

Welcome

Welcome to this public exhibition showcasing Mission Care's proposals for the future of 10 Love Walk.

Mission Care is bringing forward plans to redevelop the existing care home at 10 Love Walk with a new high quality care home.

We are keen to hear the community's views on our proposals before we finalise the plans and submit a planning application to Southwark Council in late 2022.

We would be grateful if you could fill out a feedback form and provide your contact details at the end of the exhibition, so that we can ensure that the future of the site reflects the views of the community. Should you have any questions about the project throughout your visit, please do speak to a member of the project team in the room.



Indicative view along Love Walk

Site Context

Mission Care has provided care for vulnerable adults at the 10 Love Walk site in Southwark since the late 1960's. Having been built over 50 years ago, the property is old and does not meet best practise in care provision.

Mission Care is dedicated to providing the best living outcome for their residents, who rightly deserve the highest quality accommodation, facilities and care.

The current building at 10 Love Walk is coming to the end of its useful life. The Mission Care board and Senior

Management Team believe the property will become unsuitable for the provision of high-quality care service that we want to deliver to our residents. As such, we have decided that it is in the best interest of our residents that we redevelop the home to provide care places that better meet modern standards and best practice, and for which there is strong demand.



Current building

About Mission Care



Mission Care is a not-for-profit Christian charity which has provided care for vulnerable adults since 1904. We have always sought to serve people's physical, emotional, and spiritual needs, and share the important message of God's saving love through Jesus Christ.

Mission Care has always had three charitable objectives. These are:

- ✓ To relieve poverty
- ✓ To relieve sickness
- ✓ To advance the Christian Faith

Our overwhelming priority is to carry out our charitable objectives in such a way that every resident in our homes and their loved ones are treated with the dignity and respect they deserve. We encourage independence and freedom of choice and promote the individuality of all of those in our care.

Mission Care's main area of work is providing care in our homes across Southwark and London. Today, we care for over 200 residents across our five homes. The site at 10 Love Walk, Southwark, has provided care to many people for well over 100 years.

For more information about Mission Care, please visit our website:



missioncare.org.uk

The Vision

Mission Care’s plan is to redevelop the 10 Love Walk site to meet modern standards and best practice by building a new, high quality and sensitively designed care home. The story to Mission Care is one motivated by a deep love for the sick, the poor and the lonely. As a not-for-profit charity, our main focus and motivation is to provide the best care and facilities that our residents rightfully deserve.

A feasibility study investigated a range of options including refurbishing and extending the property. However, it concluded that the only feasible and viable option was redevelopment. At the end of 2021, Mission Care commissioned a firm of market leaders in the care home sector to produce a report assessing the market supply and

demand for care bed accommodation in the area. This concluded that, with the strong demand in the local area for new care bed accommodation, particularly for dedicated dementia and bedrooms with wet rooms, the site is very well suited for the redevelopment of a high quality, new build care home.

As such, we envisage that the proposals will deliver:



An increase in much needed places for adult social care through the delivery of a 60-bed care home, with a focus on providing space for residents with dementia



Communal internal spaces and gardens that are designed to meet the highest standards of care



High-quality designs which will contribute positively to the local area, prioritising the heritage character of this site

Mission Care’s purpose is to help people in need, and redeveloping the site is an opportunity to make full and effective use of a previously developed site and to triple the number of beds

in the care home. This will help even more people than now, at a time when there is an acute shortage of high-quality care.



Interior images

Need for dementia care

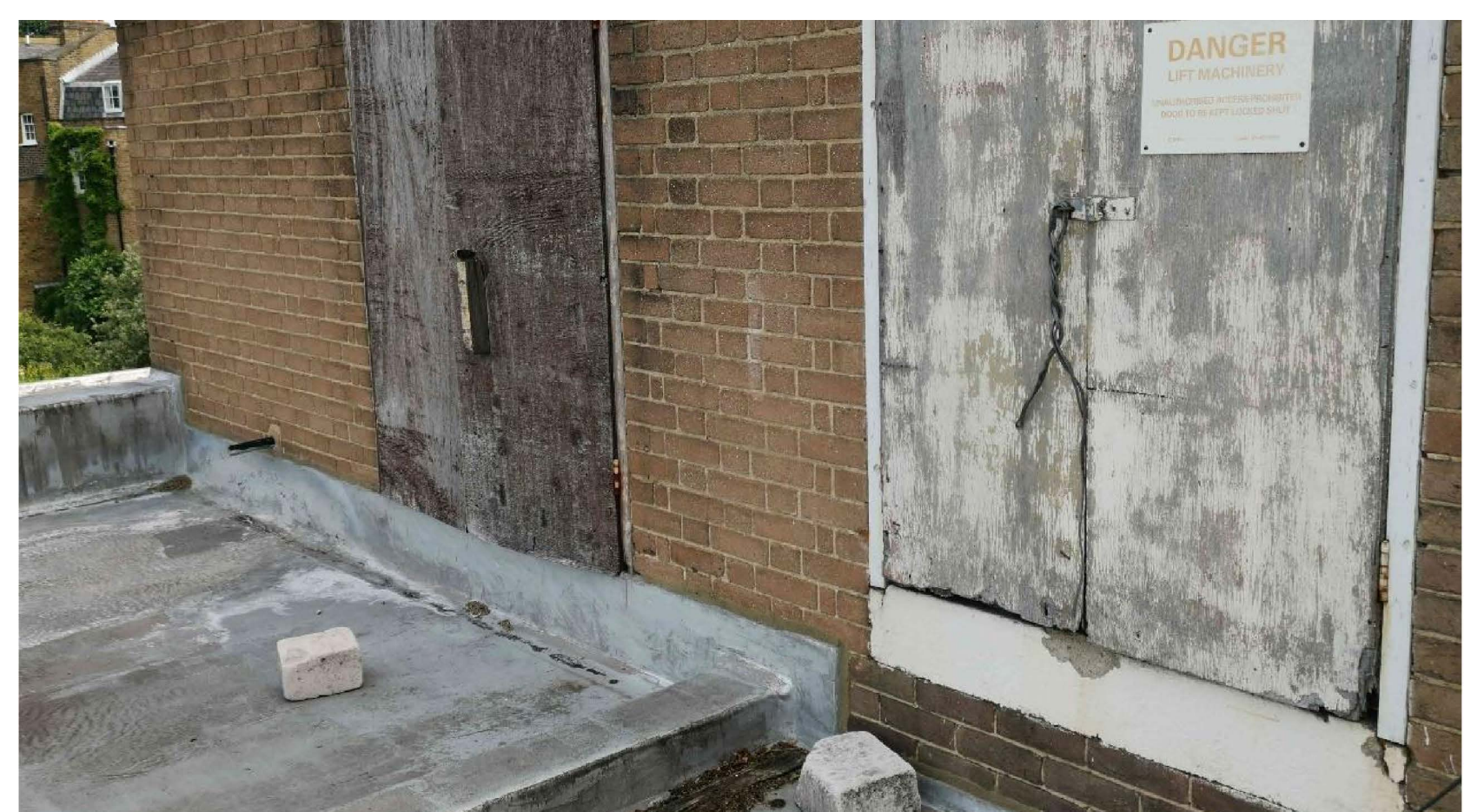
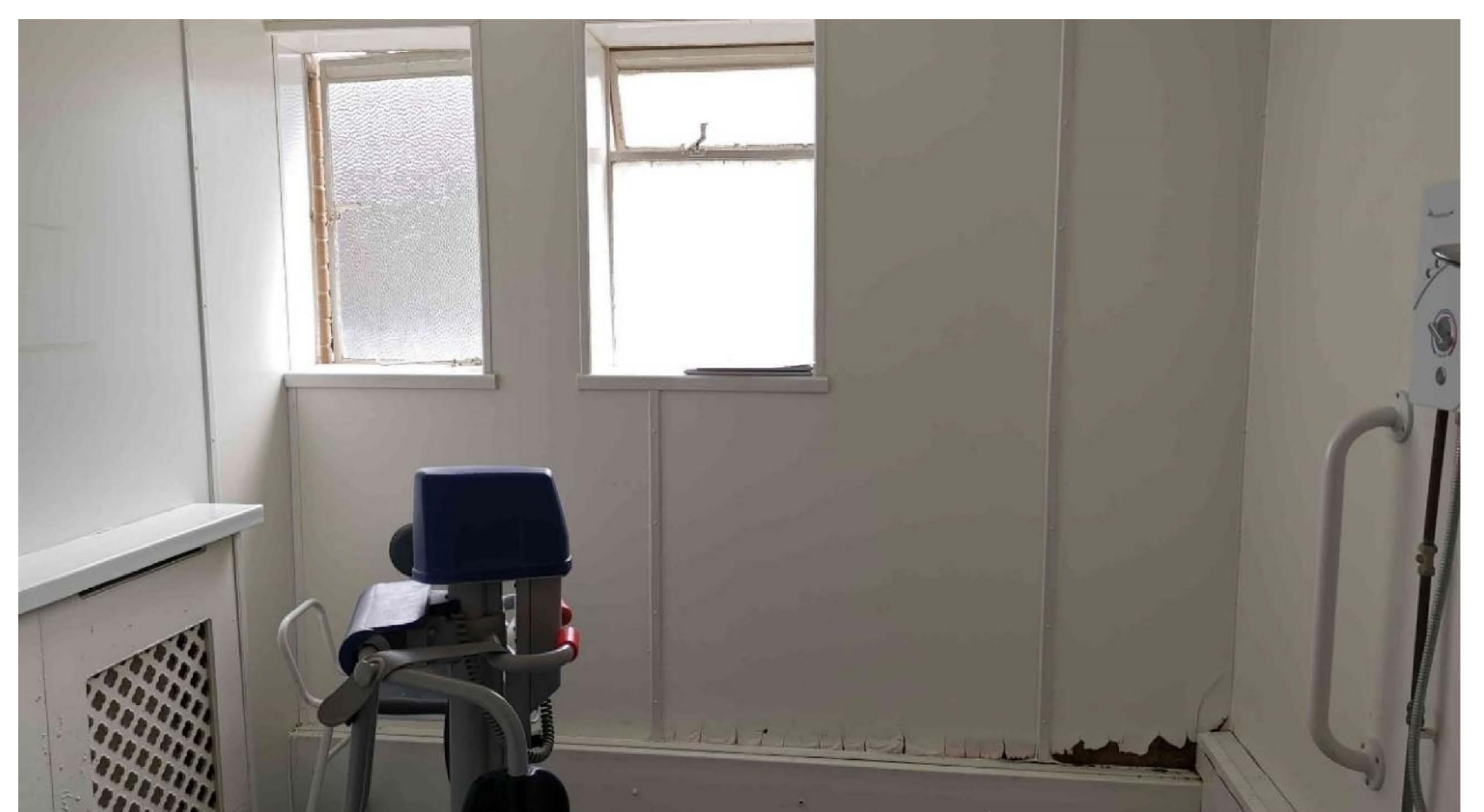
Southwark Council has identified dementia as the greatest global challenge for health and social care in the 21st Century. They found that the prevalence of diagnosed dementia has been rising in Southwark as well as nationally.

Likewise, Mission Care has identified a high demand for dementia-centred care for adults across Southwark and the rest of London.

At the end of 2021, Mission Care commissioned a firm of market leaders in the care home sector to produce a report assessing the market supply and demand for care bed accommodation in the locality.

We found that:

- ✓ In the “primary catchment” area, there is a large shortfall of 581 dedicated dementia bedspaces, and the demand for dementia care will be 536 (adjusted for Covid-19) by 2024.
- ✓ Within the next 2 years, there will be a shortfall of 977 beds (with a wetroom), and 179 beds (en-suite).
- ✓ The number of “blocked beds” at local authority level for Southwark was significantly above the national average even before the pandemic: approx. 290 “delayed discharges” per 50,000 population in Feb 2020 (England was approx. 140)
- ✓ There are 0 planned developments for dementia-centred care scheduled for 2024 onwards



Current building fabric

Southwark has one of the fastest growing populations in South East London, with the population projected to grow by almost 20% by 2030. Considering the high, and ever-increasing demand for dementia-centred

care in Southwark, Mission Care is proposing to deliver a new, dementia-focused, high-quality care home that will support people with dementia to live fulfilling lives.

Existing Residents

Mission Care has communicated its plans to existing residents and their families and we are committed to ensuring that we keep residents and their families fully informed of developments throughout the entire process.

We are hopeful that most, and possibly all, of the current residents at Love Walk will be able to move to other Mission Care services if they wish. We will consider the particular needs of each resident, to arrange the best method of care and accommodation. The health, happiness, and safety of all our residents at Love Walk will remain our top priority throughout this process.

Therefore, rather than considering developing the site for another use, Mission Care wants to continue providing care services at this location, in line with our ethos and core values.



Design & Heritage

Although 10 Love Walk sits just outside the Camberwell Grove Conservation Area, the new care home will be sensitively designed to make a positive contribution to the area, informed by existing architecture and heritage which is predominantly residential.

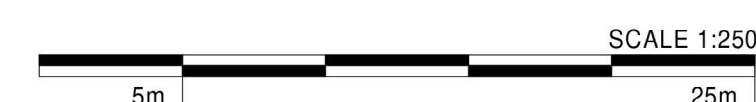
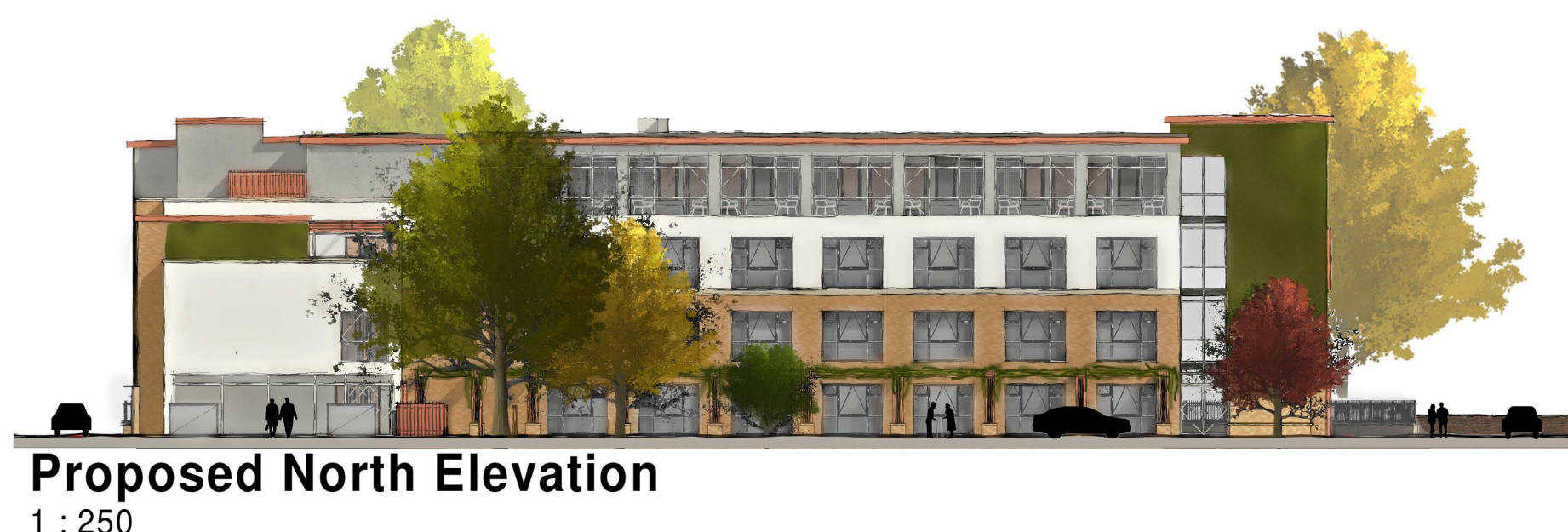
We have assessed the height, scale, bulk, and footprint of the proposed scheme on the site in relation to neighbouring properties and the local context in planning, conservation, heritage, and design terms rigorously.

The footprint of the scheme broadly follows the footprint of the existing building, but we have deliberately pulled the proposed building line away from Love Lane to protect the roots of the large and mature protected trees on this frontage.

The development will be no taller than other

neighbouring properties and will be designed to minimise any potential overlooking or loss of privacy. The proposed height and massing will ensure that we deliver the highest quality accommodation, facilities, and care for residents whilst being respectful to and in keeping with the local context.

In addition to delivering a high-quality design, we are committed to providing high standards of sustainability, and the development team aspires to meet ambitious accreditations and targets for the development.



Aspirations for the site: Community benefits

Mission Care is dedicated to not only providing the best care for its residents, but also for our neighbours across Southwark.

As well as providing much needed places for adult social care and dementia, the development will also include benefits for the wider community.

We envisage that the new Care Home will include a Community Hub open to the public. Within the community hub is potential for a bistro/café area and multi-purpose rooms that will host a range of activities and services.

Mission Care is committed to building better and more integrated services to support the local community. These plans will reflect local need and provide a focus for community-led regeneration. Our community hub will encourage the residents of Southwark to come together in a warm, friendly, and inviting space.



Indicative garden lounge view

Transport and parking

The site at 10 Love Walk has excellent public transport accessibility, so we encourage all staff and visitors to arrive on public transport, by cycling, or by foot.

In addition, as part of our commitment to sustainability, no private car parking is provided within the proposals. Instead, we are proposing cycle parking

within the site. This will be located adjacent to the main entrance of the building, and secure staff cycle store is proposed to be located internally.



Proposed ground floor plan

Your Ideas and Feedback

Thank you for taking the time to visit our public exhibition on Mission Care's proposals to redevelop 10 Love Walk.

We are committed to working with the local community as we develop ideas for the future of the site. It is important for us to understand the views of residents and their loved ones, our neighbours, and key stakeholders ahead of the anticipated planning application submission to the London Borough of Southwark in late-2022.

Therefore, we would be grateful if you could fill out a feedback form. This will help us to shape our plans and ensure that the future of 10 Love Walk reflects the views of the community. Should you have any questions please do speak to a member of the project team in the room.



Indicative view from rear courtyard

You can also find out more about the proposals
online at  www.lovewalkconsultation.co.uk, by emailing

 lovewalk@kandaconsulting.co.uk, or by calling  020 3900 3676