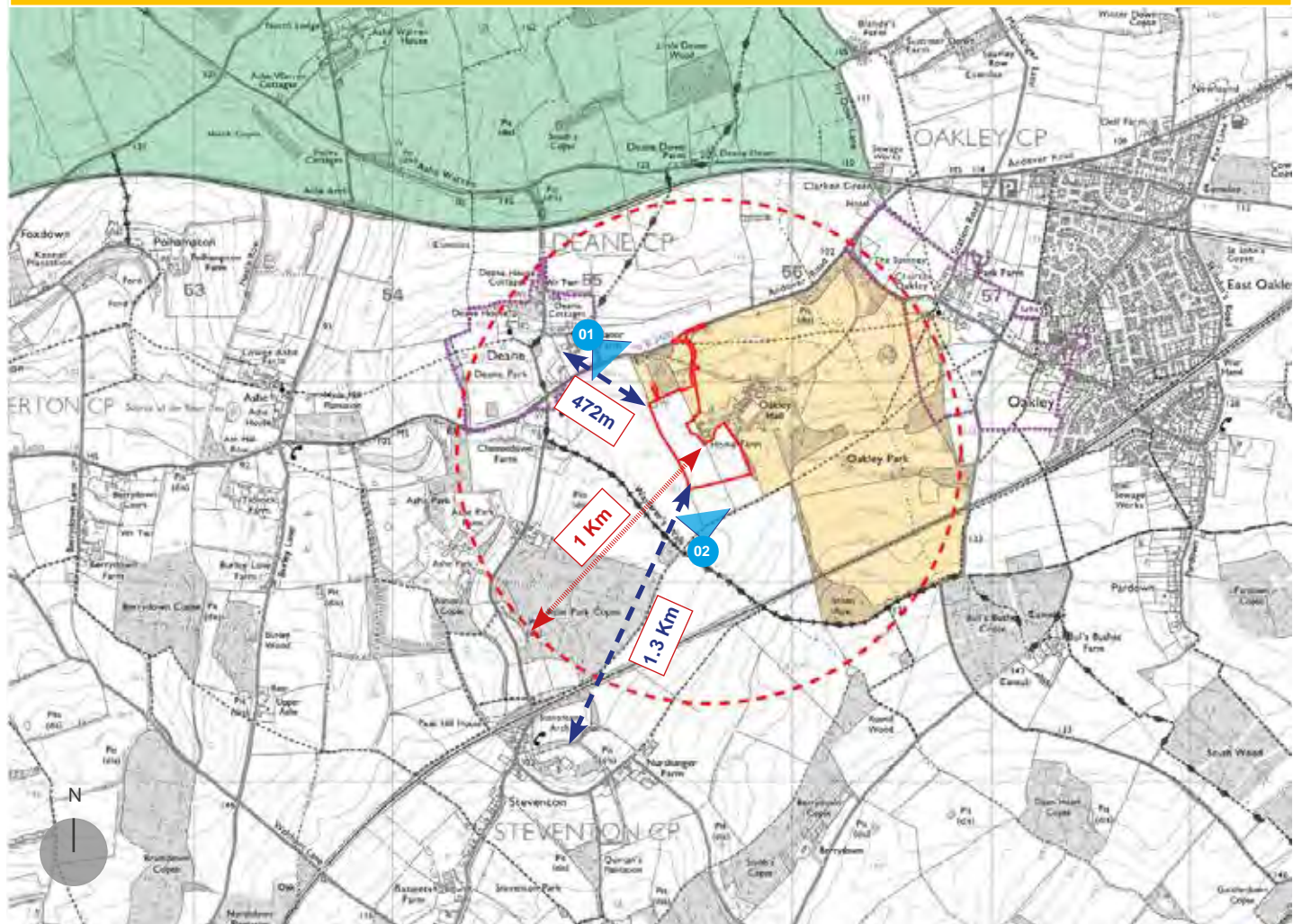
Visual Impact on surroundings 1

08

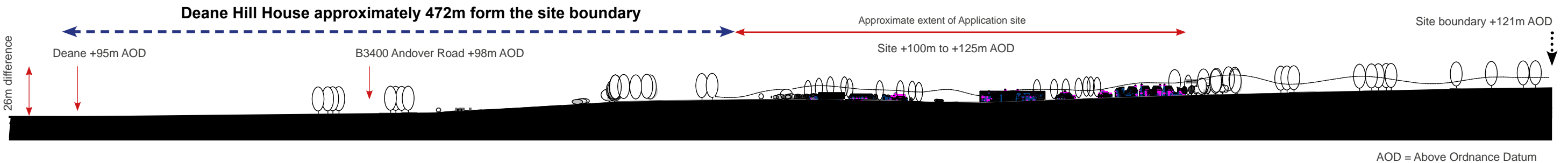
View 01 is a photo taken in winter from Deane towards the site, note the large mature & extensive woodland to the edge of Oakley Hall estate which obscures views and is to be retained

View 02 is a photo viewed from the South looking North East towards the site. The dense existing mature tree belt screens the site along its length.

Here we illustrate the shortest distance from the nearest dwelling in Deane behind the existing woodland to the edge of the application site.



Steventon approximately 1300m and screened by existing tree belt and railway embankment



Here we show one of two important views. Photographs and 3D computer models were used to illustrate the limited visual impact the scheme would have on the surroundings.

Visual Impact on surroundings 2

09

The photograph below (Fig. 1) was taken looking towards the site from Andover Road (B3400) showing the existing mature trees screening the site. It can also be noted that the road is much lower than the site. Below it is a computer generated model (Fig. 2) using electronic surveys illustrating what would be seen if the scheme were built.

View 1 - Photo showing existing mature woodland



Simplified proposal showing where the photograph was taken



View 2



View 1 - Computer generated model of Proposal



Fig. 1 and 2

The illustration demonstrates that the proposed scheme will be well screened from the main road and will have a limited impact when viewed from the B3400 Andover Road.

Fig 3 View along B3400 showing existing tall hedge screening the site from the Road

Fig. 3 View along the B3400

In addition the photograph taken in Fig. 3 also highlights the limited impact the scheme will have when viewed from the B3400 as there is existing tall hedge located either side of the road providing natural screening across the estate.

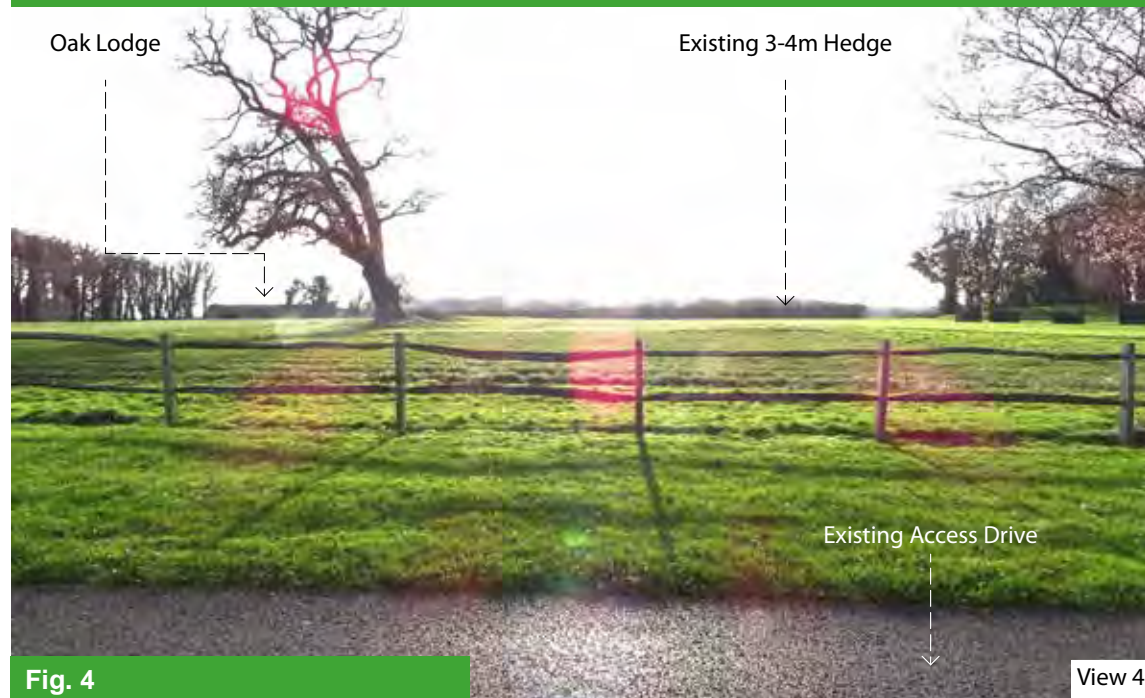
Here we show the second of the two important views. Photographs and computer models were used to illustrate the limited visual impact the scheme would have on the surroundings.

Visual Impact on surroundings 3

10

The photograph below (Fig. 4) was taken looking from the access drive within the estate. Here it can also be noted the existing 3-4m hedge on the proposed site boundary. Below it is a computer generated model (Fig. 5) using electronic surveys illustrating what would be seen if the scheme were built.

Photo View 3 - showing existing hedgerow



Simplified proposal showing where the photograph was taken

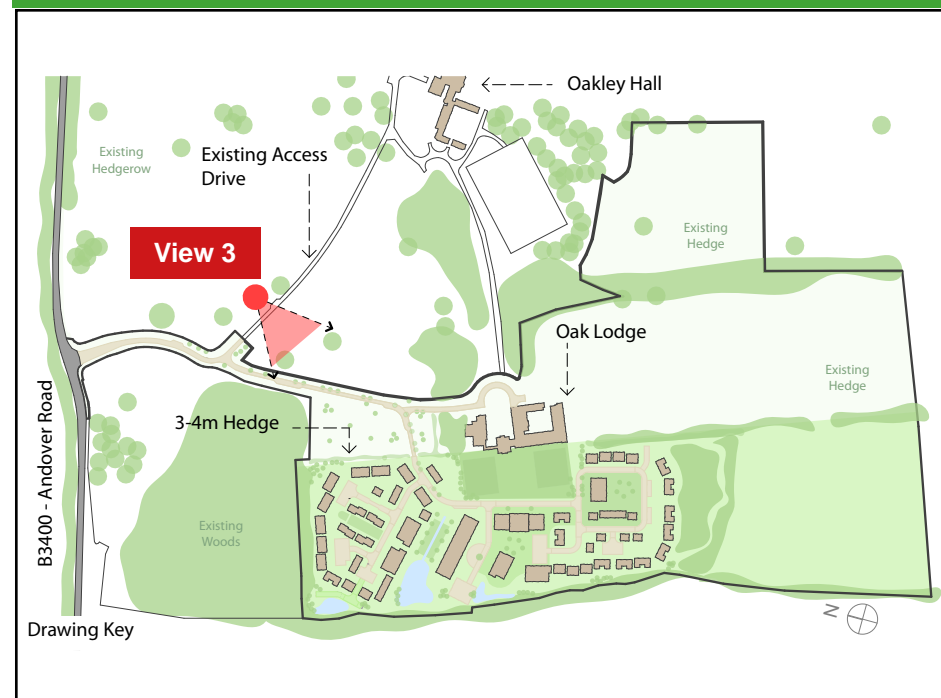


Fig 4 and 5

The illustration demonstrates that the proposed scheme will be well screened from the existing estate access road, by the existing 3-4m high hedge.

Additionally, due to the site levels and use of single storey bungalows in the foreground of the site, any visual impact is limited to glimpsed views of ridgelines when approaching Oakley Hall.

View 3 - Computer generated model of Proposal



The illustrations show examples of similar village style schemes and potential bungalows proposed at Oakley Hall.

Bungalows and single storey units



Example of similar development



Informal links



Shared spaces offering amenity and a sense of community

Illustration of the single storey units

Design features included - similar to other C2 schemes:

The following illustrations demonstrate the design features used in our proposals also found in other C2 developments as previously described.

- Formal and informal links through the development
- Shared landscaped amenity meeting spaces
- Semi detached types of accommodation
- Articulated Roof forms reducing the visual impact of buildings
- Units of accommodation overlooking open communal spaces

The illustrations show how the neighbouring Architecture has influenced buildings in the proposed development. These include reference to the existing Oak Lodge and other building forms found on the estate.

Illustrative Oakley Images

12

Illustration of the community green



Oak Lodge Care Home



Easily identifiable architectural features take reference from their surroundings

Architectural references - similar to Oak Lodge and surrounding buildings:

The following illustrations demonstrate the architectural references used throughout the design and details used to connect to surrounding buildings.

- Formal identifiable entrances
- Pitched roofs
- Simple palette of materials
- Window proportions
- Brick façades and detailing
- 2 storey with pitched roofs

The illustrations show the central HUB facility opening up to external landscaped areas offering views over the natural countryside setting and Swale feature.

Illustrative Oakley Images

13

Community HUB Facility



Community HUB facing the Village green at the heart of the scheme

Community Apartments



Apartments take reference from surrounding built form



Community buildings open out onto landscaped areas providing a sense of place and areas for relaxation



HUB facilities connecting back into the landscape





The New Community.

The vision for The Continuing Care Retirement Community at Oakley Hall Park is to build upon the facilities already provided by the award winning Oak Lodge Nursing Home.

The ambition is that the Retirement Village will enable future residents to live independently, into their later years, with the aid of on-site care and support and the units being designed to be adaptable to peoples changing needs over time.

The Retirement Community will have significantly higher level of facilities & services on site than other C3 types of developments, for example these facilities would not be provided by the consented 33 dwelling scheme.

By providing a mix of both facilities and various types of living accommodation, it is hoped that the new proposals will be well received and provide an attractive environment for those in their later years.

