

DESIGN AND ACCESS STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE,
SHRIPNEY ROAD, BOGNOR REGIS, PO22 9PA

LNT Care Developments

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1.0 INTRODUCTION

- 1.1 This statement is submitted in support of the planning application made on behalf of LNT Care Developments, a company with considerable experience in the operation and construction of care homes for older people.
- 1.2 The company has a portfolio of care homes specifically for the care of older people in a number of locations across Yorkshire, the Midlands and the South.
- 1.3 The site to which this application relates is a large residential plot, comprising an existing dwelling known as 'The Cottage' surrounded by land formerly used for horticulture and features other associated garden structures. The site is located just outside of the defined built up area boundary.
- 1.4 The care home proposed is a purpose-built, two storey, sixty-six bed residential care facility for older people with associated access, parking and landscaping. The development of the site is required to provide a modern compliant care home to meet current government standards.
- 1.5 The site has good accessibility to public transport, amenities and local services.

2.0 THE SITE AND SURROUNDINGS

The Site

- 2.1 The site, subject of this application, is located approximately 2 miles to the north of the coastal town of Bognor Regis in an area which is semi-rural in character but close to local amenities and facilities. The site is located on land to the east of the A29, Shripney Road. There is a public footpath running along the southern boundary of the site.
- 2.2 The site covers approximately 1.6 acres in size is in a predominantly residential area, with a public house and hotel located on land to the north, adjacent to the application site. A new residential dwelling has been constructed on land to the south of the proposed site, separated by a public footpath. Land to the east of the application site is open agricultural fields with a pedestrian right of way through.
- 2.3 The site currently features an occupied dwelling and several ancillary outbuildings and is generally level in its topography, rising gradually towards the eastern boundary. Access to the site is via a private driveway located on the western boundary, leading from the A29, Shripney Road.



Figure 1 – Aerial view of the site.

- 2.4 There are a number of trees within the application boundary, most of which are situated around the edges of the site, some of the trees on site are subject to Tree Preservation orders. All of the trees situated on and around the site have been surveyed by a

professional Arboriculturist and a tree survey and arboricultural impact assessment has been submitted in order to determine the impact of the proposed development on the existing trees.

- 2.5 Existing bus services, located on Shripney Road, approximately 75 metres from the site, which provides a semi-frequent service at key staff arrival and departure times. Services from these stops travel south to Bognor Regis and the village of Walberton in the north. The site is located approximately 1.6 miles from Bognor Regis retail park and includes a variety of key local stores and additional public transport links.
- 2.6 The previously approved outline application for residential development on this site (Ref. BE/69/19/OUT) supports a newly located access, more centrally located on the western boundary, with associated pedestrian footpaths and a pedestrian crossing island on Shripney Road. This application will adopt this new access design as part of the proposed development.

Character of Surroundings

- 2.7 The immediate surrounding area is semi-rural in character with large detached residential dwellings situated along both sides of Shripney Road and agricultural land to the east. Shripney Gardens Caravan Park and Marigolds Residential Park are situated north west of the application site.
- 2.8 A variety of building materials in the area documents the various decades of development, from modern styles to more traditional vernacular. Generally, dwellings in Shripney are two storeys in nature and use materials such as red and some buff brick, ivory or white render and clay roof tiles. Houses are set back from Shripney Road with large front gardens, creating a natural buffer between the houses and main road.
- 2.9 The hotel and public house to the north of the site is a part two and one storey building, which visually takes on a large sprawling form. Materials are of red brick with some white render to the front facing elevation of the pub.



Figure 2 – The Robin Hood Pub and Motel

- 2.10 Housing on Shripney Road, adjacent to the application are large detached dwellings in generous land settings. Materials are predominantly red brick with render detailing to add articulation to elevations. Boundary treatments are generally made of low walls and a variety of planting to create a natural barrier between dwellings and the highway.



Figure 3 – Residential dwellings on Shripney Road, opposite the application site.

3.0 BACKGROUND TO DEVELOPMENT PROPOSAL

- 3.1 The Care Standards Act 2000, although now repealed, is the most recent relevant legislation which stipulated room sizes and set out standards of physical characteristics of premises in which care is to be administered. Therefore, it is still referred to in the design process of care homes, as there has been no replacement document in terms of design guidance.
- 3.2 The Health and Social Care Act 2008 is the current legislation, and whilst it does not set out the specific design parameters, it refers to Care Quality Commission (CQC) requirements, which we know from experience involve single-room accommodation with en-suite facilities and a generous ratio of communal/recreational space to residents.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to develop the site to provide a new purpose-built, two-storey, sixty six bed residential care facility for older people with associated access, car parking and landscaping.
- 4.2 The facility will be fully compliant with the National Care Standards Act 2000; providing single-room accommodation, with en-suite facilities and a more than suitable ratio of communal/recreational space per resident together with level/amenable access throughout.

- 4.3 The scheme is developed in a configuration which enables the care home to provide for two types of care – general residential and residential dementia. Its plan layout and internal arrangement, allows the home to be split into the separate care requirements.
- 4.4 The proposed care home would be of brick and render construction with a dark red tiled roof, as described in further detail below. In total the development will provide 3178m² internal floor area over two floors and would provide an attractive and appropriate community building for this site.
- 4.5 A secure landscaped garden area will provide the main external amenity space for the respective elements of care. The full design analysis and design development of the building is set out in the following sections.
- 4.6 The 3D perspective drawing in Figure 4 below, provides an indication of what the proposed building will look like within its setting.



Fig 4 – 3D Perspective image of proposed care home

5.0 DESIGN BRIEF

- 5.1 The design brief for the site is to accommodate a new contemporary and innovative care home compliant with current legislation but exceeding minimum applicable standards.
- 5.2 The objective is to provide a character of accommodation that would provide a higher quality of life for residents than more conventionally designed facilities. In addition, it is to provide accommodation respectful of the character and appearance of the area that makes best use of the sites most positive assets, attributes and aspects.

- 5.3 The siting, scale, massing and form of the proposed development are matters of design that not only affect the impact of the development on the character of the surrounding area but also the quality of the living environment created for future residents.
- 5.4 The following sections examine the Use, Density, Layout (development form and siting), Scale and Height, Visual Appearance (local distinctiveness and character); Landscaping; and Vehicular Access.

Use

- 5.5 The development of a sixty-six bed care home is considered suitable in this location given the predominantly residential nature of the surrounding area, the adequacy of transport links and the sites general accessibility and sustainability. The site is considered suitable in planning terms for a C2 Residential Institution use that will provide a much needed improved social care service as well as generating significant new employment.
- 5.6 In terms of the appropriateness of the design of the building to suit the proposed use, there are two main drivers which form the integral elements of the design process: -
- Designing a building to comply with the requirements of the National Care Standards Act and that will provide the best possible standard of accommodation for its future residents.
 - Designing a building to ensure that it respects its immediate setting and the general character and appearance of the area and also promotes high quality design.

Density

- 5.7 The density of the development reflects the desire to create a building which sits comfortably within its surroundings, reflects the community nature of the use and also maximises the opportunities the site presents in terms of setting and outlook for the benefit of the potential residents.
- 5.8 The proposed development also allows for adequate servicing space as well as a large secure landscaped garden which will be a useable, attractive space for future residents, visitors and staff.
- 5.9 The quantum of development proposed results in appropriate levels of amenity space, both external and internal, and more than adequate parking spaces for a home of this size.
- 5.10 The proposed two-storey care home is considered entirely appropriate within its context and the landscaped setting will ensure the building provides an attractive frontage onto

Shripney Road. The landscaping and boundary treatments will soften the appearance of the building, providing an appropriate backdrop within the semi-rural area of Shripney.

Layout - Development Form and Siting

- 5.11 The site layout, building form and siting has been designed having regard for the character of the site, the character of the surrounding area and the operational needs of the care home. The configuration and form of the proposed care home has evolved from the desire to create a building of a suitable scale for the area, appropriate to the neighbouring residential dwellings and adjacent Robin Hood pub and hotel and one that maintains views out towards Shripney Road to the west and the farm land to the east and its associated activity and movement.
- 5.12 The building is positioned to allow the main lounges at the centre of the building to maximise the views of, and the accessibility, to the courtyard gardens. Bedrooms on the courtyard elevations will also enjoy views of the landscaped gardens, with ground floor rooms having direct garden access. Bedrooms on the external elevations will enjoy longer range views whilst the back of house and end corridor windows will face towards the boundary with the hotel.
- 5.13 The main entrance is situated at the front of the building, fronting the new access road and site entrance, providing an attractive and positive frontage to the development. The reception and café will be a welcoming space for residents and visitors and will provide natural surveillance, along with the main office, for people entering and leaving the site.
- 5.14 The proposed development enables safe vehicular access to a contained parking area in a secure relationship with the proposed building. This layout allows the car park and access to be overlooked by the main staff office and reception, increasing security as well as being practical and convenient in terms of the day to day operation of the home.
- 5.15 The buildings layout allows the lounges to be a central focal point within the care home and doors leading to outside space to encourage full use of the landscaped gardens. This arrangement provides suitable garden/amenity space that contributes to the setting of the building but also integrates positively with the local landscape and rural character of the area.
- 5.16 At an operational level, the design of the building has resulted from a naturally inclusive design process. LNT Care Developments plan, design and build care homes either for their sister company, Ideal Care Homes, or other operators across the country to operate. The building is designed around the operational needs of a care home, using the wealth of experience gathered over the decades whilst balancing this with respect for the character of the site and surrounding area.
- 5.17 From an operational point of view, the design process is as critical in relation to the inside as it is from the outside. Individual rooms need to exceed a minimum size with adequate communal space and facilities for residents. A series of lounge spaces; assisted

bathrooms; and associated staff facilities need to be provided. The proposed design allows for a central ‘hub’ area with lounge and dining facilities that are an easily accessible distance from bedrooms in both wings of accommodation and on each floor.

- 5.18 The proposed two-storey care home is considered entirely appropriate within its context and the landscaped setting will ensure the building provides an attractive development for Shripney. The landscaping will soften the appearance of the building and will provide an appropriate backdrop to the overall character of the area as well as enhancing the area’s ecological setting.

Accessibility

- 5.19 The proposed plan form and building configuration will provide the opportunity to create and contain the car parking/circulation areas and will also facilitate the legibility of the care home and access to it and within it. Direct and level access will be possible from the car parking area, including disabled and drop off areas, serving the less mobile residents and visitors. As detailed on the accompanying site plan, the entrance to the care home car park will be a dedicated access leading from Shripney Road.

Topography

- 5.20 A topographical survey is included with the submission to demonstrate the suitability of the building design to the site in relation to levels and existing features.
- 5.21 The siting of the care home building and the room layout respects, as far as is possible, the existing physical features, as is demonstratable on the accompanying plans.

Crime Prevention

- 5.22 The issue of crime prevention/Secured by Design has been considered during design stage, with the orientation and configuration of the building designed to provide natural surveillance out over the front of the site. The main entrance will overlook the site’s vehicle access and pedestrian route from Shripney Road. The main office within the care home, which is manned 24 hours a day is located next to the main entrance, maximising the opportunity for natural surveillance.
- 5.23 Appropriate lighting is an integral element in designing out crime. The lighting will be designed to deter intruders and reduce the fear of crime. The focus for lighting will be to the main site access, car parking areas and all footpaths and associated areas to the care home building.
- 5.24 Suitable boundary treatments are proposed that will provide secure boundaries and reasonable defensible space around the new care home. The sites frontage will feature some new hedgerow planting to infill areas which are bare of existing planting. Much of the current tree and hedgerows along the entire boundary of the site will be retained as

part of the proposed development. A secure bow top railing fence will enclose the main residents garden which will be surround to the sides and rear of the care home.

Scale and Height

- 5.25 Full details of the building design are covered in the visual appearance section below. The overall height of the proposed building would be approximately 5.2m to eaves and 8.8m to ridge and would sit comfortably within its surroundings.
- 5.26 As set out in the “Layout” section above and the accompanying site plan drawing, the development is intended to take advantage of the sites characteristics but also sit comfortably within its surroundings. It is intended that the building would appear of a suitable scale in its location and within its surrounding context.

Visual Appearance (Local Distinctiveness and Character)

- 5.27 The existing residential dwellings within the immediate area are predominantly two storeys, with similar materials and architectural styles to the proposed care home. The hotel and public house adjacent to the application site inform a character of larger developments fronting Shripney Road. The use of red brick is common within the immediate locality to the application site, with the addition of render to create articulation and contrast to elevations.
- 5.28 The proposed care home is designed to be modern in nature and will incorporate materials including red brick, white render and red roof tiles with detailing and features that reflect the character of the area. The main roof is proposed to be of a gabled form with hipped end features covered using smooth grey tiles.
- 5.29 The nature of the use means that the window pattern exhibits some level of repetition, but the glass and recessed nature of the windows should ensure further visual interest and articulation to the elevations.

Landscape and Amenity

- 5.30 A landscaped setting is an important aspect of the external environment of a care home and can make a significant contribution to the overall quality of the living environment for future residents. A landscape scheme (incorporating lighting and hard-features) will be designed for the site appropriate to the character of the area.
- 5.31 The principal amenity space for residents would be the secure enclosed gardens between the wings of the building and landscaped areas encircling the sides and rear, this provides a safe and pleasant area. These spaces would have direct access from the ground floor bedrooms and the main and quiet ground floor lounges. The soft landscaping would

comprise trees, shrubs, flowerbeds, including raised planters and lawn interspersed with accessible pathways to navigate through the garden area.

- 5.32 It is important to point out that the amenity provision for the residents is not just about external space but very much a combination of both the indoor and external amenity spaces.
- 5.33 With regard to the internal amenity space the care home has been designed to meet the provision of the Care Standards Act, the last relevant legislation which stipulated room sizes. In relation to amenity space a comparison of the proposed care home against key standards are set out below:

	Care Standards	Proposed Scheme
Single Bedrooms	12m ² (excluding ensuite)	16 m ²
Communal Space : siting, dining, recreational	4.1 m ² per resident	7.8 m ² per resident

- 5.34 The total area of external amenity space proposed amounts to 3,850m² which equates to a ratio of 58.3m² per resident. It is therefore considered the proposal will deliver more than sufficient external and internal amenity space for its residents.

Vehicular Access

- 5.35 The access is proposed from a newly formed, previously approved private access road, leading from Shripney Road.
- 5.36 A total of 25 No. car parking spaces are proposed as well as an ambulance/taxi drop-off area with 2 No. disabled/mobility spaces close to the main entrance for the care home. A secure bike store will also be provided for residents and visitors to use.
- 5.37 From the knowledge and the experience of the other homes operated and developed by LNT Care Developments and from available TRICS data, the level of traffic generated by a care home is generally low. Given the low traffic generation anticipated and the previous use of the site, these access arrangements should be safe and suitable to serve the proposed use. A separate Transport Statement and Travel Plan cover these issues in greater detail.

6.0 ECONOMIC STATEMENT (ECONOMIC AND SOCIAL CONTEXT)

- 6.1 Analysis of local demographics and existing care facilities within the local area supports the view that there is both a quantitative and qualitative need for a new purpose-built care facility for older people in this location.
- 6.2 It is anticipated that some 50-60 jobs would be created working to a rotational shift pattern of employment, however, only up to a maximum of 24 members of staff would be present on site at any one time, due to the shift pattern and staggered shift changes that would occur. Table 1 below shows the potential employment breakdown for a sixty-six-bed care home. Staffing levels are based on dependency needs and generally homes are run at a dependence level of 8 – 10 care staff per shift.

Table 1 - Employment Table (66 bed care home)

Day shifts (08.00 – 20.00)	No. of staff in total	No. of staff per shift	Shift pattern
Manager	1	1	08.00 – 17.00
Care Manager	1	1	08.00 – 17.00
Front of House Manager	1	1	09.00 – 17.00
Lifestyle Manager	1	1	09.00 – 17.00
Activities Coordinator	2	1	10.00 – 15.00
Deputy	2	1	08.00 – 20.00
Senior Care Assistant	8	4	08.00 – 20.00
Care Assistant	8	4	08.00 – 20.00
Part time care assistant	6	3	07.00 – 14.30
Caretaker	1	1	10.00 – 14.00
Kitchen Manager/Cook	2	1	08.00 – 17.00
Kitchen assistant	2	1	09.00 – 15.00
Domestic staff	3	2	08.00 – 13.00
Head of Housekeeping	1	1	08.00 – 13.00
Laundry Staff	2	1	08.00 – 13.00
Total Day shift	41	24	
Evening shift (14.30 – 22.00)			
Part time care assistant	6	3	14.30 – 22.00
Night shifts (20.00 – 08.00)			
Night care manager	1	1	20.00 – 08.00
Senior Care Assistant	4	2	20.00 – 08.00

Care Assistant	6	3	20.00 – 08.00
Total Night shift	12	6	
Total Day & Night shift	58	33	
Total Week	58	33	

- 6.3 The proposed development would be very much a local community facility. Residents of the home would be expected to emanate from an area no more than three miles from the site or be associated with families/relatives that reside within this same catchment. The majority of the jobs created at the care home would also be expected to be filled by suitable candidates from the same local area.
- 6.4 The proposed care home would provide an important local support service and offer high-quality care accommodation outside the Local Authority and Primary Care Trust Services and functions. In addition, the facility would not burden existing health and social care services, as there will be economies and efficiencies of scale for local health care practitioners, in visiting the elderly in need of care from the local area in this one location.
- 6.5 From a general planning policy perspective, the proposed facility would offer those in need of care improved quality and choice of accommodation to that which exists within the area at present. It would also assist in the development of a more socially inclusive and sustainable community in and around the site.

7.0 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

- 7.1 Applicants and their agents are generally encouraged to carry out pre-application consultation that is tailored to reflect the nature and scale of the proposed development. LNT Construction adopts this approach as a matter of best practice.
- 7.2 Letters and A4 sized copies of the drawings will be sent to neighbouring residents and other property owners within the immediate vicinity of the site, advising them of the impending planning application and inviting comments and dialogue with the applicants directly if there are matters of concern or clarification required.
- 7.3 Copies of drawings and explanatory letters will also be sent to local Ward Councilors where available; as well as the Parish Council.

8.0 CONCLUSION

- 8.1 The development of this site for a new purpose-built care home will have a positive impact upon the area by developing the site for a use that would be beneficial and fulfill a need, whilst providing a development sympathetic in terms of its scale and design. The development would bring economic benefits by creating more employment and economic activity, both during construction and in the long-term operation of the home.

- 8.2 Overall it is considered that a positive design approach has been adopted in respect of the proposed development scheme. The proposed care home scheme should provide a form of development that would positively enhance the character of the surrounding area, whilst also offering an important local community service and employment.