



DEMENTIA CARE CENTRE, CLIMPING
LAND TO THE REAR OF BAIRDS FARM SHOP, BN17 5SN

MAY 2018
DESIGN & ACCESS STATEMENT

hunters

 BRACKLEY

DESIGN AND ACCESS STATEMENT

Prepared by Hunters

Planning Authority Arun District Council

Application Team

Applicant	Brackley Investments Ltd
Operator	HMT
Architect	Hunters Architects and Building Consultants
Transport	Cole Easdon Consultants
Acoustics	NVP Noise and Vibration Partnership
Landscape	Tyler Grange LLP
Daylighting	Hunters Architects and Building Consultants
Structural Engineering	Infrastruct CS Ltd
Public Consultation	Brackley Investments Ltd
Heritage	ECUS Ltd
Ecology/Biodiversity	Tyler Grange LLP + Middlemarch Environmental
Arboriculture	ECUS Ltd
Independent Need Consultant	Carterwood Ltd

Site Area

Gross site area	0.8427 hectares
No. of proposed rooms	64
Gross int. area proposed	3,799.90 m ²
Gross ext. area proposed	4,047.26 m ²
No of Standard Parking spaces	24
No of Disabled Parking spaces	4
No of Cycle Parking spaces	12

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A. Other Consultants????

1. VISION

1. VISION

DESIGN BRIEF

Create a world class facility for the care and support of local people with dementia care needs.

The building will be design to achieve best practice environments, both internally and externally, where scheme staff can deliver the highest quality of care in a professional and compassionate ethos.

The scheme will be sustainable economically, socially, and environmentally.

ACCOMMODATION: 64 Bed Dementia Care Centre

Design of a specialist dementia care centre that offers current best practice in layout and space standards using the concepts of The Stirling of University DSDC Dementia Design Toolkit. The design will provide ensuite bedroom accommodation using the "Household" concept. The scheme will exceed the minimum standards expected by the Care Quality Commission. The scheme promotes the concept of inclusive design which aims to develop a built environment that has no barriers to the residents that use it.

The building should work to optimise staffing ratios to ensure the delivery of care and services are safe and efficient.

The elevational design will be high quality, sympathetic to its location, and endeavour to adopt materials sympathetic to the local area.

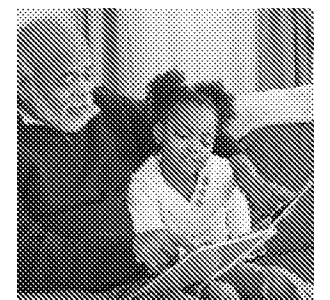
The building will achieve a domestic scale and massing, set in a vibrant landscaping to filter views from St. Mary's Primary School, and provide residents with a safe and engaging amenity.



1. VISION

DESIGN OBJECTIVES

- A sustainable development with good access for local services
- A scheme with a sense of place and character
- A scheme that adheres to the local desired aesthetic
- Attractively designed buildings using high quality local materials
- Legibility – the proposal is easy to read and navigate
- The scheme is built around good quality amenity & landscaped spaces
- The scheme is designed to minimize its impact on the adjacent gap
- Accessible by public transport and a new cycle path
- A scheme with high quality resident communal areas with a range of facilities including hair dressing, cinema, treatments, dining and themed lounges
- Generous space standards both inside and out
- Flexible with support for high levels of disability
- Barrier free access throughout (Light Reflective Levels, Lighting, Visual Access)
- Secure, with both natural and CCTV surveillance of parking and the public realm
- On site car parking for staff, visitors and servicing
- Provision of cycle parking and changing facilities
- Retain trees and vegetation of high quality and develop a strong landscape strategy to further improve the environment as a place to live and blend in its specific location



2. CONTEXT

2. CONTEXT

SITE LOCATION

SITE LOCATION

- The site is located off Crookthorn Lane (A259), west of Littlehampton and within the Arun District of West Sussex.
- It is on the corner of Crookthorn Lane and Climping Street and to the rear of Baird's Farm Shop.
- The area is semi-rural in character with agricultural fields to the east and west, and a mix of local buildings – farm shop/café, Oystercatcher pub and holiday lodges, Climping school and village hall etc., within the Climping 'village'.
- To the south of the site are cottages and semi detached residential properties (some listed) along Climping Street which leads to the coast with the distance of 1.1km.

CONNECTIVITY

- The A259 links the site to Littlehampton and Bognor Regis.
- The closest train station is Littlehampton (7 minutes by bus).
- The A259 is served by 700 (Coastliner) bus route running between Littlehampton and Chichester (50 minutes by bus).
- Bus stops are within walking distance of the site and a lit pedestrian footpath is proposed to link to them.

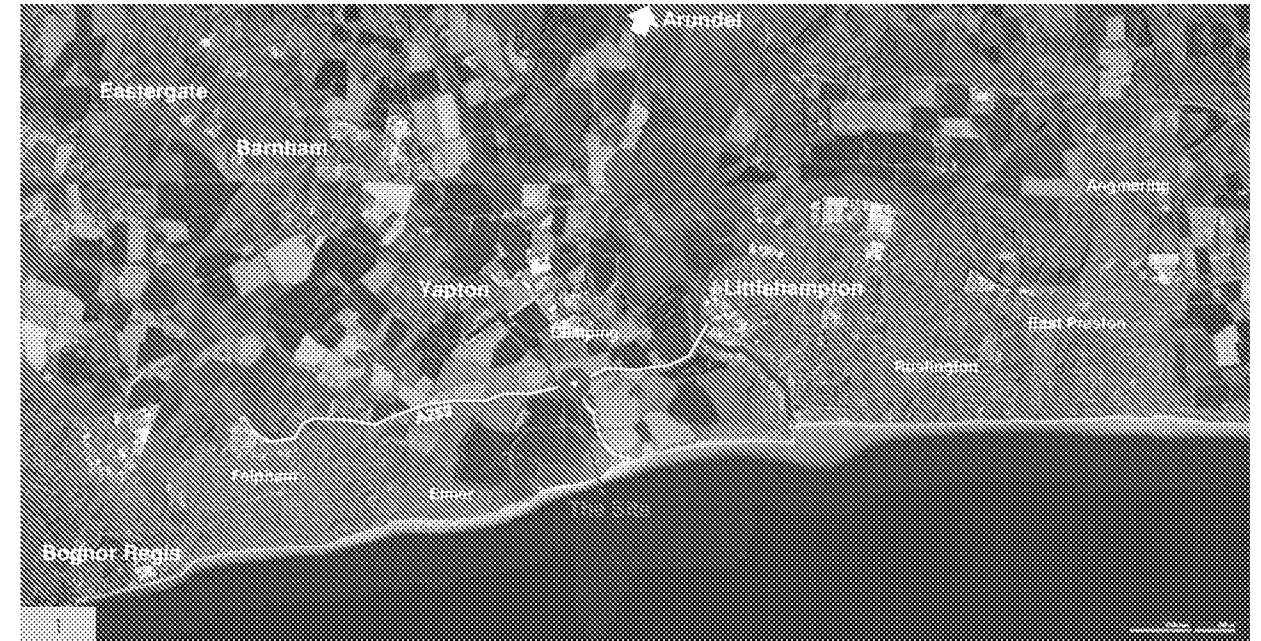
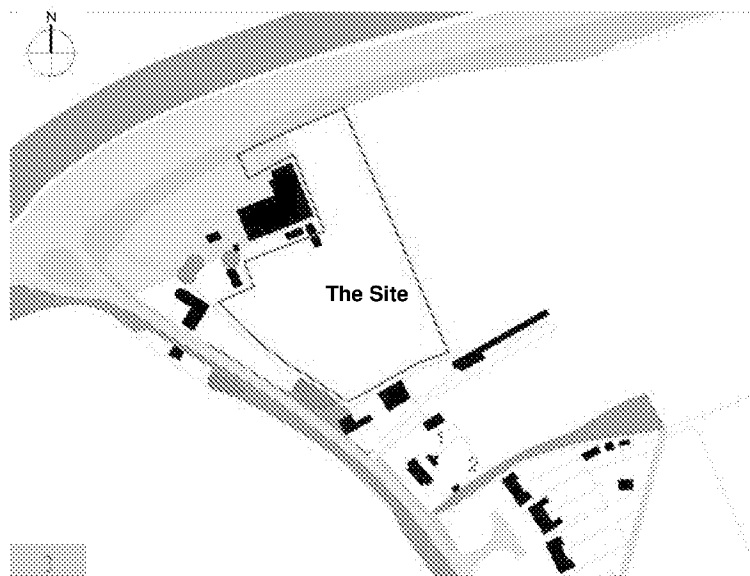


Fig. 1: Site context

Fig. 2: Site location

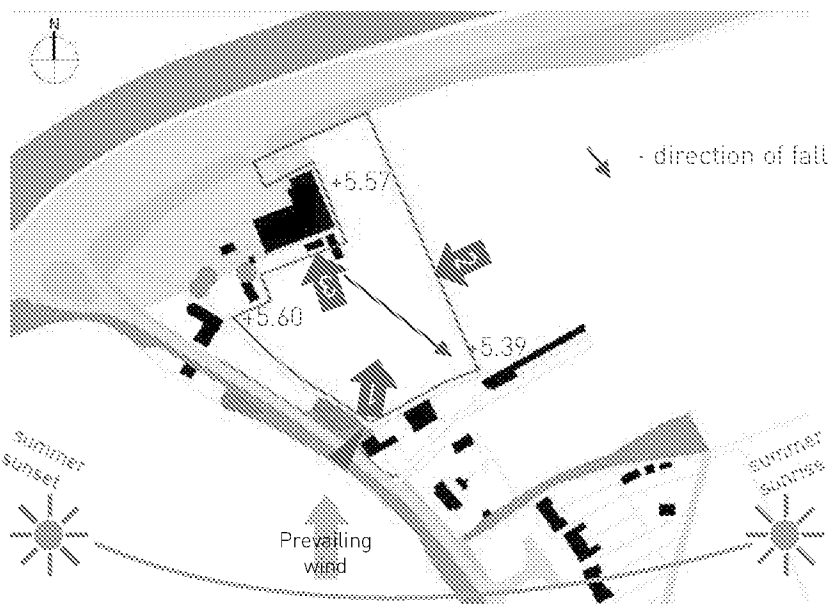
Fig. 3: Built form

2. CONTEXT

ABOUT THE SITE

SITE DESCRIPTION

- The site currently comprises dog training facility, surrounded by a farm shop, consented holiday accommodation and other ancillary uses.
- The boundaries of the site consist of mature planting and some fencing to a height of approximately 1.5m as well as a small pond to the south-west, shielding it from view along the Climping Street. This offers an opportunity to retain trees and provide established setting to the buildings.
- To the east and south east the site is separated from a field with a hedgerow.
- The site has a slight level change of 0.4m from north to south, and will have minimal impact on the development.



2. CONTEXT

SITE PHOTOS

ACCESS

- The site utilises the existing access to Baird's Farm Shop from Crookthorn Lane.

DESCRIPTION OF LOCALITY

- The area is semi-rural in character
- The nearest existing buildings to the site are the Baird's Farm Shop and Café, situated to the north, and 'The Cottage', to the west.
- Further south along Climping Street are sparsely placed cottages, agricultural structure and semi detached houses.

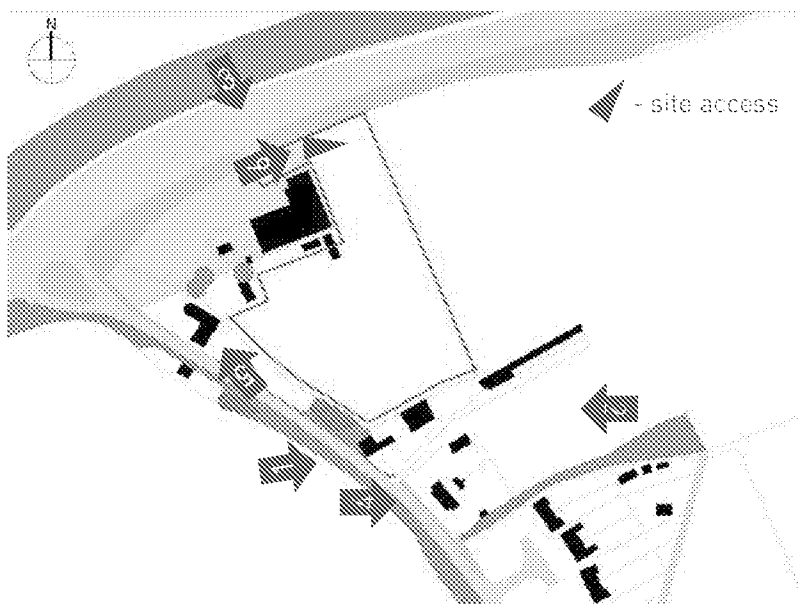


Fig. 1: The 'Blacksmith's' Old Forge

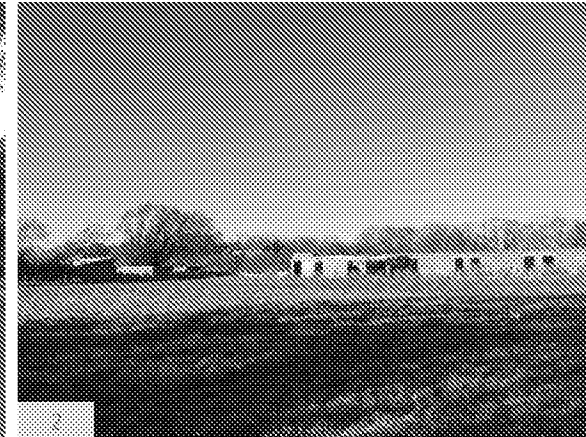


Fig. 2: Former agricultural buildings, one of them now consented as Holiday Lets and the rest converted to house and new garage.



Fig. 3: Baird's Farm, Shop and Café



Fig. 4: Semi-detached properties on Climping Street

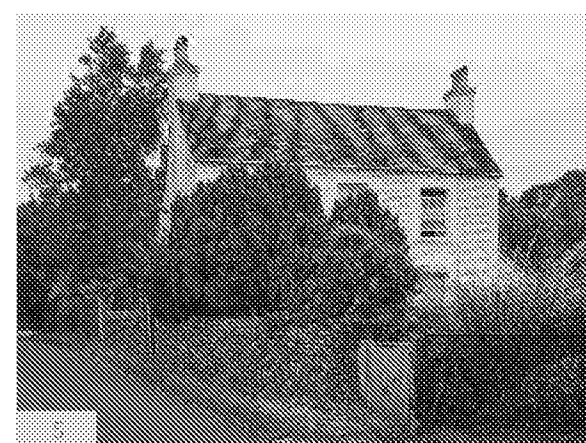


Fig. 5: 'The Cottage', adjacent to site

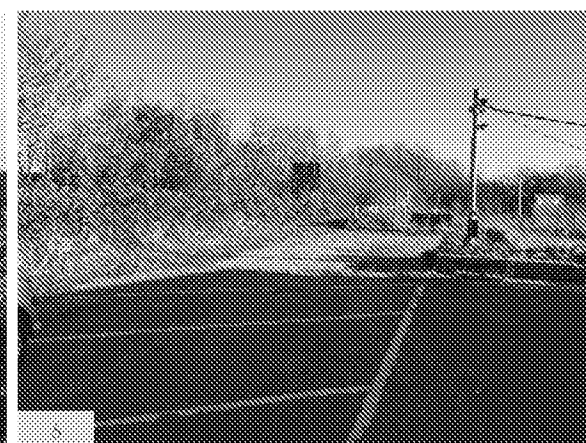


Fig. 6: Access to the adjacent field

3. DESIGN ANALYSIS

3. DESIGN ANALYSIS

THE PROPOSAL

PATTERN OF OWNERSHIP

The proposal has been developed in the context of the local care need.

The site is tucked in behind the existing Baird's Farm Shop to reduce impact.

Retention of the western tree line screens the building from the road.

Eastern and southern views are comprehensively screened through a carefully design landscaped "buffer".

Reuse and upgrade of existing site access to provide appropriate site parking but also maximise quantity and quality of amenity space.

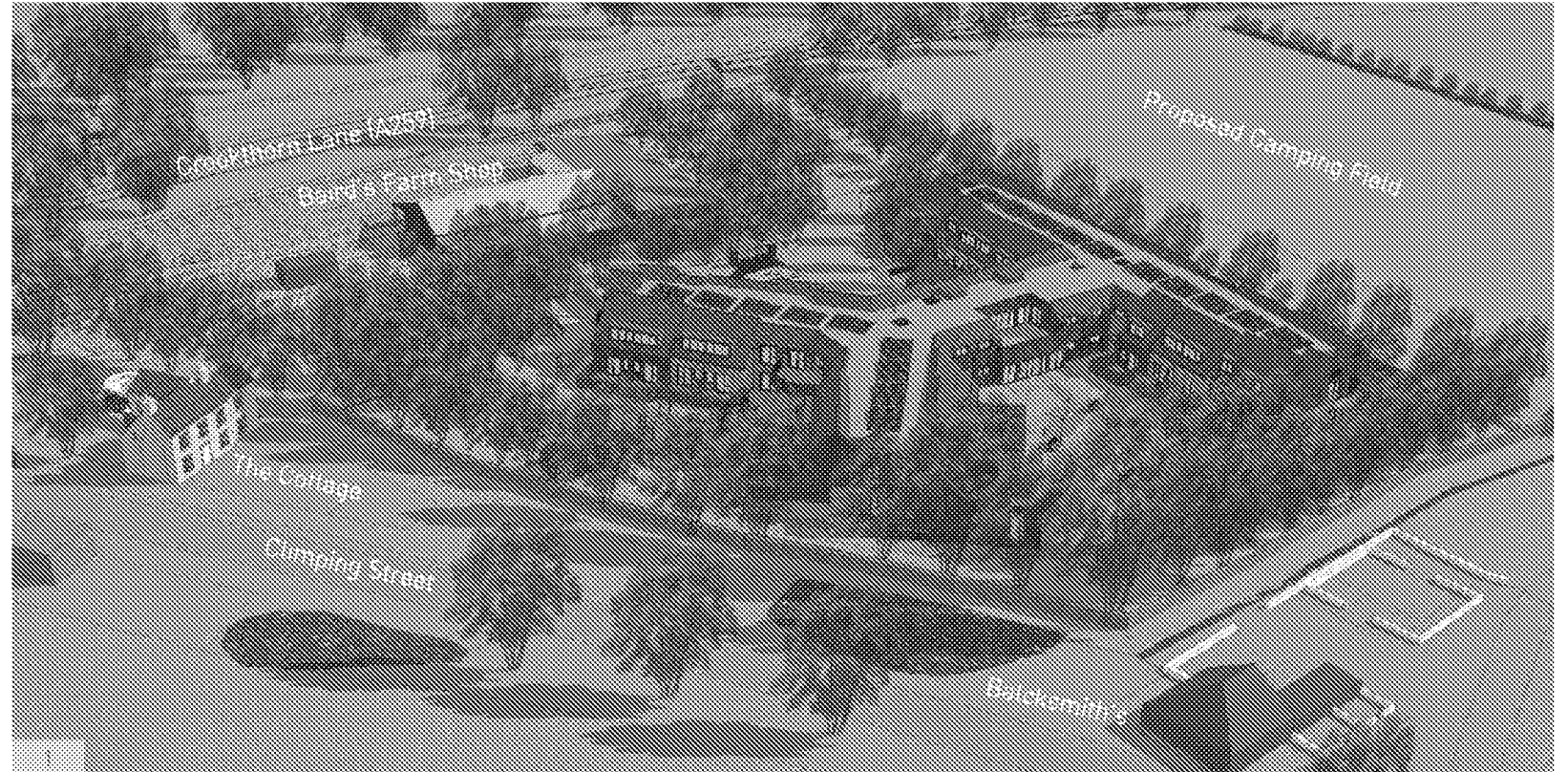


Fig. 1: Aerial view from southwest

Fig. 2: View from Crookthorn Lane (A259)

3. DESIGN ANALYSIS

SITE CONSTRAINTS

ORIENTATION

- Site orientated from north west to south east.
- Prevailing wind from south west boundary.

TOPOGRAPHY

- The site has a fall of less than a metre from north-west to south-east
- Trees and shrubs line two of the boundaries of the site providing significant screening from the near by housing.

NOISE SOURCES

- Vehicular noise from Crookthorn Lane is minimal.

ENVIRONMENTAL CHARACTERISTICS

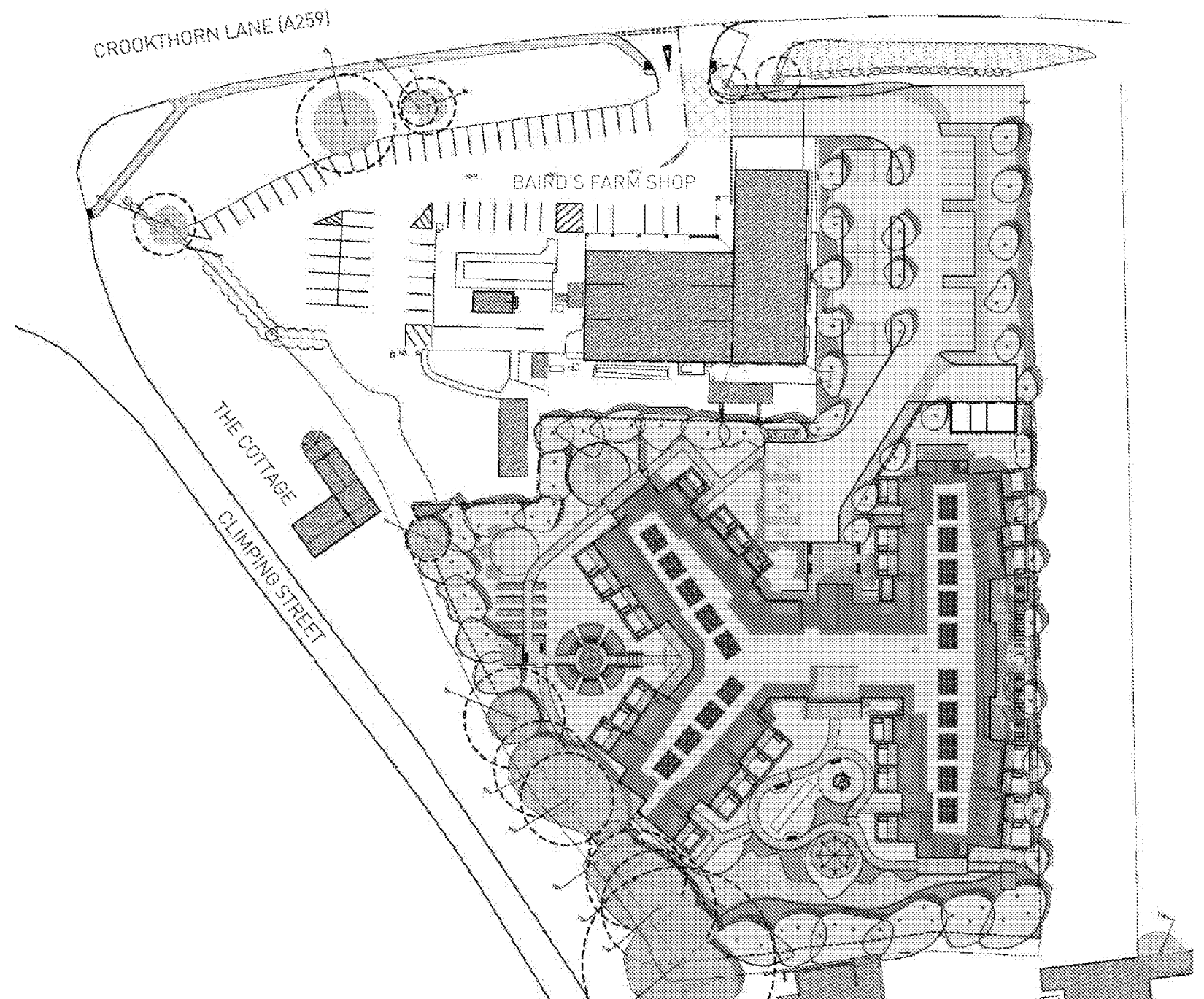
- The existing site has a low ecological value and will be enhanced with features that encourage biodiversity

FLOOD RISK

- Not in 1 in 100 year risk zone

ARCHAEOLOGY & HERITAGE

- This site has not be identified as a site with significant archaeological value
- The site is not in a conservation or historically significant area



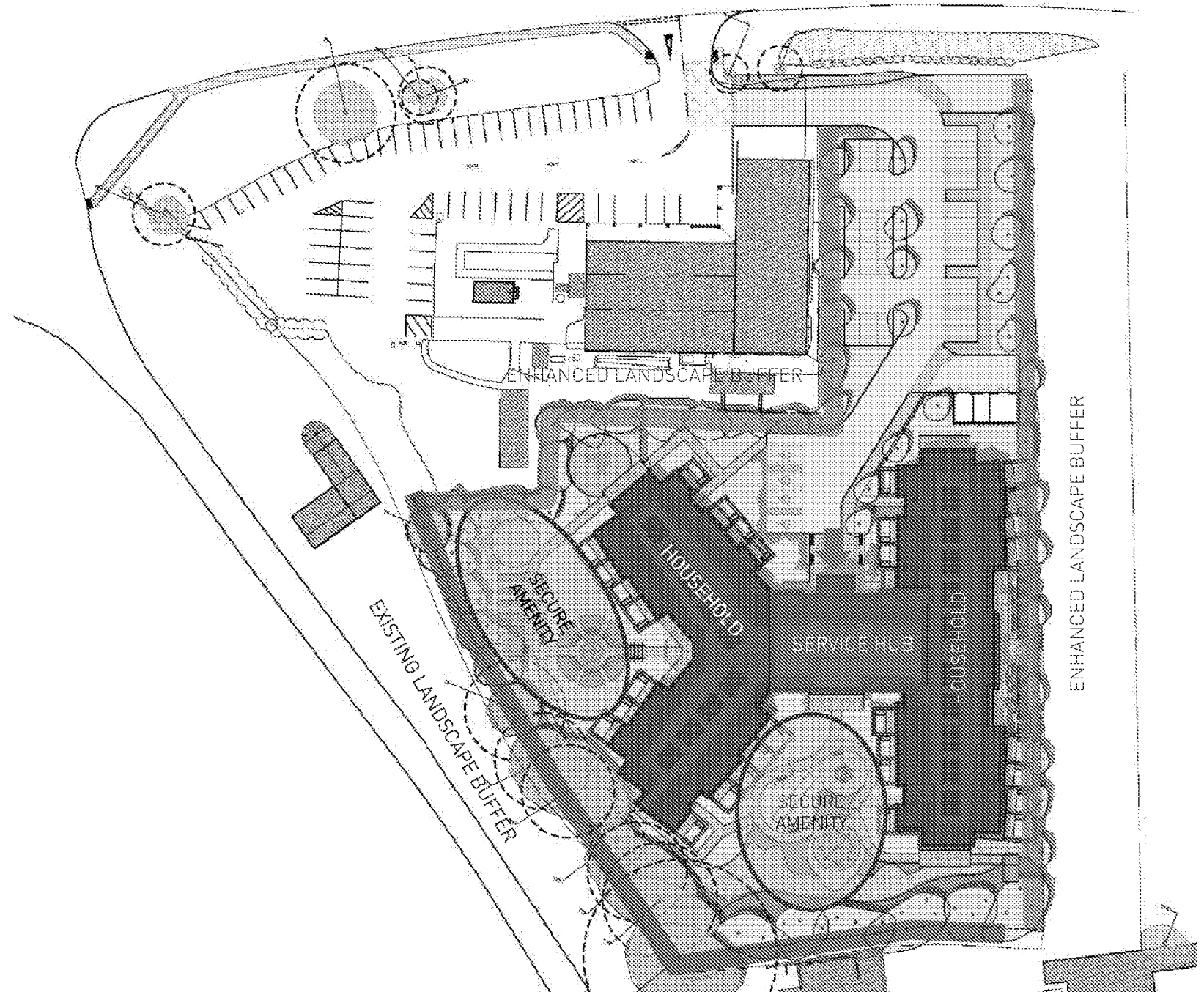
3. DESIGN ANALYSIS

DESIGN DEVELOPMENT

SITE LAYOUT PROPOSAL

Adapting the site to meet key criteria, a layout has been evolved for the building proposed on this site. Key Criteria Includes;

- Use of the existing surrounding hedges and trees to reduce the schemes perceived size and mass and shelter it from the road and surrounding properties.
- Addition of an enhanced landscape buffer, using trees and hedges along the boundaries to provide extensive screening both visually and acoustically.
- Creation of an access road into the site providing pedestrian and vehicle access to the proposed building
- Creation of two private and secured household gardens, designed as specialist sensory gardens with south and westerly aspects. These are to be sensitively landscaped to create a haven for wildlife. These gardens have also been located to provide focal points for residents.
- Formed using a 1.5 storey household concept with 4 household wings comprising 64 beds of specialist dementia (all en-suite) with associated living spaces, and a communal / service area which accommodates the communal facilities, circulation core, and back of house facilities.
- The main building entrance fronts the site access. The service entrance is located to the side of the main entrance providing a central distribution.
- The refuse store is external to the main building, closer to the site entrance.
- The main, rear resident garden is accessed off the central hub and links each household.
- 28 car parking spaces (including 4 disabled spaces) and 6 Sheffield stands, with capacity for 12 bicycles, are located near the main entrance).



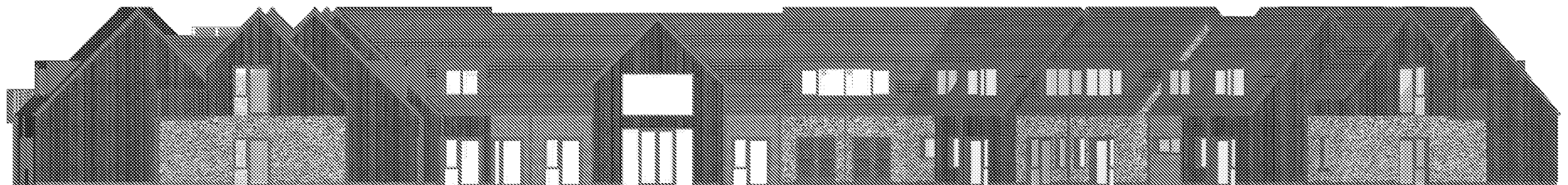
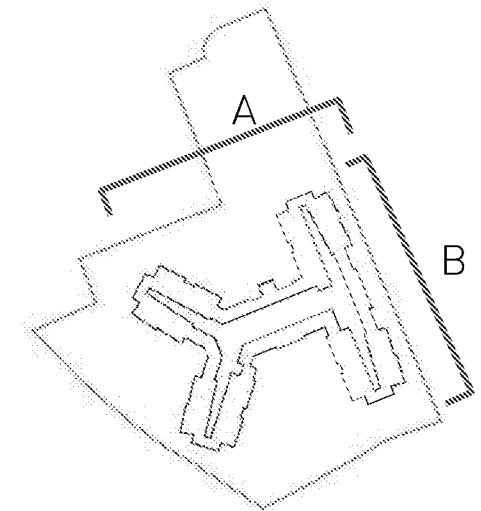
3. DESIGN ANALYSIS

DESIGN DEVELOPMENT

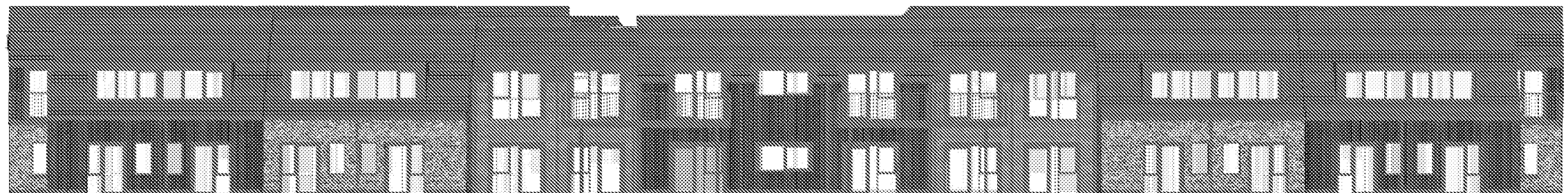
SCALE

The scheme is a 1.5-storey building with a similar height to the adjacent buildings. Various design techniques to reduce the perceived floorplan scale have been used;

- Fragmentation of the elevational form which allows the ridge heights to vary.
- Pitched roofs that have a domestic scale and form.
- Varied fenestration designed to provide high levels of natural.
- Domestically recognised materials help to blend the scheme into the locality.
- Creation of a landscaping scheme and boundary treatments that filter the views, thus reducing the impact of building scale.
- Finally, the building is set in behind the Baird's Farm Shop which screens the true mass and scale of the proposal.



A: Front Elevation



B: North east elevation

3. DESIGN ANALYSIS

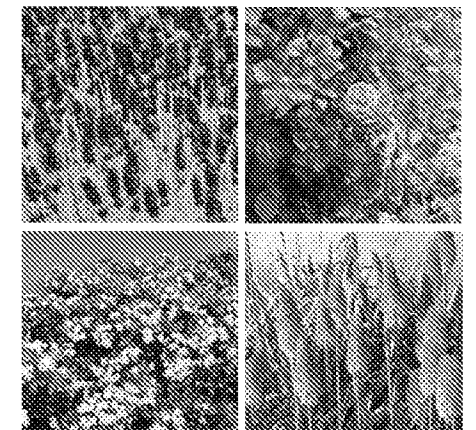
LANDSCAPING

LANDSCAPING: The landscape strategy seeks to achieve three broad objectives:

- a. To ensure that the development is accommodated into its contextual landscape without causing unacceptable effects to the setting, local ecology, landscape or visual amenity
- b. To ensure that the setting of the care facility is distinctive and attractive both for those who will reside and work at the development and for those visiting

To achieve these objectives, the landscape strategy firstly seeks to conserve valuable existing trees to the north and west boundaries within the development. The existing tree structure provides an immediate charismatic setting for the development whilst maintaining valuable habitat. In addition the impact of the development on the local landscape and visual amenity is softened, reducing the visual prominence of the new building in the wider semi-rural landscape.

To further manage the views from Climping Street -to the west-, and from the St Mary's Primary School -to the east-, a landscape buffer of new trees and hedgerows is being incorporated on the west, east and south boundaries. This will create filtered views of the development and add interest to the setting of the development and reinforce habitat for wildlife.



Sensory garden flowers and grasses

4. DESIGN PROPOSALS

5. DESIGN PROPOSALS



MAIN ENTRANCE

5. DESIGN PROPOSALS



FROM PROPOSED CAMPING FIELD

5. DESIGN PROPOSALS



FROM SOUTH GARDEN

5. DESIGN PROPOSALS



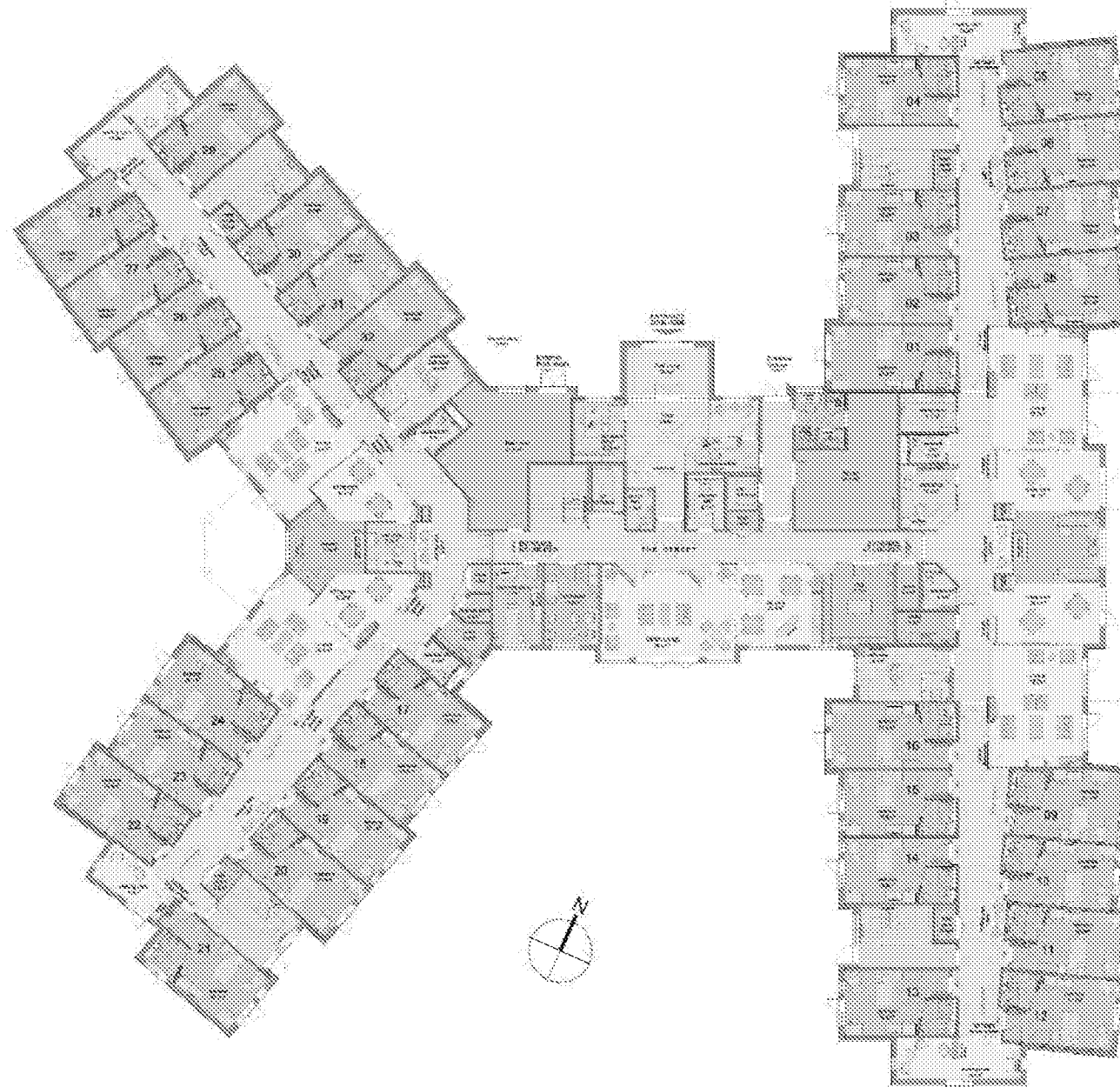
FROM PROPOSED CAMPING FIELD

5. DESIGN PROPOSALS

INTERNAL LAYOUT – HOUSEHOLD AREA

The household layout has been developed by Hunters as part of the Stepcare Concept and makes use of both the architect's expertise in care design and the care operator's knowledge from experience. It is also designed in accordance with the Stirling University guidance on dementia design.

- The household wing on each floor contains 16 bedsits. It is divided into two smaller clusters of 8 bedsits on each side creating a domestic scale for residents' living areas.
- A communal living quarter is located at the heart of the household. Here is the active space for residents to enjoy and engage.
- Short corridors encourage residents to progress independently to living quarters with good visual access.
- Attractive outdoor spaces (garden/ terraces) can be enjoyed in a safe and secure environment.
- Supporting facilities (administrative and service spaces) arranged along household wings enable discrete servicing that is easily accessible.
- Sitting rooms located at each end of the bedsit corridors create a destination for residents to explore and enjoy. These are quiet tranquil spaces.



SCHEDULE

Floor	Dementia Bedrooms	GIA
Ground Floor:	32 Beds	1986 sqm
First Floor:	32 Beds	1770 sqm
TOTAL:	64 Beds	3756 sqm

64 Bed Care Home with 58.7 sqm floor space per resident

COLOUR KEY

	Resident Activity
	Lounge / Dining
	Resident Bedroom
	Office / Reception
	Service / Staff
	Circulation
	Stair / Lifts
	Resident Utilities

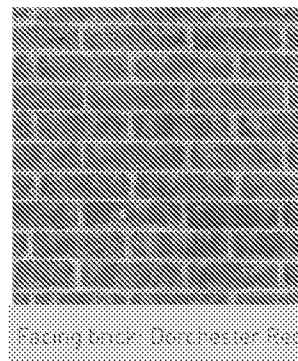
5. DESIGN PROPOSALS

BUILDING AND FAÇADE DESIGN

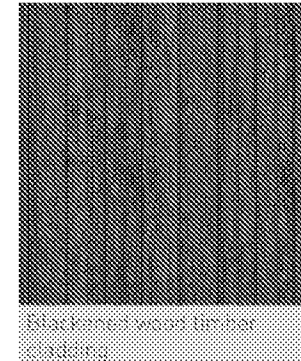
FAÇADE TREATMENT PRINCIPLES

Main building material palette:

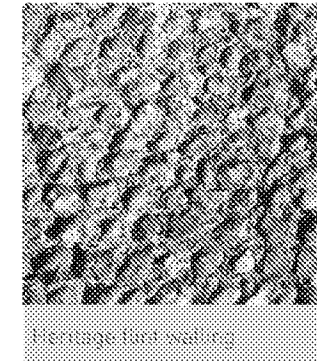
- Blackened timber cladding, red facing brick and Heritage flint are the primary building materials, taking precedent from the buildings nearby.
- Window design and position is well proportioned, maximising light to the internal spaces but in keeping with surrounding buildings.
- The building presents a scheme that meets well with the surrounding buildings due to a similar approach to façade development and material use.
- Features such as balconies and terraces are a function of the building type. The location of these provides activity and relief to the façade.
- The use of pitched roofs and dormers in the first floor allow to reduce the scale and predominance of the building in the area.



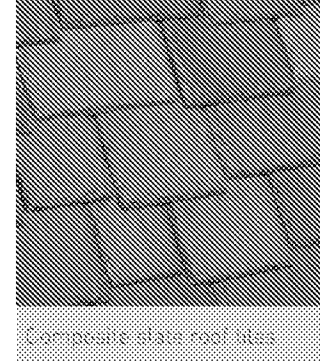
Facing brick: Dorchester Red



Blackened wood timber cladding



Heritage flint walling



Composite slate roof tiles

5. SUSTAINABILITY

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SUSTAINABILITY & ENERGY

The applicant takes a holistic approach to sustainability considering not only environmental, but also social and economic sustainability. This approach is taken in both corporate governance and strategy plus in the design of its residential care schemes. The key aim is to achieve a scheme of BREEAM Excellence that provides real sustainable benefits to the legacy of this scheme.

SUSTAINABLE REPUTATION: In light of the increasing urgency to address climate change, the depletion of non-renewable fossil fuels and material resources, the applicant has a remit to look beyond the pure environmental issues and a responsibility to integrate holistic sustainable strategies into the business decision-making processes to better the scheme.

SUSTAINABILITY STRATEGY: Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO2 emissions in the UK. Energy conservation, introduction of sustainable transport strategies and incorporation of energy efficient strategies can be one way to play a part in reaching targets set for CO2 emission reductions set in the Kyoto agreement while reducing other adverse impacts on the environment. This project aims to comply with these protocols in the following ways:

PROJECT DETAILS: Dementia Care Centre for 64 beds.

SITE LOCATION AND AMENITIES: The site is situated close to Crookthorn Lane (A259) and bus stops. The scheme has a local demand for care, as such residents are likely to have families within close proximity. This proximity helps to reduce dependence on the private car, thereby reducing pollution.

TRANSPORTATION: The site is located near to public transport (bus) routes, which run along Crookthorn Lane.

LAND USE: The proposed scheme is located on land adjacent to Baird's Farm Shop.

SOCIO ECONOMIC IMPACT: The location and the nature of the proposed development will add to the range of accommodation available to elderly people in the area, and provide over 60 local jobs.

ENERGY EFFICIENCY: Each separate room within the accommodation will be designed with independent thermal controls as standard. Communal lighting will be LED and linked to daylight and/or movement sensors. The scheme will include PV solar panels and CHP communal heating as part of the BREEAM renewable energy requirement.

HCFC (Hydro-chloro-fluro Carbon) Emissions: HCFC's (ozone depleting substances) within the building will be reduced and where possible these products will not be included in the specification. The standard specification already includes zero ozone depleting insulation types such as 2L2 super class O for external walls, Birtley for window lintels, zero ODP and low GWP insulations are used within the ground floor construction, Rockwool mineral fibre for roofs, Pulsar coil for the hot water tank and Armaflex from the pipe work.

DISABILITY ACCESS: The proposal is designed to allow for ease of access and movement for people with disabilities. (See access statement)

WASTE RECYCLING MANAGEMENT

The proposed development will include communal refuse and recycling storage facilities. All demolition contracts, where required, will be awarded on an "all risk clear site" basis, meaning that the contractors will reuse salvageable materials where possible (bricks and blocks being converted to hardcore, roofing materials and undamaged timber being resold for construction and renovation purposes). In addition, the applicant encourages suppliers to reduce surplus packaging for materials, fixtures and fittings and seek to minimise the number and effect of deliveries. Wherever feasible, natural raw materials and products will be used in the construction process. Any

packaging such as MDF, wood or plastic wrapping will be reused to protect fragile building element during the building process such as metallic sinks, porcelain products etc.

CONSTRUCTION STATEMENT:

It is company policy that a comprehensive pre-contract construction management plan is drawn up well in advance of any on site activity. The points below indicate the manner in which the relevant subjects will be addressed, which will then guide the comprehensive plan.

AIR QUALITY ASSESSMENT:

A traffic management plan is not yet completed but we can confirm that it will be a requirement of our orders for all our suppliers that deliveries are routed via an agreed route, avoiding if at all possible heavily trafficked areas in order to minimise impact.

5. SUSTAINABILITY

NOISE AND VIBRATION IMPACT ASSESSMENT:

The applicant is very sensitive about this issue. The normal day-to-day noise making activities are usually proscribed by the use of noise suppressed equipment. Silo mixers (electric) silenced compressors and generators etc. A newsletter is sent to the nearby residents on a regular basis keeping them informed of the site activities.

Further to preliminary site investigations, it is anticipated that conventional foundations will be suitable on this site, rather than a piled solution.

SITE WASTE MANAGEMENT:

The company is a member of WRAP. (Waste Resources Action Programme).

PUBLIC REALM:

The proposal has been designed to respect and enhance its setting as described earlier in this statement. The scale, height, mass and disposition of the proposal are appropriate to the wider locality relevant to the context in which the site is set. The layout of the connecting roads, pavements and spaces achieve a balance between good accesses into the development and secure private amenity for its residents.

SOCIAL NEEDS:

A handover pack will be provided for the future care provider operating the home, detailing information about their new accommodation including the Green Transport Plan, advice on the energy efficient appliances installed, addresses and telephone numbers for essential local services, clubs and organisations.

ENVIRONMENTAL SUSTAINABILITY:

The proposed development will include communal refuse and recycling storage facilities. Pre-fabricated concrete products and,

most probably, mortar silos, will be used to further reduce on site water use.

Fuel use will be minimised during construction by arranging for mains power to be installed as soon as possible.

The applicant will issue Best Practice Guidelines to site staff on minimising and managing waste together with a system for assessing our waste contractors to emphasise environmental issues as well as regulatory, performance and cost aspects.

SOCIAL SUSTAINABILITY:

The applicant aims to be a good neighbour during the construction process and have a Considerate Construction Policy. This involves minimising noise at unsociable hours and a constant focus on site presentation.

Site operatives will be given a health and safety induction before starting construction on site[4]. The applicant has a Health and Safety Policy that ensures that issues are addressed on a regular basis at all levels, and has signed up to the newly established Health & Safety Charter, which promotes industry wide improvement.

Health and Safety issues are on the agenda at all Board meetings.

ECONOMIC SUSTAINABILITY:

The emphasis on local sourcing of effective contractors and sub-contractors who can deliver their services to the construction site on time provides an opportunity for the applicant to contribute to the economic viability of the local and surrounding areas.

6. ACCESS STATEMENT

6. ACCESS STATEMENT

GENERAL PRINCIPLES

The scheme is designed for full accessibility, is barrier free throughout, and is fully inclusive. This is of fundamental importance to the occupants, staff and visitors. Access into the building from the access road will be barrier free despite the level changes.

The design for accessibility extends beyond mobility issues and accommodates guidance derived from RNIB on, for example, colour contrast, and the principles of designing for dementia, as set out in design guidance from the Dementia Services Development Centre, University of Stirling, which is recognised as an authority in the field.

CONSULTATION

There has been extensive consultation on the proposals. However, as the access provisions to and within the scheme were always proposed as being to a high standard, and so an integral part of the design briefing, there was no representation to amend the proposals in this respect as part of the consultation exercise.

Vehicular access will be an extension of the existing corridor into the site at the east side of the car park. It is also proposed that a new pedestrian link with drop kerbs be constructed alongside the vehicular access on the north side of the site.

INTERNAL SUMMARY

The scheme achieves full accessibility, with the internal environment meeting the highest possible level designed to create a dementia enabled space, that meets the operational demands for a dementia care centre.

EXTERNAL SUMMARY

External access is level from the public highway, and the main doors are automatic opening. Level access is provided to private terraces. The site is predominantly flat. Adequate car and cycle parking is provided in parking courts adjacent to the scheme, with disabled parking spaces close to the main entrance doors and passenger lifts internally. A drop off zone been provided close to the entrance allowing for easy delivery of service items, as well as making it easier for residents and their families to access the scheme.

Access to and around the buildings is fully accessible for people with disabilities. A variety of surfaces have been used, which reflect the usage, such as resin bonded bound gravel, concrete paving slabs and tarmac. Throughout the site, the pedestrian has the right of way. Vehicles are restricted to the designated access and parking zones. Cyclists access the cycle stands adjacent to the main entrance and secure storage to the side access.

10% of the parking spaces have been designed to accessible standards and are located as close as possible to the entrances and access lifts for wheelchair accessible buildings. The size of these spaces is 2.4m x 4.8m, with 1.2m transfer strips to both sides and rear.

The gardens are designed to accord with best practice dementia designs including sensory landscaping principles.

All external pathways are a minimum of 1800mm wide and have a suitable surface for wheelchairs. Surfaces are indicated on the landscape architect's drawings. All planting arrangements ensure that 2.1m clear headroom is provided to pathways.

EXTERNAL FINISHES

Contrast in colour will be used to denote hazards and aid comprehension. Where tactile surfaces are used, care will be taken to ensure that the surfaces are appropriate and to recognized national standards. There will be a clear demarcation between pedestrian and vehicular routes.

EXTERNAL LIGHTING

An external lighting design strategy will be developed to ensure that it meets the needs of disabled people. This will take into account the working day and climatic conditions. Light will be graded between these areas to avoid sudden changes in lighting levels.

ENTRANCES

All entrances will provide an appropriate sense of arrival and accessibility. All entrance/exit doors will provide a clear width opening of 1000mm, with the main entrance doors automatically opening. A minimum width of 800mm clear will be provided to all non entry doors, such as fire exits, store rooms or plant rooms. Manifestation will be provided to all glazed screens and doors at two levels in a solid colour to be confirmed.

6. ACCESS STATEMENT

CIRCULATION

Internal circulation will provide a sense of location and direction to assist people with sight impairments. Colour will be used to assist this provision. Circulation areas will not be less than 1200mm in width.

There are three wheelchair accessible lifts within the buildings, one of the lifts is designed to stretcher standards (for 13 persons), the other two are 8-person lifts.

STAIRS

Stairs will meet the requirements in Part M 2015 with the preferred dimensions of maximum 170mm rise and 280mm going. The detail design of stairs will be developed in accordance with the Part M requirements for internal stepped access as set out in the Building Regulations. Tonal contrast is provided to the riser and going of all the internal stairs.

DOORS

All internal doors will meet current Building Regulation requirements, including 800mm clear opening widths, having a 300mm leading edge, vision panels, manifestation and tonal contrast other than any doors in folding partitions, non rooms would be left without suitable doors. Accessible toilet doors will be a 1026mm leaf to ensure the correct opening width, with wide grab rails attached to the back of the door.

WINDOWS

Low level windows will be provided to ensure access for disabled people. The height will be suitable for wheelchair users and the mechanism will be usable by occupants with reduced manual dexterity.

EVACUATION

Appropriate fire zones, refuge spaces, fire exit points will be developed and agreed with statutory authorities as the detailed design develops. A fire risk assessment will be undertaken and a fire evacuation strategy developed in conjunction with the care provider to ensure detection and safe evacuation of all residents.

THE PROPOSED DEVELOPMENT OFFERS AN OPPORTUNITY TO
BRING HIGH QUALITY CARE AND SUPPORT SERVICES FOR
THOSE IN NEED OF DEMENTIA SPECIFIC FACILITIES. IN
ADDITION, THE RE-INVIGORATION OF THE SITE PROVIDES AN
OPPORTUNITY TO PROVIDE A DIVERSE LANDSCAPE FOR BOTH
RESIDENTS, VISITORS AND THE ENVIRONMENT.

hunters

ARCHITECTURE | BUILDING CONSULTANCY | COST CONSULTANCY | EMPLOYER'S AGENT

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