AMENDED PLAN
Ref. A1

SHDC
Planning & Development
- 9 JUL 2009
Ref: 0268/09

CRISPEN HOLDINGS LTD

FORMER BULL & MONKIE PUBLIC HOUSE

CHURCHGATE

SPALDING

PE11 2RA

JOB NO:592

JULY 2009

5 KINSBOURNE COURT

LUTON ROAD

HARPENDEN

HERTFORDSHIRE

AL5 3BL

T:+44(0)1582461060

F:+44(0)1582461061

E:rdt@rdtdesign.co.uk

www.rdtdesign.co.uk

CONSULTATION FEEDBACK RESPONSE

FORMER BULL & MONKIE PUBLIC HOUSE - PROPOSED NURSING CARE HOME

rdt design

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Doc ref. ***592 / PL / DOC 7 / 09***			*Job No.* **592**
Revision/comment	**Author**	**Check**	**Date**
Draft issue to LA & Design Team	SSt	CC	07.07.09
Issue to LA	SSt	CC	08.07.09

The lengthy and regorace pre application design process through which this application has developed has lead to a comprehensive design solution which has been formally submitted and is being considered.

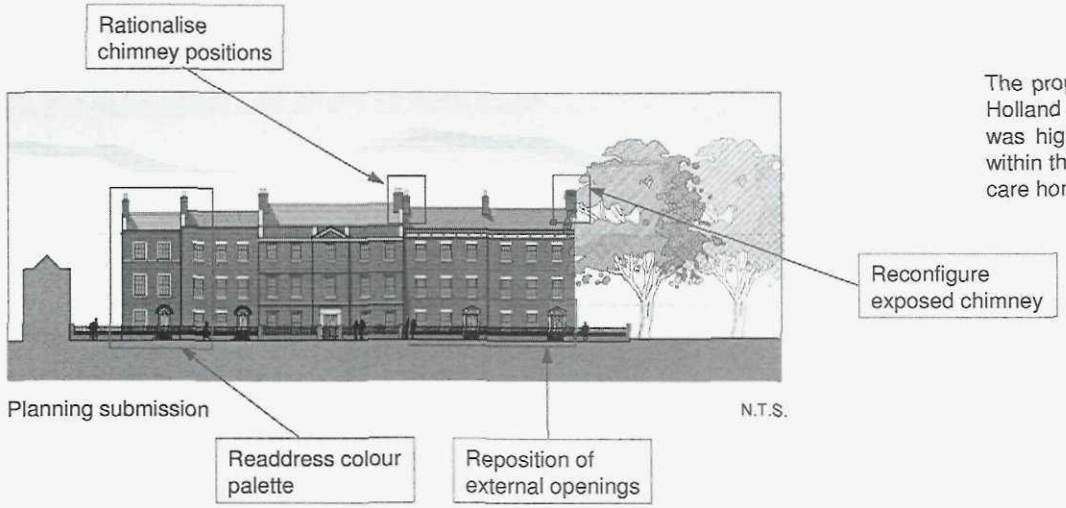
Through the consultation period it has been highlighted that positive feedback is being received from English Heritage and Georgian Group alike. Some questions have been raised through this process, which we understand to focus upon the detailing to both key frontage elevations and building mass to The Vista. We refer to the letter from the Planning Officer Chris Crew dated 12th June 2009.

Within this additional supporting report we will demonstrate our clients response on:-

- The Churchgate Elevation
- Turning the Corner
- The Vista Elevation
- Levels and Building Floors
- The Heritage Views

In addition to the above, we have provided additional visualisation to portray how we believe this new development will blend into its urban context and takes great inspiration in detailing and design from neighbouring architectural styles.

3



Planning submission

N.T.S.

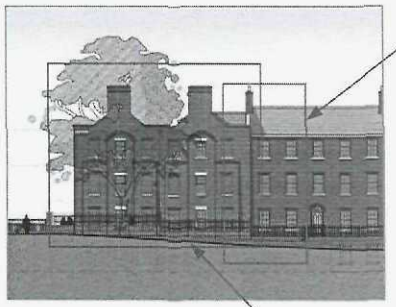
The proportions and detailing of the main Churchgate elevation was under much scrutiny of South Holland District Council during the pre application discussion, with an end result which we believe was highly commended. The minor changes required have been implemented as demonstrated within this section. The changes do not effect the architectural style, nor the operational needs of the care home and in some ways enhance the overall scale.



Developed proposal

N.T.S.

Changes to Churchgate Elevation



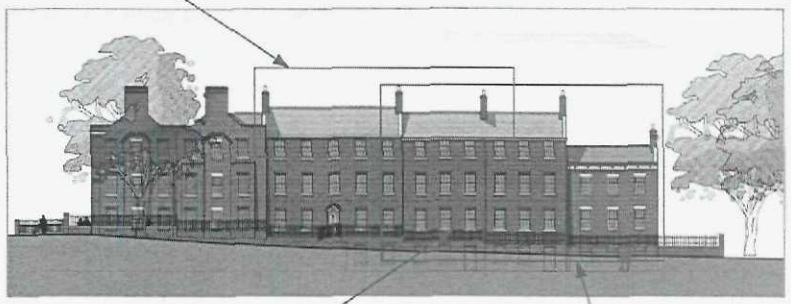
Planning submission N.T.S.

Once again, lengthy pre application discussion with South Holland District Council, DPP Heritage Consultants and design team, took place in relation to the junction of the Churchgate and The Vista elevations. The strong concept of the primary Georgian terraced block to Churchgate which was reduced in length to allow the addition of The Vista in the 1960's, allowed the introduction of the later secondary development along The Vista frontage was deemed suitable. Much debate was had with regard to the detail upon the exposed gable end of the Churchgate primary building block and its junction with The Vista building. Inspiration was taken from local Lincolnshire buildings, as the immediate context of Spalding provided no suitable solution with exception to the new build residential development between Churchagte and Church Street. The function of the spaces within the development behind the façade also has an impact upon the treatment. The lounges and quiet space need window openings to allow the residents view of the beautiful context. As illustrated within this section, we have revisited the corner gable and provide a solution which retains the functional need and aesthetics our client desires, while providing a plainer solution which is resubmitted in agreement with the planning and conservation officers at South Holland District Council.



Developed proposal N.T.S.

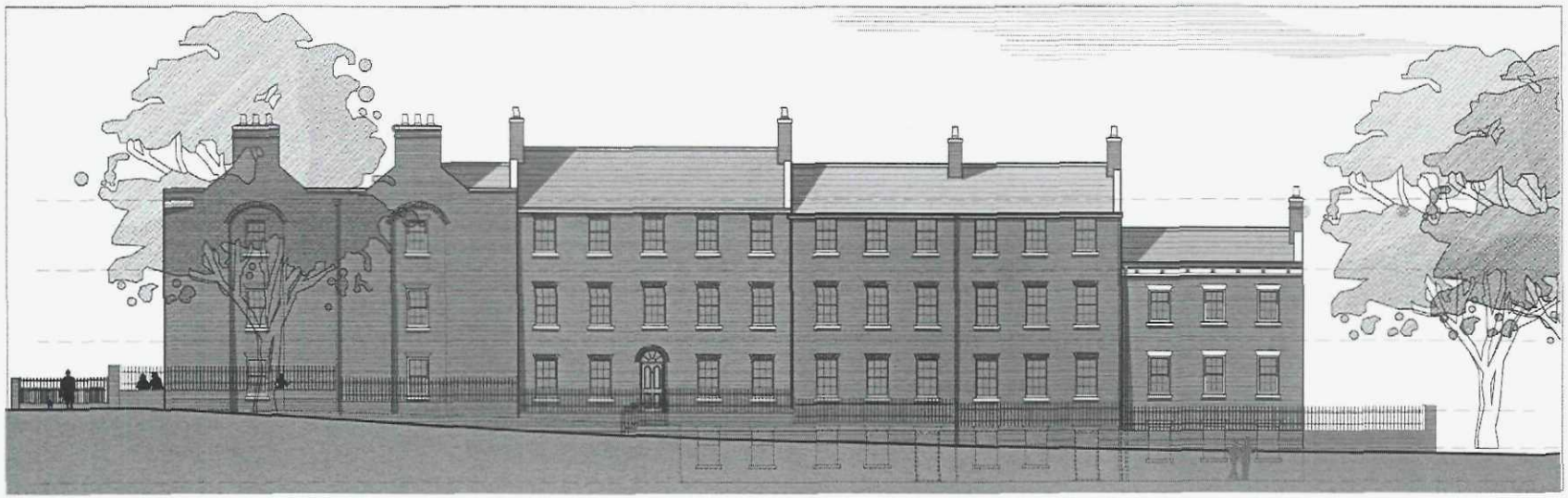
Simplification of Corner



Planning submission N.T.S.

Questions have been asked in connection to the possibility of changing floor levels within the building to allow for the terracing / stepping down of The Vista elevation to achieve a reduction in building mass. This is a design solution of the previous residential development proposal which has been granted consent upon this site. The explanation and reason why this is not achievable will be covered in section 6 of this report.

The original concept as discussed and agreed with the local authority was to utilise architectural detailing to portray the idea of terracing and stepping down towards the neighbouring church. We believe the additional subtle changes made and illustrated below justify the appropriateness of the building design solution.



Developed proposal N.T.S.

6.1

The possibility of floor level changes within the building has been raised, which does not meet the needs of this development, the client, operator or end residential user for a number of reasons:-

• Within any new build development it is important to consider the needs of the immediate user and also predict the possible future changes. Many forms of buildings are designed for life with consideration to future access and mobility. This building is designed specifically for a user group, the majority of which will have mobility issues from first occupation or as their health may deteriorate over the years. With this in mind it is critical not to design a new building with variation in floor levels which will hinder the personal flexibility and enjoyment of facilities for the users.

• One of the key criteria established within the Care Quality Commission Standards is allowing residents independence, choice and flexibility to all facilities within the home. The introduction of the level changes will naturally require the introduction of ramps, stairs and stair lifts. These will stop residents from moving around the building, by themselves, whether they are in a wheelchair or are effected by the loss of one of more sensory functions without the assistance of care / nursing staff. Once again, within a new purpose built facility this is not an appropriate solution.

• The proposal of change in levels will also hinder the delivery of care. The home will be suitably staffed, but each staff member has a committed role and responsibility, which would be compromised if they had to assist people around the building, where they would happily do themselves within a building with level floors. From a management and operational view this will compromise care, which is the primary function of the building.

• In addition to Care Standards, we must also consider both the Disabled Discrimination Act and Part M of the Building Regulations. The operators of this home do not discriminate against employing ambulant disabled and wheelchair bound people. The introduction of level changes will also compromise the opportunities for employment of people with mobility issues from day one or in future years. Part M of the building regulations is guidance and does not provide a definitive solution. Nevertheless, the regulation do reference the DDA 1995, and we believe a level change solution would be discouraged by building control if they were involved during the pre application stages for this building type.

• A number of technical reasons against change in floor levels are demonstrated in Section 6.2.

We believe the above points demonstrate why the suggestion of change in floor levels is not practical for this build use and the suggested elevations change illustrated in section 5 will provide a suitable solution to meet all parties needs.

6.2

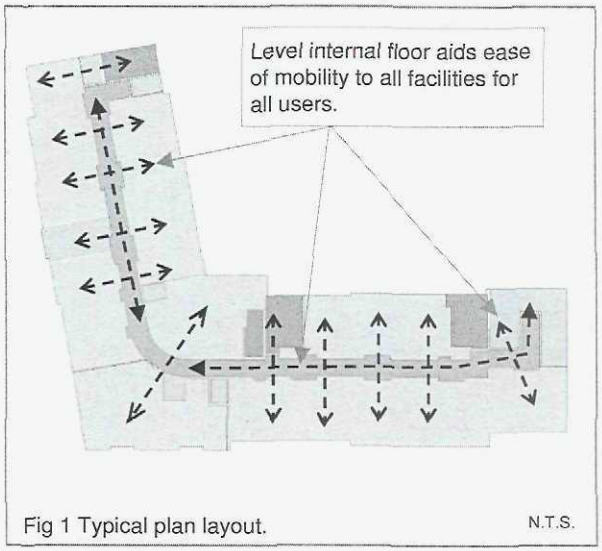


Fig 1 Typical plan layout. N.T.S.

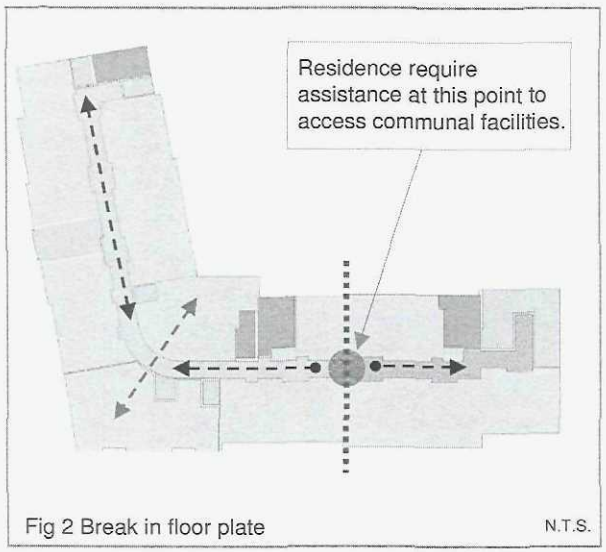


Fig 2 Break in floor plate N.T.S.

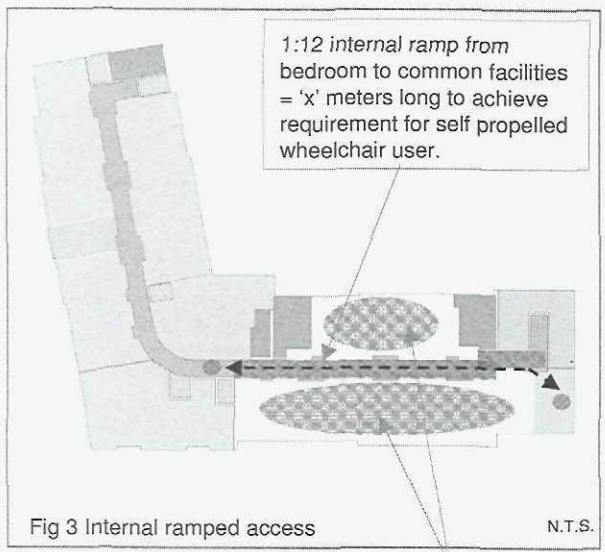


Fig 3 Internal ramped access N.T.S.

Use of internal ramps to accommodate the suggested 900mm difference in height between floors renders internal arrangement useless due to required length of corridor ramp.

KEY

- Bedroom accommodation
- Circulation
- Services
- Stairs wells / lifts
- Common facilities
- Ramp

We must also consider building efficiency with this being a commercial development, Fig 1 illustrates how level floor plates permit users with varying mobility to use the whole floor due to the constant level. The introduction of ramps and stairs will bring a loss of usable floor are with more space allocation to circulation, refer to Fig 3. Should a difference of floor level of 900mm be introduced as suggested, a ramp of approx 11m in length will be required for a 1 in 12 ratio which permits self propelled wheelchair users to travel the distance. This will naturally have a bearing on the accommodation, which may compromise the financial viability of the development.
Should a lift be incorporated into this new development would mean users who have difficulties with mobility will become dependant on others to access the common facilities throughout the care home stripping them of their independence as Fig 2 illustrates.

The lower ground floor level, which serves the entrance to the new facility has been set through dialog with The Environment Agency. The level has been set to a finished floor level above the predicted flood levels. If this was again reduced further a reduction in usable floor area will result.

Fire strategy for buildings accommodating a mix of able bodied, ambulant and disabled people with limited mobility use both traditional vertical escape and horizontal phase evacuation. This method requires easy transition of wheelchair bound residents from the at risk zone of the building to a safe zone upon the same floor. From here they can be evacuated out of the building or protected until the building has been extinguished with a limited risk to life. In a design solution with changes in levels this horizontal evacuation is compromised.

Level Floors - Nursing Care Home Needs

DPP Heritage - Heritage Response

Working within the project team, DPP Heritage have continued to be closely involved with the emerging proposals for the site through the pre application and application stages of this scheme. The Heritage Statement written by DPP Heritage in April 2009, in support of applications for conservation area consent and planning permission for the redevelopment of the site, identified that proposals presented an opportunity to enhance the existing appearance of a key riverside site and its surroundings by replacing an existing building of no merit with a high quality scheme design which positively responds to the character and appearance of the Spalding Conservation Area and the setting of nearby statutory listed buildings.

The design of application proposals were guided by positive discussions undertaken with the local planning authority and English Heritage. Following submission planning officers have continued to engage with the project team in a positive way, and valuable feedback has been received through a process of public consultation. Importantly planning officers and English Heritage have indicated that they are both comfortable with the design approach of the scheme. They have made recommendations with regard to the detailed design of the proposals. In response the scheme has been revised to address these points; whilst ensuring that the coherence and design quality of the whole is maintained, and the proposed care home use can function effectively.

Well considered changes have been made to elevation treatment and roofscape of the scheme to better reflect the features, materials and detailing of Spalding's distinctive Georgian architecture, and based on a clear understanding of the traditions of Georgian domestic architecture. In particular the detailed design of the return elevation of the principal range fronting Churchgate to The Vista has been simplified in response to planning officer recommendations. Greater variation between roof forms and the use of a more varied palette of traditional brickwork has also served to further visually break up the apparent mass of the scheme.

It is the assessment of DPP Heritage that the revised scheme maintains a high quality design which is both sensitive and complimentary to the established street pattern, scale, form, rhythm, roofscape and materials and detailing of buildings within the conservation area, and to the setting of nearby listed buildings.



View of Churchgate from High Bridge



View of The Vista from St. Mary & St. Nicholas Church



View of Churchgate from Vine Street



View of Churchgate from Market Place



Churchgate street scene montage to illustrate contextual scale and mass

As visual aid only
N.T.S



The Vista street scene montage to illustrate contextual scale and mass

As visual aid only
N.T.S

We believe sensible solutions have been found to what are considered minor comments through the consultation period of this application. The proposed facility will bring a community focused use, providing local employment, trade to local business and a use which is complimentary to the context, with a new build development design to blend.

We believe this view is endorsed by the positive consultation response from English Heritage and Georgian Group. The latest changes are enhancements of the development, and our client has clearly demonstrated through the time and consultation to date that the intention is to realise a high quality development for all to enjoy and benefit.