

DESIGN AND ACCESS STATEMENT

for

PROPOSED EXTENSION

at

Genesis Residential Care Home

2 Station Road

Donington

SPALDING

PE11 4UQ

Project: 438
Date: January 2018

CONTENTS

1.0	Introduction
2.0	Back Ground
3.0	The Location and Site
4.0	Size and Amount
5.0	Policies
6.0	Proposed Design
7.0	Access
8.0	Drainage Strategy
9.0	Conclusion

1.0 INTRODUCTION

The Design & Access Statement has been prepared by Studio-G Associates LLP and accompanies a full planning application for an extension to Genesis Residential Care Home, 2 Station Street, Donington, Spalding, PE11 4UQ.

It should be read in conjunction with the following drawings:

Drawing Nos: 438-A-102 - Ground floor plan as existing
438-A-103 - First floor plan as existing
438-A-104 - Second floor plan as existing
438-A-105 - Side and rear elevations as existing
438-A-106 - Side elevation as existing
438-A-201 - Site plan and Block plan
438-A-202 - Ground floor plan as proposed
438-A-203 - First floor plan as proposed
438-A-204 - Side and rear elevations as proposed
438-A-205 - Side elevation as proposed
438-A-206 - Drainage Strategy Plan
N8 - Drainage Strategy
N9 - Email to Anglian Water Authority re-drainage
438-A-SK004 RevA - Proposed site plan / external works Option 1

This Design & Access Statement has been written to meet the requirements of Article 4c of the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

When preparing this application, the following policies have been taken into account:-

National Planning Policy Framework (NPPF) March 2012:

Paragraph 17 – Core planning principles.

Paragraph 18 – Building a strong, competitive economy

Paragraph 28 – Supporting a prosperous rural economy

These policies form the basis upon which this application has been designed.

2.0 BACKGROUND

Genesis Care Home is managed and operated by an organization who also run another two care homes in the country, Garedon Residential Home in Loughborough and Hatherley Residential Home in Saffron Walden. Genesis has recently become in high demand and as a result, they have not been able to cater for the high number of members of the community who have requested a place at the home.

In an attempt to try and meet this demand, the operators have decided to invest in the Genesis Residential Home by way of extending the building to provide additional bedrooms with the aim of doubling their current capacity as well as modernizing the existing rooms.

Planning permission has previously been sought by the client and in 2006 under the application reference H04-0890-06, permission was granted for an extension of similar proportions. This permission was however left to lapse before any work was started on site meaning that planning permission was again applied for in November 2016.

Legislation changes, both in terms of planning and residential care homes, has changed over this time which resulted in some differences to the original permission. Full planning permission was granted on 26th January 2017 and the opportunity is taken in the current proposal to incorporate some further necessary improvements in the layout.

Please see section 6 on Proposed Design.

3.0 THE LOCATION AND SITE

The residential home is situated on Station Street which is the main street that runs through the small town of Donington in Lincolnshire. The area has good transport links to the surrounding villages and towns including main road access to Spalding, Boston and Grantham. The home fronts on to Station Street and has a driveway to the side which leads to the car park at the rear, which is ample in size for the daily operations of the site and a new external amenity space for the residents.

The home is surrounded mostly by residential housing with a mixture of housing stock to the East and the South, however, to the West, the site shares a boundary with the Dial Hall, previously the Free Methodist Chapel, which is categorised as a building of historical interest by South Holland District Council.

The total area of the site, including the area taken up by the footprint of the residential home, comes up to just below 964.2 square metres



4.0 SIZE AND AMOUNT

The proposed has been prepared on the basis of maximizing the number of rooms to be used for resident of the home as well as brining the rest of the home up to modern standards, and improve access within the building. Although the proposal is on a comparably large scale, this has been down to the standards for room sizes in this type of building, the inclusion of sufficient storage and common areas within the building and extension.

The proposal consists of the following key sizes:

- a) The total proposed increase in floor area is 340m² across the two floors, total length of new entrance wall at ground floor level = 65m approximately.
- b) The overall eaves height of the proposal is to match the lower eaves to the rear of the existing building at approximately 5.5m above ground floor finished floor level. The single-storey element has an eaves height of approximately 2.7m above internal ground floor level.

5.0 POLICIES

National Planning Policy Framework (NPPF)

Paragraph 17 – Core planning principles

“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country need. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;”.

Our proposed design supports the needs for growth of the business, as a result of increasing demand from its client base. This additional space will allow the company to take on more residents which in turn may result in the employment of additional staff, thus bringing more money into the local economy.

“Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;”.

The proposed takes into account the local surroundings, every effort has been made to ensure that the extension matches the existing building in terms of style and appearance as much as possible. The town of Donington has a number of old buildings of a similar age so it is important to ensure such a large dominant extension does not stick out in such an area.

Paragraph 19 and 21 – Building a strong, competitive economy

“The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system;”

The proposed works are required due to the increase in demand for resident places, this demand is from the local area and in turn will benefit the local area by way of offering employment and support, therefore, paying back in to the local economy, sustainable economic growth depends on this local support and if this business were not granted permission, it is likely that they would have to relocate in order to get the space they require.

“Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing;”

Due to the necessary scale of the proposed extension, it would not comply with the usual planning legislation regarding size of extensions etc. It is considered however that the size is necessary to accommodate the desired number of additional rooms in order to serve the demand. The above policy suggests that it is necessary to allow such cases to be approved, even if they do not fully comply with legislation, as they are seeking to benefit the local economy in the local area.

Paragraph 28 – Supporting a prosperous rural economy

“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;”.

The proposed design vastly increases the working area in addition to the existing building, giving the potential to create a sufficient number of new jobs at a range of levels and because of the, strongly supporting the local, rural economy.

Aside from economic considerations, there is a great need for more specialised care accommodation for the elderly and frail in Lincolnshire and throughout the country. Established organisations that have the capability to provide the level of specialised care required are at a premium.

6.0 PROPOSED DESIGN

Working on the same premis as the proposal that currently has permission, this new proposal has been designed to be in keeping with the existing Victorian style building that is one of the best examples of the style in the area. A great level of detailing is incorporated in to the existing building, particularly in the brickwork at eaves level and on the gables, this has been replicated on the extension with the eaves and gable dentil detail and corbelling detail at the corners. Where possible, window head brick arches have been matched and stone cills have been added to tie in with the existing. Doors and windows have been laid out in a suitable order so as to fit with the Victorian style with equal spacing and form being considered.

As before, internally, the most important factor has been to accommodate the desired number of rooms whilst keeping to the correct standards and legislation associated with a residential care home. In the extension to the ground floor, there are a total of 5 bedrooms, 1 of which is designated as a self-contained room, with all having their own en-suite facilities. All rooms have been designed to meet the statutory area requirement and allows for a double-bed and enough wall space for wardrobes and drawers.



The footprint of the first-floor extension is considerably smaller than that of the ground floor, so only 3 further rooms have been incorporated into this space.



FIRST FLOOR PLAN

In the current proposal, whilst keeping to the same planning and design principles, it has been necessary to rearrange the plan to make the following necessary improvements to comply with good practice and current legislation:

- i. Rooms, en-suites and circulation areas have been adjusted to fully comply with the requirements for this type of residential home.
- ii. The external escape stair previously indicated was visually intrusive on the character of the Victorian building and the proposed extension, and would have created considerable structural problems at the interfaces with the existing building. The staircase has been replaced with a fully-enclosed safety standard compliant escape stair with disabled refuge areas, emergency lighting and

ventilation, which can also be used as a proper accommodation stair for residents and staff.

- iii. At ground floor level, a large laundry, on an external wall and not adjoining any bedrooms has been incorporated together with a new plant room and a canopy linking the two entrance doors in the new extension.
- iv. Mobility scooter parking and recharging points have been incorporated under the canopy adjacent to the main rear entry point on the extension.
- v. Level thresholds for mobility access are intended at the entrance doors at the floor level of the extension.
- vi. Both at ground and first floor level adequate and convenient store areas have been planned.
- vii. In the proposed amended proposal, the opportunity has been taken to pull the external wall of the extension back from the southern boundary.

7.0 ACCESS

The existing access from Station Street to the north is retained.

This is in the form of a gravelled drive which is extended in the proposal to a gravelled parking and manoeuvring area to give access for deliveries and emergency vehicles adjacent to the proposed rear entrance to the new extension, adjacent to the proposed staircase and lift.

These external entrance doors are to have level access thresholds for mobility use. Refuse bins, rotary drier and smoking shelter are planned at the southern end of the parking / manoeuvring area.

New smooth-surface footpaths are proposed, (suitable for mobility usage), to the full extent of eastern and southern boundaries and to link the parking areas to the rear access doors and mobility scooter parking areas (block paving).

Internally, the circulation areas are planned to be level and to have adequate space for mobility usage, as are the proposed lift and staircase.

8.0 DRAINAGE STRATEGY

Discussions have commenced with the Anglian Water Authority regarding drainage, please see email N9 attached, the draft Drainage Strategy N8 and the Drainage Strategy Plan also attached.

9.0 CONCLUSION

This Design & Access Statement has been prepared to accompany a full planning application for an extension to exiting residential care home at 2 Station Street, Donington, Spalding.

The amendments showed in the proposed drawings and listed under 6.0 Proposed Design, are necessary to comply with legislation and good practice.

This Design & Access Statement has been written to meet the requirement of Article 4c of the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006. When preparing this application, we have also taken into account Paragraph 17 – Core planning principles, Paragraph 19 & 21 – Building a strong, competitive economy and Paragraph 28 – Supporting a prosperous rural economy from the National Planning Policy Framework (NPPF) March 2012. It is considered that the guidance in these policies has been followed when designing the extension to the care home and the reason and thought behind the process has been fully justified in this document. It is therefore our request that this application be supported at Local Planning Authority level.