DESIGN AND ACCESS STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE, DAISY ROAD, HOLBEACH MEADOWS, PE12 7HZ

LNT Care Developments
Helios 47
Leeds
LS25 2DY
Tel: 0113-385-3858

Date: December 2020

CONTENTS

PART ONE - DESIGN STATEMENT

1.0 Introduction
2.0 Site and Surroundings
3.0 Background to Development Proposal
4.0 Proposed Development
5.0 Design Brief
6.0 Economic Statement
7.0 Statement of Community Involvement
8.0 Conclusion

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 is located to the south west of Holbeach town centre, close to the edge of the built-up area. The wider development site is located to the south of Hall Gate, one of the main roads leading into the town centre.

1.4 The development of the site is required to provide a modern compliant care home to meet current government standards. 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.

1.5 The site has good accessibility to public transport, amenities and local services. The surrounding area has seen a significant amount of development recently, detailed within the report.

2.0 THE SITE AND SURROUNDINGS

The Site

2.1 The site, subject of this application, is located on the southern edge of Holbeach approximately 0.5 miles from the town centre, see Figure 1. Located within a wider residential development the site is located centrally with Hall Gate to the north and Fen Road to the east, both these roads lead into the centre of Holbeach and provide access into the development.

2.2 Holbeach is located 8 miles to the east of Spalding, 17 miles to the south west of Boston and 23 miles north east of Peterborough. There are good transport links to surrounding towns.



Figure 1 - Aerial image of site

2.3 The application site has approval on part of the site for residential development within the outline allocation Ref. H09-0521-14 for the development of land to the south of Hall Road. The application included residential development of up to 900 dwellings with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings, see Masterplan approved at outline in Fig 2. The first and second phase of this development is nearing completion, plan in Fig 3 shows the phases of the development. The application site is contained within Phase 2 of the phasing plan below.



Fig 2 – Masterplan for development approved in outline application.

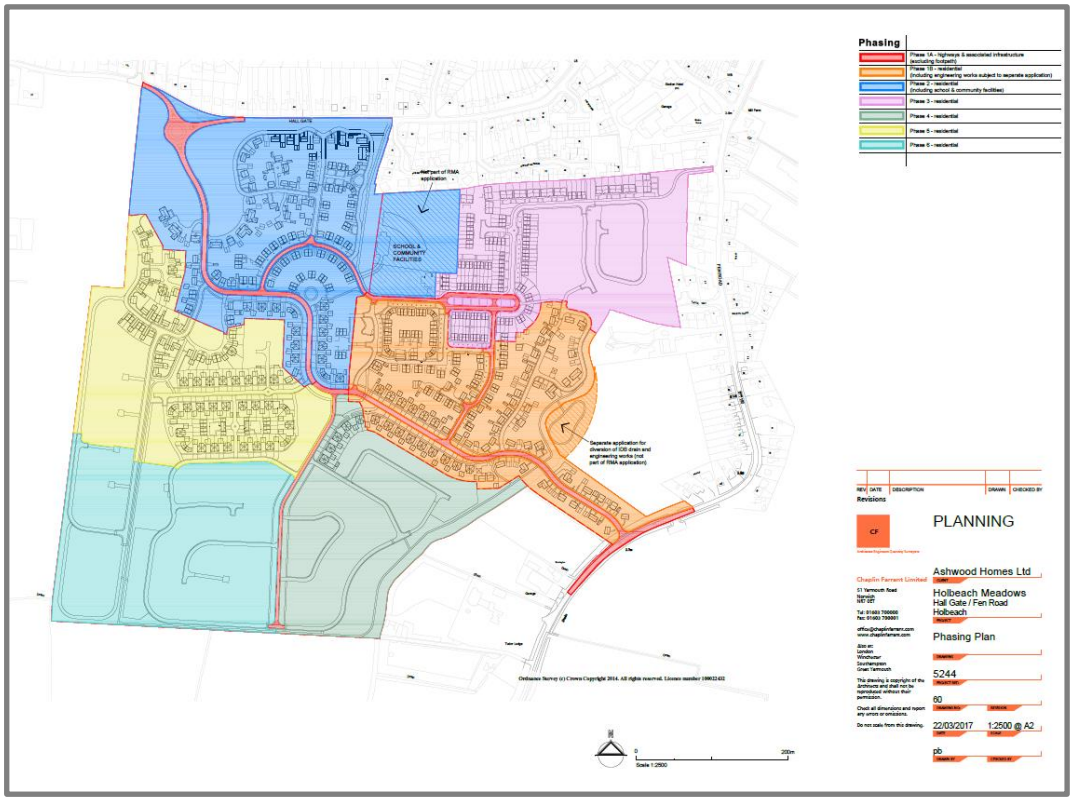


Fig 3 – Phasing plan of the development

2.4 To the north of the site the reserved matters application for the 330 dwellings (ref. H09-0331-17) was approved in November 2017 and is now largely complete. The houses along the northern boundary are a mix of two and three storey dwellings, see Figs. 4 and 5 below for examples of the new housing in the surrounding area.



Fig 4 – Housing types within the development to the north of application site.



Fig 5 – Examples of housing within the development to the north

2.5 Access into the development has approval from two points, Hall Gate to the north of the application site and Fenn Road to the east. Daisy Road spans the development from the north to the east connecting these two access points, forming one of the main routes through the development. Access into the application site will be formed from Daisy Road.

2.6 In terms of its topography the site is level.

Character of Surroundings

2.7 The immediate surrounding area within the new development has been covered in the paragraphs above. The wider area has a variety of housing types along Hall Gate and Fen Road. The properties to the north along Hall Gate are a mix of bungalows and two storey detached and semi detached properties with a mix of

styles and materials. Red brick and render being the main materials. Fig's 6 and 7 below provide an example of existing residential dwellings along Hall Gate.





Fig 6 & 7 – Residential dwellings on Hall Gate

2.8 The properties along Fen Road have a similar varied architectural style with a mix of single storey, semi detached and detached dwellings. There are a variety of roofscapes and again the main materials are red brick and render.

3.0 BACKGROUND TO DEVELOPMENT PROPOSAL

3.1 The National Care Standards Act 2000 secured improved standards in both the quality of care provided and the physical characteristics of premises in which care is to be administered. These legislative and regulatory changes resulted in the closure of numerous existing care homes created by conversion of pre-existing buildings or those purpose built pre-2000. This prompted the commencement of a general process of regeneration and renewal within the care sector.

3.2 All new care home developments are now generally expected to be provided by way of new purpose-built facilities. These facilities will be fully compliant with the Care Standards, provide single-room accommodation with en-suite facilities and a much improved ratio of communal/recreational space to residents. In general,

they will provide better layouts and access throughout all in accordance with relevant legislation.

4.0 THE PROPOSED DEVELOPMENT

4.1 The application is for the development of a three storey 66 no. bed residential care home for the elderly.

4.2 The proposed care home is a purpose-built residential care facility for older people with associated access, car parking and landscaping. The access is proposed via a new bell mouth onto Daisy Road.

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 spilt into the separate care requirements.

4.4 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. The 3D perspective drawings in Figs 8 and 9 below provides an indication of what the proposed building will look like within its setting, full size images are shown on the submitted plans Dwg No's. PE12 7HZ - A-05.1, 05.2, 05.3



Fig 8 – 3D Perspective image of proposed care home from Daisy Road looking east



Fig 9 – 3D Perspective image of proposed care home from Daisy Road looking west

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. The objective is to provide a character of accommodation that would provide a higher quality of life for residents. 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.

5.2 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.

5.3 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

5.4 The development of a sixty-six bed care home is proposed by LNT Care Developments. The proposal is considered suitable in this location given the residential nature of the surrounding area and the sites general accessibility and sustainability. The site is considered suitable in planning terms for a C2 Residential Institutional use that will provide a much-needed improved social care service as well as generating significant new employment.

5.5 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

5.6 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. In providing all the external and internal requirements of the care home, full consideration has been given to the nature of the site, its topography, and the character of the surrounding area. The proposed three storey care home is considered appropriate within its context. The associated landscaping and amenity space would provide an appropriate landscaped setting.

Layout - Development Form and Siting

5.7 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 site and appropriate to the position whilst providing an acceptable appearance onto Daisy Road.

5.8 This arrangement has a number of benefits and addresses the sites key characteristics and assets as follows:-

- affords the opportunity to provide an attractive modern building worthy of its setting and surrounding.
- maintains the current topography of the site.
- permits the main day lounges to be provided, where residents can have attractive views out across landscaped gardens and their immediate surrounds.
- provides adequate enclosed garden/amenity space that contributes to the setting of the building and enhances the general character of the area;
- enables safe vehicular access and egress, whilst providing visually contained parking in a secure relationship with the proposed building.

5.9 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 for their sister company, Ideal Care Homes, to operate along with other operators across the country. The building is designed around the operational needs of a care home, balancing this with respect for the character of the site and surrounding area.

5.10 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.

Accessibility

5.11 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 areas, including disabled and drop off areas, serving the less mobile residents and visitors. As mentioned previously there is currently no access formed from Daisy Road, the proposed access is some on the submitted plans.

Topography

5.12 The siting of the care home building and the room layout respects, as far as is possible, existing and proposed physical features such as existing built form, trees and boundaries. The building is sited with the main entrance facing onto Daisy Road.

Crime Prevention

5.13 The issue of crime prevention/Secured by Design has been considered and the orientation and configuration of the building is designed to maintain natural surveillance. The main entrance will overlook the access footway, with the majority of the car parking area is visible from the glazed central area of the home. The main office within the care home is located next to the main entrance and maximises the opportunity for surveillance, as it is manned 24 hours a day.

5.14 Appropriate lighting is an integral element in achieving these objectives. 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.

5.15 Suitable boundary treatments are proposed that will provide secure boundaries and reasonable defensible space around the new facility. The front of the site will be relatively open, to create a non-institutional feel, with railings to enclose the main garden area.

Scale and Height

5.16 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 9.5m to ridge and would sit comfortably within its surroundings.

5.17 As set out in the "Layout" section above and the accompanying visuals, 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)

5.18 The existing residential properties within the immediate area are two and three storey with a mix of materials and architectural styles. The new dwellings to the north of Daisy Road are two storey with a mix of red and buff brick construction with weatherboard cladding detailing.

5.19 The proposed care home is designed to be of a modern nature and will incorporate materials including brick and render with detailing and features that reflect the character of the area. The design takes in elements of the new dwellings in the wider estate. Elevations are intended to offer appropriate levels of variety, interest and articulation. The main roof is proposed to be of a gabled form with hipped end features covered using smooth grey tiles.

5.20 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

5.21 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.

5.22 The principal amenity space for residents would be the enclosed courtyard gardens and the garden area to the east and south, this provides a secure and screened area. The soft landscaping would comprise trees, shrubs, flowerbeds and lawn and hard landscaping would also include surfaced pathways surrounding the building for residents' use. These spaces would be secure and have direct access from the main lounges and quiet lounges at the ground floor level.

5.23 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 internal and external amenity spaces.

5.24 With regard to the internal amenity space the care home has been designed to meet the provision of the Care Standards Act. 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	12m² (excluding ensuite)	16 m²
Communal Space: siting, dining, recreational	4.1 m² per resident	9.3 m² per resident

5.25 With respect to external amenity space, the total area proposed amounts to an extensive 2325m² which equates to a ratio of 35.2 m² per resident. It is therefore considered the proposal will deliver more than sufficient external and internal amenity space for its residents.

Vehicular Access

5.26 The site is proposed to be accessed from Daisy Road with a bell mouth formed into the application site.

5.27 A total of 22 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.

5.28 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, 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 58 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 based on the maximum staffing requirements for a residential home at a ratio of 1 care worker per 7 bed spaces. The Manager is not included within the ratio of care worker to bed spaces.

Table 1 - Employment Table

Day shifts (08.00 – 2000)	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 to the home would be expected to emanate from an area no more than five 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 in all cases as a matter of best practice. Due to timescales and the current pandemic it has not been possible to engage in pre-application discussions with the local authority on this application.

7.2 Letters and A4 sized copies of the drawings will be sent to all 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 South Holland District Council Councillor's, Cllr Tracey Carter, Cllr Graham Rudkin and Cllr Francis Biggadike who represent Holbeach Town ward.

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 within this growing area, both during construction and in the long-term operation of the home, creating a variety of jobs within a sustainable location for the increasing number of residents within the immediate area.

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.