



LAND WEST OF YAPTON ROAD, MIDDLETON-ON-SEA

**DESIGN AND ACCESS STATEMENT
FOR A 66 BED CARE HOME**

FRONTIER ESTATES AUGUST 2020



ELLIOTT WILLIAMS ARCHITECTS

00 Yapton Road, Middleton-on-Sea

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01 Yapton Road, Middleton-on-Sea

Introduction

This Design and Access Statement is written in support of a planning application by Frontier Estates Ltd for a 66 bed Care Home for the elderly, with associated access, parking and landscaping at land off Yapton Road, Middleton-on-Sea.

Frontier Estates has identified the need for provision of a care home for high dependency elderly residents and has identified the site in Middleton-on-Sea as being suitable and available.

Frontier Estates is an established developer of this type of property and has an understanding and expertise in the requirements for the creation of a high quality, best practice environment for the care of the elderly.

Frontier Estates has appointed Edward Williams Ltd (Architects) to prepare design proposals for a planning application on this site. The Directors of Edmund Williams have many years of experience in the design of care homes across the UK for a wide variety of care operators, developers and investors. Edmund Williams will design the proposal to deliver high quality specialist accommodation for older people. The new building will be future-proofed to meet best practice standards for care accommodation, and will result in a long-term enhancement to the provision of care within the local area.

This application acknowledges previous planning applications for this site - M/45/16/PL for 13 dwellings and M/80/19/PL for a 66 bed care home.



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The Care Home's Brief

The new care home has to address and relate to the existing site conditions and context, with the requirement to offer a safe and secure home for 66 frail and elderly persons with a range of dependencies. The relationship of accommodation to the site constraints will significantly influence the design.

The preference is to create group living units of a minimum of 10 to a maximum of 20 residents. A mix of group sizes will give flexibility for living, nursing and caring.

There must be flexibility over time to allow the mix of residents to change as circumstances vary. It is important that movement through and around the home allows for easy access to each group without disturbance to residents.

Each group will have its own dayrooms for dining, sitting and activities. There will be benefits from some dayrooms being linked by moveable partitions.

Ancillary accommodation for administration, catering and housekeeping must be located outwith residents' living spaces.

Interaction with the local community will be encouraged and open facilities will be included.

The home will be designed above current national space standards and will look to the future and include larger area bedrooms, extra day space and a range of communal facilities all in excess of minimum standards.

Safe and Secure Garden

External space is extremely important for the benefit and well-being of the residents. A sense of space and open surroundings together with a range of formal and informal opportunities should be a product of developing this site for a care home.

Ground floor residents, with better mobility, should have direct access from bedrooms to "private" defined patio garden spaces by their rooms.

Upper floor residents should have the benefit of views onto the grounds and open land beyond plus balcony areas and clear wayfinding to lifts for assisted access to secure garden spaces.

All ground floor dayrooms should have direct access to gardens and there must be a dedicated ground floor garden access lounge, or access via the home's hub, for upper floor residents to use as the interface between the home and the gardens.

The gardens should take advantage of the spaces created by the building plan with formal courtyard gardens with hard and soft surfaces, raised planter beds, water features and seating. External garden spaces should be created between building elements and boundaries with light and shade zones.

These can open on to less formal lawned areas bounded by informal native species hedgerows and tree lines.

For the safety of residents it is necessary to have physical barriers to stop unsupervised wandering out of safe areas. These barriers need to be minimum 1800mm high on the perimeter and 1600mm for divisions of spaces within the site.

Staff Premises and Impact on Employment

Staff changing and a staff relaxation lounge must be provided to a high standard.

There will not be sleeping accommodation for staff.

Support Services

The services within the building for food preparation, laundry, heating and cleaning will be catered for by on site facilities. Kitchen and laundry will be provided with eco rated equipment to meet the environmental standards.

Service access must be placed away from areas accessible by residents.

Visitors Accessibility

There are no fixed visiting hours at the care home and visitors will be free to come at any time of the day. It is anticipated that the majority of visits will take place during the day at the weekends and after work on weekdays.

Visitor car parking and an opportunity for a guest set-down should be provided close to the main entrance.

Arrival must be via a single main entrance with adjacent reception desk with visibility from and to the access road. Easy wayfinding to a bistro cafe for residents to meet visitors should be provided close to the reception and main lift.

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Location

The site sits on the north edge of a large swathe of residential properties between the coast and the A259 main road.

Development of the area is largely post-war, 1 and 2 storey residential detached and semi-detached with significant tree planting in gardens and public spaces. Primary building materials in the area are red \ brown brick with occasional buff brick, and render and timber cladding variations. Roofs are generally pitched with red \ brown tiles.

The location is sustainable for the proposed use being adjacent to a large area of existing residential properties, well served by main road infrastructure with direct links to the local neighbourhood centre and to larger towns. There are pedestrian links directly accessible on Yapton Road leading south to Middleton Road and Elmer Road where local shops, pubs, commercial units and medical centre are located. There are several bus stops in this area.

Local schools are within easy reach of the site and the new care home will welcome establishing links to encourage inter-generations activities.

The proposal also acknowledges future plans for new communities in and around Middleton on Sea and Felpham which will in time generate further need for care places.

GOOGLE MAPS LOCATION - WIDER AREA



03 Yapton Road, Middleton-on-Sea

The Site

The land is a part of site FP17 as identified by the local authority. The site benefits from an extant permission for residential development (13 units) as approved under application ref: M/45/16/PL. These would be 2 storeys plus pitched roof and would use brickwork, render and tile hanging to façades and have tiled and slated pitched roofs.

Frontier Estates proposes an alternative scheme for a 66 bedroom care home. There are no known planning constraints to development and the land is considered to be suitable, available and achievable for the proposed scheme.

The present status of the land is the remnants of a poultry farm comprising sundry dilapidated buildings, sheds and enclosures.

The site has become overgrown and unattended and encourages anti-social behaviour. New development will create an attractive and refreshed landscape setting.

The site has a range of physical constraints that will influence the design proposal.

- A public access right of way footpath (ref: PROW 160) runs east to west along the south edge of the site. This opens off Yapton Road and continues to open land to the west. Parallel to the footpath, on its northern edge, is an existing watercourse ditch. This zone of path and ditch visually separates the developable site from rear gardens of neighbouring houses to the south.

There are mature trees and undergrowth in this zone, including 3 No TPO protected trees in the zone of the potential access into the development site. There is a line of mature trees adjacent to the rear gardens of neighbouring houses to the south and this acts as screening between the houses and the site.

The design proposal will retain all of these features, subject to good practice maintenance, and being within the ownership of the site they will be subject to enhancement and on-going management.

There are additional trees within the site that although not covered by TPO will be retained and integrated into the care home gardens. Some minor tree specimens to the northwest will be removed.

- Yapton Road to the east edge of the site is visually screened by an existing hedgerow and isolated trees. Beyond Yapton Road is a series of commercial workshop structures rising from single storey on the street frontage to a larger shed in the centre of the plot. The northern two thirds of the care home plot has the benefit of existing large mature trees on the east side of Yapton Road which screen the visual impact of the sheds on the future care home.

The hedging on the Yapton Road boundary is heavily overgrown and causes danger to pedestrians using the footpath. It also visually narrows the sight lines for traffic using the road.

New building on the site will be seen by traffic traveling south on Yapton Road from some distance north of the site. The roof scape, choice of materials, overall heights and variation of roof lines will require to be articulated to negate any sense of dominant built massing on the edge of the of the residential neighbourhood.

The intent for roof lines is for ridges to be lower than those proposed for the approved 13 dwellings and to equate to the roof lines of existing homes on Silver Birch Drive.

- Land to the north and west of the care home site is open fields but is subject to assessment by the local authority for potential development. The care home proposal will take note of this and allow generous separation to the northern boundary.

- Neighbouring houses on Silver Birch Drive to the south have first floor windows that potentially overlook the care home development. The care home requires to

be arranged to provide a minimum of 50m separation between house windows and opposing windows in the care home. There should be a minimum of 20m separation from the nearest house to any part of the care home. The existing houses are 2 storeys with pitched roof and to maintain the character and scale of the area, the care home should also be designed to be a 2 storey building with pitched roofs.

- Access to the care home will use the existing cul-de-sac off Silver Birch Drive between Nos 12 and 14. This access point will involve safety measures where the roadway crosses the public footpath and specialist soil engineering work to protect tree roots close to the new roadway. The ditch will be culverted below the new road to negate any blockage to flow of water.

- The planning consent for 13 No houses (as approved under application ref: M/45/16/PL) offers a development footprint with building massing parallel to the north and east sides of the site and retaining the majority of trees on the land. This consent also informs the potential overall height for the new care home.

By addressing each of these constraints and siting the building and its external works accordingly the development will create an appropriate environment for safe and secure living for the elderly residents and for staff to provide effective care.

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The Site

AERIAL VIEW - WIDER AREA



BIRD'S EYE VIEW FROM EAST

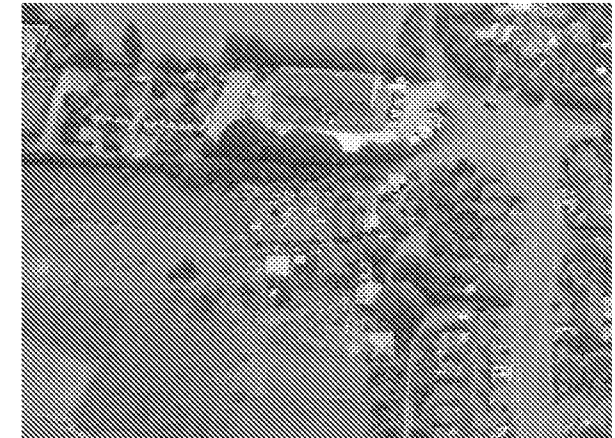
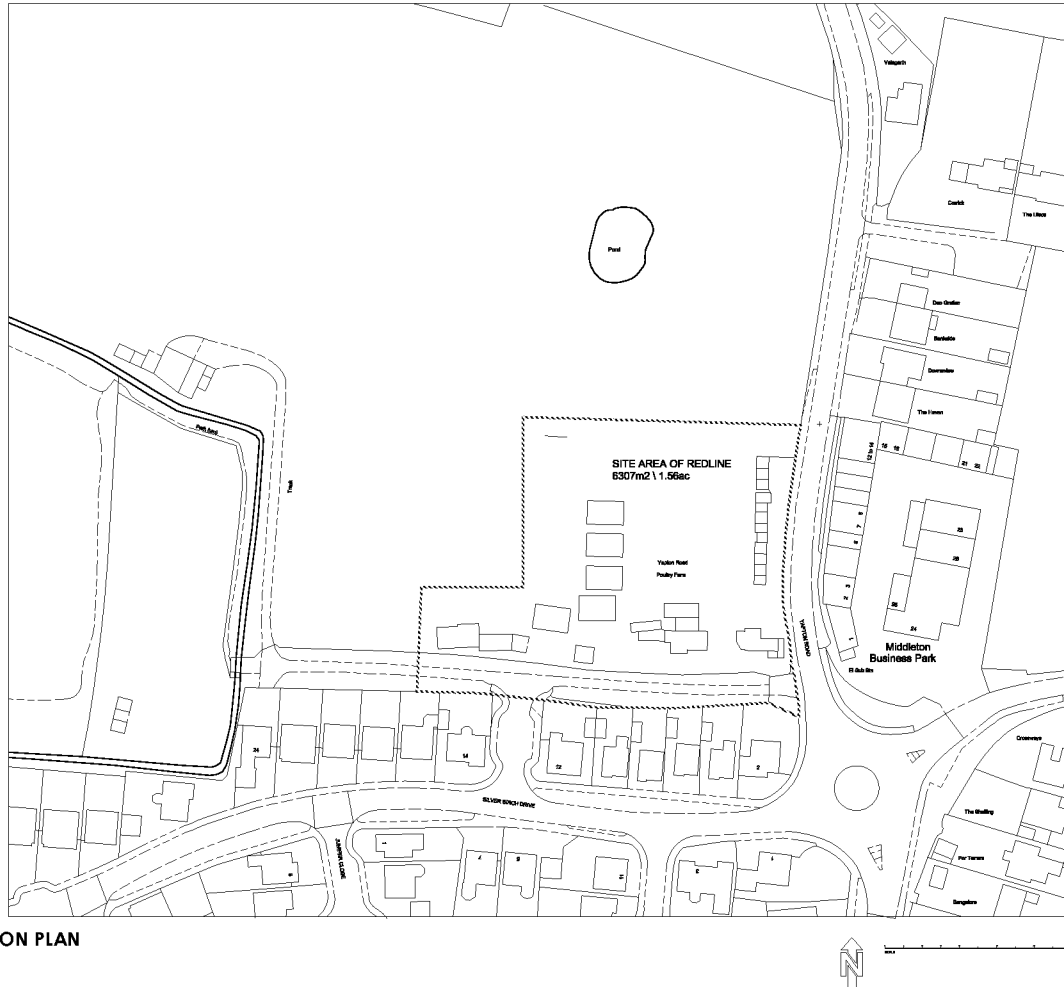


BIRD'S EYE VIEW FROM NORTH

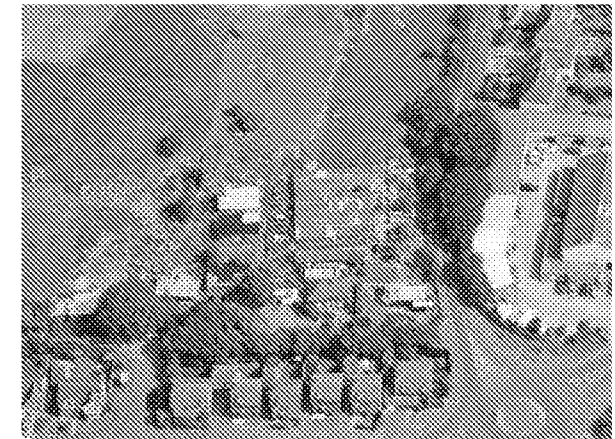


04 Yapton Road, Middleton-on-Sea

The Site



BIRD'S EYE VIEW FROM WEST



BIRD'S EYE VIEW FROM SOUTH

04 Yapton Road, Middleton-on-Sea

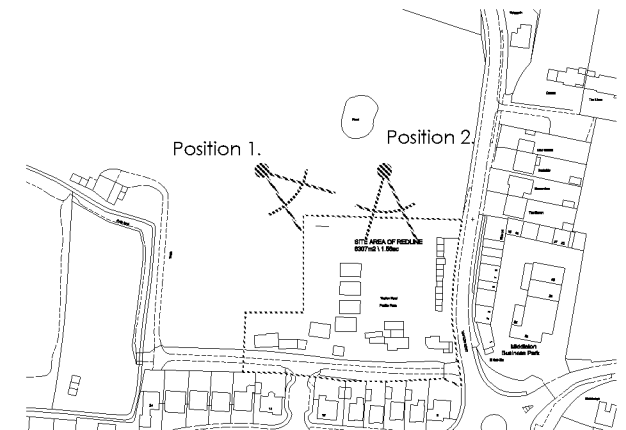
The Site



1. PANORAMIC VIEW OF SITE FROM NORTH EAST CORNER



2. PANORAMIC VIEW OF SIT FROM NORTH BOUNDARY



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The Site



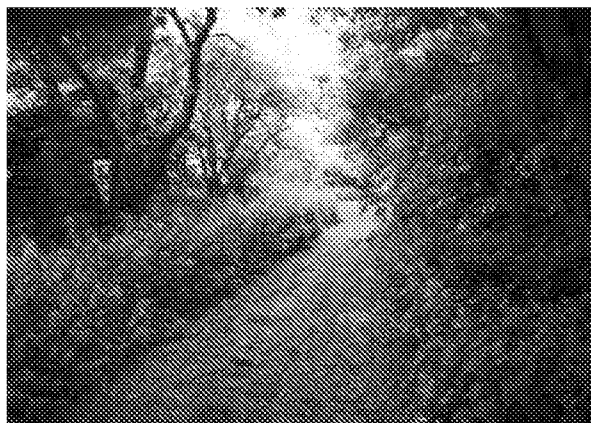
ACCESS TO SITE FROM SILVER BIRCH DRIVE



FOOTPATH ALONG SOUTH BOUNDARY - WIDENING AT SOUTH EAST



ACCESS OFF THE FOOTPATH ONTO THE SITE



FOOTPATH ALONG SOUTH BOUNDARY - LOOKING EAST FROM SITE ACCESS



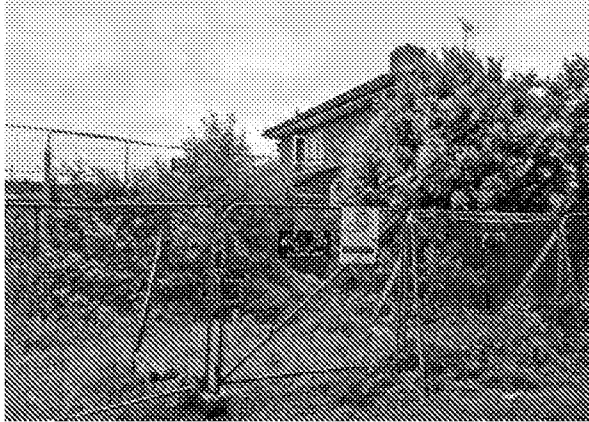
FOOTPATH ALONG SOUTH BOUNDARY - ACCESS OF YAPTON ROAD



TREES ALONG FOOTPATH WEST OF SITE ACCESS

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The Site



EXISTING BUILDINGS ON SITE



EXISTING BUILDINGS ON SITE



SITE - VIEW FROM EAST BOUNDARY



EXISTING BUILDINGS ON SITE



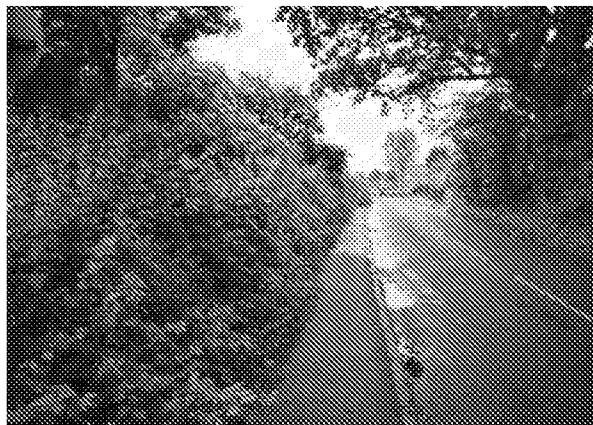
EXISTING BUILDINGS ON SITE



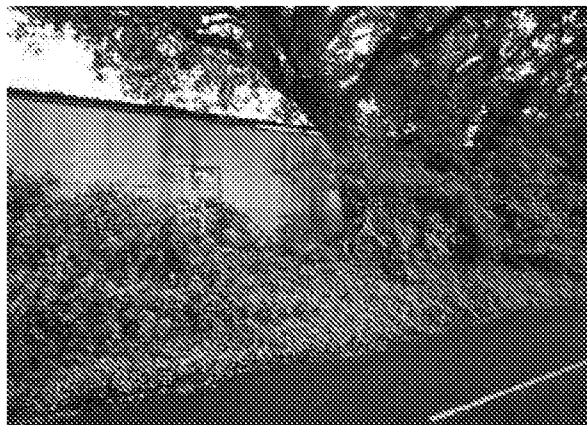
SITE - VIEW FROM NORTH BOUNDARY

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The Site



YAPTON ROAD AS SEEN FROM FOOTPATH ACCESS LOOKING NORTH



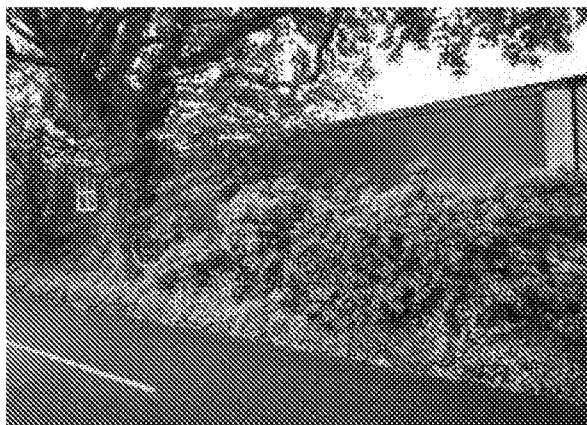
YAPTON ROAD EAST SIDE (OPPOSITE SITE)



YAPTON ROAD EAST SIDE (SOUTH EAST OF SITE)



HOUSES ALONG YAPTON ROAD (NORTH EAST OF SITE)



YAPTON ROAD EAST SIDE (OPPOSITE SITE)

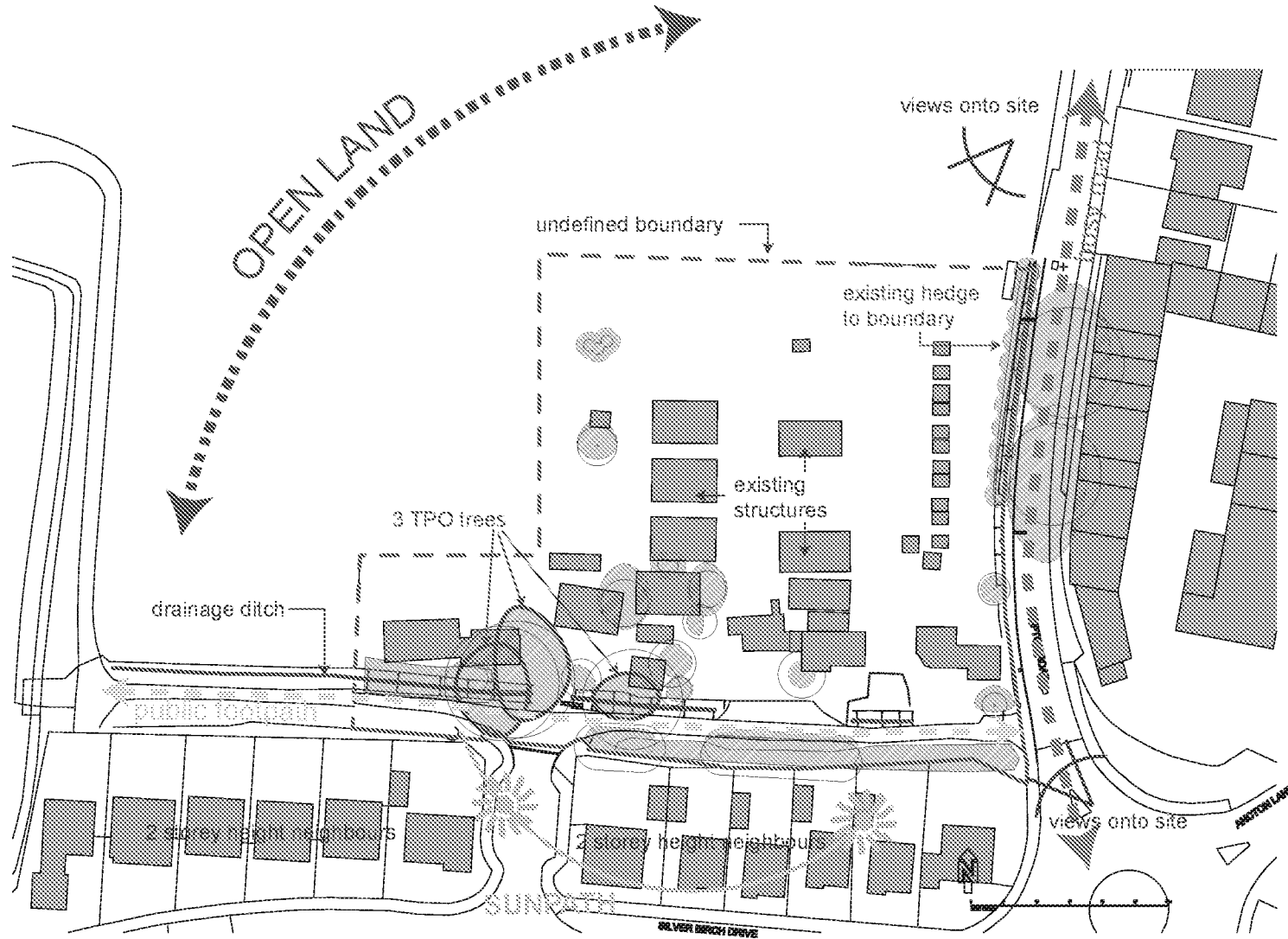


SILVER BIRCH DRIVE

04 Yapton Road, Middleton-on-Sea

The Site

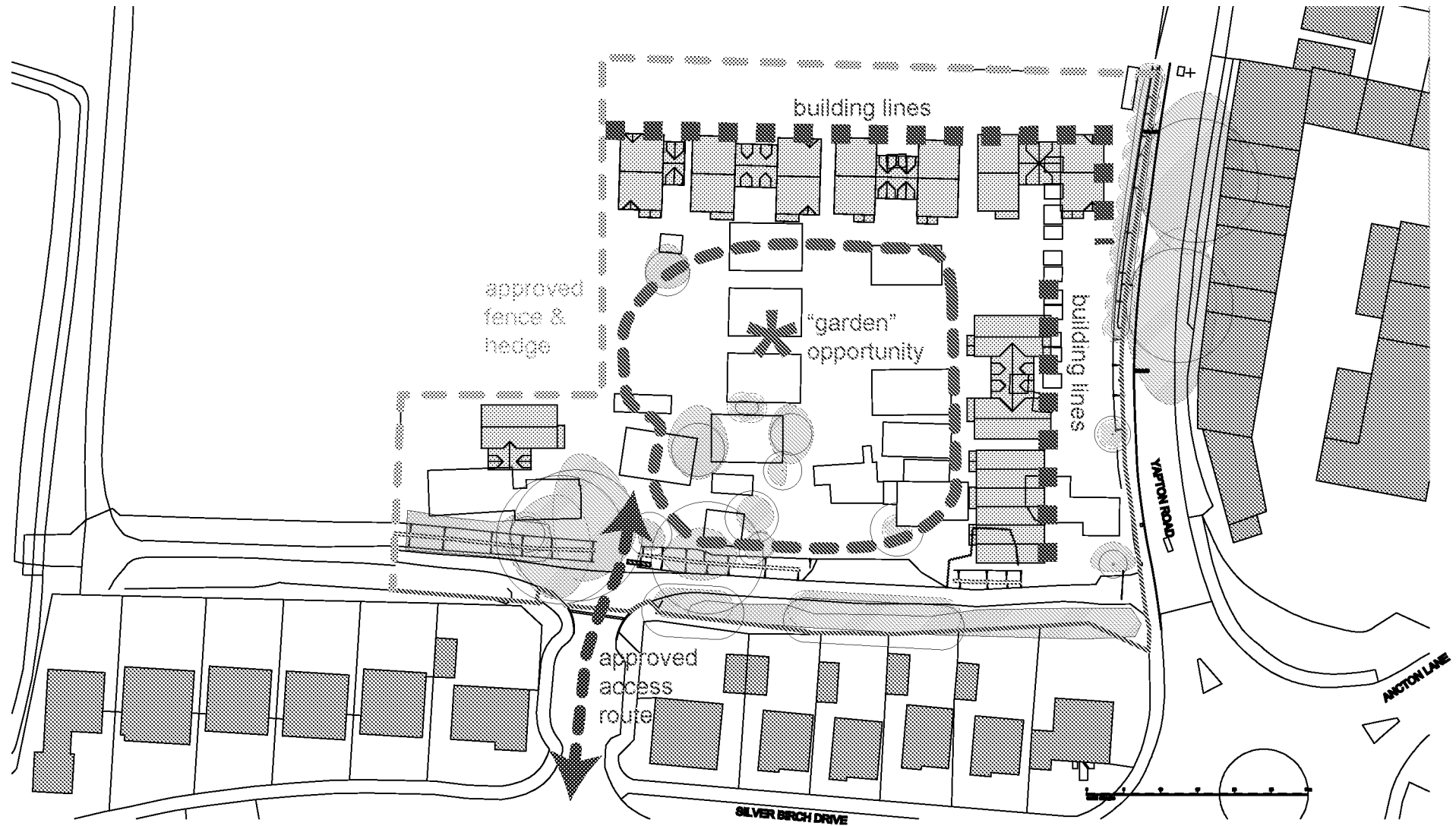
THE SITE - CONSTRAINTS AND OPPORTUNITIES



04 Yapton Road, Middleton-on-Sea

The Site

CURRENT CONSENTED RESIDENTIAL SCHEME REFERENCE



FRANKIE WILLIAMS ARCHITECTS

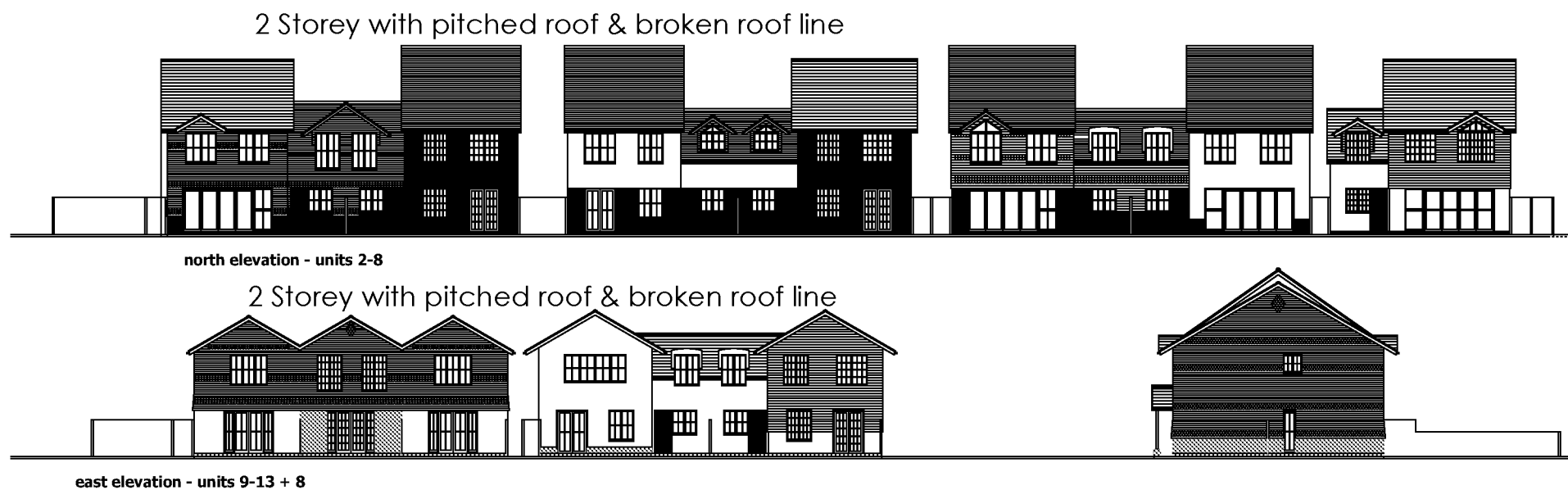
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The Site

CURRENT CONSENTED RESIDENTIAL SCHEME REFERENCE - ELEVATIONS



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The Site Layout

To address the design constraints above, the new care home adopts a footprint very similar to that of the approved housing layout.

An "L" shaped plan with one leg parallel to the north boundary and the other parallel to Yapton Road allows a central space (retaining all significant trees) for arrival, parking and garden uses.

The east wing of the home screens traffic noise from Yapton Road and the northern wing separates the central activity space and garden from a more secure and quiet garden opportunity to the north.

A minimum of 10m separation is provided between the north boundary and the building.

This arrangement minimises the impact of new building on neighbouring houses to the south and avoids any shadowing or loss of daylight. A minimum of 20m separation is provided between the care home southern gable (no windows) and the closest neighbouring houses.

The visual impact of the commercial units to the east on the care home's first floor is limited. There will be a minimum of 20m separation from bedroom windows to the blank wall of those units.

The new site access offers an immediate view of the care home's entrance doorway and is flanked by views over gardens. The approach also offers two parking zones and good turning space for service vehicles. Wayfinding for visitors to key points in the development is visually clear and will be enhanced by signage.

Goods and service vehicles can access and turn and wait with minimum disruption to other users. A service yard is provided on the west end of the building furthest from neighbouring houses and residents bedrooms to negate noise and odour impact.

The technical details of the new access are illustrated in accompanying documents but the principles follow those previously agreed for the residential development. Attention has been given to the safe crossing of new traffic over the public footpath and to protection of trees and tree roots and to the culverting of the stream.

Where the existing stream ditch passes the south east gable of the proposal, a 3m easement is provided for future maintenance access.

Many bedrooms and day rooms have views out over the frontage and give residents sight of activity and interest.

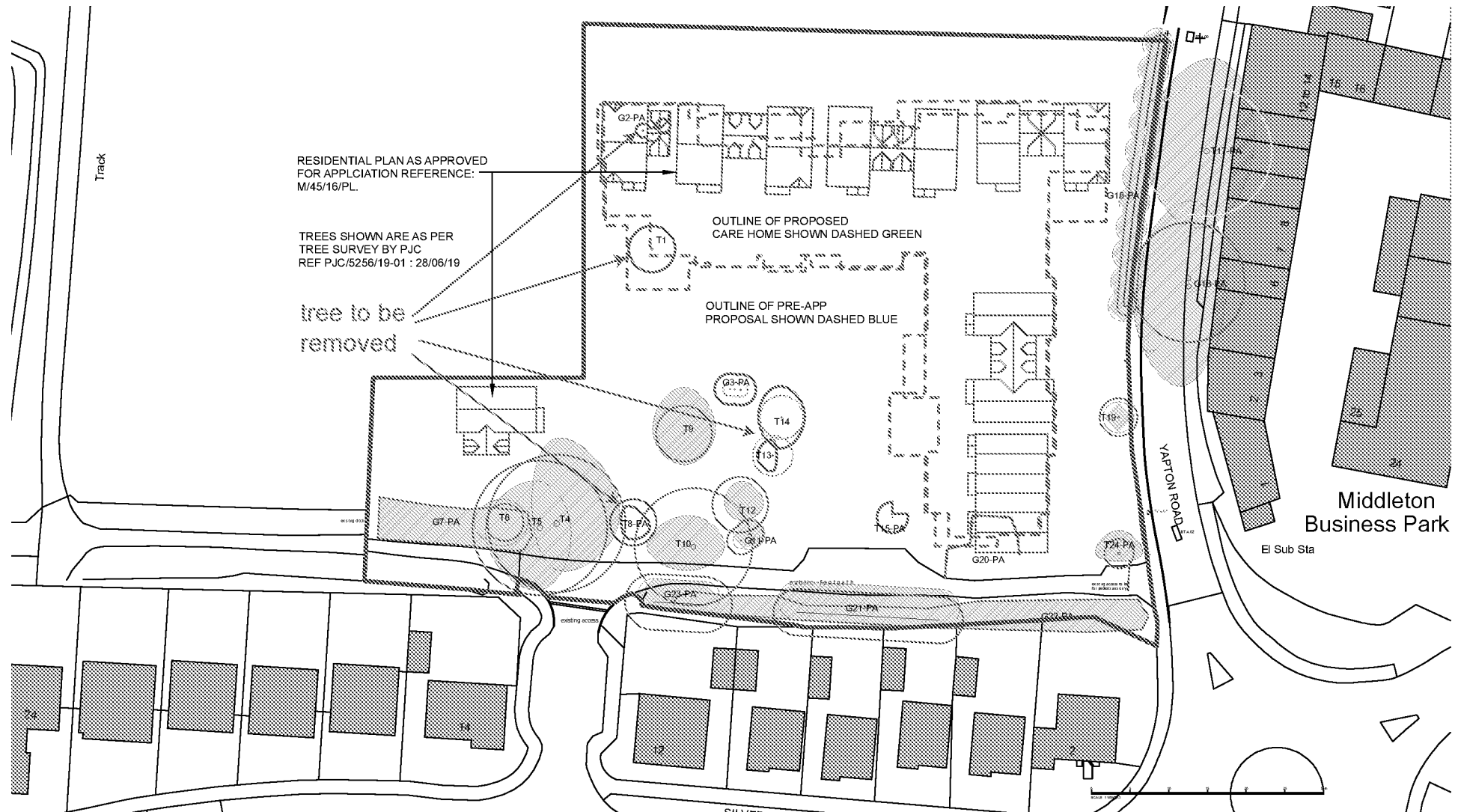
Gardens to the north and east of the home are well screened from traffic activity and provide safe space for wandering, gardening and social activities. Residents will access gardens from the bistro café or dayrooms, not via the main entrance. Garden pathways offer easy trip-free routes to local destinations such as patios, gazebo, seating places.

The north and west boundaries will be a combination of close-boarded timber fencing and native species hedging to create a secure border but with a soft appearance from inside and out. The east boundary to Yapton Road benefits from a combination of hedging and banking. This native species feature will be retained and enhanced with additional planting.

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The Site Layout

SITE LAYOUT COMPARISON TO APPROVED RESIDENTIAL SCHEME



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The Site Layout



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The Care Home

The new building will be a home for life for residents and will be arranged and furnished to offer high quality accommodation for living, dining, activities and socialising all in a safe and secure environment.

The design will apply best practice measures to address the needs of residents suffering from dementia. The strategy in this respect is led by recommendations from the University of Stirling's dementia services development centre, where space, light, colour and wayfinding are key.

The accommodation offers residents better than market standard bedrooms with a floor area of 18m² and an en-suite of 4.0m². There are a total of 66 residents' rooms arranged in groups of 15, 16 and 20.

Day rooms for living, dining and socialising are provided at a ratio of 5.75m² per resident (national minimum standards require 4.1m² per resident). These rooms as drawn will be subject to design development to be subdivided into zones with a variety of furnishings, lighting, colour schemes and functions to suit specific needs of residents.

The hub of the home will focus around a bistro \ lounge bar with bi-fold door access to an external patio and garden beyond. This hub is directly accessed from the main entrance via a secure lobby and reception and is easily accessed by residents from internal circulation ways and a lift. The hub also contains facilities for hairdressing, family dining and a cinema room.

The hub can be used, by agreement, by the local community to generate social interaction between residents, family members, neighbours, local schools and clubs with the bistro lounge, cinema room, hairdresser and family dining room all being available for a wide range of potential functions. Access into residents' living groups would be restricted and no disturbance would arise from the active use of the hub.

All ground floor bedrooms have patio doors to private external patio spaces and ground floor dayrooms will open out to patios, paths and gardens. First floor dayrooms will have access to external terraces.

The home will be provided with the necessary ancillary facilities for safe and efficient operation.

Storage is provided for wheelchairs, linen, hoists, consumables, cleaners, and general items.

Staff functions are provided by nurse bases, secure drug rooms and sluice rooms.

In addition to residents' own en-suite shower rooms there is an additional assisted bathroom on each floor and assisted WCs adjacent to each dayroom.

Corridors of a minimum width of 1.8m are arranged to offer clear line of sight to destinations and key functions. Borrowed light from dayrooms into corridors and several windows in corridor bays will give some transparency to the building and views out to gardens.

To take advantage of maximum ground floor space for use by residents, the back of house facilities for kitchen, laundry, staff, admin and plant rooms are located within a basement such that the appearance of a pitched roof 2 storey building is not affected. Access for deliveries from the discrete service yard to the back of house functions is by lift and stair both of which can be used without entering residents (or visitors) spaces.

The provision of accommodation, circulation spaces with generous natural light, ancillary facilities and day space all contribute to a high quality care home environment where dedicated staff can offer best practice care to residents.



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Scale and Appearance

The form of the building takes its cue from the approved residential development with a variety of massing forms, set-backs, eaves lines and roof ridge heights.

The intent is to avoid any institutional appearance by using domestic residential proportions and materials.

The total gross internal floor space is 3474m² and the gross external area is 3703m².

The "L" shaped plan key dimensions are: 65.7m across the width of the northern elevation, 56m on the full length of the eastern elevation to Yapton Road.

The height to the underside of the main eaves line is 5.25m above finished ground level. Eaves of secondary roof zones vary and are generally lower around dormer window details.

Roof ridge height generally will be no greater than 8m above finished ground floor level with a maximum at the entrance focal point of 9.425m

The design approach for the massing is to ensure the scale and proportions reflect the residential character of the adjoining townscape. The permitted residential development for the site sets a precedent for acceptable heights and articulation of forms and the care home will follow these principles.

The nature of the accommodation has repetition of several bedroom modules throughout. To reduce the potential of long plain wings, bedrooms are staggered and arranged in groups and vary from ground floor to first floor. These groupings are reflected in the roof forms above. The result creates the appearance of linked domestic scale units. These are further differentiated by mixing facing materials and roof tile colours.

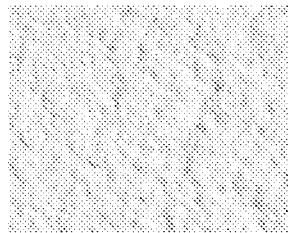
The façades are further articulated by variation in window

sizes, art-stone detailing, low level roofs to recesses, balcony details and an expressed roof gable to the primary entrance bay and a projecting flat roof by to the front day rooms.

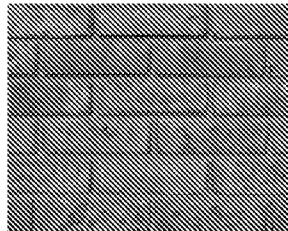
The materials will be selected from brickwork, render, art-stone detailing, tiled and slated roofs. This palette reflects the character of the surrounding area and of the permitted residential proposal for the site.

Both long views towards the site from the north and east will read a series of stepped and varied roof profiles and variation of materials, with both being softened by boundary hedging and enhanced planting.

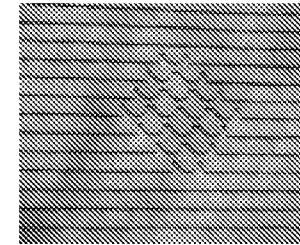
PROPOSED MATERIALS



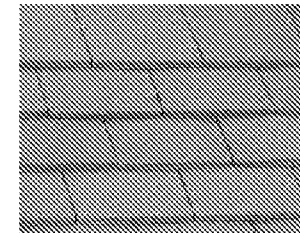
RENDER



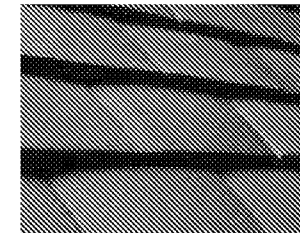
FACING BRICK



HANGING TILES



GREY ROOF TILES



RED ROOF TILES



GLASS BALUSTRADE

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Parking & Servicing

Access via Silver Birch Drive into the forecourt area offers 14 car parking spaces to the west where they are screened by existing trees. Passing the care home frontage accesses a further 15 parking spaces, 2 of which are dedicated disabled use bays. Eight (4 x twin station) electric vehicle charging points will be provided. In addition all car parking bays will have cable ducts for future charging stations. Spaces are provided for motorcycle parking.

Cycle parking is adjacent to the entrance doors, with cover from an extended entrance canopy and lighting for security.

The frontage parking spaces will be overseen from several windows including admin staff and residents. The west side parking spaces can be viewed from some windows but will be covered by CCTV for additional security.

The geometry of the access road and the two parking zones has been determined by vehicle tracking studies and allows delivery and refuse vehicles to turn and back up to the service area without blocking general traffic flow. All vehicles can enter and exit the site in forward motion.

There is cross-over point within the site where pedestrians have to cross the parking traffic aisle and where vehicles may be turning. This zone is defined as a "shared surface" and will be paved in contrast to the roadway and raised to emphasise it.

All kerbs and changes of surface materials will be flush to avoid trip hazards and for ease of use by wheelchairs and walking aids.

It is noted that the cul-de-sac off Silver Birch Drive, acting as access to the site, has lay-by spaces on

each side. These are used for casual parking by visitors to local houses and by dog walkers using the public access footpath. The care home development will not encourage any staff or visitors to use these spaces.

Waste and Recycling

Waste and recycling bins will be provided on site. The refuse store is located along the service access route and can contain a minimum of 4 bins. There will be collections on a regular basis.

Waste management will be an integral part of the construction works and the on-going use of the building. The selected contractor will be required to comply with a pre-approved site waste management strategy and the detail design of the building will endeavour to assist this process by specifying methods and materials that will actively reduce material and energy wastage.



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Landscape and Amenity

The external works areas of the site must demonstrate a range of functions.

- The arrival and approach will set the first impression of the home and must be one of skilful design, planting selection, street furniture, signage and lighting – all with the building as a backdrop.
- The hard and soft landscaping must be easily maintained.
- Pedestrian spaces must not have raised kerbs or trip hazards.
- Existing trees will be incorporated into the forecourt landscape design and accessible garden.
- The public footpath, the adjacent ditch and the existing trees and undergrowth will remain with a natural country landscape feel with the access road offering the transition to the formal garden beyond.
- The site perimeter will act as the security barrier for the west parking area and to west, north and east areas where residents will access active garden spaces. West and north to have new 2.0m close boarded timber fencing and native species hedging.

The east boundary hedging will be replaced with new native hedging with new close boarded timber fencing inside. The fence will also be softened by new planting to its inner face.

- Residents garden areas will be important to well-being and enjoyment and will be planted and modelled accordingly. Pathways will lead to specific destinations; patios, gazebo, seating areas.
- New tree planting will be provided to add structure and form to the gardens and to enhance screening to views from the north.
- The site will become a new opportunity for biodiversity.

All of the above is illustrated and detailed in accompanying documents and drawings. The area of accessible garden space available to residents is 1878m² inclusive of paths and patios. In addition there is 56m² of first floor balcony space available.

Total external amenity space is 1934m² equivalent to 29.3m² per resident.

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Security

The development has been designed with security of the residents, staff, property and vehicles in mind and emphasises the point that the proposed building will accommodate elderly and vulnerable residents including those with dementia and that the design and specification should ensure their safety.

The safety and care of all residents is a fundamental concern of the potential operator of the home and the management policies to be implemented will be tried and tested.

The overall management of the home and the training of staff and carers is the first level of control for residents' safety. The building design and specification will be tailored to allow that regime to be implemented.

NPPF local and neighbourhood policies require safe and accessible environments. The proposed care home would address this approach by ensuring that residents, staff and visitors benefit from best practice in care and care home management.

Access and egress control.

The site will have an open frontage to Silver Birch Drive for pedestrians and vehicles, albeit via a restricted width access point. However there are visible points of access into the building off the arrival forecourt and it is acknowledged that strict control over the entry and egress is essential to avoid unauthorised access.

The main entrance will be double sliding doors with a lobby between. These will be linked to the fire alarm system to release on alarm activation. The front entrance will be fitted with a doorbell \ speech and video unit with handsets internally located at reception, nurse stations and in the admin office. However while this will allow speech between visitors at the front door and these areas, there will only be a key release at the reception desk handset to ensure the security of the home by direct

staff visual supervision of the door. The video unit to be specified to identification quality images – real time and post event.

The second point of entry is the service access for the good and kitchen supplies. This door is for deliveries and is a staff entrance. It will have a PAS24 specification and will be managed by doorbell \ staff operation. External CCTV supervision will overview this access door and the main entrance door. In addition, the main forecourt and car park will be surveyed by CCTV.

Access control measures throughout the home will protect vulnerable groups by keypad operation locks on the approach doors to each bed group and to all stairwell access doors and lifts.

Staff rooms in the basement floor may contain personal belongings, clothes, handbags, keys, phones etc. These will have keypad controlled locks and staff will have personal lockable lockers. Corridors in the basement will have CCTV coverage.

Drug Rooms.

There are 2 drug rooms in the building, one for each floor. Drug rooms are accessed through a nurse office and have no doors to corridors. The nurse office door itself is digital or electronic keypad controlled. Drug room doors will be 44mm solid core timber doors on 3 hinges and will have 5 lever mortice locks. None of the rooms form part of the external structure of the home. The walls will be built up to underside of floor above.

The drug rooms will have separate alarm zones and include alarms to the drug cabinets. Drug cabinets are installed in each room and bolted to reinforced walls. Cabinets are linked to the alarm system. Drug audit trails will be an integral part of the home's management plan.

Lighting to external and Communal areas.

It is acknowledged that BS 5489: (latest version) is the relevant standard.

The final design will be prepared by a specialist contractor in due course, with the balance to offer safety and comfort (eg facial recognition) but to avoid light pollution. This will cover all parking areas, access footpaths and the crossing of the public footpath to connect to Silver Birch Drive.

Garden area paths will all be illuminated for safety and wayfinding with non-glare fittings.

External accessible doors and windows to PAS24

Main entry doors are described above and exit doors at stairwell will be secured by panic ironmongery with no external door furniture.

Doors give ground floor residents access from their bedrooms to patio and garden spaces plus access from day rooms to gardens. The requirement for control to these doors is primarily to be secured against residents exiting the building without attendance or supervision and monitoring. These doors are not fire escape routes.

The doors will have key operated mortice locks (with key access inside only) and doors are connected to the whole home nurse call system to alarm when open. Staff can open these doors by overriding the nurse call contact and operating the mortice lock. There is no ironmongery externally that could be subject to tampering.

Cycle Storage.

The cycle storage area is located beside the main access doors and has a window overlooking it from the reception area. It will be covered by the extended entrance canopy and have ceiling lighting.