

DESIGN and ACCESS STATEMENT
Proposed Care Home for the Elderly,
Pound Place, Roundstone Lane, Angmering.
for
Hallmark Care Homes Ltd.



WEST ELEVATION to Roundstone Lane

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1.0 INTRODUCTION

1.1 Scope and Purpose of Document

This document outlines the proposals adopted for the design of a new, purpose-built care home for the elderly and associated works by Hallmark Care Homes Ltd. subject to this planning application to Arun District Council.

The document describes the site context and reviews and explains the design of the site layout and building and its relationship to the existing site and wider environment.

The proposals represent a revised design following the refusal of planning permission for the previous application Ref. A/51/18/PL dated 15th November 2018.

1.2 Description of Development Proposals

The application is for the demolition of an existing dwelling (Pound Place) and the subsequent construction of a new, purpose-built 62 bedroom care home for the elderly with car parking and landscaping.

2.0 SITE CONTEXT

2.1 Site Location

The site covers 0.73 hectares (1.8 acres) and comprises the existing Pound place and associated garden. It is located within an area of existing residential development.

The site is bounded by residential properties.

See Google Earth extract overleaf.



Source: Google Earth.

2.2 Physical and Social Context

Pound Place and its grounds currently form part of a wider residential development as illustrated in the Google Earth image above. This is comprised of existing dwellings and others currently under construction.

Vehicle and pedestrian access to the site is from the existing access on to Roundstone Lane, a residential street characterised by traditional dwellings which provide the architectural characteristic of the area.
See photographs below.



View northbound along Roundstone Lane.



View southbound along Roundstone Lane.

3.0 SITE ANALYSIS

3.1 Opportunities and Constraints

3.1.1 Site Access

Access to the development is by way of the existing vehicle and pedestrian access on to Roundstone Lane. See photograph overleaf.



Existing site access

3.1.2 Existing Development

The proposed development will require the demolition of the existing dwelling, Pound Place.

3.1.3 Adjacent Buildings

The application site is bounded to the north and south by existing dwellings. The west of the site is bounded by Roundstone Lane. The east boundary is shared with an area of landscaping forming part of the adjacent, new residential development.

3.1.4 Street Scene and Massing

Particular regard has been given to the effect of the proposed building in relation to surrounding buildings as demonstrated above and on the existing street scene.

3.1.5 Building Context

The immediate surrounding area is characterised by detached and semi-detached, two storey dwellings. These are designed to reflect a traditional vernacular style of architecture. The existing dwelling, Pound Place, is a relatively large detached dwelling set in extensive gardens. Pound Place is sited towards the rear of the application site with the majority of the garden area, laid to lawn, to the front. The proposed new building seeks to maintain this same relationship and architectural styling.

The proposed form, layout and scale of the building sits comfortably in its surrounding built context and is harmonious in respect of the character and appearance of the site and surrounding environment. The images within this statement and attached confirm this.

3.1.6 Existing Trees

A Tree Preservation Order has been issued covering the conifer trees to the boundaries of the application site.

An Arboricultural Survey relating to existing trees has been undertaken and accompanies this application. The basic finding of the survey as relating to the boundary trees is that the Conifer screening is low quality on all sides. There are some trees along the southern boundary with large limbs likely to split out with strong winds or heavy snow fall. There are even a couple of Pine trees leaning over the neighbouring properties quite severely. It is considered that the trees around the edge are poor with limited retention value.

Subsequent to the Survey having been undertaken, the Arboriculturalist has discussed matters with the Tree Officer who assessed the trees for the TPO. The comments made were that TPO could be defensible but appreciated their limited retention value. Discussions included the practicality about the TPO in terms of enforcing breaches or amount of admin when residents are likely to apply to prune back or undertake illegal pruning. The Tree Officer thought trees on the Western and Northern boundary provided a better screen than those on the South, but appreciated that they would need to be managed due to light levels in houses etc. Also, that the trees on Southern boundary over are overbearing on the small gardens of neighbouring residents.

The Arboriculturalist has commented that the Tree Officer was open to the idea of removing and replacing with better trees for long term retention. However, until he had something come across his desk he couldn't commit to anything, but was open to discussions and looking for practical and long term solutions.

3.1.7 Ecology

An Ecological Report is submitted with the planning application. This report demonstrates that the proposals will have no detrimental impact on the ecology of the site.

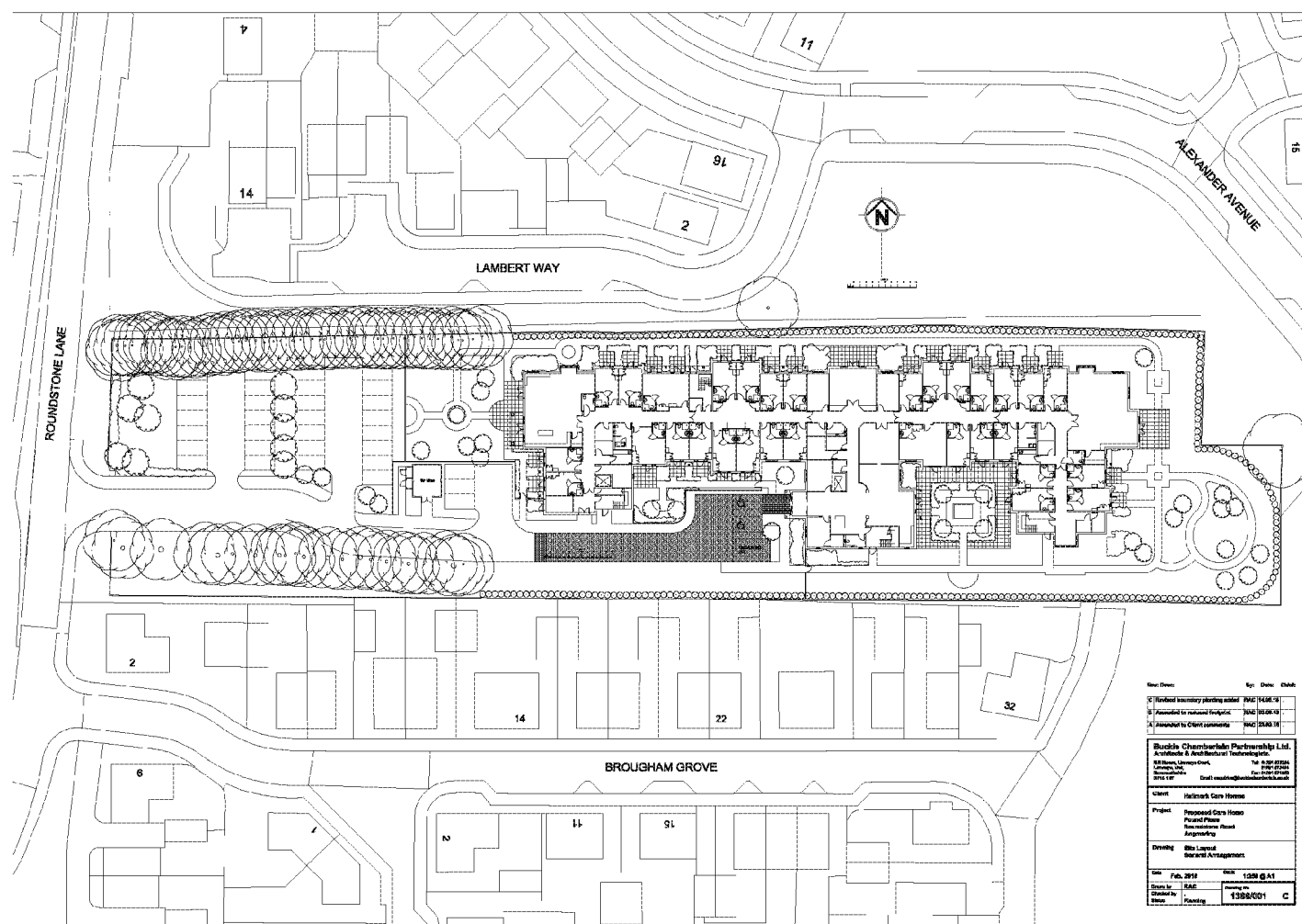
3.2 Concept Progression

As stated above, the details submitted with this application represent amended proposals following the refusal of planning permission relating to application Ref A/51/18/PL. The main reasons for the refusal of planning permission in terms of the design were:

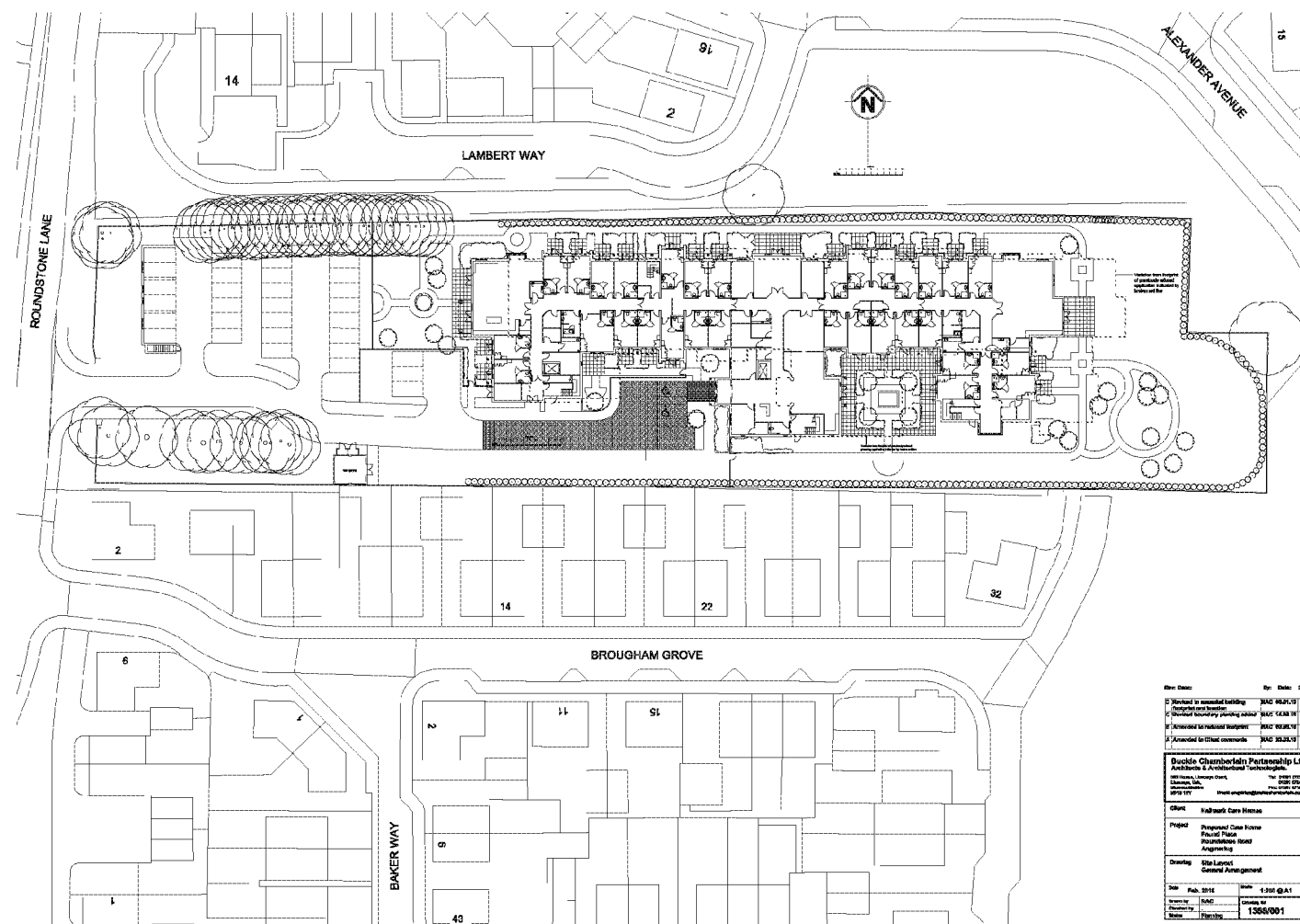
1. The layout, excessive scale, footprint and site coverage and consequent lack of open space result in an overdevelopment of the site which is harmful to the visual amenities of the locality and detracts from the character of the area in conflict with policies D SP1 and D DM1 of the Arun Local Plan and policies HD5, HD6 and HD7 of the Angering Neighbourhood Plan.
2. By virtue of its siting on the site with significant set back from the Roundstone Lane frontage, excessive site coverage, unacceptable relationship with the adjoining open space and lack of linkages with the development to the north and south of the site, the proposal is not in keeping with the character and appearance of the area. The proposals will significantly detract from the character of the area in conflict with policies D SP1, D DM1, T DM1, T SP1 and ENV DM5 of the Arun Local Plan and TM1 of the Angmering Neighbourhood Plan.

SITE LAYOUT

The site layout for the refused scheme is illustrated below.

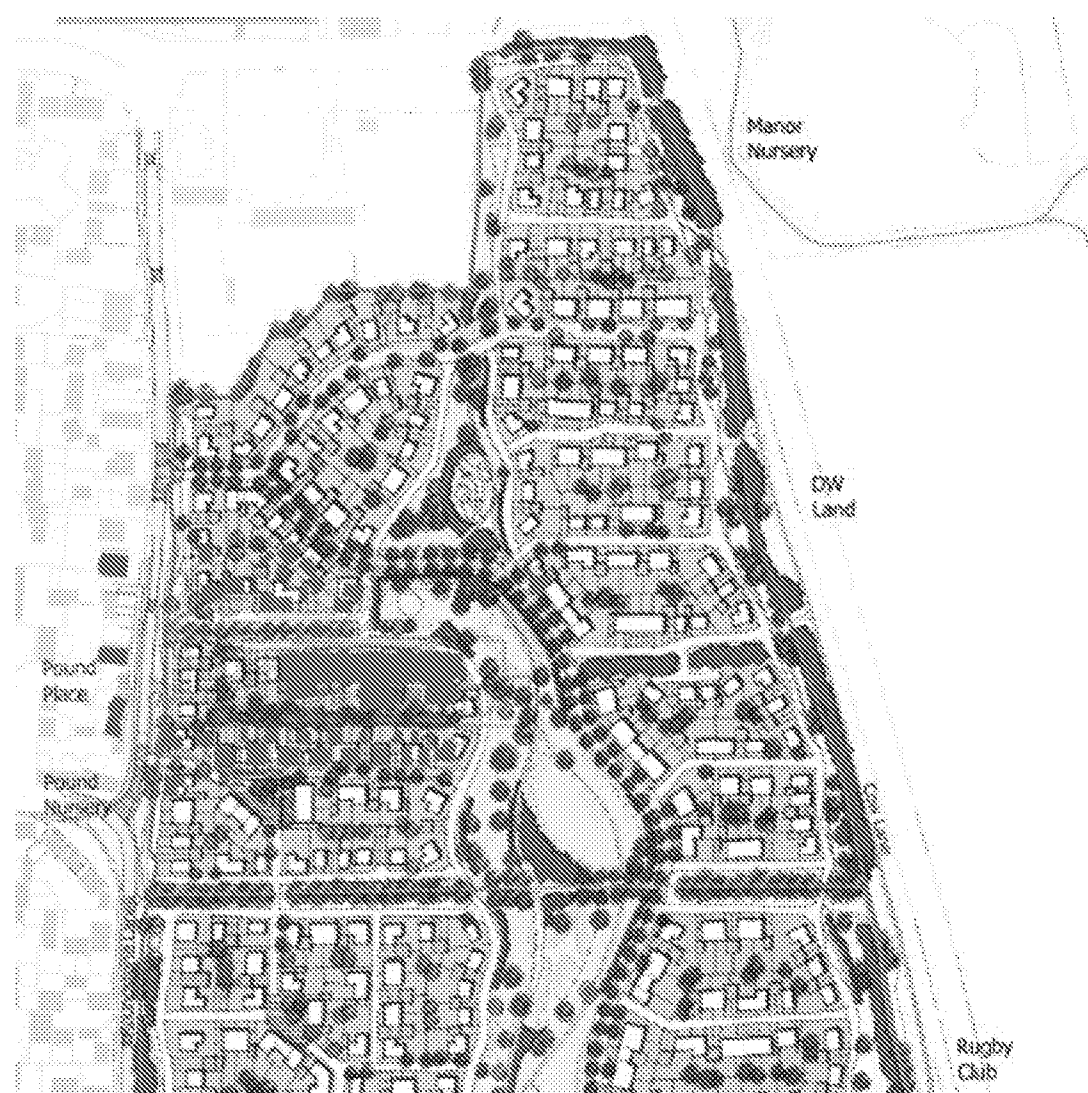


The revised site layout as submitted with this application is illustrated below.



By way of reducing the footprint of the building, combined with moving the building towards Roundstone Lane, the extent of the garden area at the east end of the site has been considerably increased. The original building footprint is indicated by way of the broken red line. The enlarged garden area creates the opportunity for the associated landscaping to provide a visual link with the landscaped ribbon running through the adjacent, new housing development. This is illustrated overleaf where the proposal has been overlaid on the original concept drawing produced by Arun District Council. It should be noted that the landscape ribbon includes a portion of the application site which is not in the ownership or control of the Council.

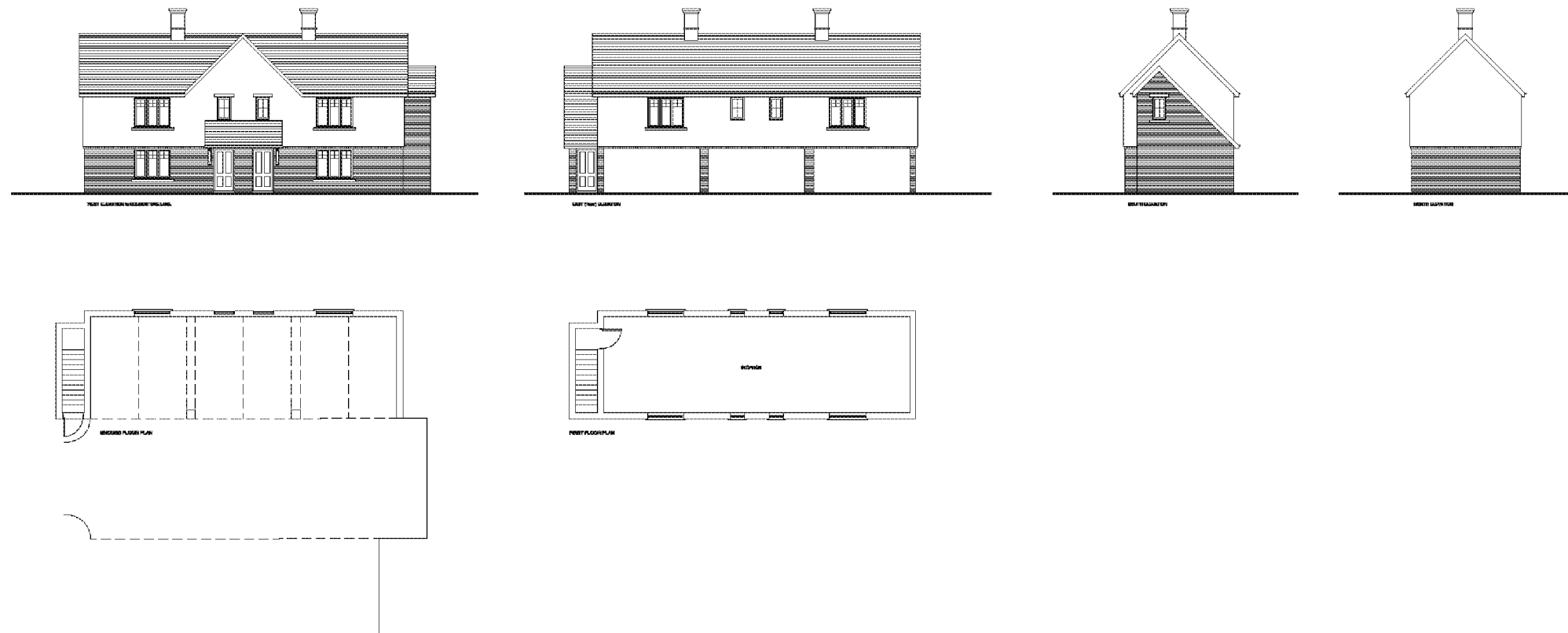
The extension of the landscape area allowing it to adjoin the ribbon will satisfy the requirements of Policy ENV DM5 of the Adopted Local Plan. Notice should also be taken of the contents of the ecology report submitted with this application.



As with the previous proposals, the layout does not provide a pedestrian link through the site to the development lying to the north and south of the site. Given the basic necessity to provide a secure environment for the residents of the home, it would be inappropriate to allow general public access through the site. Additionally, the operation of the development as a care home would not necessitate pedestrian access out of the site to the adjacent housing.

The application now includes the introduction of a garaging structure to the parking area at the western boundary of the application site fronting on to Roundstone Lane. This has been designed as a two storey structure, with storage at first floor level, in order to provide a traditional domestic frontage to Roundstone Lane in keeping with the visual characteristics of the area.

See drawing overleaf.



FLOOR PLANS

Predominantly, the floor plans remain as per the scheme refused planning permission. The principal changes relate to the lessening of the building footprint resulting in a reduction in bedrooms. Following a review of their operational aims, Hallmark Care Homes have included enhanced resident facilities locate on the second floor within the original roof space. This is to provide an environment aimed at improving the health and wellbeing of the residents. The facilities include:

1. A restaurant to be used by private family parties.
2. A health and wellbeing suite to encourage the residents to exercise and benefit from therapeutic sessions including yoga and massages, thereby increasing mobility and overall health.
3. An activity and hobbies suite, separate from that included on the first floor dementia unit.
4. A consulting room to enable doctors' appointments to be held in an environment other than the resident's bedroom.
5. A hydrotherapy/spa suite.
6. Given the growing taking up of IT by all aspects of society, an IT suite has been included to allow the residents to benefit from communicative technology such as Skype as a way of maintaining regular contact with their family and friends.

ELEVATIONS

The elevations remain as per the previous submission, amended to match the reduction in the building footprint.

PUBLIC CONSULTATION

The original proposals for the development were produced for presentation at a public consultation held on 21th March 2018.

The proposals presented at the public consultation were well received by the majority. The comments made were as follows:

- Will there be enough parking for the care home and the staff?
- Pleased that through road not planned.
- Wishes to see trees to boundary but would prefer something easier to maintain.
- Would rather have a care home than a housing development.
- Pleasant architecture.

3.3 Evaluation

It is evident that the proposals have evolved through dialogue with the local community. The result is a design / character led scheme that very much reflects the urban architectural context and hierarchy of buildings around the site. From the consultation process, the proposal has been designed to address the issues raised as follows.

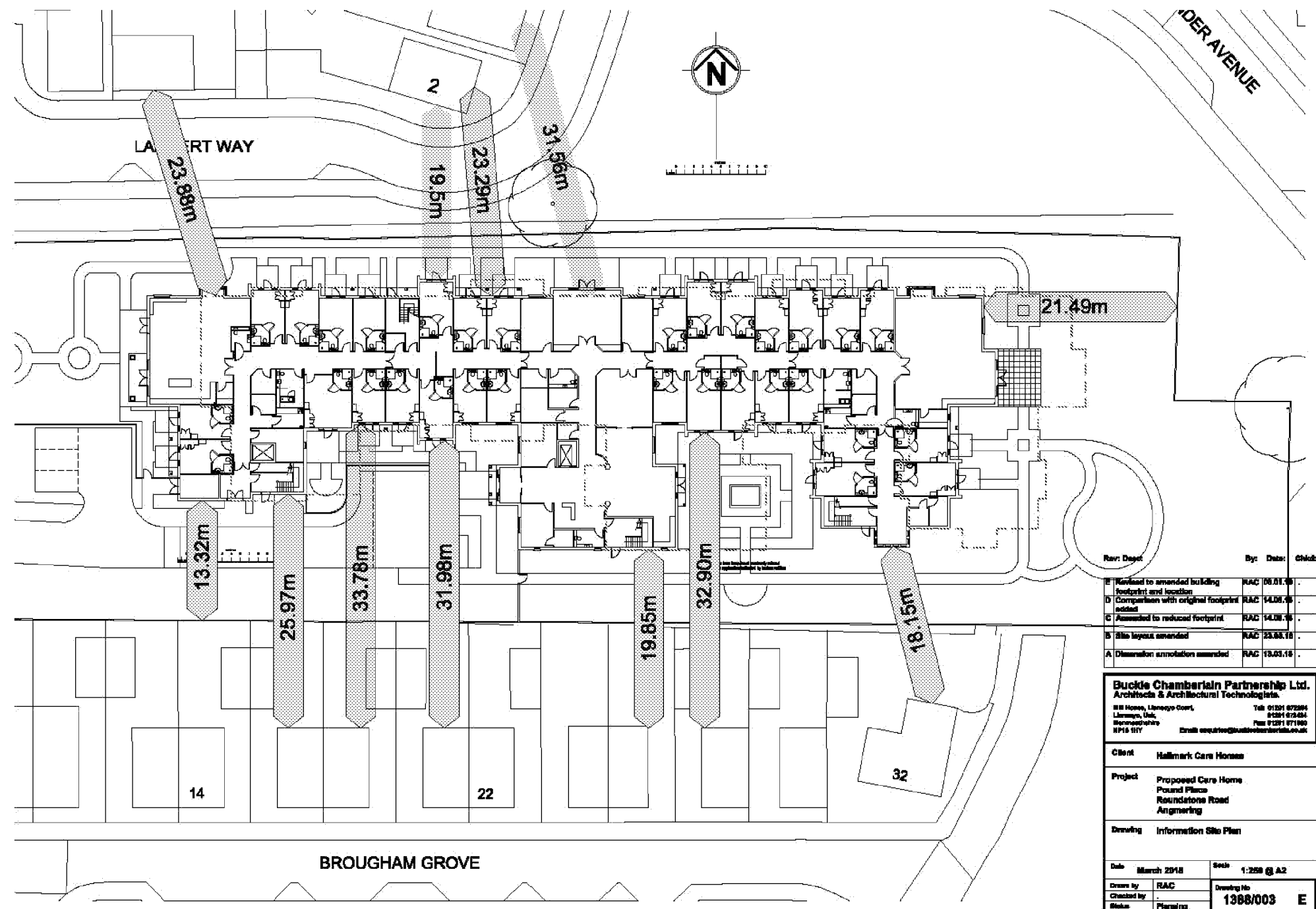
Elevation Treatment

Being located in an area predominantly characterised by traditional, domestic architecture, it was considered that an architectural style of a sympathetic nature to its surroundings would be appropriate. Accordingly, a decision was taken to adopt traditional, historical forms and details of domestic architecture in order to create a visual environment that would neither intrude nor jar with the site's setting and would also be familiar to the residents of the care home. This approach partly draws on the influence of the English Arts and Crafts movement. The mixture of materials and detailing assists in helping to break the mass of the building's elevations.

The scale and mass of the buildings have been further broken down by the articulation of the floor plans, thereby creating variation in room sizes and articulation of the internal corridors. This has enabled the elevations to be similarly articulated. This has assisted in creating variations in the mass and roofscape. Further articulation of roof heights has been incorporated reducing the visual mass. The addition of other features such as the upper floor balconies and lower level canopy roofs assists further in reducing the visual mass of the buildings.

Window and door designs & arrangements have been chosen to serve both functional and design interests. Basic functions such as door widths suitable for access requirements and window cill heights to allow residents an external view from their beds have been incorporated. Also the use of external doors to a number of ground floor bedrooms helps create further diversity and makes sense of the introduction of canopy roofs to provide shade.

The location of the proposed care home creates spacious gaps with neighbouring properties commensurate with the scale of the building and the grain of development that characterises and informs the area. See plan below.



4.0 DESIGN PRINCIPLES

4.1 Urban Form

4.1.1 Amount

First and foremost, the size and amount of accommodation is determined by the scale and character of the site, surrounding area and building context. It is very much a design / character led scheme. The proposal has also taken on board the need:

- a. To provide facilities required by the Essential Standards of Quality and Safety 2010 published by The Care Quality Commission to ensure compliance with Section 20 Regulations of the Health and Social Care Act 2008.
- b. To provide spatial standards greater than the minimum requirements of the Essential Standards in order to match current market standards and expectations. This sets out to ensure the long-term viability and economic sustainability of the Care Home.
- c. To provide a range of sizes and types of facilities and accommodation to meet the varying needs of all client groups.

By its nature, an elderly person care home is a large building in relation to a normal domestic building. This is as a result of the required size in terms of necessary numbers of residents to ensure functional and operational viability and the functional requirement of the services to be provided to meet operational, mobility, registration and market expectations and to provide enhanced facilities to provide more than the basic residents' accommodation required for registration of the home.

4.1.2 Layout

A key principle of the layout for the care home is to provide adequate vehicular access, parking and attractive, useable external amenity space for the residents.

The care home has been orientated in relation to the site layout to allow a direct relationship between the building entrance and the vehicle / pedestrian access and car parking. External gardens / amenity areas have been related directly to the residents' communal areas of the building. The proposed site layout is illustrated overleaf.

4.1.3 Floor Plans / Internal Layout

The floor plans / internal layouts have been designed to meet the follow criteria:

- a. Provide a clear separation of service and residents' accommodation.
- b. To provide a more functional layout for the wellbeing of residents and to ensure that all rooms are of an appropriate size to match their functions.
- c. To provide lounges and dining rooms of appropriate sizes for the needs of residents on each floor and to locate them in relation to residents' bedrooms and other facilities.

- d. To provide additional facilities for the benefit of residents to ensure the proper operation of the Home, e.g. Hairdressing Room, Therapy / Treatment rooms, Cinema and Family Celebration Room with access to a roof garden / terrace.
- e. To provide managed facilities to serve specific local, community functions.

4.2 Appearance

4.2.1 Elevational Treatment

As previously stated, the application site lies within an area of traditional, existing dwellings. Consequently, it is intended to create a visual environment that would neither intrude nor jar with the site’s setting. Drawing on the influence of the surrounding buildings and other traditional forms of domestic architecture, provides an ability to select from a palate of materials and detailing which assists in helping harmonise the proposal with its surroundings.

Window and door designs and arrangements have been chosen to serve both functional and design interests. Basic functions such as door widths suitable for access requirements and window cill heights to allow residents an external view from their beds have been incorporated. Also the use of external doors to a number of ground floor bedrooms helps create further diversity and makes sense of the introduction of canopies to provide shade.

4.2.2 Materials

The choice of external materials also has been led by the desire to create variety and maintain a traditional feel. The proposed materials are:

Walls	Face brickwork, vertical tile hanging and self-coloured render. Reconstituted stone detailing.
Roof	Plain tiles.
Joinery	White doors and windows.

4.2.3 Building Height / Massing / Scale Parameters

The nature of the site is described in 2.0 (Site Context)

From the above, it can be seen that the existing dwelling, Pound Place, currently occupies the site. The site has a strong design affinity with the adjacent and surrounding housing development.

Given the nature of both the visual context of the site and the form of the development, it is considered appropriate to design the building as a two-storey structure with an upper second floor contained within an attic construction, similar to neighbouring buildings. This characteristic remains sympathetic to the adjacent buildings.

The proposed development has had to take into account the need to harmonise with all of the surrounding buildings and avoid the effect of actual and perceived overlooking on adjacent residential properties. This has been achieved by providing adequate separation of habitable rooms to elevations facing on to adjoining dwellings and by the careful positioning of windows and selection of window types.

Refer also to the building separation dimension drawing in 3.3 Evaluation – Relationship with Neighbouring Buildings.

The size of the proposed development in terms of the care home is justified in terms of scale and viability in paragraph 4.1.1.

4.2.4 Landscaping and Resident Amenity Spaces

The proposal will sit in a new, attractive landscape setting that will complement the characteristics of the application site setting.

The areas will provide defensible space outside the ground floor bedrooms as well as an attractive environment for residents to view and use around the building.

The aims of the landscaping proposals will be to create a warm and welcoming environment for residents, visitors and staff alike. It will provide a variety of experiences and create spaces that are interesting, pleasant to use and to assist in developing a sense of well being for the residents and their visitors.

The landscaping will seek to integrate the different elements of the scheme to provide a unified and responsive design that reflects the specialised needs of the residents within a care environment. Planting is to be located to minimise the impact of views both into and out of the site and upon the neighbouring street scene, carefully considering choice of species and their seasonal appearance. The scheme will also aim to enhance the biodiversity of the site, through the introduction of 'wildlife friendly' plant species and the provision of features such as bird boxes, which assist in providing habitat and feeding for a variety of wildlife types.

The scheme will provide footpaths across the site to ensure that the residents are able to access all appropriate parts of the site. This will assist in promoting interaction, both between residents and the landscape and between one another. Routes and surfacing will be of an appropriate type and scale to maximise accessibility for both able-bodied and disabled persons and to prevent the likelihood of falls or injuries.

Examples of garden areas taken from other, existing care homes owned and operated by Hallmark Care Homes are illustrated overleaf.



Anisha Grange Care Home, Billericay



Alexandra Grange, Wokingham



Bucklesham Grange, Ipswich



Admiral Court, Leigh-on-Sea

4.3 Access

4.3.1 Site Access

The sole vehicular access to the development is to be taken from the existing vehicular access on to Roundstone Lane.

4.3.2 Servicing

All deliveries and servicing will be made to the delivery point at the south western corner of the proposed care home. Delivery and refuse vehicles will drive into the site in forward gear from the private access road and turn in the internal turning head. The turning manoeuvre for a refuse lorry is shown in the drawing within the Transport Report submitted with the application.

4.3.3 Circulation

The pathways to the communal garden areas will be laid out to allow for circulation paths suitable for the requirements of all residents. All paths will be level and smooth to facilitate their use by residents with disabilities.

Access issues were considered during the planning and design of the proposals. This statement has been prepared to identify the issues considered that relate to this proposal. The proposals will comply with the guidance of approved document M of the Building regulations and BS8300 wherever possible.

The proposed development comprises the construction of a care home for the elderly. Therefore, by its nature, the buildings are specifically designed to meet the needs of people with disabilities.

4.3.4 Generally

Car Parking:

Car parking provisions are in accordance with the standards set out in the Arun District Council Supplementary Planning Guidance – Parking Standards 2000.

The car park layout includes 2 no designated disabled spaces. These spaces will conform to the dimensional criteria shown in diagram 2 page 20 and paragraph 1.18 of Approved Document 'M'. In addition to the parking spaces a drop-off point will be constructed outside the main entrance. The design of the drop-off point will include drop kerbs.

Approach to Main Entrance:

The main entrance to the building has a level approach.

Entrance Doors:

The main entrance to the building will be provided with a level threshold. The main entrance doors will have an automatic powered operation to comply with criteria in paragraph 2.21 of Approved Document 'M'.

Guarding will be provided in the entrance area to prevent the doors being a hazard when in the open position as per the requirements of paragraph 1.39, Approved Document M.

Waiting Area:

The waiting area will have sufficient space for a wheelchair and assistant.

Horizontal Circulation:

All corridor widths will be not less than 1800mm wide and will comply with the criteria given in paragraph 3.14 of Approved Document 'M'. All internal doors will have a minimum 926mm wide door leaf and will comply with the guidance given in paragraph 3.10 of Approved Document 'M' regarding opening force, ironmongery and use of contrasting colours for ironmongery and the leading edge of the door leaf. Vision panels where specified will comply with the guidance given in Part M. Fire doors to all resident accessible rooms will be fitted with swing-free devices linked to the fire alarm.

Vertical Circulation:

All staircases will comply with Part M of the Building Regulations. The design of the lift will comply with the criteria given in paragraph 3.34 of Approved Document 'M'.

Communal Facilities:

The Lounges and Dining Rooms will have ample space to accommodate wheelchair users.

WC Facilities:

There will be a fully equipped and accessible WC on each floor level in accordance with Section 5, Approved Document M, diagram 18.

4.3.5 External Accessibility

A Transport Statement that demonstrates that the proposal will not have a detrimental impact in terms of transport safety or capacity in the vicinity of the site accompanies the planning application. The report also demonstrates how the proposals accord with transport policy in terms of accessibility and sustainability. The development includes provision of safe and direct pedestrian routes to nearby public transport including bus stops.

5.0 SUSTAINABILITY / ENERGY EFFICIENCY

Recent Central Government Strategy, which began with targets set at Kyoto, is focused on shaping energy emission targets and sustainability requirements for new buildings and facilities. These include a recent revision of Building Regulations which targets a reduction of between 20% and 30% in energy requirements compared to the 2002 regulations, together with a targeted increased in renewable energy provision.

5.1 Location and Transport**Urban Design:**

The site is not dependent upon transport links that are liable to flooding.

5.2 Site Layout and Building Design

Site Layout and Form:

The development is designed so as to make efficient use of land whilst also maintaining a pleasant setting for the development. The development follows Home-Zones principles with careful use of both hard and soft landscaping.

5.3 Energy

Alternative energy sources such as wind power, geothermal energy, solar power and biomass fuels have been examined. However, due to the restricted size of the site and the nature of the energy demands of care homes, these alternatives have had to be disregarded. In particular, the use of biomass fuels such as wood chips would not be feasible due to the large amount of storage space that would be required to provide the heat requirements of the home. Also, the size of such boilers would have led to an increase in the size of the building. Consequently, a figure of 10% renewable energy will be provided for the development, possibly by way of a combined heat and power installation.

The consumption of energy for a typical care home will consist of 77% for heating and hot water and 23% for lighting appliances. With regard to energy use, three main objectives for a sustainable building are proposed and listed by importance. These headings provide a framework to target the initial exercise in the detailed design process as set out below:

- Reduction of demand
- Reduction of emissions from energy provision as a whole.
- Domestic water heating is a major use of energy and it is vital that the hot water heating process is as efficient as possible and the consumption of hot water minimised where possible.

In order to satisfy the above, the following measures will be considered:

- The installation of aerated low flow taps to hand basis and the utilisation of low volume fittings throughout.

With regard to the heating requirements, it is important that the energy use for the heating of the development is minimised by the utilization of high levels of insulation to generate low U values and to minimise any cold air infiltration. U-values are controlled by Building Regulations however in order to maximise the efficiency of the building, it is important that these are improved upon.

It is proposed that the following is considered to reduce the heating requirements:

- Use of enhanced insulation
- Use of zone controlled heating
- High efficiency boilers
- All radiators will be fitted with TRV's.
- Temperature controlled taps will be fitted in the care home (max43.C).

High levels of natural light to all communal and corridor areas will be provided to reduce the need for artificial light in respect of the minimisation of electrical usage, it is proposed to consider methods for achieving low energy use to the end user by:

- The provision of low energy lighting throughout

- Where feature lighting is to be used (i.e. Downlighters), LED's will be used, where appropriate, which have a longer life span than traditional dwellings in addition to consuming less energy,
- External lighting will be low energy and operate on a PIR system
- PIR operated lighting to communal baths, w.c, store rooms, and staff only areas.

5.4 Water

The design aim for water consumption in line with Construction Excellence's key performance indicator is no more than 1m³/m². The use of Greywater has not been considered because of the problems of high levels of bacteria like E. Coli that it can contain. Consequently, it is not recommended where users are high risk, such as the very young and elderly.

Each cubic meter of water uses approximately 1kwh of electrical energy during the cleaning and delivery process. It is therefore important to minimise water use in respect of energy use. This will be achieved by:

- Utilisation of low volume, twin flush WC's in conjunction with aerated low flow taps and restricted flow showers.
- Use of water butts where appropriate.

5.5 Materials

Significant energy can be used in the manufacture of materials. In addition, where materials are not of natural origin or require significant processing, emissions and substances may be generated that are harmful to the global environment. Where appropriate, materials shall be selected from the Green Guide to Housing and locally sourced where possible.

Where suitable, natural materials will be employed in preference. The design aim is to utilize materials that do not come from depleting natural resources, using materials and components from local sources and those with a lower energy requirement in their manufacture where ever possible.

5.6 Sustainable Urban Drainage Systems

The development will promote the use of sustainable urban drainage systems if appropriate.

5.2 Waste

In terms of waste, the applicant will be appointing a building contractor who has an environmental policy that requires them to produce project and site specific Environmental Management Systems. These address waste handling, dust and noise suppression amongst other matters. Thus, in the demolition and clearance of site, metals and wood are first separated and solid materials such as brick and concrete are crushed on site for recycling as hardcore. This, in turn, will reduce the volume of material to be taken for off-site disposal.

A Site Waste Minimisation Plan will be developed which sets strategy for waste at an early stage of the project.

All general recycling and refuse will be collected from within the development by the appropriate persons, and separated into the correct receptacles prior to collection by the appointed waste collection company.

6.0 Involvement

The scheme has been developed by a professional team comprising the architects, planning consultants, tree specialists, ecologists, transport consultants, surveyors and landscape architects. In addition, it has been the subject of participation with:

- Officers of Arun District Council
- Local residents.

The levels of the community involvement are to be contained in a separate statement prepared by Woolf Bond Planning LLP. It is important to note that the proposals, the subject of this planning application, have received a positive response from the local community.

7.0 CONCLUSION

This Design Statement confirms that the design and layout of the proposed development have been based upon a careful assessment of the constraints and opportunities that the site and its environment offer. These have been identified by intensive discussion and consultation with local residents. The result is a design led scheme that respects the location and status of the application site and has careful regard to its relationship with the surrounding residential developments. The final design, siting and scale of the building very much respects the physical and social context of the site, creating a high quality building that works and will be an attractive replacement to Pound Place with many additional benefits including a high quality, sustainable and energy efficient development, which will be aesthetically pleasing and provide a high quality environment in which to live. Overall, the scheme has been welcomed by local residents in recognition of the contribution that the development would have to improving the environment of the area and providing a suitable reuse of the site.

Richard A Chamberlain
for Buckle Chamberlain Partnership Ltd.