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Design & Access Statement

Introduction

1. This design and access statement has been prepared by Andromeda Architecture on behalf of Red Rose Care in support of the planning application for Extensions and provision of new Car Park facilities to Holly Tree Nursing home.
2. The site is currently located within the village of Shafton located between Sceptone Grove and Hawthorne Street.
3. The application proposes an extension to the existing Nursing home to provide 17 additional nursing bedrooms together with associated communal areas and a new vehicular access and car park accessed from Hawthorne St providing15 off street parking's spaces.
4. The proposed extension would be constructed over an existing single storey wing of the building together with a further two storey extension adjacent to Sceptone Grove
5. The nursing home is located within a residential area with social and private housing surrounding with adjoining community health facilities.

Business Profile and Justification provide by Redrose Care Ltd

Redrose Care ltd purchased Holly Tree Lodge (formerly Hawthorne House) three years ago and has built a good reputation with the local community, all Multi Agencies, which include the local dementia ward at Kendray Hospital, the memory team, social workers and the care quality commission.
We provide nursing and residential care for service users with dementia at all different stages. This service has been highly commended on by all agencies that the home is in contact with.

The Social Service team within the local area and the Social Workers and Staff in the Memory team based at Kendray Hospital have expresses that the service Holly Tree delivers is to a very high standard and particularly as some of the service users at Holly Tree Lodge have very complicated cases which the home has been informed other homes were unable to cater for. They have also expressed the need

for specialist dementia nursing beds with a high quality of care like Holly Tree Lodge. They also are in no doubt that Holly Tree Lodge would be more than able to meet

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their needs for the specialist dementia care in the future and are prepared to work with us.

The high standard of the care provided is due to the home having very well motivated and trained staff.

With extension of the home we will be able to expand a much needed service to care for elderly people who have the mis-fortune to have dementia and as we offer respite and day care we will be able to offer a much needed rest for families who are struggling to look are their loved ones at home. The extension will also enable the home to offer more employment and to train more staff to a high standard to enhance the already high standard of care.

We have carried out extensive research in the local area in respect of the provision of specialist dementia care beds and it was found that with in a 5 mile radius Holly Tree Lodge is one of three homes to provide specialist dementia nursing care, further research at the time of submitting this application shows that there is only one bedroom vacant in each home.

Design

1. This section of the report has been written in accordance with Government circular 01/2006-section 3 design and access statement which came into force on the 10th august 2006
2. The statement will identify the approach that has been used in relation to design. In particular, the following aspects of the development will be considered:-
    - Layout of the development
    - Scale of the development
    - Appearance of the development
3. We respectfully suggest that there is no strong design tradition in this locality which requires protection.

Layout

1. The application site is currently accessed via a small service yard off Sceptone Grove, there is no parking provision for use by the home as this area is not within the control of this applicant. The entrance into the building is insignificant and uninviting with an entrance lobby directly off the service yard. This existing entrance is unacceptable with no off street parking is provided for visitors or staff. A previous application (2009/0230) approved a small extension to the Hawthorne Street elevation.
2. Additional existing external doors provide fire escapes and access to gardens/communal areas.
3. The service yard in which the main entrance to the home is located is a hardstanding area shared with neighbouring surgery and nursery, waste bins for all facilities including the home are located within the service yard together with limited parking provided divided between adjacent units.

4. The extension proposals are to provide 17 additional nursing bedrooms and associated required communal space. At present the home is full to capacity deeming extensions necessary to achieve the medium to long term commercial security of this public service facility.
5. The application proposes a new vehicular access to the building for all visitors, residents and for ambulances from Hawthorne Street via proposed car park to the North East of the premises. A proposed new access ramp and steps lead to a new prominent entrance into the building (previously approved planning application 2009/0230), all access is designed to meet mobility standards. 15 essential off street parking spaces are provided within the scheme implementing SUDS to have no detrimental effect on the surrounding areas.
6. The majority of the extension is provided over an existing single storey wing which has steep/high pitched roof, the proposed roof line of the first floor extensions is only 1.4m above existing single storey ridge height. Additionally to extensions at first floor two sections of two storey extensions are provided. A 6.5m two storey extension is provided to the south west of the existing single story structure providing an essential fire escape stair to meet strict requirements of Approved document 'B' of the Building Regulations. A two storey bay extension is provided to the north east elevation to replicate bays to all existing elevations and provide a more aesthetically pleasing façade.
7. The existing internal layout has no flow or sequence, recent research suggests patients with dementia feel more comfortable if they have freedom to move around from one small comfortable space to another, our design breaks up the large 'sports hall' style accommodation as present to achieve this.
8. Government standards state minimum 13.5 sq.m floor space (minus en-suite's) is to be provided for a room to be a nursing bedroom, this design provides the minimum required amount of bedrooms to make any business financially viable with minimum impact to surrounding properties / residents.
9. The provision of two additional 'internal' escape stairs brings the home to a safe standard with regard to fire escape, providing less risk to occupants in the case of fire.

Scale

1. The scale of the development relates to the height, width and length of buildings in relation to the surroundings
2. The proposed extensions are designed to have minimal impact on surrounding properties with increased ridge height in comparison to the existing single storey element of only 1.4m.
3. Total footprint extension is only 60sq.m equating to only 7.4% of existing ground floor footprint.
4. The proposed car parking is designed to have minimal impact on surroundings, keeping bay numbers to a minimal for the running of the home and to retain as many of the existing trees as possible.

Appearance of the building

1. The existing elevation treatment of the building consists mainly of red facing brick with timber clad bay details, the roof covering is of interlocking concrete pantiles in grey. The existing brickwork is similar to the surrounding buildings.
2. The proposed elevations are carefully designed to be sympathetic to both the existing structure and immediate surrounding.. To source an exact match to the existing bricks would be near impossible, due to aging, date and style (these are the 1970's 'metric' brick which are 100mm high x 200mm long). Providing a contrasting render finish we suggest will enhance the appearance of the building and the locallity



Photo1: Typical elevation as existing, rotting timber bays (to be replaced as previous approval 2009/0230).

3. Our proposal to introduce rendered walls will break up the vast area of red brick and also includes feature corner quoins and head / cills, this render / feature quoins theme will be replicated to existing bays around the building to aesthetically unite all elevations. Concrete panties to be retained/reused, new tiles to be matched with existing.
4. The roof structure to the south-west extensions has been set at a minimal pitch to be non detrimental to existing structure and surrounding buildings.

Accessibility of the Site

1. At present the access for pedestrians is through a confused and clustered shared service yard of Sceptone Grove, no clear separation is provided and there is no off street parking provision for either staff or visitors. The entrance into the building is insignificant and uninviting.

2. Vehicles have no right into the service yard, this leads to on-street parking which causes obstruction to larger vehicles and could be a problem for emergency services access.
3. Adjoining the nursing home is a surgery and nursery, users of these facilities are also provided with no allocated off street parking further exasipating problems around Sceptone Grove..
4. The proposed new vehicle and pedestrian access from Hawthorne Street enables the provision of visibility splays which are more than adequate for this quiet road.
5. The footpath is to be maintained to the front of the proposed access to Hawthorne Street the minimum width is no less than that existing adjacent.
6. All current design guidance, particularly relative to persons with impaired mobility and vision abilities, has been considered including compliance with Building Regulations. The car park has a gentle gradient to enable disabled drivers to park, disembark and to use a walking aid or a wheel chair to access the entrance via a low gradient ramp.
   A level threshold into the building is also proposed. Other provisions will include contrasting nosing's to steps, lighting to steps and ramps and generous provision of hand rails.
7. Collection of waste will remain as existing i.e. from the service yard off Sceptic Grove.
8. Footpaths within the area run alongside the highways and between the buildings providing access to a range of services and community facilities in addition to residences.
9. The footpath network to Hawthorne Street is more accommodating and suitable to serve the home than that provided to Sceptic Grove
10. The site provides easy aces to public transport networks with bus stops located within the vicinity of the site.
11. The proposed access ramp would enable disabled people access to the home given the provision of design to meet mobility standards with approved gradients and design
12. No off street parking is currently provided, this is massively sub-standard with reference to government guidelines. The lack of parking leads to parking on adjacent highways and footpathspaths.
    The introduction of off street parking would greatly improve the area as a whole. The large number of cars parked on surrounding highways would be reduced.
    We feel that the major design issue here is the protection of the surrounding residents from potential nuisance from the new car park which it is perceived might cause detriment to the conditions of neighbours, particularly at no's 12, 16 & 18 Hawthorne Street from vehicle noise and also vehicle headlights during the hours of darkness. Protection of surrounding residents is achieved by reducing the ground level of the car park, which fortunately also coincides with requirement to meet the lower level of the back edge of the footpath on Hawthorne Street, it is also proposed that the car park will then be gently graded upwards towards the building (this minimal gradient will negate the need to over rev engines). The net result of this is a sunken car park with natural bunds which, together with hedges planted at the top of the bunds, will deflect and dissipate sound and will shield the glare from headlight during the hours of darkness.

13. Our design for the proposed parking and access will take advantage of SUDS and natural materials such as gabion retaining structure to ensure minimal impact to neighbours. All existing tree roots retained are to be protected by root protection areas as further detailed design.
14. The gradient of all footpaths and ramps are designed to mobility standards - no more than 1:12 and therefore comply with all national and local guidance.
15. Footpaths are located to either side of the carriageway along Hawthorne St enhancing the accessibility of the site conveniently on foot.
16. The unit is designed to accommodate users of all levels of mobility. A level threshold will be provided to new entrance location for ease of access for disabled residents, visitors and staff.

Other material considerations

1. **Sustainability:** Extensions to the existing home will provide a sustainable development in locational terms and also with regard to the design and layout of the unit.
2. **Proximity of Facilities:** The distance people need to travel in order to reach facilities and services is an important consideration in the sustainability of any project. We suggest that this location satisfies this requirement
3. **Sustainable Modes of Transport** The promotion of more sustainable modes of transport choice and the reduction in the need to travel by car are the main objectives in PPG13 and are an important consideration in the location of development and be promoted where possible. We suggest that an entrance from Hawthorne street would be more easily accessible utilising public transport.
4. **Movement /networks:** The surrounding road and footpath networks are suitable for both pedestrians and cyclists. In addition, public transport by bus is within easy walking distance of the site.
5. **Landscape/Visual character:** The proposals provide a unit that will be in keeping with the surrounding local area in terms of land use, design and character. The visual appearance of the unit is design is to bring the building to a coherent whole, existing elevations are fragmented and confused, the introduction of rendered bays and the rendered first floor addition will enhance and improve the character of the building and its surroundings.

6. **Townscape impact**: The proposed extensions and car parking site are essential for the sustainability of the business and therefore in accordance with accepted planning practices and procedures as emphasised in 'planning for sustainable development'.
7. **Water/Drainage**: This site is identified as being low risk in terms of flooding *'The location you have selected is in an area which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. The Flood Map shows our current best information on the extent*

of the extreme flood from rivers or the sea that would occur without the presence of flood defences.'

8. Existing water supply and surface/foul drainage systems are to be retained, an are able to accommodate proposed additional use. Additional hard landscaping will be kept to a minimal using SUDS system where applicable.
9. **Impact upon Neighbours:** The following considerations have been given to the potential impact the proposed extensions and car park will have upon immediate neighbours.
    - **a.** Immediate neighbours adjoining the site of the home are social & private residential houses, the extension has no detrimental effect to neighbours as footprint extension is kept to the minimal as is massing.
    - **b.** The proposed car park is carefully designed to have minimal impact to adjacent residents. Positioning is set central between housing to the north-west and south east, cutting the parking into the existing landscape ensures vehicles are hidden. Additional dense planting/hedges are to be provided to the boundaries for sound and visual improvement. Tree removal is kept to a minimal with only 5 secondary trees removed

Conclusion

1. This design and access statement has been prepared by Andromeda Architecture on behalf of Redrose Care Ltd in support of the planning application for Extensions to Holly Tree Nursing home and provision of new Car Park facilities
2. This section of the report has been written in accordance with Government circular 01/2006 which came into force on the 10th august 2006 and has evaluated how the design proposal has taken account of physical, social and economic context of the site including the land form, visual appearance, layout and proximity of neighbouring dwellings and units.
3. External and Internal design approach is entirely appropriate resulting in the provision of a high quality public service, which will enhance the urban fabric of Shafton
4. The scale, massing, siting and design of the extensions unit have been carefully considered to enhance visual appearance of the area.
5. The proposals of the car park are deemed an essential element for the future growth and running of a well established nursing home, off street parking will be vastly reduced to surrounding highways.
6. The accessibility of the site has been analysed both in terms of the surrounding area and within the home. Existing entrance is not suitable for either pedestrian or vehicle access, new entrance location will take vehicle movement away from already congested Sceptic Grove while providing more suitable access for residents/visitors.

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