

WELCOME

LOVE WALK RESIDENTIAL CARE HOME

Mission Care is bringing forward amendments to its pending planning application for the redevelopment of the existing residential care home on Love Walk, Denmark Hill [planning ref: 24/AP/0303]. The proposed new home represents an important opportunity for care provision in Southwark.



Artist's impression of proposed amended scheme

In November 2023, Mission Care received approval for the redevelopment of the site to deliver a four-storey care home [Planning ref: 23/AP/0330]. This decision was subsequently challenged through the Judicial Review process.

Mission Care submitted a further application in February 2024, which was materially the same as the first, which is pending determination [Planning ref: 24/AP/0303]. Following detailed discussions with Southwark Council, and consultation with Historic England, we have undertaken a comprehensive technical exercise, alongside specialist experts, to review the proposal. We are now able to propose a significantly altered scheme.

About Mission Care

Mission Care has provided help to vulnerable individuals across South London for over 100 years. Today, Mission Care provides exceptional care to more than 230 residents across five homes, ensuring each person's unique needs are met with dignity and compassion. Our expert team is experienced in providing residential, social, nursing, and dementia care.

We are dedicated to providing exceptional care that empowers our residents to live their best lives. We recognise the importance of family and friends in our residents' lives, which is why we always welcome them to visit their loved ones at any time.

Get involved

We value the input of the local community and would like to hear your thoughts on these new proposed amendments to our planning application. Your feedback and questions are very welcome, so please fill out a feedback form, and feel free to speak to a member of our project team today or at any point afterwards by phone or email.

RESIDENTIAL CARE

The elderly population in Great Britain is set to grow dramatically, with the number of people aged 85+ expected to double between 2016 and 2041. This demographic shift is driving increased demand for specialist housing like care homes.

In Southwark, the number of people aged 65+ with dementia is forecasted to reach 2,369 by 2030, yet there has been a 46% reduction in care home and dementia places since 2011. A lack of local capacity has resulted in Southwark making an increasing number of out-of-borough nursing placements. There is an urgent requirement for at least 867 additional or improved care beds by 2029.

Delayed hospital discharges due to a lack of suitable care home places are a national crisis, leading to avoidable bed-blocking and inefficiencies in the NHS. Providing high-quality, infection-control-compliant care homes will ease hospital pressures.

The pandemic highlighted the need for better-designed care homes. The proposed redeveloped home will provide single en-suite wetroom bedrooms, ensuring safe, flexible, and future-proof accommodation.

Southwark Borough Council's social care strategy prioritises supporting people to live independently but recognises that full-time residential care remains essential for those with higher dependency needs. A local, purpose-built care home with specialist dementia care enables elderly residents to remain close to their families and social networks, improving quality of life and reducing stress for residents and their loved ones.



Indicative interior view



Indicative interior view



Indicative interior view

SPECIALIST DEMENTIA CARE

Specialist Dementia Care homes, such as the one proposed help to provide vital care for residents living with all stages of dementia care, including the later stages and those with complex needs. Whilst many care homes may only cater for the early stages.

Specialist Dementia Care homes are designed to make daily life as comfortable as possible for residents, including building plans which make the setting easier to navigate, a secure environment that still stimulates and provides for some independence, sensory gardens, dementia friendly furnishings, sensory rooms, clearly defined areas, and specially trained staff who will help to create familiar environments.

The interior of residential care homes of this nature are designed to be homely and comforting, so whilst specialist care is being provided, these are not clinical in nature like a hospital is.

Lighting is also an important part of dementia care, as controlled lighting can help residents transition from day to night, by gradually dimming the lights – this darker environment at night signals that it is time for bed, which can reduce 'sundowning', also known as 'late-day confusion' which is a common symptom for those living with Dementia.



Indicative interior view



Indicative interior view

EVOLUTION OF THE PROPOSALS

Mission Care engaged the local community ahead of submitting Application 1 and is aware that the request to reduce the height of the building is something which had been tabled by the community previously.

Following the Judicial Review process, Mission Care resubmitted the proposals for determination by Southwark Council – Application 2, which was materially the same as Application 1, but in the background has been undertaking technical work to find a way to reduce the massing of the building and maintain the project's viability.

It has always been Mission Care's priority to deliver a high-quality and specialist care home. The team has carefully reviewed how best to deliver this, which has been an exercise in balancing; maintaining the highest quality of care, with optimising bed numbers to ensure viability.

Mission Care is now able to present proposals with the fourth floor removed almost in its entirety with just a small fourth storey lift pop up remaining at this level.

To account for the removal of the fourth floor, the home will instead provide an extended basement floor compared to that proposed previously. Care homes of 65 – 75 beds are considered the most viable size, balancing high-quality care with economic sustainability. The inclusion of a basement floor and internal reconfiguration has sought to ensure that the number of bedspaces provided is as close to this size as possible.

The removal of the fourth floor also responds to one of the key concerns raised by the community. The viability of the scheme has been a key consideration in the removal of the fourth floor. Following significant work behind the scenes, this is now possible due to the extension of the basement floor.

As well as the removal of the fourth floor, the amendments proposed also include changing the material of the atrium at the front of the building. The fully glazed glass atrium has now been replaced and instead the design proposes large windows set into brickwork. This will still allow for the saturation of daylight into the home, whilst seeking a compromise to respond to concerns around the upper-level original design.

Supporting the provision of high-quality care, the opportunity has also been taken to provide residents with additional amenity by introducing a lounge within the upper level of the atrium. However, to mitigate possible neighbour concerns over light pollution, it will be restricted to daytime occupation and interior artificial lighting will be controlled by night-time sensors.

The design of this level of the atrium has been designed to match other amenity / lounge spaces within the proposals, to ensure consistency of design and materials and therefore also includes timber cladding. This will offer a lighter aesthetic, reducing the visual impact to Love Walk, whilst also creating a relationship between the building and the neighbouring trees.

Other design amendments include:

- There are now six bedrooms facing Kerfield Place rather than seven, to allow us to increase the size of these bedrooms. The bedroom windows will therefore be more spaced out and provide a more traditional residential terrace appearance.
- The terrace and landscape area at ground floor level, at the eastern end of Love Walk, has been increased by around 10sqm.

EVOLUTION OF THE PROPOSALS

Original scheme consulted on in Autumn 2022



Changes were then made to the design following public consultation and discussions with Southwark Council and technical experts.



Submitted design – Application 1



The following design was then submitted to Southwark Council in February 2023 for determination.



This scheme was granted planning permission, but was subsequently subject to a Judicial Review process which was successful. The project team has since submitted an application to Southwark Council which is materially the same as the consented scheme. However, extensive work has been undertaken behind the scenes to significantly amend the proposals.

The team are now consulting on the below design.

Current proposed design



EVOLUTION OF THE PROPOSALS

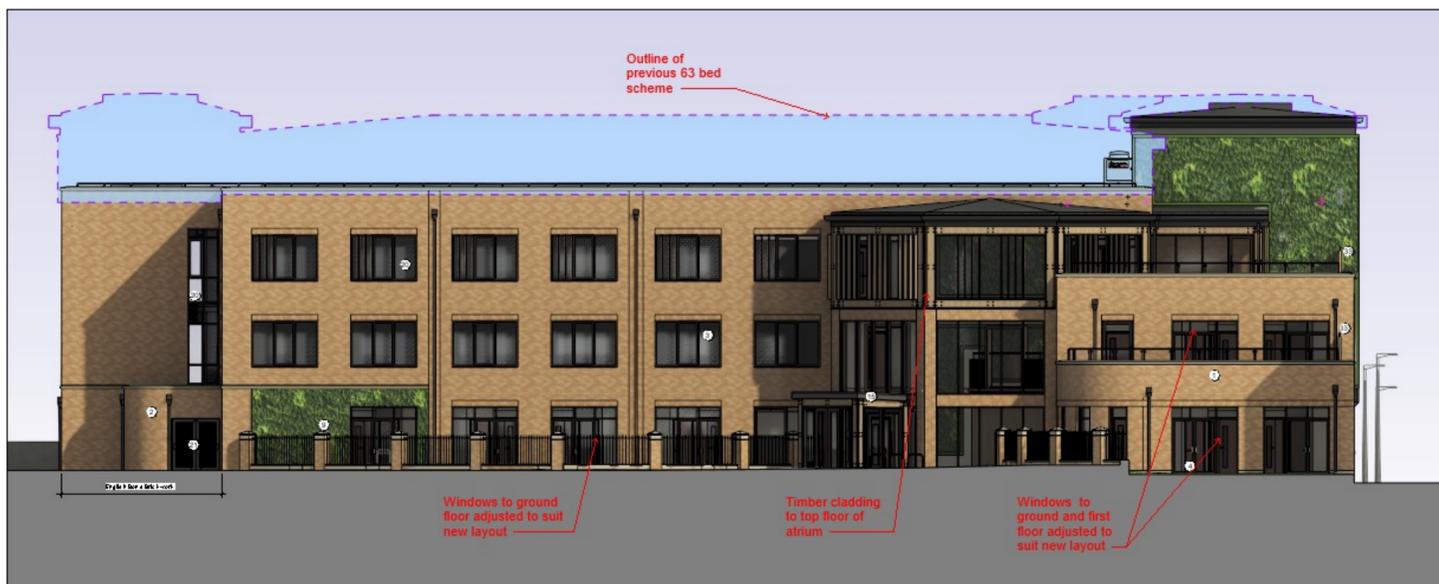
Current proposed design



View from Love Walk (south elevation)

The below cross sections seek to demonstrate the difference between the previously approved design and the current design.

The blue area denotes the outline of the previously approved scheme.



View from Love Walk (south elevation)



View from rear of the building (north elevation)

EVOLUTION OF THE PROPOSALS

The following images show the currently proposed design from a number of angles.



DESIGN PRINCIPLES

The home has been designed to support the delivery of the highest standard of dementia care. The layout proposed is commensurate with a home that is of the highest quality. This principle of high-quality care has been shared with internal and external expert advisors who have provided their input to the design. These advisors include senior clinical dementia experts and highly experienced senior advisors within the sector. The proposals seek to maximise the number, size, and quality of specialist care beds, whilst also increasing the choice of communal spaces for residents and their families to enjoy.

The care and wellbeing of the residents is key, and the design of the proposed building reflects best practice and a high-quality care model. The care sector often has a reliance on anti-psychotic medication within homes. The design of this home aims to reduce the reliance on medications of this kind **by 75%**. This is because the care model proposed for Mission Care's Love Walk care home would significantly improve quality of life and care for the residents of the home.



Indicative interior view



Indicative interior view



Indicative interior view

The criteria adopted in order to deliver a care home of very high quality for the local community include:

Overall provision of space per resident

- Anything over 55sqm per resident is considered to be 'good'. The provision of space per resident proposed in this scheme is at the very high end of the equation, at over 67sqm per resident.
- The bed number to communal space ratio for the building is also at the higher end at 7m². This demonstrates a clear commitment to ensuring the home is spacious.

Size and services of the bedrooms

- Every bedroom is over 20sqm, and all have their own wet room of circa 4sqm. This private space promotes dignity for residents. The size of room is also important when considering those who are less mobile, as a larger room provides a more positive living environment. This is also very important for residents living with dementia.

Dimensions and design of corridors from communal areas

- The corridors are generously appointed and of a good width between 2.4sqm and 3.15sqm. The corridors are designed to provide places for residents to pause and rest, reflect, or even sit and talk with guests.
- Corridors have been designed to become "indoor streets", to provide a pleasant environment when moving around within the home. Particularly to support residents who are less able and will therefore spend more time inside.

Design and number of multi-purpose communal areas

- There are a large number of multi-purpose areas proposed in the care home plans.
- The variety of spaces proposed provides genuine choice for residents, rather than a small number of large, unwelcoming spaces. The plans seek to provide rooms of varying sizes so different activities can take place at various times. Small group activities are very important as well as those for larger groups.
- The basement will provide a space for; a physio area and gym, together with large-scale Reminiscence Spaces for residents with Dementia, and another multi-purpose room, which would include a cinema for residents to use.

DESIGN PRINCIPLES

The criteria adopted in order to deliver a care home of very high quality for the local community include:

Use of natural light throughout the home

- The scheme maximises natural light through windows with low windowsills to allow people who are seated or in bed to see out.
- Lighting in the home is designed to allow for; increased light levels, good contrast, minimal glare, and good colour definition. Full height blinds are proposed within the entrance hub to minimise any possible light pollution.
- There is to be both natural and / or good quality artificial lighting in all areas.
- The natural light and views from the windows and garden rooms connect to the beautiful setting of Love Walk.

Welcome area

- An important and key part of the proposals is to create a new, attractive and more welcoming main entrance in a similar location on Love Walk. This will be a hub, not only for the scheme itself, serving residents, their families, and staff, but also for the local community. The space will include a bistro / café, similar to, but on a smaller scale, to the Ortus Café in the Maudsley Hospital close by.
- In the case of any future pandemic, the welcome area will also provide a well-ventilated space to allow for meetings with loved ones to continue.
- The welcome area will provide access to all areas of the home, including outdoor environments, would be fully wheelchair accessible, and designed to meet the needs of all service users. Including, those with physical, sensory, and cognitive impairments.

Creative use of colours and artwork within the interior design of the building

- The interior design of the home will seek to provide an attractive and homely living environment. With the use of artwork, colours, and furnishings typical of the average home.
- All floor coverings, wall finishes, and soft furnishings will also be selected to meet health and safety, and infection control requirements.
- The interior design will also seek to incorporate nature to promote wellbeing.
- Carbon reduction measures would also be taken to mitigate the carbon footprint of the build and ongoing running of the care home.

Use of outdoor space

- The outdoor spaces have been thoughtfully designed to provide a safe and engaging space suitable for residents with Dementia.
- The incorporation of elements in the gardens that provide a sense of familiarity are important to people with dementia. As they can provide positive memories and reduce stress.
- The Landscape Design allows space for a range of outdoor activities so that each resident has the opportunity to find something to their liking.



BENEFITS OF THE PROPOSALS

The proposed care home would provide the following benefits:

- Retaining a care use on the site, which is long and well-established, and responds to local and national need for residential nursing care.
- Replacing the existing buildings, which are no longer fit-for-purpose, with a modern, sustainable new care home of high quality and which reflects best practise and the latest thinking in care provision, providing residents with best living outcomes.
- The design is of high quality which is sympathetic to its surroundings and in keeping with Camberwell, with a thoughtful and attractive design, improving on the current buildings on site.
- The proposed care home will be a much more sustainable and energy efficient building including the use of Air Source Heat Pumps and solar panels and targeting BREEAM "Excellent".
- The proposals incorporate a new 1.8-metre-wide footway to the north of Love Walk to help improve access at this point.
- The proposal would result in several temporary and permanent employment opportunities, both during the construction and when the care home is operational.
- The proposal would help contribute to improved local economic prosperity. The families of residents and care home staff will contribute to Camberwell's economy, bringing additional expenditure to local shops and amenities.
- The proposal will result in Biodiversity Net Gain with the installation of bat boxes and bird boxes where appropriate.
- The development would revitalise a site which has currently been out-of-use for some time, attracting squatters and anti-social behaviour, creating a more positive frontage onto Love Walk.



Artist's impression of proposed amended scheme

CONSTRUCTION

Mission Care is aware that should planning consent be granted, the construction phase will affect neighbouring residents and the surrounding road network. Mission Care is committed to ensuring that any negative impact is mitigated as much as possible.

The site would be fully secured behind hoardings and it is currently planned that Love Walk will remain open for cars and pedestrians for the duration of the build, which is expected to last for 18 months.

A Construction Management Plan will be put in place in consultation with Southwark Council, and will detail how traffic, waste, dust, and noise will be managed during construction, to ensure minimal disruption to the community.

GET INVOLVED

Our consultation period is running until Wednesday 12th March 2025 and we want to hear from the local community. There are a number of ways you can provide your feedback:

- Fill out our questionnaire available via the **QR code** (limited hard copies are available today)
- Call us on **0800 368 6343**
- Email us at **info@missioncarelovewalk.co.uk**

If you, or anyone you know, would benefit from hard copy information or accessible formats, these are available on request by using the details listed above or by speaking to a member of the team at the event today.



Artist's impression of proposed amended scheme

Next steps

Following the close of the consultation period, we will review the feedback we receive ahead of submitting our amendments to Southwark Council in April 2025. On the proviso that the amended planning application is determined in Summer / Autumn 2025 and consent is granted, we would hope to be on site commencing construction in Q1 2026.