Glenholme Healthcare Group in association with Life Property Construction Limited

Proposed 61 Bedroom Care Home at the Birds Public House, 108 Halmer Gate, Spalding, PE11 2DS

Planning Application: Design and Access Statement

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Please do not scale from the drawings,
all scales are approximate

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1.0 Introduction

DWA Architects (London) Limited was formed in 1988 and is a multi-disciplinary design practice specialising in Care Home design. The practice has gained a well deserved reputation for original and creative design and have gained extensive knowledge and expertise in all aspects of the design and construction of Care Homes such that they have been involved with well in excess of 300 new build homes with sizes ranging from 8 to over 220 beds. Many of these projects have been in conservation areas involving quality redevelopment. DWA Architects also have considerable experience of refurbishment and extensions of Care Homes where it is important to respect the needs and privacy of residents while their home is being altered. DWA Architects are highly respected within the Care Sector and their projects are regularly short listed in the Pinders Healthcare Design Awards. The last 13 years have included:

2018 Winner in the Best Regeneration Project category for Swan Court, Birmingham
2018 Winner in the Best New Elderly Care Home category for Fernhill House, Fernhill Heath
2017 Winner in the Best Elderly Care Facility for Cuffley Manor, Potters Bar
2016 Winner in the Best New Build Home category for Camberley Manor, Surrey Heath
2015 Shortlisted, The Ridings, Church Crookham
2014 Winner in the Best Large Dementia Care Home category for Maycroft Manor, Brighton
2014 Winner in the Best Home/Nursing category for Waverley Grange, Farnham
2014 Shortlisted, Dean Wood, Brighton
2013 Shortlisted, Admiral Court, Leigh on Sea
2012 Winner in the New Build, Younger Adults category for Askham Court, Doddington
2011 Winner in the Best Contemporary Care Home category with Broadway Halls, Dudley
2011 Shortlisted, Amberwood Care Home, Cheltenham Spa
2011 Shortlisted, One Sewardstone Close, Waltham Abbey
2009 Shortlisted, Scarbrough Court, Cramlington
2008 Winner in the Best Contemporary Care Home category for Priscilla Wakefield House, Tottenham
2007 Winner in the Best Contemporary Care Home category for St Vincent's Care Home, Hammersmith
2006 Winner in the New Build Younger Adults category for St Mark's Road, Derby

In addition in DWA Architects have also received a number of other accreditations:
2017 UK Public Services Development, Cuffley Manor, Cuffley
2015 Winner Waverley Borough Council Design Awards, Innovation Design Approach to Care – Langham Court, Hindhead
2015 UK Public Services Development, Karuna Manor, Harrow
2011 East Midlands Civic Society Commendation, Elm Bank, Kettering
2011 Civic Society Rose Bowl, Elm Bank Kettering
2010 Winner, UK Property Awards, Greenfields Care Home, Whitchurch





Glenholme Holdingham Grange, Sleaford completed 2018

DWA Architects retain a large Care Home client base including many leading national operators, charitable organisations, smaller groups and individuals whose patrons have a wide range of differing cultural and physical needs which are always considered and taken fully account of in the preparation of designs. DWA Architects always develop project designs from first principles. Design skills coupled with extensive experience are combined to ensure that the internal arrangement of their Care Home designs achieve a friendly and homely place for its residents to live in a safe and peaceful environment. It is always our objective to exceed all the latest standards of good practice, whilst providing the most viable and efficient design appropriate in the development of modern Care Homes and at the same time ensuring that a quality development is produced.

PURPOSE OF THIS DESIGN AND ACCESS STATEMENT

This statement has been prepared by DWA Architects (London) Ltd to accompany a planning application submission made to South Holland District Council for the development of a C2 use Residential Care Home, at The Birds Public House, 108 Halmer Gate, Spalding.

This statement is prepared in support of a full planning application for a 61 bed care home development following pre-apps discussions with the Planning Authority and Environmental Agency.

The reason for this application for a 61 bed facility is consequential upon the recognised and considerable demand for care home accommodation and especially to cater for those people living with dementia.

The Design and Access Statement explains the design principles and concepts that have informed the current proposals and should be read in conjunction with the other supporting documents and plans.

This statement is produced in the light of advice contained within the National Planning Practise Guidance (NPPG) concerning the production of Design and Access Statement. The document will provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

HOW TO USE THIS DESIGN AND ACCESS STATEMENT

This document is broken down into various sections which are as follows:

1.0 INTRODUCTION
Providing a summary, site location, planning status and description of the proposal.

2.0 LOCATION, SITE PLAN AND AERIAL PHOTO
Providing a very brief description of the site.

3.0 PLANNING SUMMARY
Providing an identification of the planning policy context surrounding the
development, both local and national.

4.0 PRE-APPS PROPOSALS
This section covers the initial design proposals and pre-apps process with the Planning Authority and Environmental Agency.

5.0 SITE PHOTOGRAPHS
This section includes a series of photographs illustrating the site and its surroundings.

6.0 DESIGN DEVELOPMENT
This section covers the development use and amount, layout, scale and appearance showing how the proposals have been developed taking into account the context of the site influenced by the surrounding development, existing and proposed.

7.0 ACCESS
This section covers the access to the site, the building and movement around the building.

8.0 HERITAGE AND FLOOD RISK CONSIDERATIONS
This section covers the local heritage and building considerations as well as the flood risk assessment and the proposed flood mitigation measures that will be adopted.

9.0 SUMMARY
Providing a summary of the development and the benefits the proposals will bring to the local community.

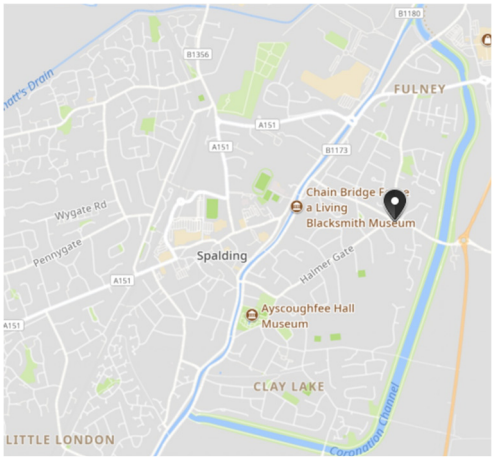
SUPPORTING DOCUMENTS

The planning application comprises of a series of planning drawings and supporting documents.

The plans and reports forming part of the application include:

- G5105 41 Proposed Elevations 1
- G5105 42 Proposed Elevations 2
- G5105 43 Proposed Elevations 3
- G5105 51 Proposed Elevations 1 (Coloured)
- G5105 52 Proposed Elevations 2 (Coloured)
- G5105 53 Proposed Elevations 3 (Coloured)
- G5105 81 3D Visuals
- G5105 101 Proposed Lower Ground Floor
- G5105 102 Proposed Upper Ground Floor
- G5105 103 Proposed First Floor
- G5105 104 Proposed Second Floor
- G5105 105 Proposed Roof Plan
- G5105 SLP01 Location Plan

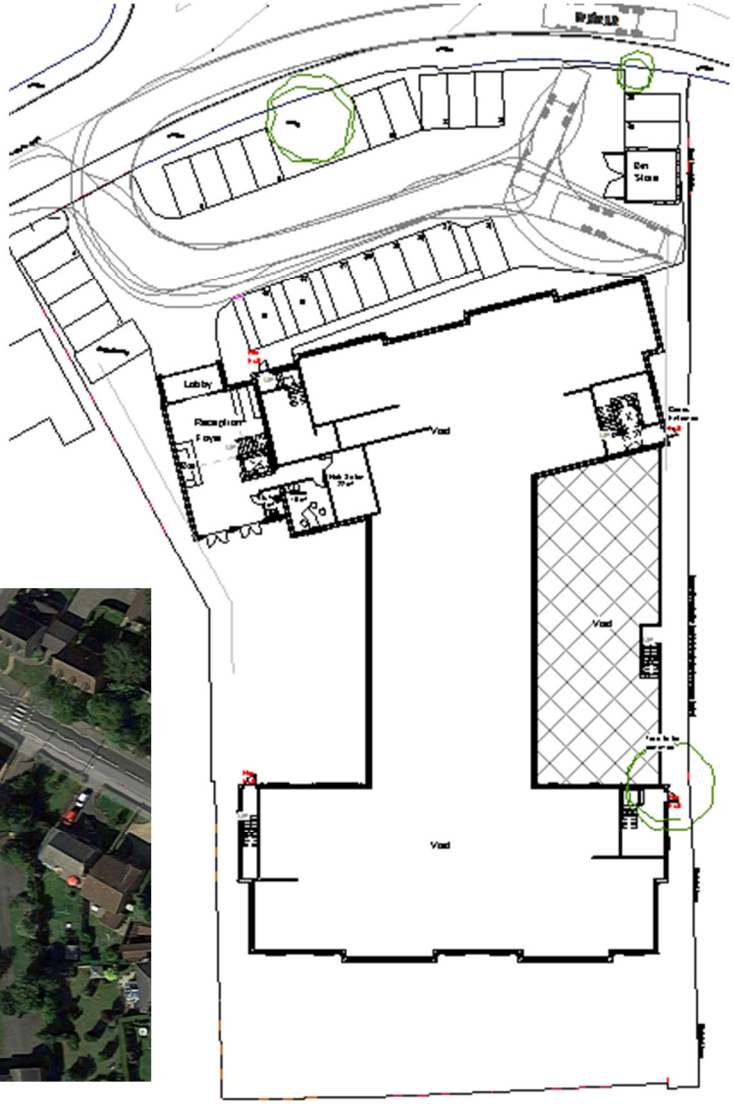
- Design and Access Statement
- Flood risk assessment
- Tree Survey
- SUDS drainage report



Site Location Plan (Above)

Overhead photograph (Below)





Site Plan (Left)

2.0 Location, Site Plan and Aerial Photo

The site is located at the Birds Public House, 108 Halmer Gate, Spalding, PE11 2DS. The site area is 0.41 hectares.

The site address is:

The Birds Public House
108 Halmer Gate
Spalding
PE11 2DS

The site is now a closed down public house which has been for sale for some considerable time. The site is in a residential area of Spalding accessed directly off Halmer Gate.

3.0 Planning Summary

Relevant Planning Policies and Guidance
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purposes of any determination under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The development plan comprises:
• South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.
If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38(6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
The most relevant Local Plan policies considered and understood to be:

- HS4 New Housing in Spalding and the Area Centres
- HS8 Affordable Housing
- SG1 General Sustainable Development
- SG13 Pollution and Contamination
- SG14 Design and Layout of New Development
- SG15 New Development: Facilities for Road Users, Pedestrians
- SG16 Parking Standards in new development
- SG17 Protection of Residential Amenity
- SG18 Landscaping of New Development
- SG3 Settlement Hierarchy
- TC2 Cycling, Cycleways

In addition to the development plan a further consideration is the National Planning Policy Framework (NPPF) published in 2012.

National Planning Policy Framework
The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied.

The NPPF constitutes guidance for Local Planning Authorities and decision takers both in drawing up plans and as a material consideration in determining applications.

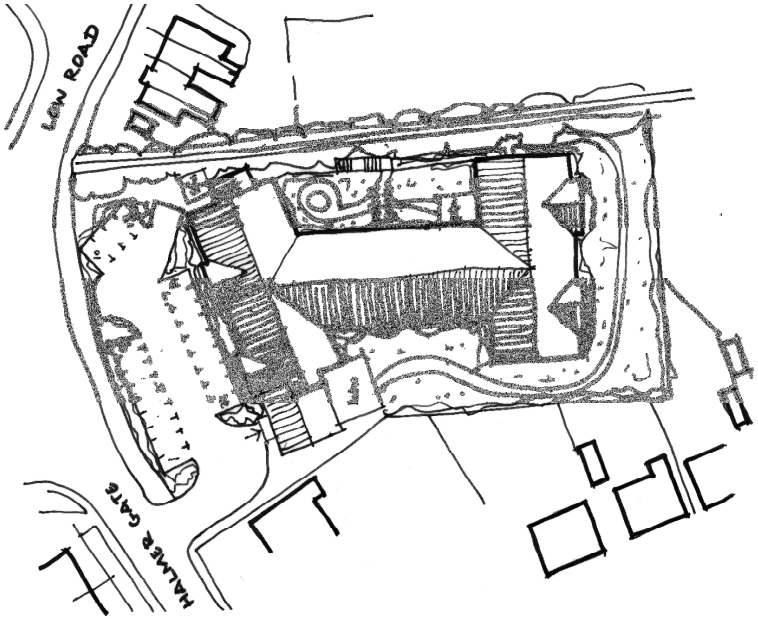
Paragraph 7 – The three dimensions to sustainable development
Paragraph 14 – The Presumption in Favour of Sustainable Development
Paragraph 17 – Core Principles
Paragraph 67 – Requiring good design
Section 6 – Delivering a wide choice of high quality homes
Section 7 – Requiring good design
Section 10 – Meeting the challenge of climate change, flooding and coastal change

In relation to design principles paragraph 56 explains that good design is fundamental to creating sustainable places for people to live.

Paragraph 58 of the NPPF details a six point guidance list emphasising good design principles that should stand centrally within the design of every development. The NPPF states that policies and decisions should aim to ensure that developments:-

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine equality of life or community cohesion; environments are visually attractive as a result of good architecture and appropriate landscaping.

4.0 Pre-Apps Proposals



Site Layout Plan



Elevation

Pre-apps Proposals

DWA made an initial approach to the Planning Authority in May 2018 with sketch proposals for the Birds Public House site with a Care Home development. As a consequence of the site being in the flood plain with zone 3 designation dialogue was also opened up with the Environmental Agency. This resulted in messrs S.M. Hemmings being appointed to undertake a site sequential test and flood risk assessment. The report produced forms part of this planning application. A follow up full flood risk assessment report was then commissioned and this also forms part of the planning application.

The result of the report was that all habitable accommodation should be set at a minimum height of 1700mm above the site levels 5.2 OD and that there were no other suitable sites outside of the zone 3 flood plain. This was accepted by the Environment Agency and the Planning Authority signalled that there were no reasons to not consider the proposals positively provided that all of the recommendations were followed.

As a consequence revised proposals were progressed in respect of the proposed layout to only have the entrance into the Care Home at ground level as a large welcoming foyer area. The proposals also showed the homes living and sleeping accommodation set at upper floors (upper ground and first floor) so that it is all set the requisite height above ground level. In addition a raised garden area was proposed at upper ground floor set between the front and rear wings in order to create a fully accessible outside space at this level for the Homes residents..

Sketch elevations were also produced and submitted to the planning authority as part of the pre-apps process of a traditional style with flood resilient construction a further 300mm higher to a level of 5.5m OD.

A positive response was received in respect of the pre-apps submission providing the Care Home developer with the necessary confidence to proceed with the purchase of the site and to make a planning application for Care Home

5.0 Site Photographs



View across the site of the Birds Public House



Houses/bungalows opposite the site



New House in Low Road opposite the site



View across the site of the Birds Public House



Houses opposite Halmergate



New House in Low Road opposite the site

5.0 Site Photographs (continued)



New House in Low Road opposite the site



Adjacent house in Halmergate



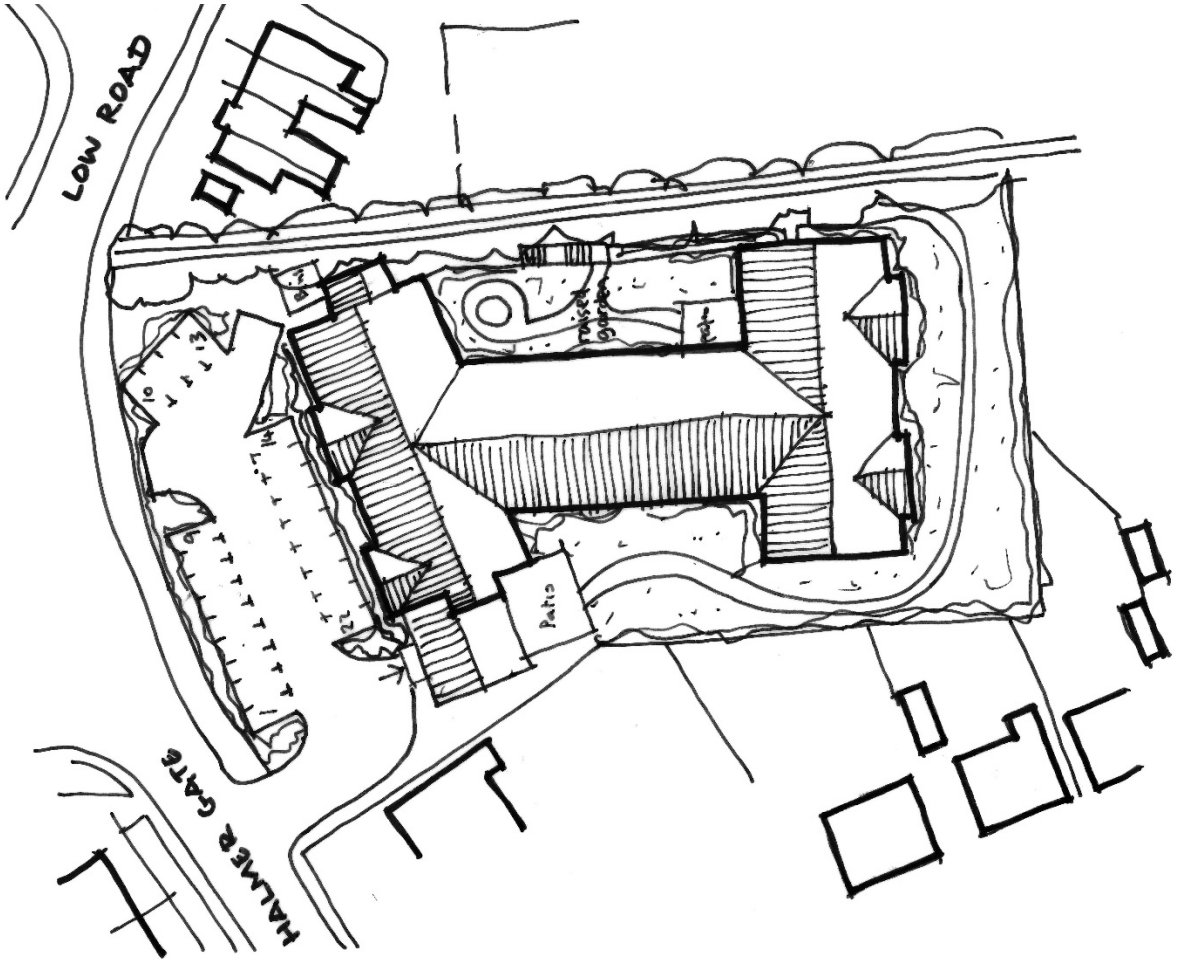
View across the front of the site to Low Road



Adjacent house in Halmergate

6.0 Design Development

6.1 Layout



Site Layout Plan

The design of the development has progressed from the pre-apps submission with some minor adjustments to address recognised potential issues. These include:-

- The layout of the car park and driveway to ensure that there is adequate turning facility for both a refuse vehicle and fire appliance to turn within the site and to exit from it in a forward gear.
- To adjust the wing sizes of the building consequential upon the parking and turning.

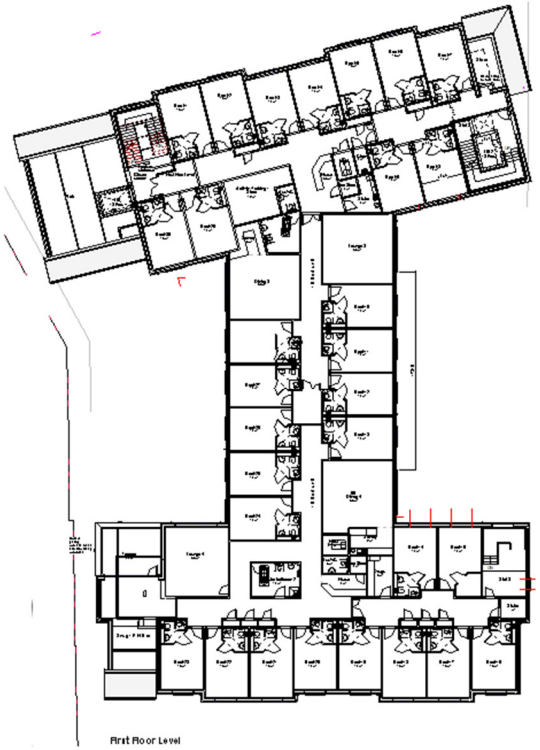
The design of the site is to make the best use of the area available whilst providing a high quality environment for the residents of the proposed home. The siting of the care home has been carefully positioned to sit comfortably within the context of the site whilst providing healthy separation distances to nearby and adjacent existing residential dwellings.

As part of the design we have sought to achieve appropriate back-to-back separation distances between the bedrooms of the care home and the adjacent residential properties.. Separation distances should be achieved in excess of 10m to rear garden boundaries and in excess of 20m wherein main elevations are facing each other. As indicated on the site plan, these distances are comfortably met.

The external gardens around the perimeter are to be secured by a new 1.8m high close boarded boundary fence. The front of the site is to be left open to the road as at present. The building provides the security to the front of the site which is completely public and open 24/7 as well as providing vision of it from within.

The access into the site utilises the existing access point off Halmer Gate with appropriate turning provided as noted above. The car park has 22 spaces for visitors and staff with 2 disabled spaces and an ambulance bay adjacent to the main entrance.





6.2 Amount

The proposed 61 bed care home has been designed to provide an adaptable building with facilities which would be expected within a modern facility. The bedrooms measure 16m² plus a wet room ensuite which is consistent with the accommodation found in a contemporary care home.

The main entrance, located directly opposite the main site entrance, provides easy access to visitors facilities on the lower ground floor with access via lift or stairs to the shared residents facilities on both the upper ground floor and first floor.

A key consideration throughout the design process has been a desire to respect the domestic scale which characterises this locality. By this means we would hope to respond to the 2006 Local Plan. This approach underpins the decision to limit the scale to two storeys. It also explains the use of the conventional pitched & gabled roofs finished in blue/grey tiles. In addition, a mixture of buff brickwork and ivory render again coming through the mix of materials found within this urban location. A key element of the design is the creation of a raised level garden area set between the front and rear wings on the northern side of the site with glazed panel protection on what would otherwise be an open section of it. This provides a large external secure amenity area for its residents. This is the focal point of the care home with many of the community facilities focused around this particular design feature. Each floor has its own ancillary facilities and is split down into two separate units so that each can function totally independently from each other. Access to the outside landscape is provided on the lower ground floor from seating areas of the entrance hall and to the 'courtyard' at the upper floor from those bedrooms which open onto it as well as the dayrooms with patio doors.

Day space (Lounges and Dining Rooms) are provided for residents to use outside their own bedroom. This includes dining rooms, lounges etc, the minimum standards for day space is 4.1m² per resident however most new Homes now provide substantially more than this when designing new build homes. We have provided more day space per resident than required to provide flexibility and to meet current recognised requirements (larger wheelchairs etc.) Additional Communal space is provided from the central core such as hairdressers, Cinema room and activity rooms for use by any resident of the Home.

The ancillary support facilities are located within the roof space of the Home in what is a limited but adequate second floor. These support spaces are sized to provide onsite storage/preparation of food and cleaning of laundry as well as staff welfare facilities.

6.3 Appearance, Scale and Form







The appearance of the building has been driven by its form, layout and relationship to the surrounding development, as well as the buildings immediately around the site and particularly those built most recently.

The new homes in the immediate vicinity have three floors of accommodation though are generally two storey dwellings constructed predominately from brick with rendered sections and pitched roofs.

The raising up of the main accommodation to overcome the flood level constraints as dictated by the EA has resulted in the introduction of a base plinth in banded brickwork above which the traditional design sits. The new homes near the site have a large amount of brickwork above the first floor window heads to the eaves. This feature is also utilised on this proposal to help create the height necessary for the second floor ancillary accommodation but not to the same extent in order to help maintain good proportions especially on the main front elevation which faces the road. The roof incorporates roof lights to the relevant rooms to help keep the design in harmony with its surroundings. This is further achieved by forming crown tops consequential upon the deep footplate of the building in order to avoid overly large and tall roofs. The elevation to the front is further broken up to a domestic scale by introduction of gabled projections.

The rear and side elevations echo the same treatment as the main frontage throughout except that where the rear raised courtyard is proposed the plinth feature will not be evident except along the open northern side which will be capped with a glazed screen wall.

Detail, interest and variation is added to the building through the use of projecting gables, and rendered elevations. These together with the slate roof reflects the colours and the materials of the residential development surrounding the site.

The traditional design that has been adopted will harmonise with the surroundings so that it sits well into the local environment which is further reinforced through the choice of materials. The brick, that forms the gables to the majority of the wings, is contrasted with the ivory render.

6.4 3D Images

Please see separate title sheet for 3D images.

7.0 Access

The access into the site is via the existing site access leading directly into the parking and servicing area will be at the north eastern end of the building and there will be a turning head for refuse and delivery vehicles.

The car park has 23 spaces for visitors and staff with 2 disabled spaces.

Within the car park area a brick walled structure will be formed which will form the refuse collection and storage point for the development.

The access into the building will be level to the entrance hall and foyer and then by lift or stairs to the upper floors. The upper floors will be level throughout and at the upper ground floor there will be level access directly out onto the raised central courtyard garden area.

8.0 Summary 14

To summarise, the proposed Care Home development will:

- Will go towards meeting an unmet need in the area for specialised beds for people in need of care and living with dementia in state of the art environments.
- Will allow first class care to be delivered to elderly residents who require specialist dementia care.
- The site will be utilised for a requirement in the local community
- The impact on the neighbouring properties will be minimal with the height and scale of the building relating to the existing buildings around
- Allow houses to be released in the community and hospital beds to be freed up by elderly residents
- The building has been designed to provide access to secure outside space, views across the gardens and landscaping with plenty of space to maximise natural light into all of the proposed building.

It is considered that this statement has demonstrated that the application proposal is entirely in accordance with the requirement of National and local planning policy objectives in terms of land use and compliance with the relevant material planning considerations. It is therefore requested that planning permission be granted for this proposed development.