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Lindhurst Lodge Care Home

Date: May, 2013.

DESIGN AND ACCESS STATEMENT

Planning, Design and Access Statement
Proposed Redevelopment, Lindhurst Lodge Care Home, Lindhurst Road, Barnsley

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement is submitted in support of the Full Planning submission made on behalf of Lindhurst Lodge Care Home for the redevelopment of their existing care home off of Lindhurst Road, Athersley North, Barnsley.
- 1.2 Lindhurst Lodge Care Home was built on behalf of the Local Authority in the late 1960's early 1970's, the current owners taking over the home in 1998.
- 1.3 Lindhurst Lodge Care Home is currently registered for 37 residents with 33 single rooms and two double rooms and registered for the following residential care categories; dementia, eating disorders, learning disabilities and old age.
- 1.4 Comments from residents at the December, 2012 CQC inspection of Lindhurst Lodge were that they were happy living at the home and satisfied with the care and support they were receiving, comments included "I'm very happy here", "I have everything I need" and "the staff are very good". CQC inspection reports can be viewed on line.
- 1.5 The proposed scheme is designed to build on this reputation, increasing and enhancing the number of bed spaces, which will in turn increase the client base of the home, expanding on residential and residential dementia care in addition to focussing on the young disabled and high dependency service users. There are also plans for day care and a hydrotherapy suite, which will serve not only residents and day care users, but also the wider community.
- 1.6 The current site extends to just over half a hectare, one and a quarter acres and is considered to be under-developed at present.

2.0 THE BRIEF FOR RE-DEVELOPMENT OF THE HOME

- 2.1 The Client's brief for additional care beds at Lindhurst Lodge is based on a local and national requirement for more care of all types.

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- 2.2 The elderly UK population is set to rise dramatically over the coming years and across the whole of Great Britain, demographic factors and an aging population are driving the necessity to develop new care home bed spaces to keep up with, not only demand, but market expectations of quality and increasingly higher dependency levels of service users.
- 2.3 Laing and Buissons' Healthcare market review (2011-2012) stated that there were approximately 481,100 registered nursing and personal care bed spaces for the elderly and physically disabled in the United Kingdom, capacity down from a 1996 peak of 571,300. Of these beds approximately 274,000 have en-suite provision, the remaining 40% of current registered bed spaces not conforming to the current market standard and requirements for all new construction.
- 2.4 In addition, this aging population has increased the number of those people requiring dementia care of which there are many types, but perhaps most significantly with age the occurrence of dementia increases dramatically, such that as people live longer the demand for this type of care will increase further.
- 2.5 Perhaps what is not so well documented are the needs of the less elderly and particularly, the needs of young disabled and high dependency amongst the age group below 60 for which Lindhurst Lodge and it's associated homes has experience and a reputation for providing for those needs.
- 2.6 With this in mind, planning consent was sought and gained for a 29 bedroom extension in 2010, consent received in 2011; however the proposals retained much of the original 1970's ground floor layout and, in particular, sub-standard non-en-suited rooms.
- 2.7 The subsequent brief provided by the Client was to consider the complete redevelopment of the home to provide nursing and dementia care for older people, a high dependency unit, young disabled care, respite and day care with the provision of a hydrotherapy/physiotherapy suite.

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- 2.8 Consideration was also to be given for a small number of assisted living units that could provide alternative accommodation for those with greater independence, or enable a person to be close to a partner who requires full time care. It is envisaged that an assisted living resident could also have the option of moving in to the care home at some future date.

SITE ASSESSMENT

3.0 ACCESSIBILITY, LINKAGES AND ECONOMIC

- 3.1 Barnsley is a town in South Yorkshire, historically part of the West Riding of Yorkshire. It lies on the River Dearne, 19km north of the city of Sheffield, 27km to the south of Leeds and 23km west of Doncaster.
- 3.2 The town is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley with a population of 218,063 (2001 UK Census).
- 3.3 Barnsley and the surrounding area are notable as a former industrial town centred on coal mining and glass making and although these industries have declined during the 20th Century a strong industrial heritage remains. Despite this decline in industry, unemployment remains lower than the national average as Barnsley re-invents itself.
- 3.4 The town is well accessed between junctions 36 and 38 of the M1 motorway and just 20km west of the A1, Barnsley is also served by a railway station, on the Hallam and Penistone lines.

4.0 LOCAL ACCESS

- 4.1 Lindhurst Lodge Care Home occupies a central location in Athersley North, which is 3km north of Barnsley town centre. The home is on the northern side of Lindhurst Road and opposite its junction with Mansfield Road, an irregular shaped site with approximately an 80m frontage on to Lindhurst Road, extending north by 70m and with a 45m frontage on to Radcliffe Road to the north.

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Site Location Plan – Red Line denotes Site Boundary

4.2 Local services include a Post Office, shops, pubs and other amenities in the immediate vicinity.

5.0 HISTORICAL CONTEXT AND THE CURRENT HOME

5.1 Historical maps from 1854 have been reviewed by ourselves and as part of a Desk Study and Coal Mining Risk Assessment carried out by Ground Engineering and included within this application submission.

5.2 The site area and specifically Athersley North remained undeveloped with a large wood (North Royds Wood) to the north of the site, with the exception of a colliery branch railway line built in the late 19th Century and some 220m to the north east of the site, as evidenced by the 1904 historic map extract overleaf.

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The Site and Surrounding Area 1904

- 5.3 It was not until the 1950's that the roads and housing surrounding the site were built, and it was not until much later that Lindhurst Lodge first appears on the 1973-78 map extract.



The site and surrounding area 1958 - 60

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Lindhurst Lodge 1973-78

- 5.4 Built by the Local Authority, Lindhurst Lodge is a purpose built care home that has remained largely unaltered since its construction and provides 37 registered bed spaces in 33 single rooms and two double rooms.
- 5.5 The Home is centrally located within the site and comprises a central two storey building with single storey flat roofed wings to the side and rear of the main home, with a small basement beneath the western wing, the kitchen area of the home.



Central two-storey building (Left), single-storey wing (Right)

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- 5.6 Although the site extends to just over 0.5ha, car parking is minimal with an asphalt surfaced parking area to the front of the home and a small asphalt service area to the rear. The remainder of the site is laid with grass and some boundary trees which are particularly dominant to the front of the site, providing a screen to Lindhurst Road.



Typical housing to Lindhurst Road and Radcliffe Road

- 5.7 Surrounding the site are 1950's houses, predominantly two storey and semi-detached, providing the dominating feature of the street scene to either side of the home on Lindhurst Road and Radcliffe Road. The houses to the west of Lindhurst Road are set back sufficiently to provide a green space to the front of the houses which is a continuation of the green space and trees to the western frontage of Lindhurst Lodge.
- 5.8 Views on to the site are restricted by and dominated by this street scene.



Views along Lindhurst Road and Radcliffe Road

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6.0 PLANNING HISTORY

- 6.1 Consent was granted on 8 November, 2010, application reference 2010/1157 for the erection of single storey and first floor extensions to the residential care home.
- 6.2 An extension to the ground floor of 265m² and 1060m² to the first floor was to create seven additional en-suited rooms to the ground floor and a first floor extension and refurbishment to provide 36 rooms (26 additional) all en-suited rooms, with associated dining and lounge spaces.
- 6.3 The proposals would however have retained 25 of the existing 'sub standard' ground floor rooms and retained much of the early 1970's style and fenestration of the original home, although the appearance of the home would have been slightly improved by pitched roofs and new windows. (extracts of the consented proposals are included within Appendix 1).
- 6.4 Access to the site was to remain unaltered, however additional parking was to be constructed to the rear of the home to provide 7 No. disabled spaces and 11 general parking spaces (18 No. total).

7.0 URBAN DESIGN POLICY CONTEXT **National Planning Policy Framework**

- 7.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. Publication of the NPPF meant that most of the Government's previous national planning policies on planning as contained in Planning Policy Guidance (PPG) notes and Planning Policy Statements (PPS) were replaced.
- 7.2 At the heart of the NPPF is the presumption in favour of sustainable development (Paragraph 14). The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. With regard to the economic role, it states that the planning system should ensure that there is sufficient land, of the right

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type that is available at the right places to ensure there is a competitive economy. With regard to the social role, it states that the planning system should support strong, vibrant and healthy communities and with regard to its environmental role, it should contribute to protecting and enhancing the natural, built and historic environment.

- 7.3 Paragraph 14 of the NPPF states that proposed development that accords with an up-to-date Local Plan should be approved, but where the development plan is absent, silent or out of date, planning permission should still be granted unless other adverse impacts would outweigh the benefits proposed.
- 7.4 The NPPF also introduces a set of core land-use planning principles that should underpin decision taking. The third bullet under paragraph 17, states that planning should “proactively drive and support sustainable economic development to deliver the homes, business, infrastructure and thriving local places that the country needs ... and to respond positively to growth”. The fourth bullet point seeks to secure high quality design. The ninth bullet also states that planning should “promote mixed use development, and encourage multiple benefits from the use of land in urban and rural areas...”. The eleventh bullet states that planning should “actively manage patterns of growth to make the fullest possible use of public transport and focus significant development in locations which are or can be sustainable”.
- 7.5 Of particular relevance to the determination of this application, is Section 6 of the NPPF (Delivering a wide choice of high quality homes). Whilst this is not a specific housing proposal, it is a form of residential accommodation and paragraph 50 of the NPPF states that:
- ‘To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:**
- **Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);**

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- **Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand...**

- 7.6 With regards to the design Paragraph 57 states that it is important to 'plan positively for the achievement of high quality and inclusive design for all development...'
- 7.7 Paragraph 58 states that planning policies and decisions should aim to ensure that developments:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - Are visually attractive as a result of good architecture and appropriate landscaping.
- 7.8 Paragraph 61 states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 7.9 Paragraph 64 states that Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. However, Local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with

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an existing townscape, if those concerns have been mitigated by good design.

Local Planning Policy

7.10 The Barnsley UDP (Unitary Development Plan) will remain in place until it is superseded by the Barnsley LDF and any decision to grant planning permission will be taken having regard to the policies set out below including supplementary planning guidance.

BE6 - The Council will seek to achieve good design standards for all types of development.

BE6A - In assessing any proposed development layout, the Council will seek to avoid opportunities for crime.

BE6B - In assessing any proposed development to which the public will have access, the Council will seek, where appropriate to ensure the creation of a fully accessible environment.

H5B - Planning permission will be granted for residential care and supported living schemes in residential areas provided that:

A - Satisfactory parking and manoeuvring space is available.

B - Adequate amenity space is provided.

C - The amenity of neighbouring properties and the wider locality is not adversely affected, and;

D - Proposals for the conversion of properties or extensions to existing homes do not adversely affect the appearance, or character of the building, harm the character of the area or constitute over-development.

H8D - Planning for infill development within existing residential areas will only be granted where development would not result in harm to the local environment or amenities of existing residents, create traffic problems or prejudice possible future development.

T2 - Development will only be allowed if the additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network.

SPG 2- Provides guidance on separation distances between existing and proposed habitable rooms.

8.0 CONSULTATION

- 8.1 Through a series of Design Team Meetings the brief and initial sketch proposals were developed with the homes management, Lindhurst Lodge care staff and other members of the Design Team. Residents and staff were advised of the proposals at a very early stage in the plan development process.
- 8.2 Lindhurst Lodge also has a close professional relationship with the Local Authority and the Health Board. They have held initial consultation meetings with them on the proposal. The authorities were supportive of the proposal and they highlighted the growing need in the Borough for care. It was evident from these discussions that the proposed development will help support the current and future commissioning requirements of the Local Authority.
- 8.3 Pre-application advice was sought initially by means of an informal meeting with the Case Officer; James Hyde on 20 December, 2012 to put forward the alternative proposals to those granted consent under planning Ref: 2010/1157. The redevelopment proposals were generally welcomed subject to further development of the scheme and Local Authority consultees.
- 8.4 Highways initial comments were received on 19 February, 2012, although these were of a preliminary nature and did not take in to account the existing consent already on the site. However, as a result of this consultation further consideration was given to increasing the number of parking spaces and access proposals, particularly to the rear of the site off of Radcliffe Road.
- 8.5 Further planning comment was received from James Hyde on 27 February, 2013, the principle concerns highlighted as follows;
- i. With regards to residential properties within close proximity on the northern boundary of the site (No's 50 and 52 Radcliffe Road) the two storey projection should be set in from this boundary and replaced with a single storey lean-to section.
 - *Specific amendments were made to address this part of the building, a single storey eaves line introduced to the rear of the properties.*

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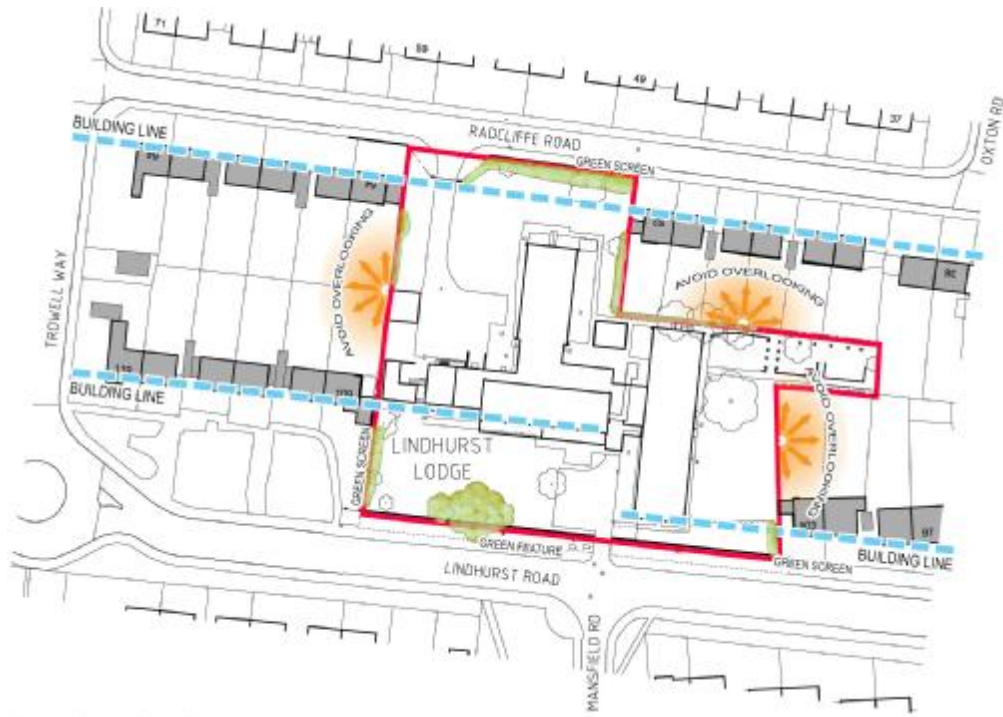
- ii. Concerns were expressed to the amenity levels of bedrooms to the central part of the plan in respect of outlook and light.
 - *Adjustments have been made to the layout of rooms in this area to address these concerns.*
- iii. The section of building adjacent to 103 Lindhurst Road was considered to have the potential to be over-bearing and over-shadowing to No. 103.
 - *The proposed home has been reduced in this area and moved away from the boundary in addition to reducing eaves levels of the staircase projection. The rear of the proposed building is single storey.*
- iv. The potential of moving back the western wing of the proposals was to be considered to increase parking spaces, subject to the amenity of 109 Radcliffe Road.
 - *It was noted that this parking was for visitor use only and that staff parking would be to the rear, and that on balance moving the building back would have an impact on the amenity of 103 Lindhurst Road.*

8.6 A further pre-consultation meeting was held with James Hyde on 17 March, 2013 as a final pre-planning consultation the above points discussed, prior to this planning submission.

8.7 Further consultations are also being planned with the residents, families of residents, staff, external healthcare professionals and with immediate neighbours.

9.0 CONSTRAINTS AND OPPORTUNITIES

9.1 The following plan provides an initial site evaluation.



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Site Constraints Plan

9.2 Key points of consideration were as follows:

- Building lines.
- Street scene and Townscape character.
- Landscape impact, particularly with reference to Lindhurst Road.
- Client operational requirements.

DESIGN

10.0 USE

- 10.1 The existing Care Home on the site is defined within Class C2 of the Town and Country Planning Use Classes Order, Residential Care Homes, and the proposed additional development falls within the same use Class and makes no change to the present use of the site.

11.0 AMOUNT

- 11.1 A care Home is essentially a collection of accommodation units (bedrooms with en-suites) linked together with circulation routes facilitating ease of movement for a range of disability levels. Its size is dictated by the number of units/bedrooms which is partly determined by the economics of provision and by the space standards required to satisfy registration and operational legislation, The Care Standards.
- 11.2 These units/bedrooms are grouped into “households” of various numbers, typically 15-16 in Residential and Nursing Care Homes but often reduced in to smaller groups for Dementia Care and High Dependency. Each single bedded room is provided with en-suite facilities and shared communal space, the groups or households placed around central common facilities and ancillary services.
- 11.3 The redeveloped care home will provide 32 ground floor bedrooms and 42 first floor bedrooms, 74 bedrooms in total, an increase in current registered bed spaces of 37, but only four additional rooms to the proposals consented under planning reference. 2010/1157.
- 11.4 These bed spaces will be broadly split, 22 high dependency and young disabled beds on the ground floor with a 10 bed dementia care unit also on the ground floor. The 42 beds on the first floor will be shared between residential, nursing and dementia care. In addition, day care and respite care will be provided with hydrotherapy and physiotherapy use by both residents and day care users.
- 11.5 The gross internal floor area of the new home will be 3,959 sq/m.
- 11.6 The annexe facing on to Radcliffe Road will provide 6 No. assisted living/close care apartments for single or double occupancy. Gross internal floor area 350 sq/m.

- 11.7 Facilities are provided in support of Lindhurst Lodge Care Homes' focus on targeting itself on being a market leader in terms of both Building Design and the quality of Care Delivery.
- 11.8 The new Home is generally compliant and, in some areas, in excess of the current CQC Essential Standards of Quality and Safety. These replaced the National Minimum Standards in 2011 and are less onerous and specific in minimum requirements, however the former minimum care standards provide a useful guide to what is acceptable within a care home. A summary of the former care standards follows;

Standard 20 – shared facilities

Communal space is to be provided at a minimum 4.1 sq.m. per service user rooms in which a variety of social, cultural and religious activities can take place.

The redeveloped home provides just over 6.5 sq.m. per resident with Lounge, Dining spaces and Quiet rooms within each cluster and central Lounge/activity space facilities, including a café, hairdresser and also a basement cinema (places to go).

Standard 21 – Lavatories and Washing Facilities

- Accessible toilets for service users “close” to lounge and dining areas.
- 1 assisted bath (or shower if suitable per 8 service users except where en-suite bathing/shower facilities are provided in service user's rooms.
- En-suite facilities to all rooms, minimum WC and whb.

En-suite facilities providing a WC, whb and showers are provided to every bedroom/service user and in addition 1 assisted bathroom is provided per cluster/group of bedrooms..

Standard 23 – Individual Accommodation

- Minimum 12 sq.m. useable floor space.
- Rooms to allow for space on either side of the bed.
- Shared rooms minimum 16 sq.m. useable floor area, maximum 2 service users.

Rooms are provided at 15.70 sq.m. the core area of the rooms at 3.625 x 3.625 m providing 13.0 sq.m. within the core area of the room. Rooms will not be shared; however two adjoining rooms may be linked.

12.0 EMPLOYMENT

- 12.1 Lindhurst Lodge currently employs seven full time staff and 28 part-time staff (equivalent to nine full time staff), total equivalent 16 full time staff working in three shifts. These staff include everybody from the Home Manager, care staff and assistants, to gardener's and the handyman.
- 12.2 The proposed home will increase job numbers by approximately 50 additional staff, 18 full time and 32 part-time equivalent to an increase in 30 full time staff. The range of jobs will also increase with the diversity of care provided, a full time receptionist and office staff employed for the first time. The majority of these staff will be from the local community.
- 12.3 In addition to these directly employed staff the new home will further contribute to the local economy through the use of local services and suppliers.

13.0 LAYOUT, SCALE AND APPEARANCE

- 13.1 The scheme proposed is designed to meet the client's brief for the redevelopment of Lindhurst Lodge Care Home to increase the number of bed spaces, which in turn will increase the range of care provided by the home. This will not only focus on the elderly, but to also provide care for those with high dependency and the young disabled in addition to providing respite and day care.
- 13.2 Rooms are grouped where possible in to self-contained clusters of 10-15 bedrooms, each cluster providing facilities to be self-contained in a domestic environment. At the centre of the home on the ground floor there is an open plan internal courtyard providing common facilities such as a coffee bar/café, library area, lounge space and hairdresser, further lounge space located above the entrance as part of the central core and access to a basement cinema space.
- 13.3 The development provides an inclusive environment. Access and circulation, both external and internal, are important design considerations, particularly for care. The building provides a safe and secure environment, internal arrangements sufficiently flexible to

facilitate changes in the delivery of care and future care needs.

- 13.4 The site constraints are previously highlighted within the assessment of the site, the building lines of the surrounding buildings the dominant feature around the site and particularly the frontage on to Lindhurst Road. Site positioning is generally in relation to the existing home with minor adjustments and extensions to the existing layout as a result of the increased number of beds and floor plan.
- 13.5 The topography of the site is generally flat with a slight fall from west to east across the site and along Lindhurst Road. It is intended to reduce the floor level of the existing home by 250mm to a new proposed floor level of the new home 79.750 at the current vehicular entrance to the home; this is just under a 700mm above the pavement level along Lindhurst Road.
- 13.6 Views in to the site and the massing and scale of the new home are such that the impact on the surrounding area will not be obtrusive. The most significant impact the replacement of the single storey wing fronting on to Lindhurst Road and being replaced by a two storey wing. Blocks are broken down to replicate the nature of the surrounding streets dominated by 1950's pairs of semi-detached houses. The main entrance and westerly frontage on to Lindhurst Road will largely be obscured by trees.
- 13.7 Eaves and ridge heights of the proposed buildings are typical of a domestic scale two storey construction, and where the building abuts boundaries of the surrounding houses this massing is reduced by reducing eaves lines to single storey particularly along the northern boundary of the site and to the eastern abutment.
- 13.8 Whilst the local vernacular is of little significance, reference can be taken from the traditional brick and interlocking roof tile construction of the adjacent houses. The existing home is alien to this local vernacular and consists of large flat elevations with wide windows the single storey elements flat roofed and tiled pitched roofs to the main two storey central core of the home.
- 13.9 The design proposed is of a simple contemporary approach, but with reference to local materials, red brick and render features with composite timber/aluminium windows. Simple eaves and fascia lines have been taken and will reflect local detailing and Eternit slates will provide simplicity to the roof lines of the building.
- 13.10 This approval to design is repeated for the assisted living flats along Radcliffe Road the emphases on a simple contemporary approach,

clean lines and reference to local materials.

14.0 TECHNICAL DESIGN

- 14.1 The technical design of the building will be compliant with Building Regulations Approved Document M and BS 8300 and will acknowledge the recommendations of the Equality Act, in addition to complying with the essential minimum Standards.
- 14.2 A 'traditional' build is proposed for low maintenance and robustness, cavity wall construction concrete floors and concrete blockwork internal partitions, traditional trussed rafter roofs. Materials will achieve an 'A' rating for sustainability.
- 14.3 For sustainability, the mechanical and electrical services designs will be developed in consideration of the need to provide low energy solutions, to conserve natural resources and reduce the overall carbon footprint of the development.

The following solutions will be employed where appropriate.

- Building design to allow the use of natural ventilation.
- Fenestration to provide good day lighting but with solar shading and detailing to minimise solar heat gain.
- High efficiency condensing gas boilers to supply the space heating and domestic hot water requirements.
- Flow control of domestic hot and cold water to conserve energy and water.
- Water leak detection to avoid waste.
- Cooling systems utilising zero ODP refrigerants with high energy efficiency ratings (EER).
- Heat recovery from mechanical ventilation systems and the use of "free cooling".
- Inverter speed control of pump motors.
- Low energy lighting.
- Occupancy sensing for control of both internal and external lighting.
- Building management system (BMS).

- 14.4 Good quality ventilation arrangements help to produce an invigorating environment. Natural ventilation by means of opening windows with trickle vents and roof lights will be provided wherever possible to achieve high indoor air quality with good user control.

Natural ventilation will be provided by opening windows and roof lights designed to provide a fresh, comfortable, internal environment, with natural day lighting and good ventilation to prevent stuffiness and overheating during hot summer periods. This strategy will provide the most energy efficient solution with the least possible energy usage and reduced CO₂ production. Energy efficient designs for the engineering services will also contribute to the overall efficiency of the building.

Mechanical ventilation for toilets and hygiene areas will be by means of local systems, with presence detection and time controls, to provide continuous 'trickle' ventilation with full ventilation on occupancy or by means of central 'whole house' supply and extract, heat recovery ventilation systems to meet the requirements of the Building Regulations.

- 14.5 Natural day lighting will be used in conjunction with suitable artificial light sources to achieve the correct illumination levels whilst limiting electrical energy usage, inefficient use of electricity contributing to excessive nitrous oxide generation. Efficient and effective lighting design solutions will be provided with comprehensive control and management utilising daylight linking and occupancy sensing where appropriate.

Careful design of the fenestration will mitigate discomfort and provide suitably sized and strategically located windows and roof lights to assist with natural day lighting.

- 14.6 To achieve significant energy savings and carbon reduction, thermal insulation 'U' values will be improved better than Building Regulation limiting values. The emphasis of the new Building Regulations Approved Document Part L2A 2010 is to achieve robust construction and high energy efficiency standards without over reliance on renewable technologies.

- 14.7 Energy use will be controlled and monitored with energy metering provided for gas and electricity.

All time scheduling and operational requirements will be controlled via a central system to allow close control and monitoring of the performance and efficiency of all energy consuming systems.

- 14.8 Wasteful use of water will be avoided and effective controls provided to limit its use. An effective water consumption audit and saving initiative

will be developed and appropriate metering provided to enable it to be implemented.

15.0 LANDSCAPING, ECOLOGICAL AND ARBORICULTURAL CONSIDERATIONS

- 15.1 Existing trees and shrubbery on the site are recorded on the application drawings, much of the boundary planting along the southern, western and eastern boundaries of the site retained in order to maintain the character of the site. Those trees that are to be removed are noted on the application drawings.
- 15.2 Ecological consideration had been given to the site, there are no ponds or natural features on or adjacent to the site and there is no known presence of bats, or suitable bat environments. The presence of nesting birds is likely and it is recommended any commencements of the works/demolition takes place outside the bird nesting season of March to September. Should works wish to be started during this period a fully qualified ecological consultant will be employed to survey the site prior to any works.
- 15.3 The courtyard and surrounding gardens have also been designed with care specifically in mind, accessible hard landscaping to provide stimulation, places to go and things to do, raised planters to allow residents to participate in growing food stuffs and flora, potting shed, pergolas and summer houses for places to ponder.
- 15.4 Careful re-establishment and management of the exiting boundaries to the site will be carried out to reinforce the existing planting and provide habitat and food sources for the promotion of wildlife.
- 15.5 The site plans accompanying this application and notes above are indicative of the general approach to the landscaping. Detailed landscaping proposals, including species selection, will be carefully considered. Such details may be secured by the inclusion of a suitable Planning Condition.
- 15.6 Prior to commencement of the development tree protection fencing will be put in place to protect those trees retained. The fencing shall be installed before machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all

equipment, machinery and surplus material have been removed from site.

16.0 ACCESS AND PARKING

- 16.1 Vehicular access to the home is currently off of Lindhurst Road, opposite the junction with Mansfield Road. Four disabled parking spaces are provided off of this access. There is also a rear service yard accessed off of Radcliffe Road.
- 16.2 Both Lindhurst Road and Radcliffe Road are adopted roads and Lindhurst Road (C781) classified.
- 16.3 It is proposed that this vehicular access is moved away from the junction of Lindhurst and Mansfield Road with the provision of an entry only/exit as far as possible from the road junction. This access will predominantly be used by visitors with six standard and one full disabled space provided together with an ambulance and mini-bus pick up/drop off space and will be the principal access to the main home.
- 16.4 A further two disabled spaces and two standard spaces are provided to the east of the Lindhurst Road/Mansfield Road junction specifically to provide access to Day Care and hydrotherapy/physiotherapy suites.
- 16.5 To the rear of the home, off of Radcliffe Road, access to the existing service yard will be retained with a further 13 standard and 2 disabled parking spaces provided predominantly for staff use and the six assisted living apartments. Within this service area turning space is provided for refuse and delivery vehicles.
- 16.6 Visitor access to the home will be via the main entrance with a secondary entrance to day care and hydrotherapy.
- 16.7 Staff access for those using vehicles will be to the rear of the site off of Radcliffe Road.
- 16.8 Lindhurst Lodge encourage green travel in the form of car sharing and the use of public transport with two bus stops immediately outside the site on Lindhurst Road, however a large proportion of current staff are from local estates and either walk or cycle to the home.

16.9 Cycle storage is provided with four cycle rails for eight bicycles and refuse storage will be provided off the Radcliffe Road access to the site.

17.0 INCLUSIVE ACCESS

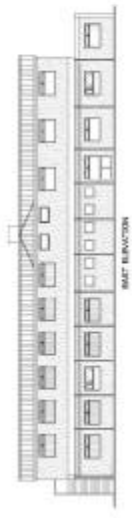
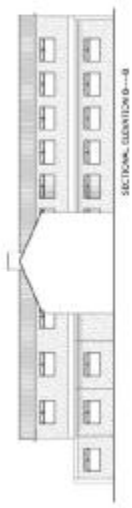
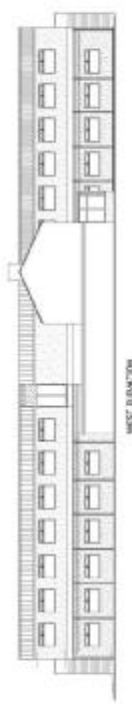
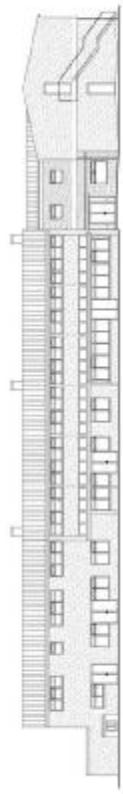
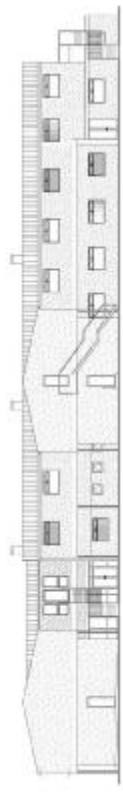
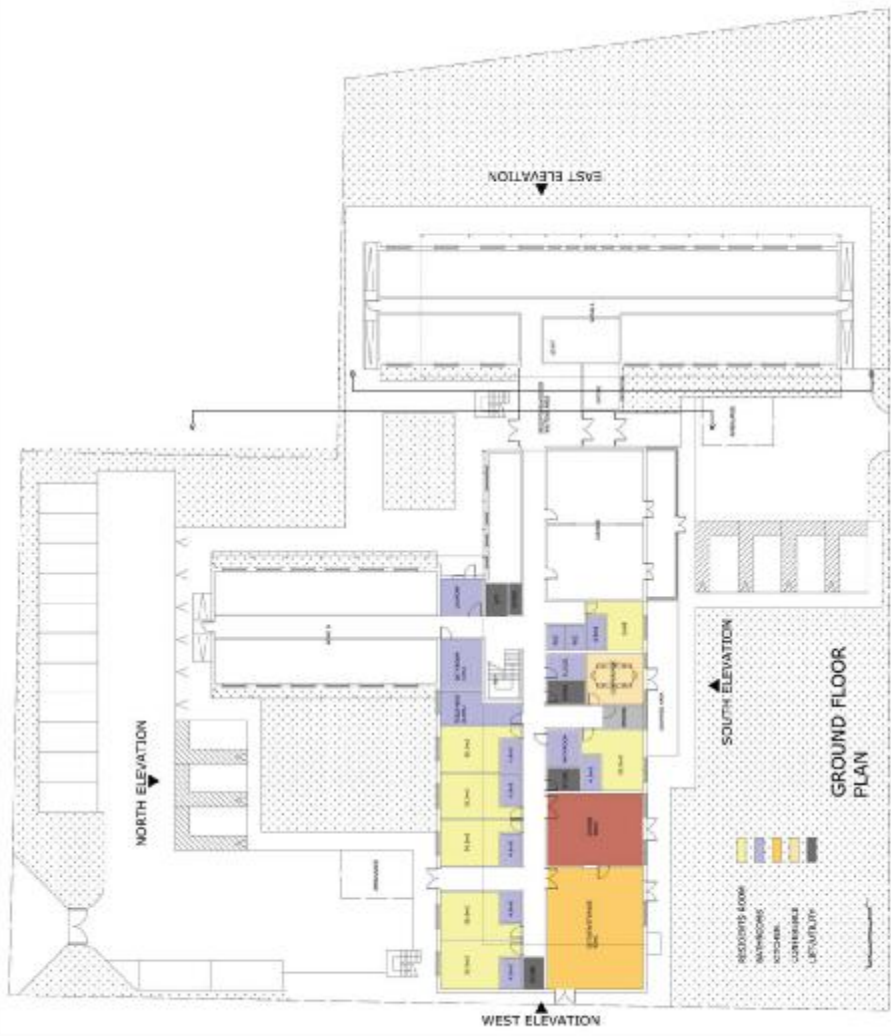
17.1 Inclusive access is maintained within the home with level access thresholds to all doorways. Disabled parking provision is provided to the front of the existing home.

APPENDIX 1

Current Planning Consent

Ref: 2010/1157

Granted 8 November, 2010



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PROJECT: 10000 NORTH LOOP WEST DEVELOPMENT
 PROJECT NO: 10000
 SHEET NO: 10000-01
 DATE: 03/10/11

