CRISPEN HOLDINGS LIMITED

NEW CARE HOME DEVELOPMENT

FORMER BULL & MONKIE PUBLIC HOUSE

CHURCHGATE

SPALDING

PE11 2RA

JOB NO: 1315

APRIL 2023

1 HARRIER COURT

WOODSIDE ROAD

LOWER WOODSIDE

BEDFORDSHIRE

LU1 4DQ

T:+44(0)1582 461060

E:rdt@rdtarchitects.co.uk

www.rdtarchitects.co.uk

Doc ref. 1315PL-RDT-ZZ-XX-RP-A-8000_PL1

DESIGN AND ACCESS STATEMENT

PROPOSED NEW BUILD CARE HOME

rdt architects

SECTION	TITLE
1.0	INTRODUCTION
2.0	CARE OPERATOR - ABBEY HEALTHCARE
3.0	PLANNING HISTORY
4.0	REVIEW OF EXISTING SITE
5.0	DESIGN CONCEPT STUDY
6.0	DESIGN DEVELOPMENT
7.0	DESIGN JUSTIFICATION
8.0	FINAL DESIGN PROPOSAL
9.0	ACCESS
10.0	CONCLUSION

Doc Ref: 1315PL-RDT-ZZ-XX-RP-A-8000_PL1 JOB NO: 1315

REVISION/COMMENT	AUTHOR	CHECK	DATE
PL1 | PLANNING ISSUE	MC	CC	28/07/2022

INTRODUCTION

RDT Architects have been instructed by Crispen Holdings Limited to prepare a planning design proposal for a new build care home on the former Bull & Monkie Public House site, Churchgate, Spalding, PE11 2RA with associated parking and amenity gardens in keeping with the local context of this conservation area of Spalding.

The purpose of this Design and Access Statement is to respond to the existing built and contextual fabric of Spalding, while exploring the client brief in further detail. In addition, this statement will focus on the concept and design principles, leading to illustration of the development of a comprehensive scheme design.

This booklet will explore the site and its context, including surrounding buildings and the key features which will influence the proposal.

This Design and Access Statement should be read in conjunction with the scheme drawings and supporting statements attached to this application. It supports the planning application and is in accordance with the legislative requirement to provide a statement covering design concept and principles and access issues set out in section 2 of the Planning Compulsory Purchase Act 2004 and, also, in respect of guidance on information requirements and validation set out by the Department of Communities and Local Government (March 2010).

THE APPLICANT - CARE OPERATOR - ABBEY HEALTHCARE

The key areas to be covered within this section are:

2.1 Introduction to Abbey Healthcare
2.2 Resident Profiles
2.3 Abbey Healthcare's Objectives for the Proposed Spalding Care Home
2.4 Project Team

Abbey Healthcare
Caring for the community



INTRODUCTION TO ABBEY HEALTHCARE

Abbey Healthcare is a privately owned award winning group of 16 care homes. They have been operating care homes for over 20 years, with a national spread from Dover to Glasgow.

Abbey Healthcare pride themselves in providing exceptional care to approx. 1,100 residents in exceptional environments, and are absolutely committed to putting residents first. They are absolutely committed to providing both the physical and emotional well-being of all residents, tailoring the care they provide to individual's interests and needs. They provide a wide range of activities, exercise classes and external visits to allow their residents to continue living life to the full.

Abbey Healthcare has a highly committed staff team, and across the country employs approx. 1,400 staff members.

Abbey Healthcare have market beating CQC gradings as a group, and are continually looking to improve the care they provide to their residents.





RESIDENT PROFILES

Abbey Healthcare has engaged an independent market review to ascertain local demand. This has included both market interviews and data analysis.

'The greatest levels of demand of care home placements are from the higher acuity cohorts, we can struggle to make placements for that cohort'

'Commissioners highlight Spalding as an area where there is a 'gap in the market' for a new home'

'A home with a focus on complex nursing and dementia care needs would be well positioned to meet a growing area of demand'



ABBEY HEALTHCARE'S CARE OBJECTIVES FOR NEW SPALDING CARE HOME

The proposed care home will provide high quality care accommodation with 88 single occupancy bedrooms, each equipped with an en-suite wetroom.

The care home is designed to be flexible in terms of the layout of accommodation and also to offer a range of spacious communal areas, each of which will be finished to the highest standard.

It is anticipated that as a result of this development, a number of additional permanent jobs will be created within the care home across a range of job types, from higher grade management positions to care workers and ancillary staff.

Areas throughout the home are designed to rival a comfortable hotel, where residents are surrounded by welcoming colour palettes for walls and soft furnishings, along with comfortable and supportive furniture to maintain that homely and personal feel.

On-site hairdressing facilities, plenty of spacious lounge and dining areas to socialise and an on-site cafe to relax when family and friends come to visit.

Areas around the home offer floor to ceiling windows, giving beautiful views of the outdoor space.

Secure landscaped gardens will surround the home, with beautiful sensory gardens providing safe wandering pathways and areas where residents and visitors can enjoy the surroundings.



DASHWOOD MANOR CARE HOME, BASINGSTOKE



ABBOTS WOOD CARE HOME, HAILSHAM



WEALD HEIGHTS CARE HOME, SEVENOAKS



DUKEMINSTER COURT CARE HOME, DUNSTABLE



GRACEWELL OF HIGH WYCOMBE CARE HOME



AARANDALE MANOR CARE HOME, MILL HILL



KNEBWORTH CARE HOME



BANSTEAD MANOR CARE HOME

PROJECT TEAM

Home Operator

It is critical the operator is involved throughout the planning process so that they can ensure the home is designed to facilitate the best possible care for residents in the most practical way.
Abbey Healthcare will be involved throughout and will be looking to build local relationships with key stakeholders to ensure that the local market need is met.

New Spalding Care Home Design Consultants

AM2 Planning

AM2 Planning was established in 2021 by Andy Meader MRTPI. Andy was previously a Senior Director for Pegasus Group, managing a variety of development projects for landowners, national housebuilders and Care Operators amongst others.

Andy has extensive experience of working within the Care Sector, having undertaken many planning appraisals, planning applications and appeals relating to Care Home projects. This includes being part of the project team when planning permission was previously obtained at this site for a Care Home in 2009.

RDT Architects

RDT are a Chartered RIBA Practice founded in 2003 providing innovative and deliverable design and construction solutions for feasibility, planning approvals, new build and refurbishment programmes within all sectors.

RDT are a dementia friendly practice with a passion and expertise in the care sector. Their specialism is in residential nursing care and dementia care home design having worked on over 40 new build C2 use care home schemes with nursing, dementia, mental health and ABI requirements as well as feasibility schemes and planning schemes. RDT were involved in gaining planning permission on the original care home scheme and given their knowledge of the project have been appointed to see through the proposed development of the new care home.

RDT have worked with a diverse range of care operator clients and understand the challenges of both their clients and the end users which gives them an opportunity for a unique and integrated approach in the design and layout of individual and sustainability conscious care homes.

Turley Associates

Turley is a full service national planning and development consultancy with a specialist heritage consultancy service. Turley Heritage brings extensive breadth and depth of experience in private sector consultancy, Historic England and in local authorities. This background is applied to their approach of intelligently managing change to heritage assets. They combine their knowledge of architectural history with their practical and commercial strengths to provide cogent advice on proposals that affect heritage assets. They are adept at promptly assessing the significance of heritage assets and using this assessment to inform practical advice on development proposals for alteration, extension or partial demolition of heritage assets, or development within their setting.

Turley have a thorough understanding of the legislation, relevant case law, planning policy and the planning process within which they work. They recognise the value of good communication and building consensus within project teams and with statutory consultees and stakeholders, underpinned by credible assessment and a clear demonstration of due process.

PLANNING HISTORY

The key areas to be covered within this section are:

3.1 The Proposed Application
3.2 Existing Approved Care Home Application
3.3 Commercial Issues with Current Approved Design
3.4 Previous Applications

THE PURPOSE OF PLANNING HISTORY REVIEW

This section will illustrate the previous applications and engagement process with South Holland District Council and the responses received. The understanding of the application process and determination has influenced the decisions of the design strategy for the current new build proposal.

THE PROPOSED APPLICATION

This planning application has arisen from the site owners, Crispen Holdings Limited, revisiting their aspiration to deliver a care home at the site that meets the care and design standards of other homes in their portfolio following the expiration of planning approval ref: H16-0268-09.

RDT have been appointed to take a fresh approach to the site; designing a viable high-quality new care home building which makes optimal use of the site, enhances its appearance, compliments the local context and respects its neighbours.

The proposed scheme has been designed to respond to the following:

- Quality Care Commission (CQC) requirements
- Site constraints
- Reduction of extent of excavation required due to ground conditions
- A focus upon the arrival to the main entrance of the home due to operational purposes
- Servicing and access using existing established vehicular access points



PROPOSED SITE PLAN



CHURCHGATE ELEVATION

FULL PLANNING APPLICATION CONSENT REF: H16-0268-09

During pre-application meetings in 2009, Officers expressed the view that whilst the residential scheme as described in section 3.4 was previously approved, it was not considered to represent the ideal solution for the site and should not be used as a starting point for future proposals.

This resulted in a lengthy and rigorous pre-application design process including liaison with the Planning Officer and Conservation Officer from South Holland District Council, English Heritage, the Spalding District Civic Society and Parish Church members.

The applicants took all the comments on board and proceeded to design a development based upon the local context, rather than the previously approved scheme, to enable a more appropriate development solution taking greater account of the local context of the site.

Planning permission was granted on 4th August 2009 to demolish the vacant Bull and Monkie Public House and erect a care home with respite care and ancillary care (Ref No. H16-0268-09 refers). This planning approval was renewed on 29th October 2012 (ref: H16-0591-12).

On 3rd April 2013 planning approval and conservation area consent was granted for demolition of the vacant public house and change of use to a temporary car park on the site (Ref: H16-1046-12 and H16-1045-12). This has not taken place and the former Bull & Monkie Public House remains on site.

==

COMMERCIAL ISSUES WITH CURRENT APPROVED DESIGN REF: H16-0268-09

The previous design was for a 71 bed care home, set out as follows:

- Lower Ground – Entrance, Café, Manager's office, staff room and plant
- Upper Ground – 25 bedrooms
- First floor – 25 bedrooms
- Second Floor – 21 bedrooms

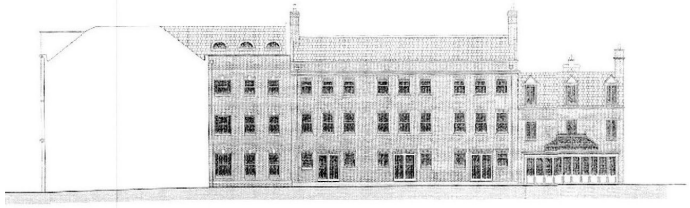
This design presented a number of issues for the operator which would have impacted both the economic viability of the home and also the quality of care.

1. Having the entrance and Manager's office on a separate floor to the bedrooms effectively removes the Manager from having direct visibility and supervision of the home and the care being provided, which is important for maintaining standards.

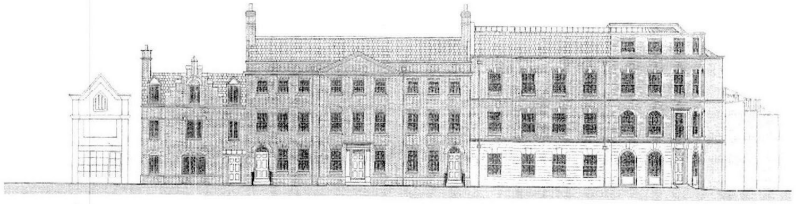
2. The entrance and café would have to be separately staffed adding to the staff cost for the home without necessarily benefiting residents.

3. Extensive site ground investigation carried out following planning consent was granted identified major concerns with the site conditions and high water table. This impacted on the viability and extent of the proposed basement and parking/services arrangements.

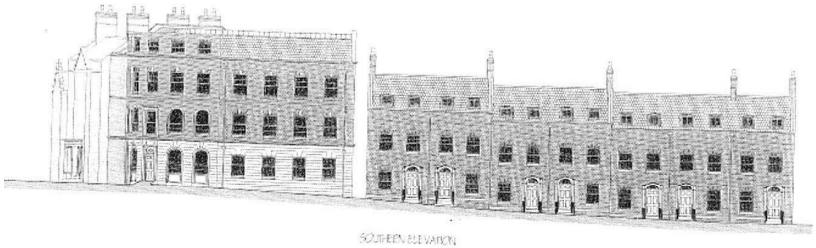
4. The care home design did not create an identifiable entrance with a lower ground floor arrangement with vehicular access from the adjacent third party car park, rather than a primary access point from the highway frontage off Churchgate.



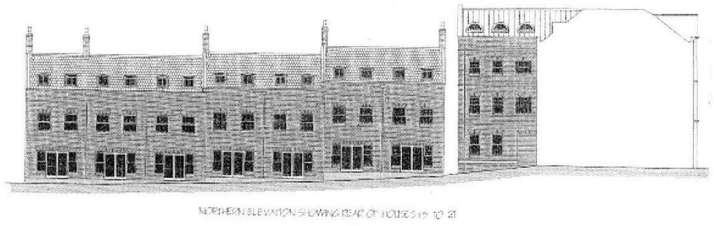
EASTERN ELEVATION SHOWING REAR OF HOUSES 1 TO 5 AND 'ATELL HOUSE



PRINCIPAL AND REAR ELEVATION TO CHURCHGATE



SOUTHERN ELEVATION



NORTHERN ELEVATION SHOWING REAR OF HOUSES 15 TO 21

PRINCIPAL AND REAR ELEVATION TO THE VISTA

PREVIOUS APPLICATIONS - H16/1070/07 and H16/1413/06

Planning permission was granted under reference H16/1070/07 on 4th August 2008 to demolish the existing public house and build 11 townhouses and 11 apartments on the application site. This consisted of a predominantly three storey development fronting Churchgate and The Vista with amenity space and parking to the rear. The site was also granted conservation area permission for demolition of the public house on 4th August 2008 under application H16/1413/06, which recognised the appropriateness for an alternative building and use to be introduced to the site.

During pre-application meetings with Officers with regards to the above application, Officers expressed the view that whilst the residential scheme had been approved, it was not considered to represent the ideal solution for the site and should not be used as a starting point for future proposals.



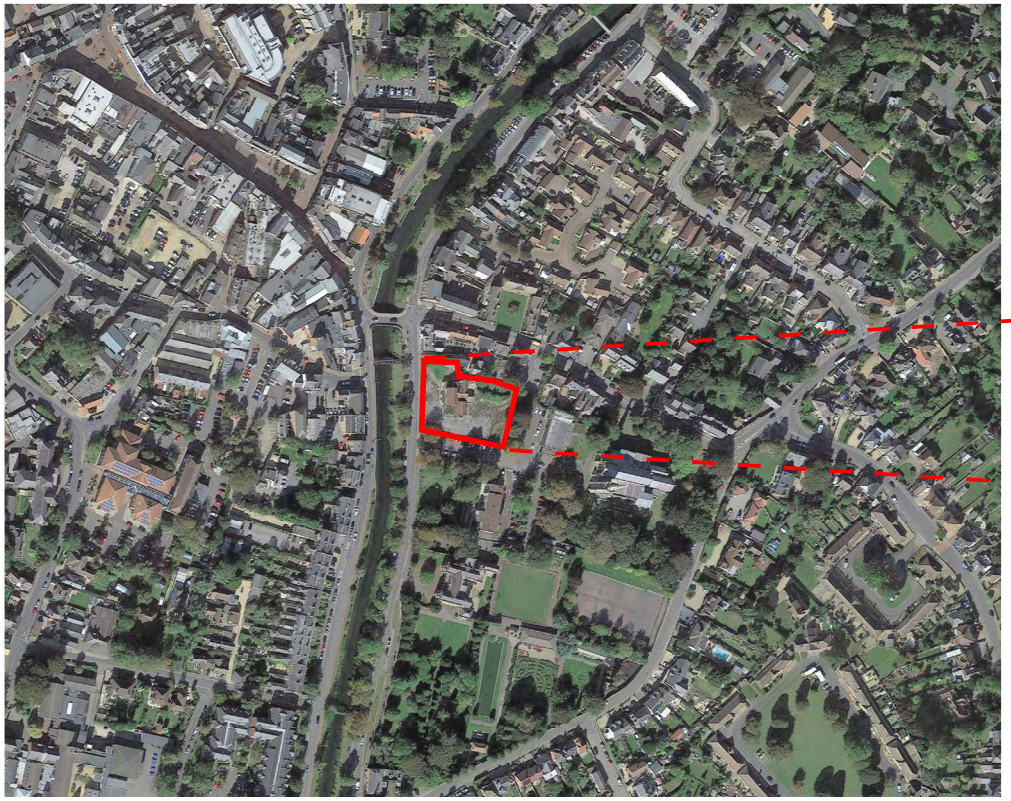
EXISTING SITE AND CONTEXT

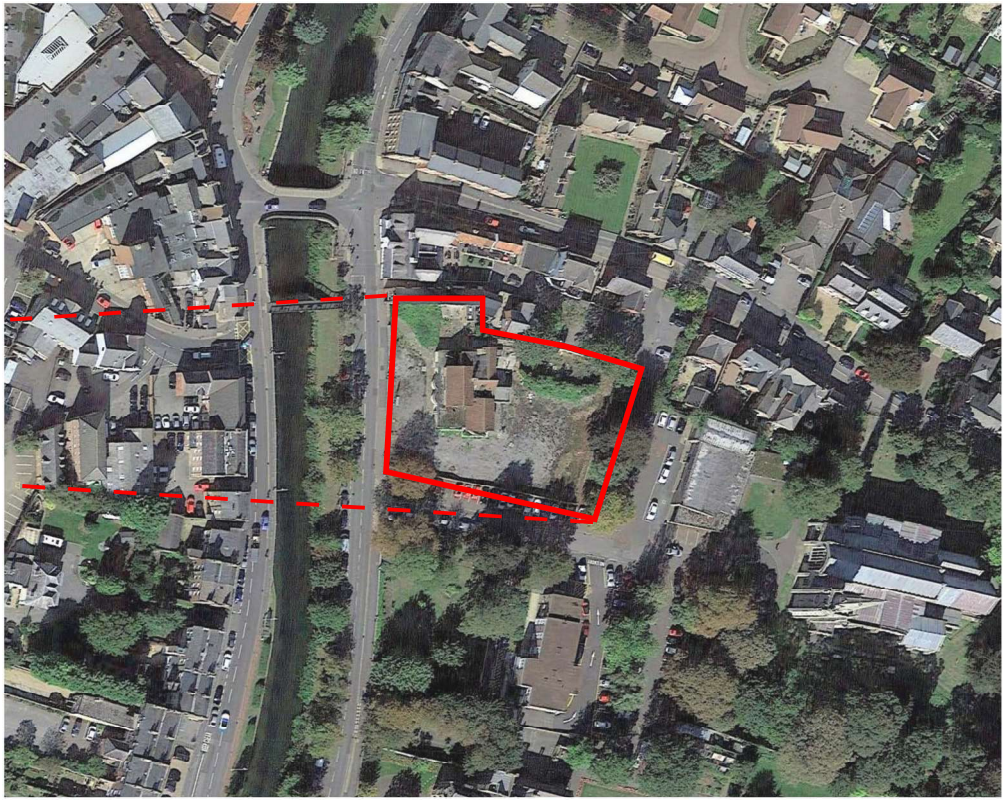
The key areas to be covered within this section are:

4.1 Site Location
4.2 Existing Site and Immediate Context

PURPOSE OF EXISTING SITE AND CONTEXT

This section will illustrate the site within its immediate context and explore other related local developments and how they may influence the development proposal.



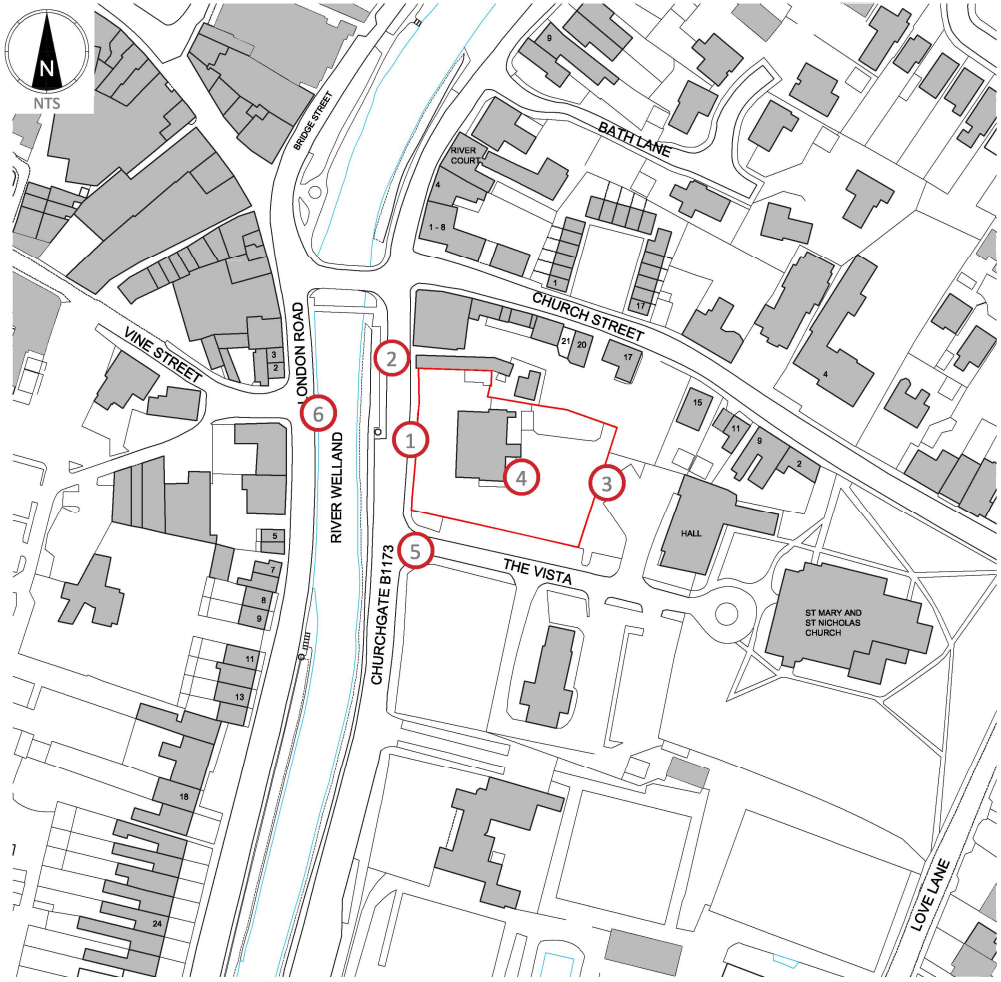


N

NTS

PROPOSED NEW CARE HOME DEVELOPMENT
FORMER BULL & MONKIE PUBLIC HOUSE
CHURCHGATE
SPALDING
PE11 2RA

4.1 Site Location



KEY FEATURES - EXISTING IMMEDIATE SITE CONTEXT


1. FRONT ELEVATION ADDRESSING CHURCHGATE


2. VIEW ALONG SITE FRONTAGE


3. VIEW ALONG REAR OF SITE ON ST. NICOLAS ROAD


4. EXISTING UNSIGHTLY PARKING AREA


5. VIEW ALONG THE VISTA TOWARDS CHURCH


6. SITE FRONTAGE FROM LONDON ROAD ACROSS RIVER WELLAND

KEY FEATURES - EXISTING IMMEDIATE SITE CONTEXT

- The site is located within the centre of Spalding and is within a Conservation Area overlooking the River Welland.
- The South of the site looks directly on to a car park and The Vista; which leads towards The Church of St. Mary and St. Nicolas, dating back to c1284.
- Spalding is located on the River Welland in Lincolnshire, approximately 105 miles North of London, 15 miles South-West of Boston, and is one of the earliest designated Conservation Areas due to its demonstrable architecture and historic merit.

KEY FEATURES - EXISTING SITE

- The site is currently occupied by a two storey vacant Public House and associated car parking.
- Site levels vary with 1.5 meters fall in ground level away from Churchgate and the River Welland towards the Parish Church.
- Principle vehicle and pedestrian access is off Churchgate frontage.
- There are currently trees along the Northern boundary of the site (the highest point of the site) which act as a natural buffer to the neighbouring properties.
- The site is approx 0.638 acres; approx 45 metres wide and approx 60 metres deep.

DESIGN CONCEPT STUDY

The key areas to be covered within this section are:

5.1 Design Brief
5.2 Architectural Precedents
5.3 Site Constraints and Opportunities Plan
5.4 Site Concept Study
5.5 Site Strategy Plan

INTRODUCTION TO DESIGN CONCEPT

This section will explore the client brief and architectural precedents which influence the scheme alongside a review of the context through a local character appraisal.

In order to provide a high quality development that responds to the site context, the local authority's design policy and architectural vernacular of the surrounding area has been taken into consideration and used to evolve the design.

To conclude, a series of conceptual layouts will illustrate the evolution of the client brief when tested against the site constraints and opportunities.

The design brief set out by the client is to include:-

- Realisation of a **new build C2 use care home development** upon the site.
- Designed to **meet the needs** of the client/operator, the residents staff and visitors.
- Compatible architecture upon a **traditional residential character**, form and context.
- High quality architectural design with an **innovative** approach to layout, technologies and construction.
- Consideration for **building position** on site to allow for good use of the land parcel.
- Building positioned to **maximise outlook and amenity** of external areas and enhance the immediate surroundings of the sites context.
- Design to reflect the **topography** of the site setting and use aspect to attain best views and daylight.
- Building Form to remain **sympathetic** to the local context and **Conservation Area** of Spalding.
- The architecture is to embrace the policy requirements of **South Holland District Council**.
- Development to provide on site kitchens, laundry and other associated staff/management areas, in addition to communal facilities and **landscaped outdoor spaces for residents**.



LOCAL PRECEDENT OF GEORGIAN FRONTAGE



LOCAL PRECEDENT OF GEORGIAN WINDOW DETAIL



BUILDING DORMER - GLEN EAGLES, HARPENDEN



CARE HOME PRECEDENT OF LINK FEATURE - EDGBASTON, BIRMINGHAM



5.3 Site Constraints and Opportunities Plan



OPTION 1

Building form fronts Churchgate and The Vista, in line with the consented care home scheme.

Building form is not set back so limited landscaping to the frontage.

Small amenity garden to the rear.

Secure rear amenity garden.

Inadequate parking provision. Parking located to rear of site, divorcing front entrance and level access from street frontage from Churchgate.

Feature corner not utilised effectively.

Safeguards neighbouring amenity in terms of daylight, sunlight and outlook as per consented care home scheme.

Site dominated by building footprint and hard standing, leaving limited area for soft amenity and visual landscaping.

Access arrangements not fit for purpose with steep and large ramped approach to entrance.

No separation between public front of house visitors entrance and back of house service/staff entrance. No improvement on the current consented care home scheme.



OPTION 2

Vehicular entrance limited to site frontage. Clear and identifiable entrance for visitors, staff and deliveries created to provide suitable number of parking spaces.

Parking configuration and hard standing dominates site, leaving limited area for soft amenity and visual landscaping.

Building does not respond to surrounding context with limited street frontage onto Churchgate.

Safeguards neighbouring amenity in terms of daylight, sunlight and outlook.

Building level dropped to for improved relationship with surrounding context.

Small amenity area to courtyard and rear garden.



OPTION 3

Safeguards neighbouring amenity in terms of daylight, sunlight and outlook as per consented care home scheme.

Secure courtyard garden to rear and frontage

Vehicular entrance limited to site frontage. Clear and identifiable entrance for visitors, staff and deliveries created to provide suitable number of parking spaces.

New building will enable internal accommodation to be designed to meet the needs of a modern care home for delivering high quality care.

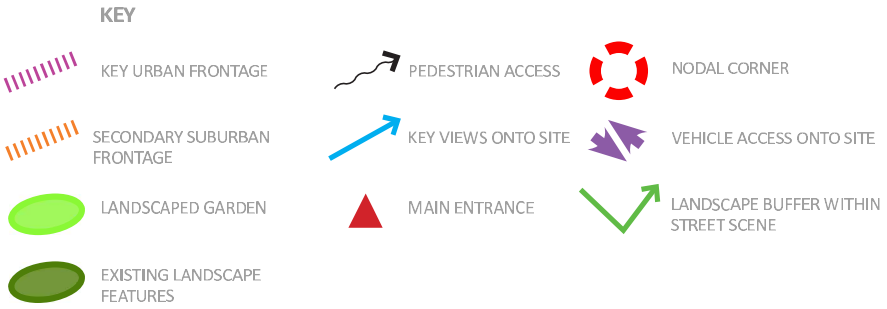
Utilises site levels to create a lower ground floor.

Building position and setting will enable introduction of upper floor balconies for residents to enjoy.

Building frontage across Churchgate is informed by the surrounding context with continuous building form .

Building location safeguards RPA zone surrounding site boundary.





The initial site strategy plan is developed from the opportunity and constraints plan and Option 3 Concept Study which aims to;

- Illustrate the proposed building position articulation and relationship to the external landscaped environment and neighbouring contexts.
- The building location has a relationship with the neighbouring properties, while providing set backs where possible.
- Sensitive design, developed with arboriculturalist input from the project team, which respects existing boundary frontage bringing about a betterment in comparison to the current consented care home scheme. This also provides an opportunity to enhance the immediate landscape area to create visual amenity areas.
- Identifiable nodes upon building footprint and architecture to assist users to navigate the development while addressing the urban context and key intersection of Churchgate and The Vista.
- Creation of new dedicated vehicle access on to site bringing clarity to users while enabling on site servicing access with suitable turning facility.
- Creation of secure central courtyard gardens for future residents enjoyment.
- Provide vehicular access from Churchgate which minimises disruption to boundary edges and provides direct surface level access.

DESIGN DEVELOPMENT

The key areas to be covered within this section are:

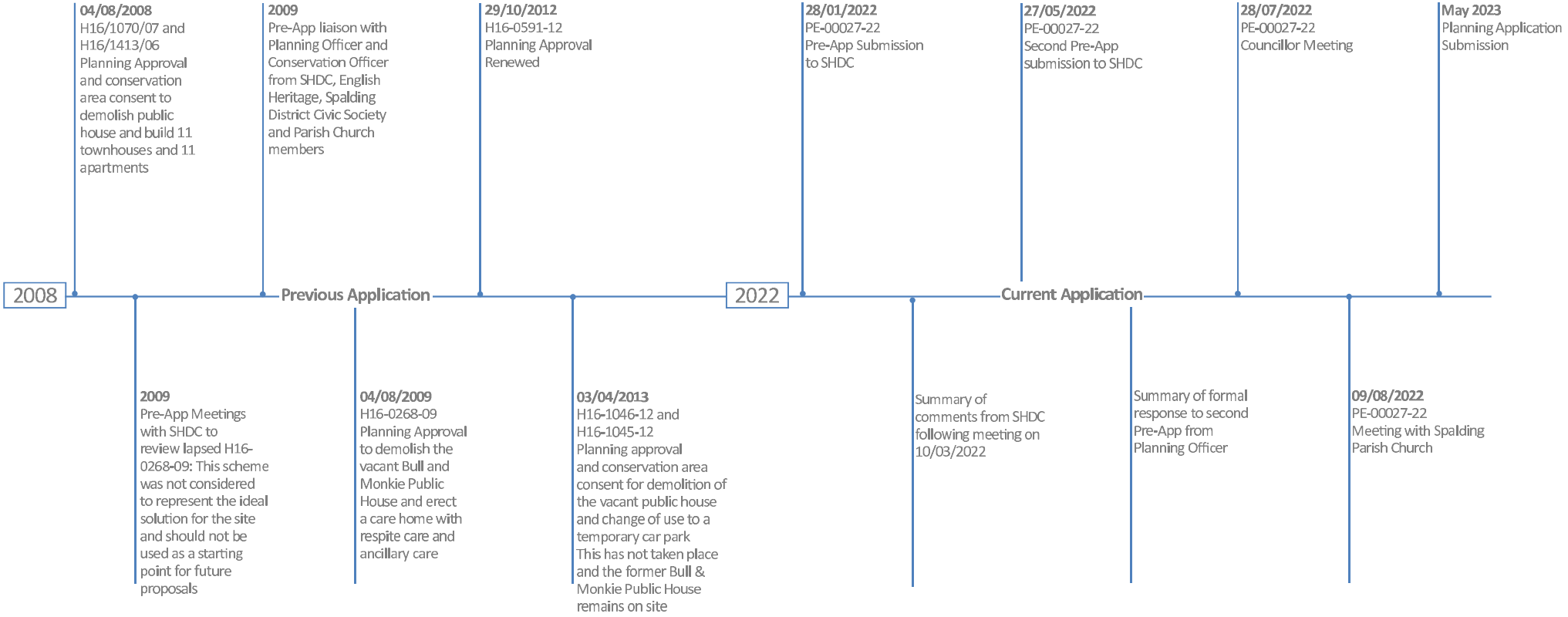
6.1 Planning Timeline
6.2 Pre-Application Submission 1 - Summary
6.3 Pre-Application Submission 1 - Response
6.4 Pre-Application Submission 2 - Summary
6.5 Pre-Application Submission 2 - Response

INTRODUCTION TO DESIGN DEVELOPMENT AND RESPONSE

This section describes how the scheme has evolved through discussion with key stakeholders and Local Planning Authority through the initial pre-application meeting.

The following sub sections will demonstrate the key design principles and response received.

Within this section, a review of the pre-application (Ref: PE-00027-22) will also be carried out, concluding with an illustration of how the current revised proposal has responded to the comments raised by South Holland District Council.



6.1 Planning Timeline



EXTRACT OF REVISED SITE PLAN DRAWING REF. *1315F-RDT-ZZ-XX-DR-A-1100_F1* SUBMITTED FOR THE PRE-APPLICATION SUBMISSION

SUMMARY OF PROPOSAL SUBMITTED FOR PRE-APPLICATION TO SOUTH HOLLAND DISTRICT COUNCIL - SUBMITTED 28/01/2022

The scheme that was submitted to South Holland District Council for pre-application by RDT Architects on behalf of Crispen Holdings Ltd. has been summarised below, outlining the key principles of the design intent.

KEY PRINCIPLES

1. The commercial limitations of the previous design (lapsed planning consent) had delayed development of the site and a desire to revisit the application design.
2. The previous design for a 71 bedroom care home presented a number of issues for the operator which would have impacted both the economic viability of the home and also the quality of care.
3. The proposal outlined for pre-application is for a 91 bedroom nursing care home.
4. The proposed building position, articulation and relationship is relevant to the external landscaped environment and neighbouring contexts.
5. The building location has a relationship with the neighbouring properties, while providing set backs where possible.
6. Sensitive design, developed with arboriculturalist input, respects existing boundary frontage bringing about a betterment in comparison to the current consented care home scheme.
7. Opportunity to enhance the immediate landscape area to create visual amenity areas.
8. Identifiable nodes upon building footprint and architecture to assist users to navigate the development while addressing the urban context and key intersection of Churchgate and The Vista.
9. Creation of new dedicated vehicle access on to site bringing clarity to users while enabling on site servicing access with suitable turning facility.
10. Creation of secure central courtyard gardens for future residents enjoyment.
11. Provide vehicular access from Churchgate which minimises disruption to boundary edges and provides direct surface level access.
12. A total of 13 car parking spaces and 6 cycle parking spaces are provided.

NTS



EXTRACT OF PROPOSED ILLUSTRATIVE ELEVATION - CHURCHGATE REF. *1315F-RDT-ZZ-XX-DR-A-3275_F1* SUBMITTED FOR THE PRE-APPLICATION SUBMISSION

SUMMARY OF PRE-APPLICATION RESPONSE FROM SOUTH HOLLAND DISTRICT COUNCIL - MEETING DATE 10/03/2022

The design related response comments from the LPA following the submitted pre-application proposal is outlined below. The discussion summarises the response received from South Holland District Council.

KEY PRINCIPLES

1. SHDC confirmed the principle of a C2 use care home is acceptable as established upon the previous consent granted upon the site and the existing site/buildings have very little value in the conservation area and redevelopment will be encouraged.
2. Evolution of subservient building form to Churchgate with more emphasis on the vertical required and the form seems too modern in comparison to the rest of the building.
3. Concerns related to impact of drive through and heights for service vehicles.
4. Building volume step down towards the rear (corner of The Vista and St. Nicholas Road) of the site needs further consideration.
5. Blank elevation along inner courtyard elevation needs further consideration.
6. Local parking assessment to be carried out.
7. Details of servicing to home by vehicle journeys be detailed in a future application.
8. Detailed justification to be submitted for the reduced parking provision on site without support from public facility.
9. Increase in covered/secure cycle parking on site.



EXTRACT OF REVISED SITE PLAN DRAWING REF. *1315F-RDT-ZZ-XX-DR-A-1100_F2* SUBMITTED FOR THE PRE-APPLICATION SUBMISSION

SUMMARY OF THE SECOND PRE-APPLICATION SUBMISSION TO SOUTH HOLLAND DISTRICT COUNCIL - SUBMITTED 27/05/2022

Following the Pre-Application Meeting with South Holland District Council on 10/03/2022, a revised proposal was submitted which took into account comments from SHDC as highlighted below:-

KEY PRINCIPLES

1. Site plan was amended to illustrate arborists information including contextual tree canopies and trunk location.
2. In order to accommodate contextual trees, the proposed building footprint was reduced in size with minor adjustments on site.
3. The proposed building has been repositioned to create further external amenity for residents to enjoy along the Eastern boundary, terminating in the North-East corner.
4. The refuse store has been relocated to the undercroft drive to allow collection from Churchgate.
5. Minor adjustments to on site car parking and service areas to accommodate 13 spaces.
6. Increased drive through height to allow commercial vehicles on site and allow exiting in a forward gear with on site turning provision.
7. Reduction in footprint has resulted in reduction of bedrooms from 93 to 88 bedrooms.
8. All bedrooms on lower ground floor omitted and floor area dramatically reduced to respect RPA's.
9. Increased drive through height has resulted in reduction of first floor.



EXTRACT OF PROPOSED ILLUSTRATIVE ELEVATION - CHURCHGATE REF. *1315F-RDT-ZZ-XX-DR-A-3275_F2* SUBMITTED FOR THE PRE-APPLICATION SUBMISSION

SUMMARY OF SECOND PRE-APPLICATION RESPONSE FROM SOUTH HOLLAND DISTRICT COUNCIL

The design related response comments from the LPA following the amended Pre-Application proposal is outlined below. The discussion summarises the response received from South Holland District Council.

KEY PRINCIPLES

1. The proposed development has been set back further from certain boundaries. The design changes have resulted in a reduction in the number of bedrooms from 93 to 88.
2. The reduction in bedroom numbers has a knock on impact on other facilities needed such as the Travel Plan, car parking, cycle storage and refuse and recycling collection.
3. The reduction in the building footprint gives greater opportunity for gardens and other open spaces.
4. The redesign and increased articulation of building form to the North-West at Churchgate is recognised as a subservient form to the primary elevation.
5. The use of archways to vehicle access points gives a more appropriate design feature as well as giving greater headroom for service vehicles.
6. Recessed brick panel windows are a revised solution to better resemble actual windows. This is encouraged.



VISUAL OF SCHEME FROM THE VISTA, TAKEN FROM COUNCILLOR PRESENTATION 28/07/22.

SUMMARY OF COMMENTS FOLLOWING MEETING WITH SOUTH HOLLAND DISTRICT COUNCIL MEMBERS

Following the members Pre-Application Meeting on 09/08/2022, the following comments were made:-

KEY PRINCIPLES

1. Concerns were raised over parking which was concluded with further justification of parking numbers to be provided in the Travel Plan.
2. Councillors were keen for the development to progress and have raised concerns that the current site is an eyesore.
3. Collaborative approach with Highways is required to provide a safe and attractive route in to the Town Centre.
4. Clarification is required on the proposed care home staff numbers.

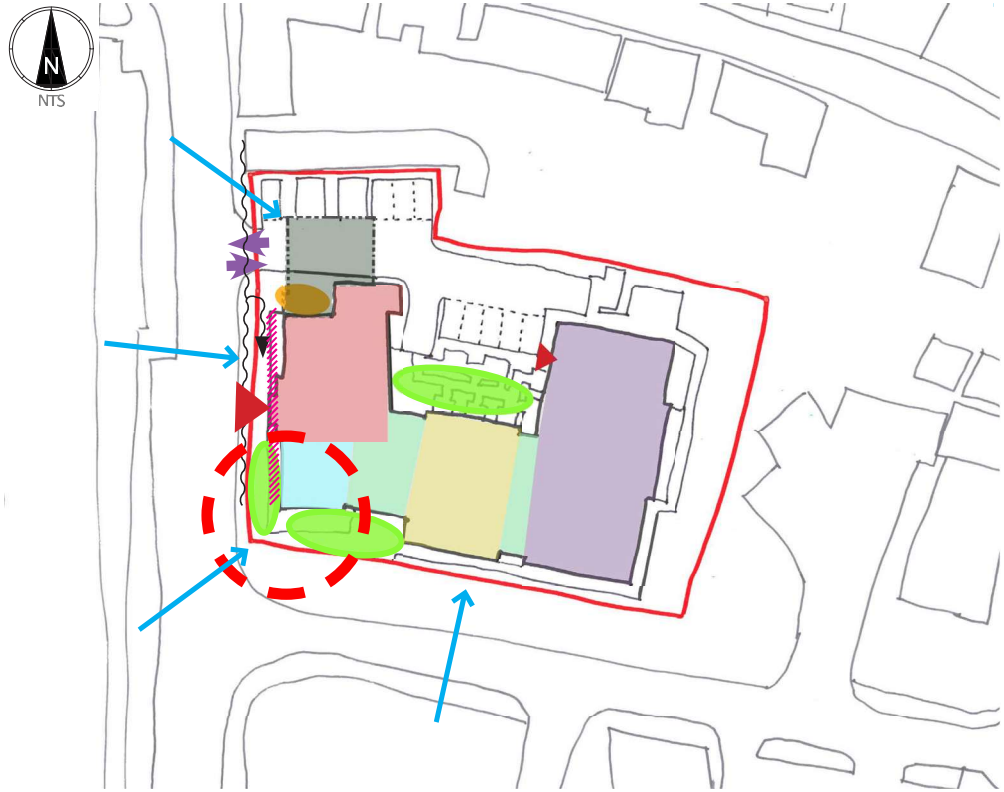
DESIGN JUSTIFICATION

The key areas to be covered within this section are:

7.1 Layout and Massing
7.2 Scale & Hierarchy
7.3 Amenity and Outlook
7.4 Parking and Refuse Strategy
7.5 Landscape Strategy
7.6 Materials & Treatment
7.7 Sustainability

INTRODUCTION TO DESIGN JUSTIFICATION

This section is in support of the final plan design and aims to demonstrate how the proposal has evolved and responds to the needs of both the client and local context whilst encompassing the comments received from South Holland District Council and the other key parties involved. The following section illustrates how the proposal will merge into the existing context, as described in the initial chapters of the document.



KEY

KEY FRONTAGE
NODAL CORNER
MAIN ENTRANCE
IDENTIFIABLE ENTRANCE
REAR BUILDING FORM
KEY VISTAS ONTO SITE
PEDESTRIAN ACCESS
DELIVERY ENTRANCE
BUILDING LINK
MID- BUILDING FORM
LANDSCAPED GARDEN
VEHICLE ACCESS
BIN COMPOUND
NODAL CORNER BUILDING FORM
BUILDING FORM OVER

LAYOUT

The proposed masterplan is strongly influenced by the character and grain of the context and the Conservation Area setting. The siting of parking from the rear (as per the current consented care home application) to the site frontage of Churchgate utilises the site constraints while providing a suitable amount of parking and identifying the public entrance of the care home.

The building orientation and proposed position maintain the relationship with Churchgate and The Vista streetscenes. The nodal corner contributes to the enhancement of this relationship.

From concept, importance was placed on keeping the development in scale with the surrounding context. This will create a pleasant and homely environment for the residents that is not institutional in form. This approach will also enhance visual impact on the wider context and be in keeping with the Conservation Area form.

The balanced frontage creates a suitable streetscene and the design enables opportunities for landscaped gardens at both the front and the rear of the property.

The previous consented scheme incorporated a large section of lower ground floor accommodation, which extended towards the front of the site. This involved bulk excavation to form the lower ground floor accommodation. The proposed scheme as illustrated in the adjacent diagram is more discrete with a reduced lower ground floor that is limited to the rear of the site and proposed retaining walls to provide external amenity space. The proposed design is a significant improvement in relation to the scope and extent of groundworks required.

MASSING

The proposed built form is one unit subdivided using material change and architectural treatment. This is driven by the functional needs of a modern C2 use care home. This will enable the architectural treatment to assist and guide the users around the building while providing identification within the wider context.

A - Building Form
The chosen architectural form reflects that of other new developments within the Spalding context. This traditional Georgian building form opts for a part 4 and part 3.5 storey building, utilising the roof voids for usable accommodation, with dormer windows providing natural light to spaces and aspects out.

B - Building Projections
The principle of projecting bays within the footprint has evolved in order to articulate elevations and bring an order to the buildings architecture. This design strategy is recognisable upon precedents within the local context.

C - Nodal Corner
The architectural plan form enhances this architecture, draws attention to the primary 4 storey form, while providing usable external terraces for residents located at third floor level. The nodal corner is treated with both form and activity.

D - Links
Subservient link forms are introduced to subdivide the building form and this will be achieved with lower roof forms and material change.



DIAGRAM 1



DIAGRAM 2



DIAGRAM 3



DIAGRAM 4

SCALE & HIERARCHY

Diagrams 1, 2 , 3 and 4 illustrate the changing scales and hierarchy of the built form of the proposed development in the site context. A similar strategy has been adopted as per the consented care home strategy with a lower ground floor and associated amenity gardens utilised using retaining walls.

The main entrance elevation along Churchgate frontage (highlighted in orange, diagram 1) is a 4 storey elevation, which is terminated with a 3 storey subservient building form.

The south elevation along The Vista (blue) is a part 4, part 4.5 storey elevation, which is separated into 3 sub sections, creating a diverse streetscene. This will also help maintain a synergy with surrounding contextual developments.

The building form to the East, along the rear of the site (purple) continues at a scale at 4.5 storeys. The lower ground floor is sunken into the ground and is therefore not visible when viewed from street scene. Please refer to illustrative sections to fully appreciate the topography of the site.

The building form to the North is a 3.5 storey elevation.

The building level has been dropped to reflect the heights of the neighbouring buildings.

Key

- 3 STOREY SUBSERVIENT BUILDING FORM
- 4 STOREY ENTRANCE BUILDING FORM
- 4 STOREY NODAL CORNER BUILDING FORM
- 3.5 / 4.5 STOREY REAR BUILDING FORM
- 4 STOREY BUILDING LINK
- 3.5/4.5 STOREY MID-BUILDING FORM
- EXISTING GROUND LEVEL



KEY

ASPECT FROM BUILDING

PLANTING SCREENING

OBSCURED SECONDARY GLAZING AT SECOND FLOOR ONLY

BLANK END FORM TREATMENT

Building Line Over

AMENITY AND OUTLOOK

This section considers the relationship of the proposed building to the surrounding local context. Site constraints as well as privacy distances set out in South Holland policy have influenced this articulation of the building form and the aspect of the spaces/accommodation within. The principles adopted on this revised scheme in regards to outlook and aspect stay consistent and in-line with the consented care home application.

ASPECT

With end users of the building having varying levels of mobility, it is important to ensure there is a good level of aspect and outlook for all spaces within the building. The plan form enables a variety of external garden spaces to be created which provide an opportunity to introduce high quality visual amenity for residents as well as physical recreation. These views are enjoyable from both bedrooms and communal spaces.

More able bodied residents have choice over their selection of environment on a day to day basis. The reception areas and entrance to the home create a hive of activity and on many occasions is a favourite choice for residents to frequent. This open plan area is supported with direct access and aspect onto the southern amenity gardens.

There is also strong opportunity for natural surveillance to all areas of the site, with a variety of habitable accommodation provided to each boundary.

The building line steps back along the northern boundary and has been maintained in line with the building line of the previously consented scheme. This ensures that daylight to existing buildings is safeguarded. This is in line with BRE guidance against new developments, guidance states no new development should fall within the line of daylight provision; this can be calculated by using a 25 degree angle at a 2m height taken from the outer edge of the existing building towards the proposed new development. This principle does not differ from the consented care home scheme.

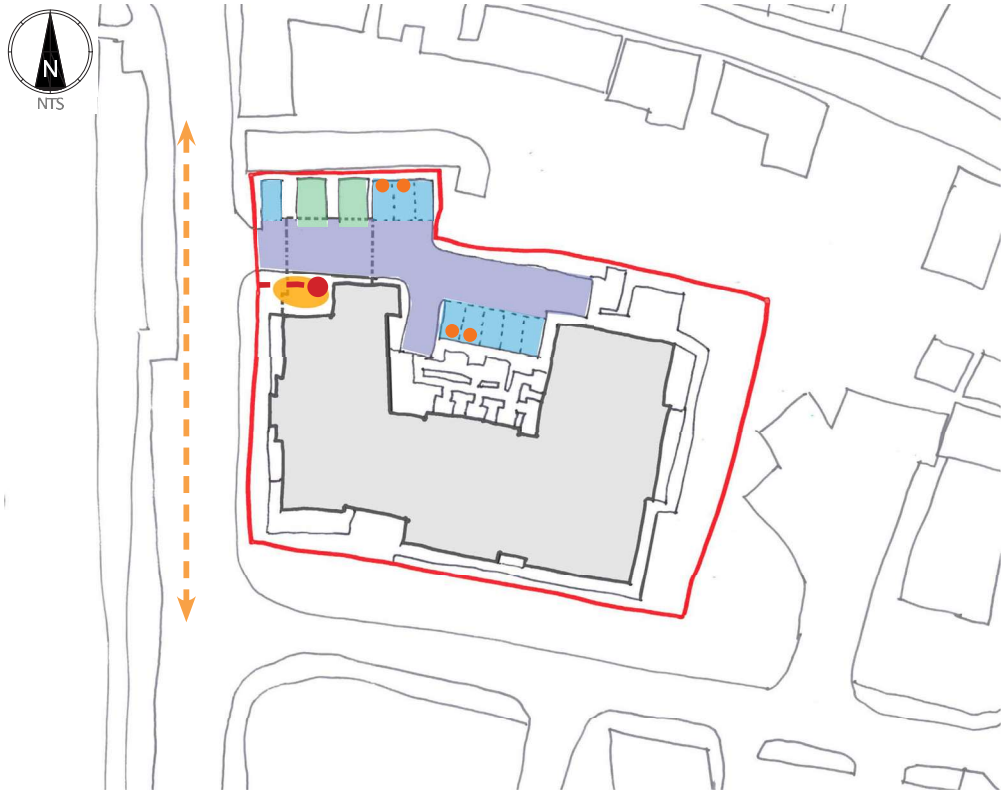
AMENITY PROVISION

The current proposal will deliver 730.84 sq.m. of amenity across the development with all bedrooms benefit ting from an attractive outlook, either looking out beyond the site to the historic surroundings, or within the site across the carefully laid out and landscaped areas.

A number of amenity gardens are identified on the proposed site plan, offering both an immediate outlook for residents and an opportunity to walk and sit within the grounds

The retention of mature planting along the Northern boundary will help soften any views of the new building from the residential properties to the North. The Northern elevation of the proposed building has been designed with restricted openings to ensure no undue overlooking occurs.

Usable amenity space on ground floor (communal and private)	679.29 sqm
Visual amenity space on ground floor (planting)	180.16 sqm
TOTAL	**859.45 sqm**
Amenity space across balconies and terraces on upper floors	118 sqm



KEY

- MAIN ACCESS ROUTE TO BINS
- CHURCHGATE
- ELECTRIC VEHICLE CHARGING BAY 40%
- PARKING BAYS
- DISABLED BAYS
- ON SITE ROADWAY
- BIN COMPOUND

PARKING STRATEGY

The previous consented scheme utilised vehicular access off St Nicolas Rd. This formed not just a crossover but also ramped access onto the site leading to the lower ground floor and service area. The proposed parking strategy as illustrated in the adjacent diagram utilises vehicular access from Churchgate which provides minimal disruption to boundary edges and provides direct surface level access to parking area and servicing. This allows a simpler and improved access arrangement than the previous consented scheme.

The proposed care home provides 88 bedrooms with 13 car parking spaces creating 1 parking space per 6 resident bed space including two designated disabled access spaces at the entrance of the building for ease of use. The original consented care home scheme provided 71 bedrooms with 12 car parking spaces equating to approximately 1 space per 6 residents. We believe a provision of 13 parking spaces to serve the 88 bed care home is sufficient to meet the requirements of the home. It is also important to note directly adjacent to the site is a public car park that can be used should there be a requirement to do so. The parking ratio for the proposal has been calculated in line with the number of staff and visitors. The provision is based on Abbey Healthcare's operational experience and requirements of the developments nationally.

Access for staff to the site is encouraged through alternative sustainable methods to include walking, cycling, use of public transport or to share lifts with other staff members. It is also the case that many care home operatives are second wage earners who do not own/drive vehicles. During times of peak traffic movement, care home facilities do not generate any notable change in vehicle flow as visitors and staff arriving at the site are usually within off peak times.

VEHICLE ACCESS

When accessing the site, excellent visibility is possible and when combined with the limited level of vehicular movement which can be associated with the type of proposal, this will assist with highway safety. The restriction of vehicle movement in and out of the site is limited to a single point of access. Vehicles will be able to access and exit the site in a forward gear, with on site turning.

CYCLE PROVISION

The proposal allows for a provision of 14 cycle spaces within a covered enclosure. However, there is also provision for a further allowance should there be a requirement.

PEDESTRIAN ACCESS

A pedestrian route will be provided from the car park to the main entrance.

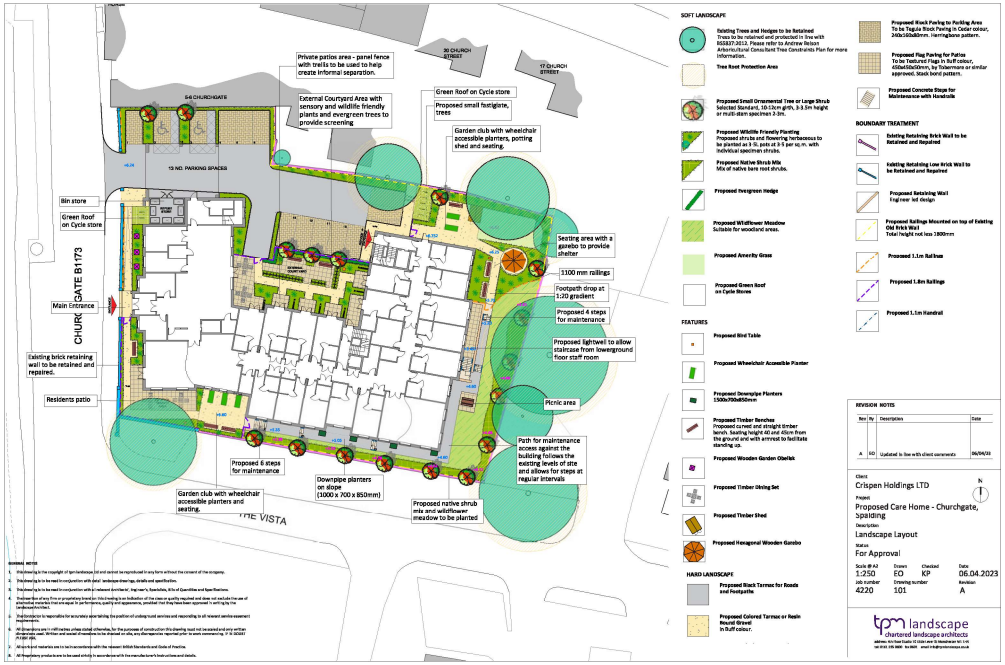
REFUSE COLLECTION AND SERVICING

Waste Collection

General, recycled and clinical waste will be collected from the home under a private commercial contract. Waste will be separated and stored within a designated refuse storage area within a dedicated service yard. Collection will be made through the main car park from within the service yard.

Deliveries

General deliveries will be received within the service yard and be transferred by staff into the home. There is a limited number of deliveries to the home as the facility will provide both on site kitchen and laundry facilities.



EXTRACT OF LANDSCAPE PLAN DRAWING REF:4220 101A PRODUCED BY TPM LANDSCAPE ARCHITECTS

LANDSCAPE STRATEGY

Within a care home environment a variety of external recreation gardens are an important part of the facility. The gardens are accessible from ground floor level communal lounge and dining area and are rationalised into the following categories:

1 - Communal – Public Garden

This is the main central amenity courtyard garden accessed from the main reception of the care home which accommodates the entrance plaza cafe. This is an amenity feature which will be shared by residents, staff and visitors. This semi public environment is complimented by a mix of hard paving areas to allow wheelchair access and seating areas, lawns and decorative planting and features.

The courtyard will also be accessible from the semi private lounge dining areas within the residential wing. The landscape structure and garden spaces will accommodate a range of typical garden elements as initial features (accessible seating, bird tables/bird baths etc.) and gifted items, to help residents 'take ownership' and positively personalise the gardens.

2 – Semi Private Gardens

Within the secure garden areas the layout intends to provide accessible, sunny seating zones (defined on plan by flag paving) accessed from living rooms. Smaller spaces and seat locations are set along or at the end of path routes to provide both a destination and a resting point on a circular walk. As well as flag paving, paths are shown as a modified macadam finish to provide accessibility for a range of users.

3 – Private Patios

Accessed from each resident bedroom at ground floor level, these small patio areas will enable residents to take ownership of the space immediately outside their private rooms. These can be used as an extension to internal spaces and allow for human interaction, on a one to one basis.

4 - Upper Floor Terraces

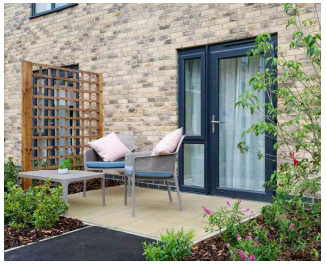
With varied mobility levels of future residents, modern care home designs need to include upper floor terraces and balconies. The current design proposal enables the inclusion of covered facilities at both upper floors and located in areas to provide suitable outlook while maintaining privacy for adjoining occupiers.

BOUNDARIES

The main landscape structure is provided by a strong perimeter hedging and tree planting pattern to replace the screening provided by existing low quality planting along the site boundaries.

HIGHWAY FRONTAGE

The eastern boundary and car park frontage of the site will be supported by a strong landscape setting to contribute to scale and approach to the home.



RESIDENT PATIO



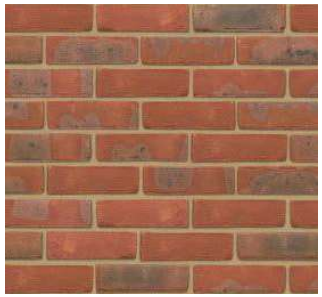
COMMUNAL PATIO



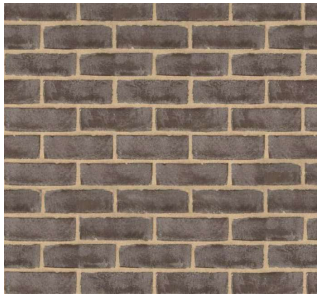
COMMUNAL GARDENS



01 - BRICK DETAILING



02 - RED MULTI-BRICK



03 - SOFT GREY BRICK

MATERIALS AND TREATMENT

Across the building, the material palette aims to remain simplistic in its range, whilst reinforcing materials used in its surrounding context and a traditional form. Choice materials will form detailing that defines and breaks up the building elevation.

A prominent mixture of red multi and soft grey brick creates a character akin to adjacent and contextual buildings and enhances the Georgian appearance of the proposed care home. Intermittent use of stone and brick detailing and feature balcony detail for key building elements provides the development with its own identity.



04 - WHITE UPVC CASEMENT WINDOWS TO REPLICATE TRADITIONAL DESIGN

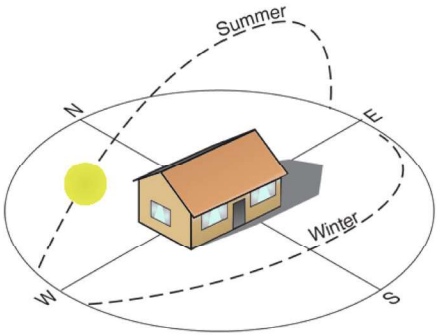


05 - METAL RAILINGS



06 - STONE DETAILING





BUILDING ORIENTATION



AIR SOURCE HEAT PUMPS



PHOTOVOLTAIC PANELS



ENERGY SAVING LIGHTING

SUSTAINABILITY

We outline below some of the considerations which will be given to the detail design and construction solutions of this proposed care home scheme to reflect the desire to achieve a sustainable development.

ORIENTATION

The building positions and orientation on this development is heavily influenced by the end visual appearance and relationship to key natural features. Nevertheless, the orientation allows maximum solar gain to be achieved to daytime living spaces. The choice of glass and suitable roof eaves overhangs will assist in managing solar gain into the building.

ACCESS / TRANSPORT

The development site is well serviced by public transport and local cycle routes to the wider context. This is described further within the design and access statement and transport assessment. Cycle storage provision and good pedestrian links across the site will be provided to encourage alternative and sustainable modes of transport. The proposed development will also include the provision of 4 active Electric Vehicle Charging Points on site with the remaining spaces having the provision included in for future adaptation.

BUILDING DESIGN

As the design progresses this development will be encouraged to consider the following sustainable measures:-

- Off site construction
- Renewable energy technology
- Fabric first approach with thermally high performance construction methods
- Solar shading and glazing treatments
- Building orientation
- Sustainable urban drainage systems

RENEWABLE ENERGY TECHNOLOGIES

The ability to include renewable energy technologies within the building design assists with the reduction in Co2 production while reducing the running cost and energy demands within the completed homes. We are proposing to include both an ASHP pre-heat system and a roof mounted PV array to the development.

NATURAL VENTILATION

The building design has been created to maximise the opportunity to naturally ventilate the internal space without the need for large central and high energy consuming mechanical equipment.

LIGHTING

The proposed lighting both inside and outside the buildings will be designed for low energy consumption. External lighting to be designed in accordance with CIBSE lighting guides to provide safe and secure lighting. Low level bollards will be used to footways and column mounted fittings will be provided with an anti-glare reflector to a green lighting standard.

CONSTRUCTION MATERIAL WASTE MANAGEMENT

Material wastage and recycling is also a key consideration upon the development. The contractor will be encouraged to prepare a site waste management plan which will again look to limit site wastage and recycle where possible. The recycling of material produced by the demolition of the existing buildings will also be investigated.

FINAL PROPOSAL

The key areas to be covered within this section are:

8.1 Proposed Site Plan
8.2 Proposed Floor Plans
8.3 Proposed Elevations
8.4 Proposed Design Constraints Plan
8.5 Proposed Visuals

INTRODUCTION TO FINAL DESIGN PROPOSAL

This section illustrates the final proposal in context to the urban setting.

The indicative floor plans illustrates the relationship between the internal layout and how this relates to the proposed site plan.

The visualisations illustrates the potential architectural language, articulation and material composition.

This section should be read in conjunction with the application supporting drawings.

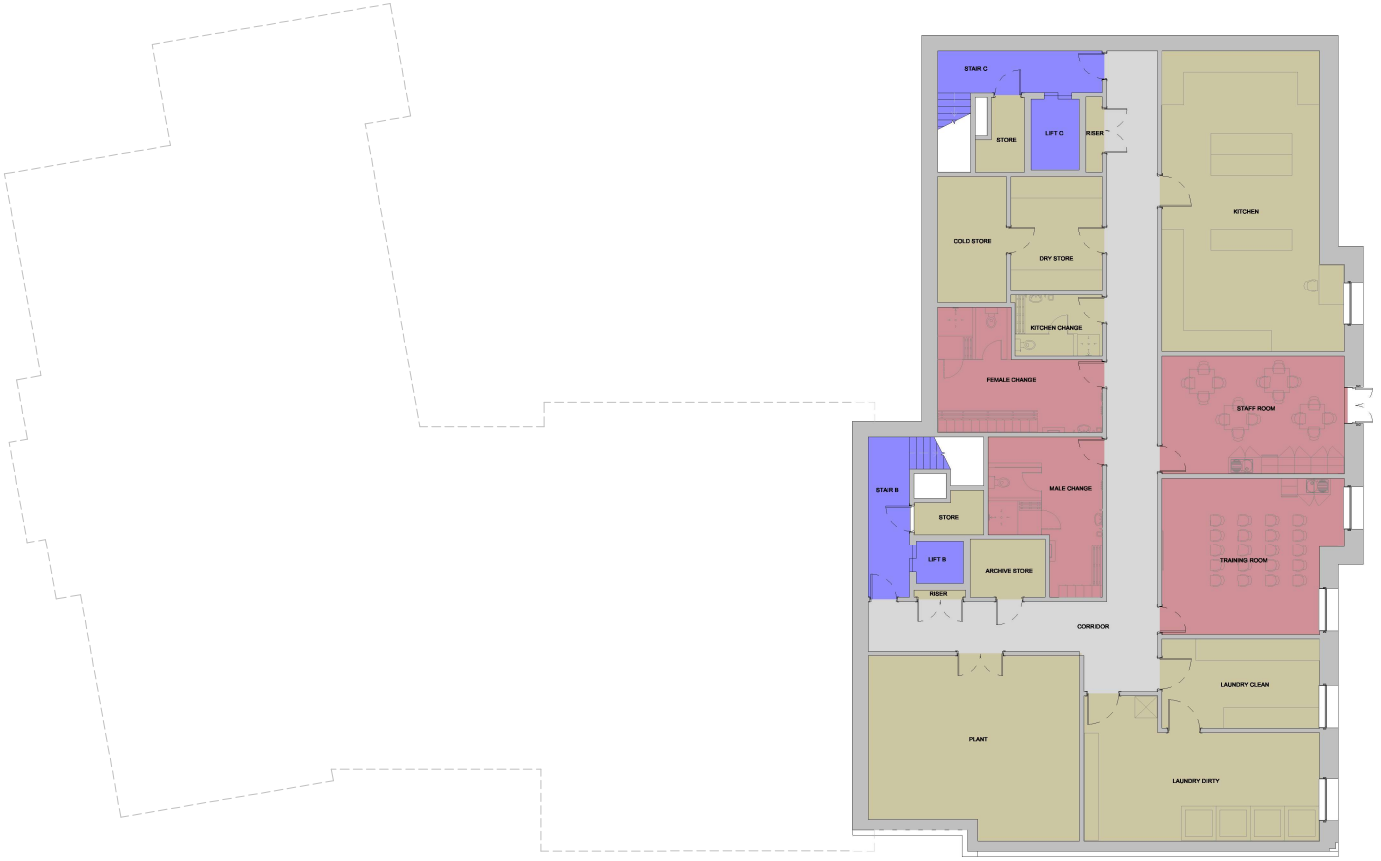


8.1 Proposed Site Plan

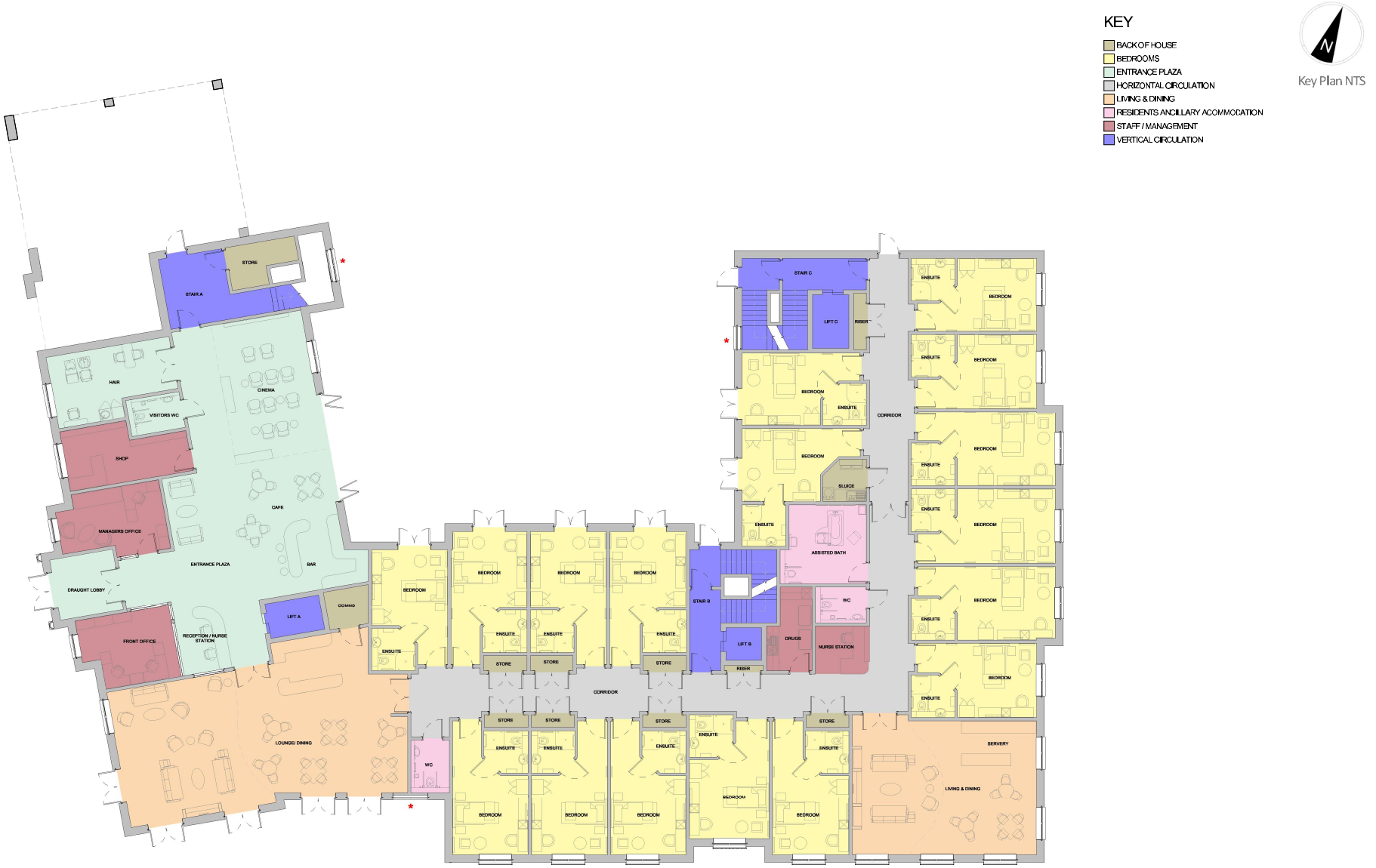
KEY

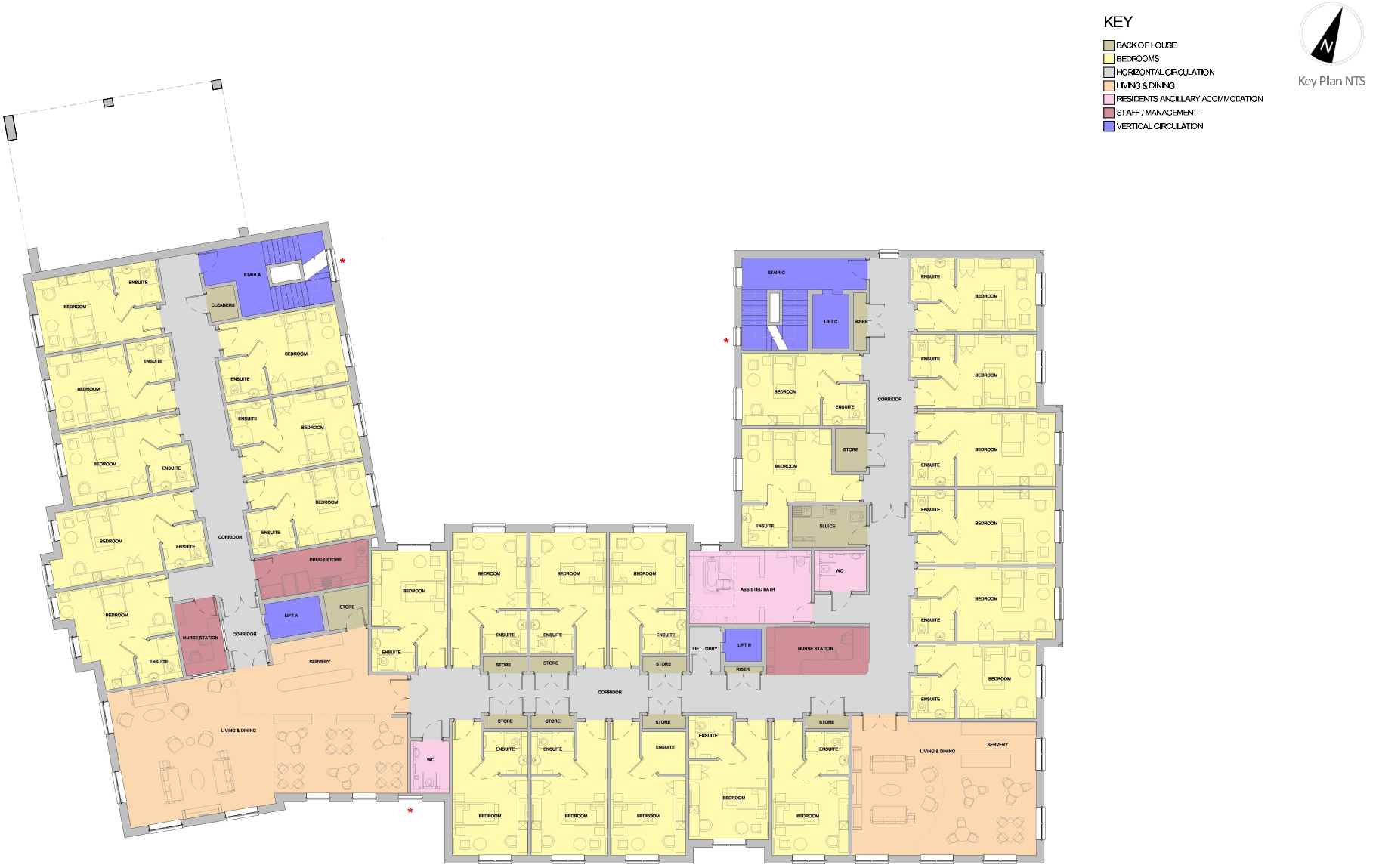
- BACK OF HOUSE
- HORIZONTAL CIRCULATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION

Key Plan NTS

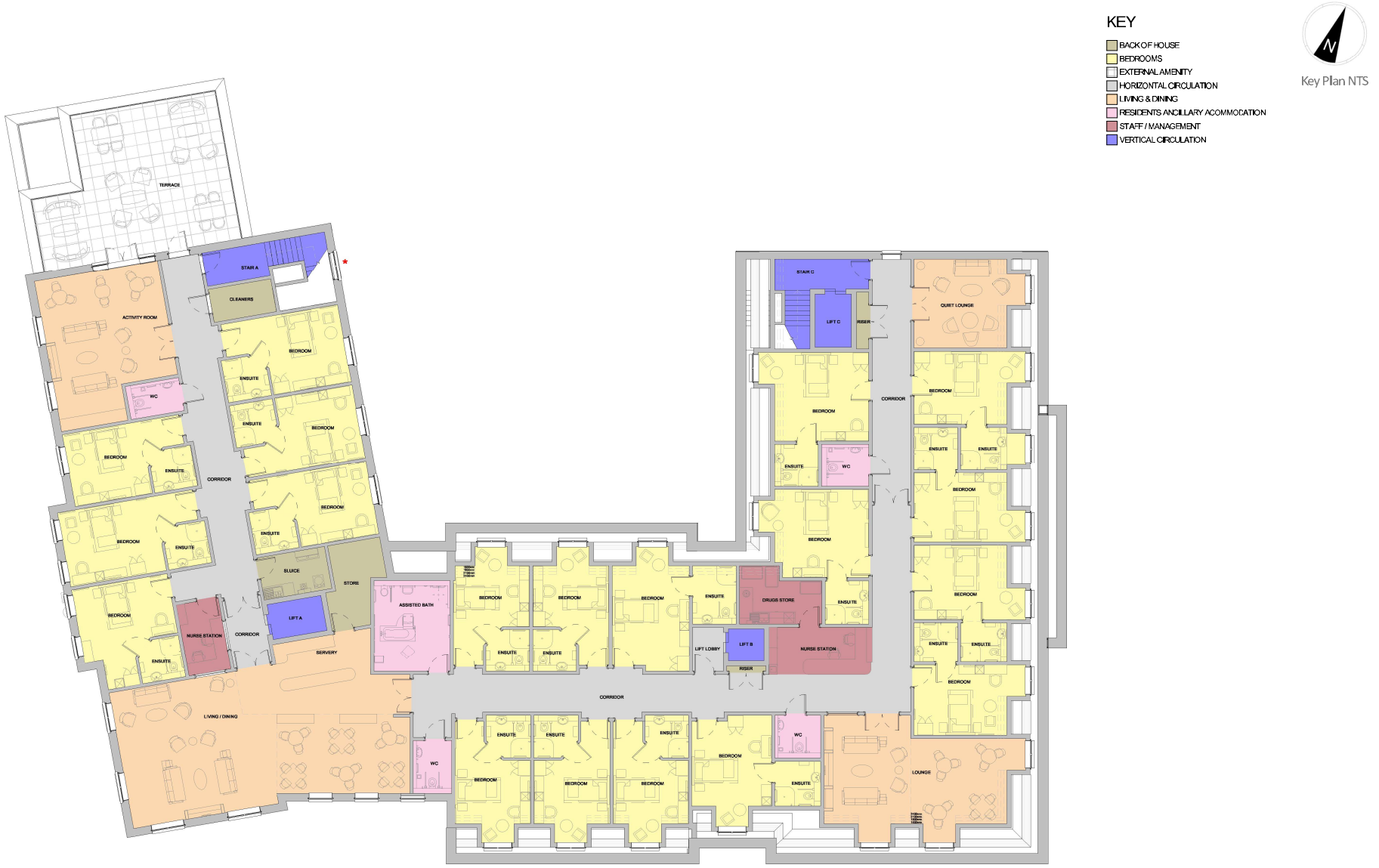


8.2 Proposed Lower Ground Floor Plan

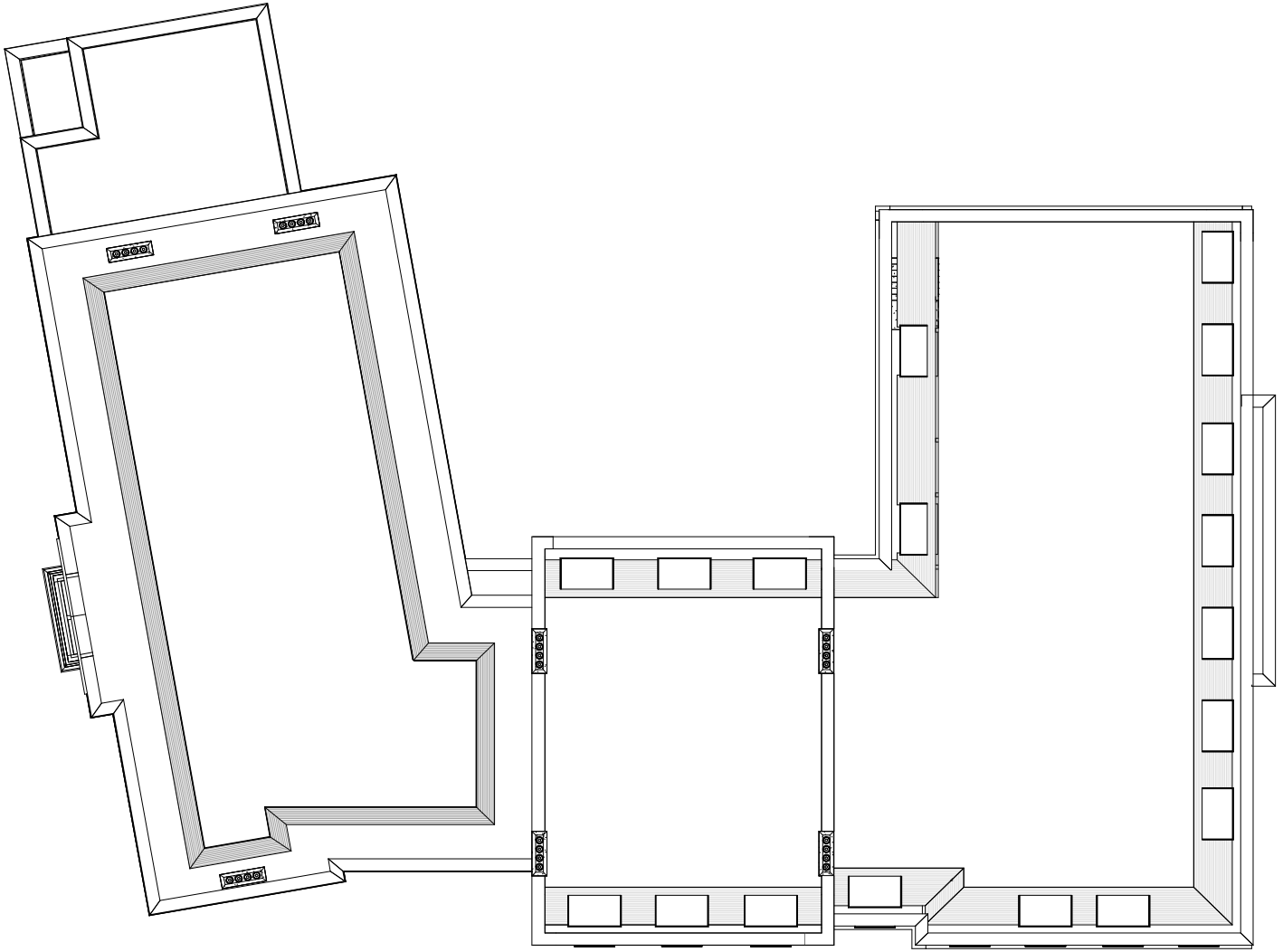

KEY
BACK OF HOUSE
BEDROOMS
ENTRANCE PLAZA
HORIZONTAL CIRCULATION
LIVING & DINING
RESIDENTS ANCILLARY ACCOMMODATION
STAFF / MANAGEMENT
VERTICAL CIRCULATION
Key Plan NTS
STORE
STAIR A
HAIR
CINEMA
VISITORS WC
SHOP
CAFE
MANAGERS OFFICE
ENTRANCE PLAZA
BAR
DRAUGHT LOBBY
COMMS
LIFT A
FRONT OFFICE
RECEPTION / NURSE STATION
LOUNGE/ DINING
WC
BEDROOM
ENSUITE
STORE
CORRIDOR
STAIR B
LIFT B
RISER
DRUGS
NURSE STATION
WC
ASSISTED BATH
SLUICE
STAIR C
LIFT C
SERVERY
LIVING & DINING



8.3.1 Proposed First Floor Plan



8.3.2 Proposed Second Floor Plan



Key Plan NTS

8.3.3 Proposed Roof Plan



ELEVATION A-A - WEST ELEVATION



ELEVATION B-B - SOUTH ELEVATION



ELEVATION C-C - EAST ELEVATION



ELEVATION D-D - NORTH ELEVATION



KEY

- SITE BOUNDARY
- PREVIOUS CONSENTED SCHEME
- EXISTING SURROUNDING BUILDINGS
- EXISTING TREES
- USABLE AMENITY - 679.29SQM
- VISUAL AMENITY -180.16SQM
- PROPOSED BUILDING OUTLINE

EXTRACT FROM DRAWING - 1315PL-RDT-ZZ-XX-DR-A-1155_PL1

FINAL DESIGN PROPOSAL PLANNING CONSTRAINTS

SEPARATION DISTANCES

The proposed design response provides adequate separation distances to neighbouring dwellings. The adjacent diagram illustrates the proposed separation distances between the proposed building, adjacent buildings, previously consented scheme and boundaries. The proposal will bring betterment to neighbouring users over and above the current building relationships.

AMENITY PROVISION

The current proposal will deliver 859.45sq.m. of amenity across the development. The table below illustrates the usable amenity space (illustrated in adjacent diagram) and the visual amenity space, which provides adequate amenity provision.

Usable amenity space on ground floor (Communal and private)	679.29 sqm
Visual amenity space on ground floor (Planting)	180.16 sqm
TOTAL	**859.45 sqm**

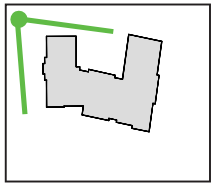
Amenity space across balconies and terraces on upper floors.	118 sqm

8.5 Planning Constraints Plan



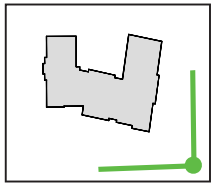
8.6 3D Visual





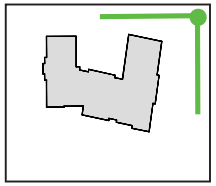
8.6.1 3D Visual





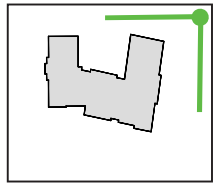
8.6.2 3D Visual





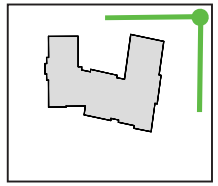
8.6.3 3D Visual





8.6.4 3D Visual





8.6.5 3D Visual

ACCESS

The key areas to be covered within this section are:

9.1 Wider Site Access
9.2 Immediate Access
9.3 Site Inclusive Access

INTRODUCTION TO ACCESS

This section identifies two areas of access; vehicular and transport links and inclusive access to support the design statement and conclude that all access issues have been considered in tandem with the design.



KEY

- The Site
- Railway Links
- A16
- B173

WIDER SITE ACCESS

Spalding is a market town on the River Welland in Lincolnshire between the towns of Peterborough and Lincoln.

The town is located approx 1 mile from the A16 to Peterborough in the South West and Boston to the North East and 11 miles from the A15 to Lincoln in the North West.

The B173 Churchgate road runs directly in front of the site with the B13 servicing the local area and Boston and there are several other bus stops close by.

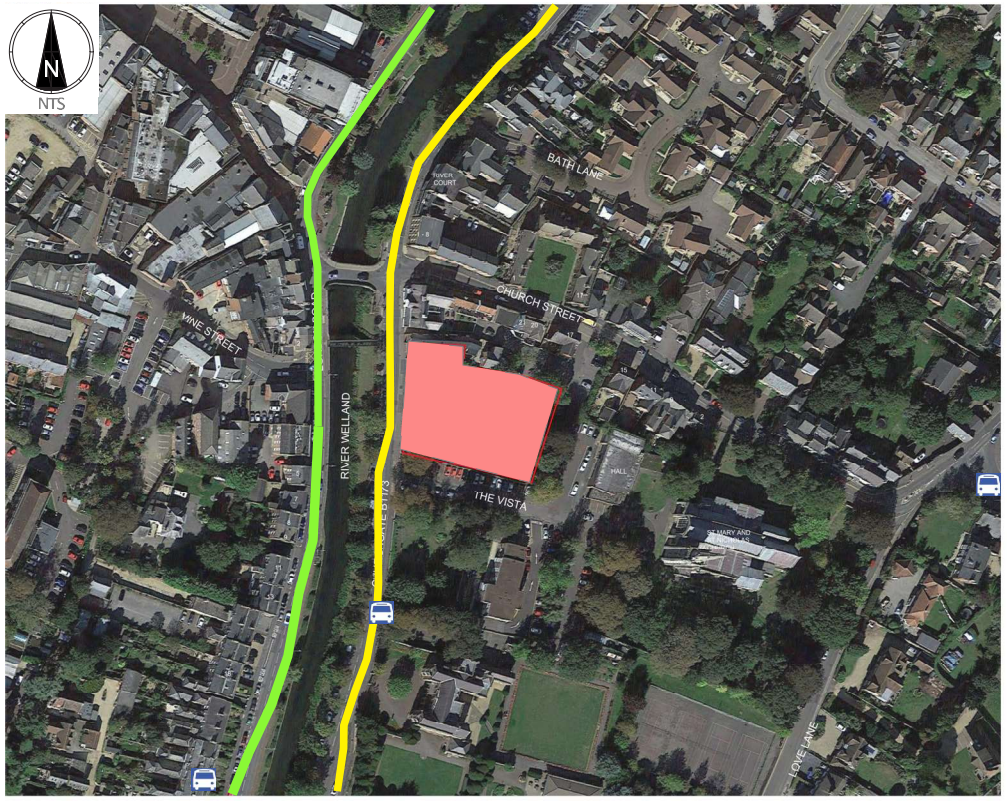
Other bus routes service the areas of Peterborough, Bourne, Boston and Kings Lynn.

Spalding train station is approximately 1 mile from the site with East Midlands trains connecting Peterborough, Doncaster, Lincoln and surrounding villages.

Spalding offers a huge range of services and facilities with an array of commercial and community buildings, churches, pubs, post office, supermarkets, leisure facilities, shops, garages and schools.

Spalding has a number of social and recreational clubs and a library.

There are a number of parks and open recreational areas within Spalding including the ??? within close proximity of the site.



KEY

The Site

Bus Stops

London Road

Churchgate B173

IMMEDIATE SITE ACCESS

VEHICLE ACCESS

The design of the development uses the existing vehicular access from Churchgate. There is level access from the car park to the care home as well as disabled parking bays close to the entrance.

LEVEL OF PUBLIC TRANSPORT ACCESSIBILITY

The public transport bus service is frequent and there is a bus stop close to the site on Churchgate providing access to the town centre, train station and surrounding villages.

As well as facilitating access to a broad range of amenities, the local bus services provide opportunities for interchange with direct rail services to Peterborough, Lincoln and other regional destinations.

EASE OF ACCESS BY CYCLING AND WALKING

Cycling will be encouraged as an alternative mode of transport and there is provision for secure cycle storage at the site with several cycle routes in and around the Spalding area. There are good and safe walking routes within the proximity of the site to public transport, local shops, leisure facilities and other local amenities.

INCLUSIVE SITE ACCESS

The inclusive access in and around the proposed development caters for those with all levels of mobility and with wheelchair access incorporated into the design.

External to the buildings, the development will provide level access from vehicles to the front door. Suitable gradient ramps where necessary and paths will be provided around the building for all users to travel around the site and enjoy the landscaped gardens and wildlife.

Building Regulation and NHBC Requirements will be complied with regarding the buildings design including the Disability and Discrimination Act and Part M4 requirements.



CONCLUSION

This Design and Access Statement has demonstrated our interpretation of the site and context to which the proposed care home development will seek to respond to and enhance the existing site, through considered design principles and physical treatment.

The conclusion to this report and the appropriateness of the design is illustrated simply on the plan below, with the proposed development respecting the surrounding relationships in terms of scale, mass and positioning on site.

The process of stakeholder engagement has been integral within the proposals development and has illustrated the client's desire to achieve consent for a development that will be considered suitable by all.

The appropriateness of residential care use upon the site and the applicant's commitment to the development has been clearly demonstrated as a direct response to concerns raised by officers during the pre-application process.

Through considered design development, the proposed design responds to a primary aim of achieving a much needed form of elderly care development, contributing to the area of Spalding with a rich palette of building and style, whilst merging into the existing context.

All supporting statements including the Planning Statement should be read in conjunction with this document.