ROMAN BANK EXTRACARE

DESIGN & ACCESS STATEMENT

SEA ISLAND DEVELOPMENTS



JDDK DISCOVER DESIGN DELIVER

DESIGN & ACCESS STATEMENT

December 2022

ROMAN BANK EXTRACARE
DESIGN AND ACCESS STATEMENT

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Google Earth image of the site

t. 0191 286 0811 f. 0191 286 3870 e. millmount@jddk.co.uk

Millmount | Ponteland Road | Newcastle upon Tyne | NE5 3AL

INTRODUCTION

This Design and Access Statement relates to the vacant linear site to the north of Spalding along the bank of the River Welland, off Roman Bank Road just north of the junction to Holbeach Road A151. JDDK have been appointed as Architects for the scheme.

The proposals outlined herein are for the construction of a new 69-bed Extra care housing development.

This statement firstly sets out an appraisal of the existing site and character and identifies the opportunities and constraints presented by the site. Secondly, the statement outlines the proposals for the site within the categories of Amount, Layout, Scale, Appearance, Use and Access. These categories will explain the proposals at all relevant design levels, including the site master-planning approach, layout of the public realm, and detail of the place and dwellings.

This tiered approach to the design and access statement is intended to ensure a robust design encompassing broad principles with a clear regard for best practice and guidance.



Local Context Plan

EXISTING SITE APPRAISAL

Location & Characteristics
The development site is located just north of the junction to Holbeach Road A151, with the River Welland to the north west and Roman Bank road to the south east.

Land use in the immediate vicinity is generally three storey residential, with industrial development on the opposite side of the river. To the South are an agricultural merchant and Chinese food takeaway with new build residential directly opposite.

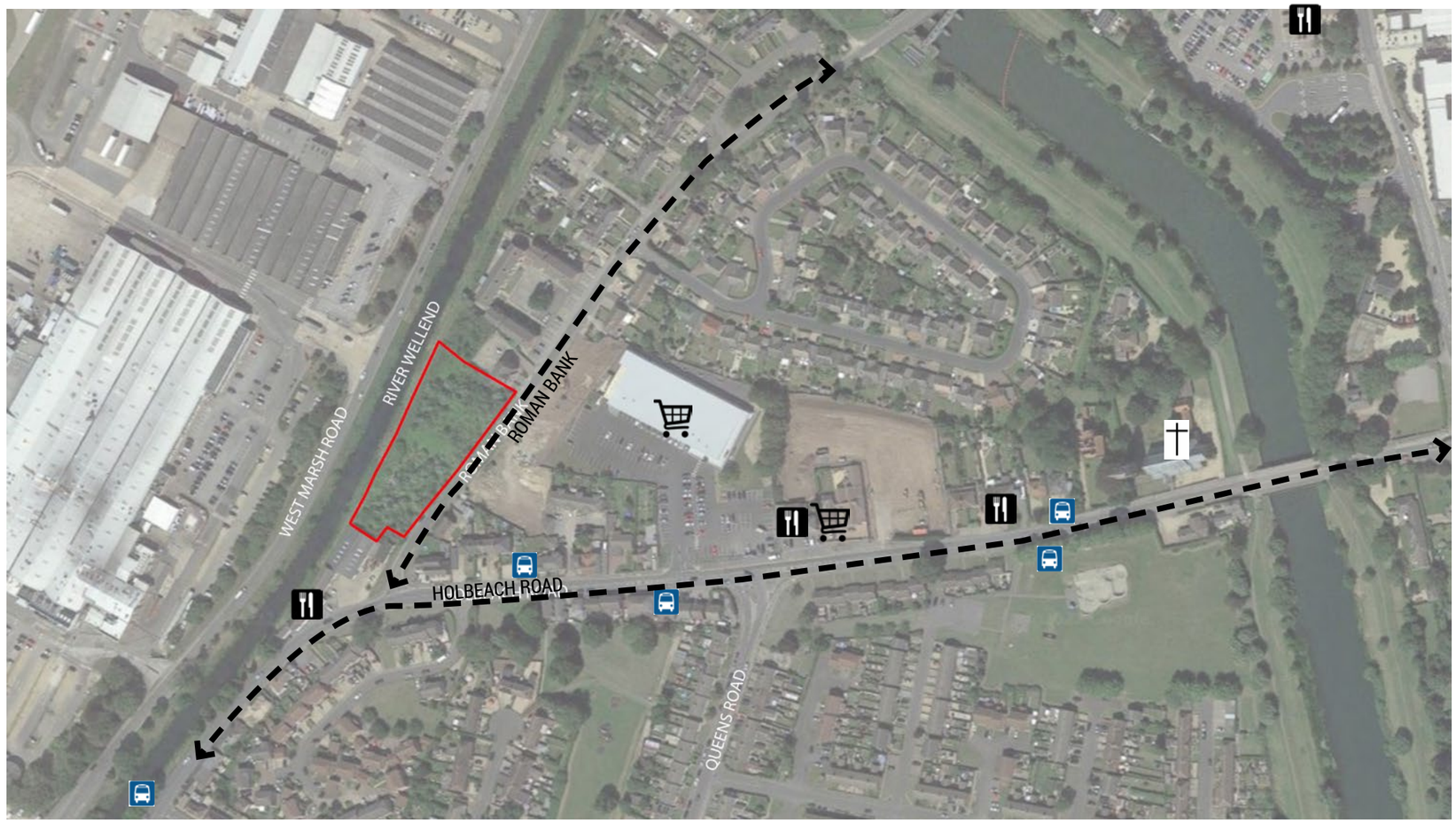
The brownfield plot was formerly occupied by Jewson's Builders Merchant, which has been demolished with the site since becoming overgrown with dense vegetation including small trees. The site area is approximately 0.41Ha. There is an embankment around 1.5m height along the Eastern boundary between the site and the river bank path. The rest of the site is more even, with a fall of around 1m from the South East to the North West corner.

Boundary Treatments
Boundaries are generally enclosed by temporary metal fencing, with a 1.8m high brick wall to the Southern boundary where the adjoining single storey property abuts. There is no pavement between the site boundary and the road.

Connectivity and Amenity
The site is well connected to local amenities. Within a 15-minute walk there are a range of amenities including supermarkets and convenience stores, take away outlets, primary school, church, skate park and playground, post office.

There is good links to the local area and has ample bus services along adjacent Holbeach Road and Spalding Railway station giving connections to the wider area.

Further details on local amenities and public transport connections are provided in the accompanying Transport Statement.



Local Context Plan

Primary Road

Takeaway / Restaurant

Convenience Shop

Church

Bus stop

EXISTING SITE PHOTOGRAPHS



Google street view image showing site from across the River Wellend - March 2009



Google street view image showing site from across the River Wellend - June 2022



Google street view image showing view of site from Holbeach road junction - June 2022



Google street view image showing dense self seeded vegetation - June 2022



Google street view image showing relatively flat site banking up along the river - march 2009

CONSTRAINTS AND OPPORTUNITIES

Constraints

1. The site is within Flood Zone 3 of the Environment Agency plans.
2. Accommodate raised ground floor levels to meet EA requirements whilst still meeting level access requirements for residents with potential accessibility needs.
3. Protect the amenity and privacy of nearby dwellings by designing out overshadowing and overlooking to the North and East and providing adequate separation distances
4. Consider privacy and noise from adjacent industrial unit.

Opportunities

5. Provide a high-quality supported living development in an area that has no purpose-built care facilities or provision.
6. To deliver a dual aspect development that responds to both the River Welland and Roman Bank.
7. Improve the external realm of the site and promote biodiversity through detailed, well-considered landscaping proposals.
8. Remove the probability of a vacant site attracting anti-social behaviour and contribute to security by creating overlooked external spaces.
9. To fill in the vacant gap in the street scene and create active frontages to both Roman Bank and River Welland, linking the existing residential developments back to the town.
10. Create a contextually sensitive development which uses contemporary design features to maximise space, light. environmental quality and amenity space.



Local Context Plan

PRE-APP ADVICE

Pre-application Advice

A planning pre-application was submitted in October 2022 for the proposal of 69 apartment scheme prodominantly over 3 storeys with a central section reaching 4 storeys, with a basement car park, access road to the north and amenity space provided between the building and Roman Bank.

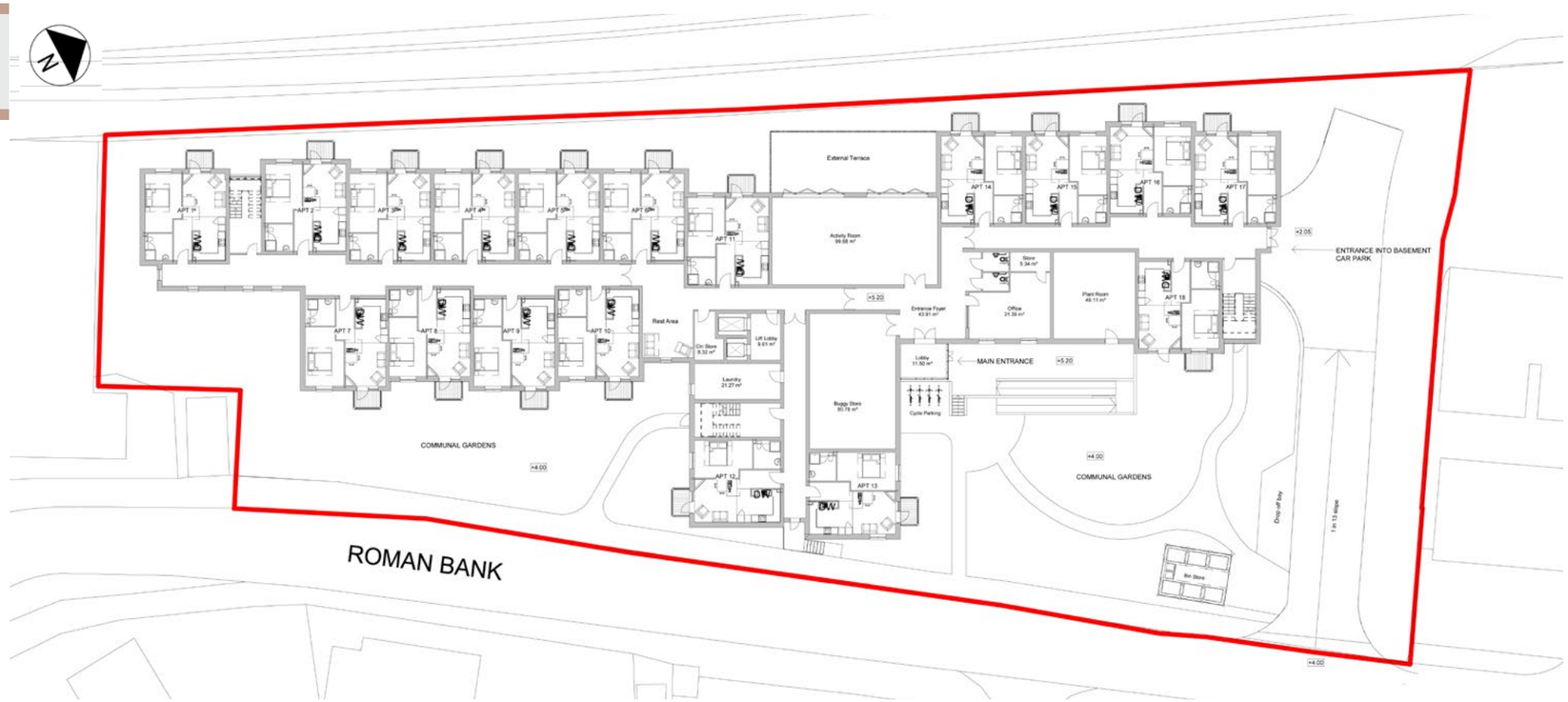
A response was received in November 2022. An overall positive response was given and the scheme received support from the Local Authority through this pre-app process. There were a number of items thats were highlighted that should be addressed before submittting for a full planning application;

These items were as follows...

- ***The arrangement of the fenestration and balconies is currently very uniform considering the length of the river facing elevation. It would benefit from some relief.*** The elevation facing the river Welland has been revised to provide more variation and relief from the uniformity of the submitted elevation. Apartments have been handed to break the uniform rhythm of balcony - window - balcony -window. Elements of render and timber look cladding have been introduced into the brickwork to break up the mass of the elevation.

- ***Please be aware that the Council would not be supportive of an arrangement which seeks kerbside collection by the Local Authority due to the volume of refuse sacks likely to be generated and the associated visual amenity and environmental impact.*** A layby has been added off Roman Bank road adjacent to the bin store to allow refuse vehicles to pull in off the main road when collecting the refuse, so not to hold up traffic along Roman Bank.

- ***Proposals must have a minimum of 2 storeys, with FFL set a minimum of 1m above existing ground level, flood resilient construction to a height 300mm above the predicted flood depth, and demountable defences to 600mm above FFL.*** - The finished floor level of the accommodation has been raised to 1350mm above existing site levels in responce to this requirement by the EA.



Site Plan submitted at Pre-App



Elevation facing River Welland submitted at Pre-App



Elevation facing Roman Bank submitted at Pre-App

PUBLIC CONSULTATION

Statement of Community Involvement

A public consultation to gather comments from local Councillors, residents and businesses was conducted in November 2022. This included a letter drop containing information on the proposals which was delivered to approximately 750 addresses, and a consultation webpage. The webpage was created to provided further detail and information of the proposals and the link to this webpage was provided within the letter.

The letter also contained details of how to respond by way of the feedback form on the webpage and postal methods, and comments were requested by 27 November 2022.

No responses to the consultation were received from the 750 letters that were sent out.



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ROMAN BANK, SPALDING

NEW EXTRA CARE HOUSING COMPRISING 69 UNITS OF ACCOMMODATION WITH ASSOCIATED ACCESS, CAR PARKING, AND LANDSCAPING ON LAND ADJACENT TO ROMAN BANK, SPALDING, PE11 2HJ

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the applicant's design team which will include communal gardens for future residents.

In accordance with national and local planning policy (policy 4), as the Site is located in Flood Zone 3, the forthcoming planning application will be supported by a Flood Risk Sequential Assessment, alongside a Flood Risk Assessment and comprehensive Drainage Strategy in order to ensure that there will be no adverse impacts in terms of flood risk generated as a result.

Providing your Feedback

We welcome any feedback you may have on the proposed development. Please send us any comments you may have on the proposed development via the online feedback form below. Alternatively, you can email any comments to consultation@dppukltd.com, quoting the site address in the subject heading or, if you prefer not to use a computer, please feel free to post your comments to:

DPP, Studio 012, Hayloftu, St Thomas Street , Newcastle upon Tyne , NE1 4LE

Your comments will be logged, and a member of the project team will review these.

Please send your comments to us by no later than **Sunday 27th November 2022**.

Once the planning application has been submitted, full details will be available on the Council's website and there will be a further opportunity to comment.

We look forward to receiving your comments on the proposed development.

FEEDBACK FORM

YOUR NAME | YOUR EMAIL

YOUR MESSAGE

SUBMIT

Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our Privacy Policy. Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the Privacy Policy.

Your personal data will be retained on our secure database and will not be passed to our clients.



Extracts from consultation webpage

DEVELOPMENT PROPOSALS

Amount & Use

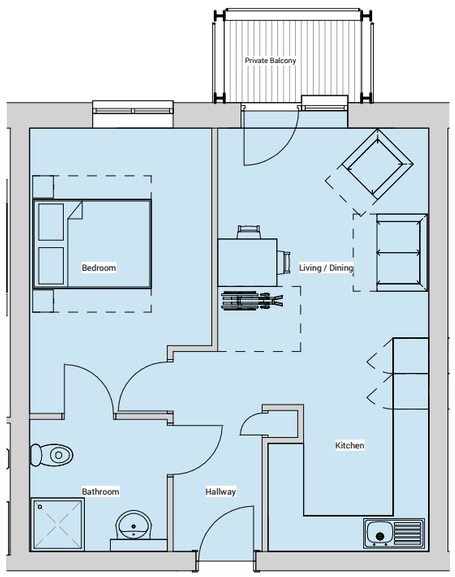
The development falls under Planning use class C2 (Residential Institutions). The development will be available only to individuals who meet a minimum level of care requirement and as such residents will be assessed for a place based upon the level of care that they require.

The development proposals are for 69no. 1 bedroom 2 person accommodation units with communal and support facilities. Communal facilities include a shared activity room and kitchen, accessible WC's, a buggy store and laundry in addition to two external terraces and break-out space within corridors. Staff facilities include a staff office with welfare facilities.

Each apartment, of minimum floor area 50m^2, contains an open plan kitchen, living space and hallway along with one double bedroom and a bathroom which is flexible for a bath or shower with wet room design with future adaptability for 'jack and jill' doors and ceiling hoist from the bed. Built-in storage is provided in a cupboard off the hallway. Apartment units comply with the Nationally Described Minimum Space Standard (NDSS).and Approved Document - M4 - Category 2.



Ground Floor Plan



Apartment Plan

Type	Gross Internal Floor Area (sqm)	Gross External Area (sqm)	Units
Ground Floor	1669	1770	18
First Floor	1659	1757	23
Second Floor	1593	1688	22
Total	**5416**	**5748**	**69**

Proposed Floor Areas

DEVELOPMENT PROPOSALS

Layout

The linear form of the building is a direct response to the shape of the site with a short return towards Roman Bank, this allows optimum usage of available space whilst maximising the external space available for landscaped amenity areas and access. This form enables a shallower building plan overall, with apartments located on either side of the central corridor.

It was important to avoid a long, singular corridor as this can feel oppressive and create problems with way-finding, particularly for dementia sufferers. The corridors have therefore been staggered along the building, which also enables the introduction of natural daylight and ventilation through windows at corridor ends, along with creation of break-out spaces to allow residents to sit down for a rest or to meet and chat with neighbours.

The communal and staff facilities have been grouped around the main entrance allowing staff to naturally surveil who enters the building whilst also making it easy for residents to access support.

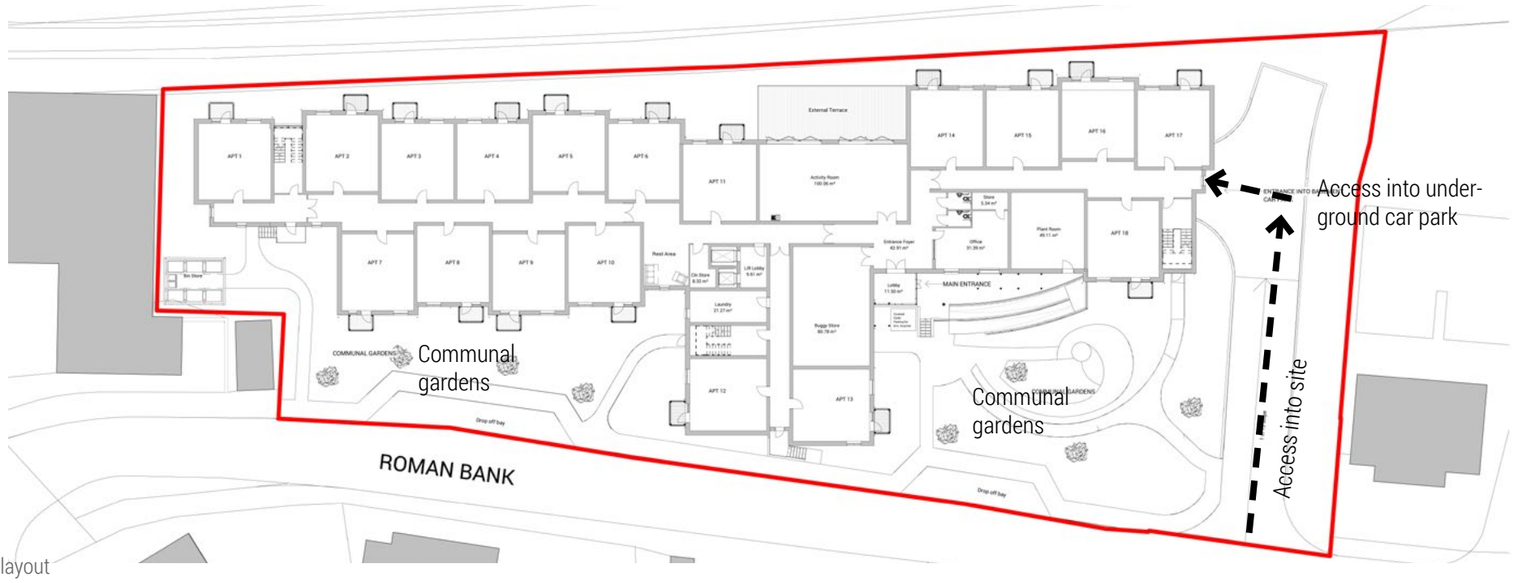
The location of communal facilities around the entrance also helps to control visitor access, for security and privacy.

The apartments have been laid out with an open plan kitchen and living space which extend into the hallway which allows daylight to penetrate the full depth of each apartment and avoid the creation of an enclosed, uninviting space upon entry.

Each apartment has its own private balcony providing external space for every reisdient. The majority of the private balconies are covered which both extends the useability of the balconies and enables external doors to be opened up for more of the time for ventilation through added weather protection.



Typical Floor Plan layout



Proposed Site layout

DEVELOPMENT PROPOSALS

Materials

Elevational treatments have been designed to break up the mass of the building visually into sections, with the primary wall finishes being a mix of brick predominantly a red multi brick with a contrasting brick, either blue, buff or a constrasting red, off-white through coloured render and small elements of timber-effect cladding.

Slate grey window and door frames and aluminium parapet cappings will complement the grey painted steel balconies.

A grey concrete tiled roof will feature grey fascias and soffit boards with black aluminium rainwater goods.



West Elevation facing River Welland



East Elevation facing Roman Bank

Grey roof tiles



Red multi-stock brick



Contrasting brick



Textured Through-coloured Render



Timber effect fibre cement cladding



Materials Examples

DEVELOPMENT PROPOSALS

Scale and Appearance

The building is predominantly three storeys rising to a fourth storey in the centre of the building. The ground floor of the building has been raised from existing site levels by 1.35m in response to the Environment Agencies requirements for a building in Flood Zone 3. Surrounding buildings are predominantly 3 storey in nature to the north and east with a single storey industrial unit to the south so the introduction of a predominantly 3 storey building in this location is appropriate.

The duel pitched roofs and low eaves have been introduced to keep the scale of the building to a minimum and is embellished with the use of feature gables and dormers to break up the mass. Other features to reduce the impact on neighbours is the access road into the site from Roman bank which has been located to the north of the site and the amenity landscaped areas along the eastern boundary, which provide separation from the neighbouring dwellings. The building also steps down to two storeys at the west where it sits adjacent to the industrial units.

Windows have been minimised on the north and south elevations of the building to avoid overlooking and protect the privacy of the adjacent neighbours.

The building has been designed to provide an active frontage addressing both Roman Bank and the River Welland.

The fourth storey of the central wing towards Roman Bank adds visual interest to the building form as do the external balconies which add depth and shadowing to the elevations. Furthermore, elevations have been broken up visually through the use of contrasting bricks and other materials such as render and timber effect cladding, which also helps the building sit sensitively with its setting.



View of the proposed building along Roman Bank showing the building in context to surrounding buildings



South Elevation



North Elevation

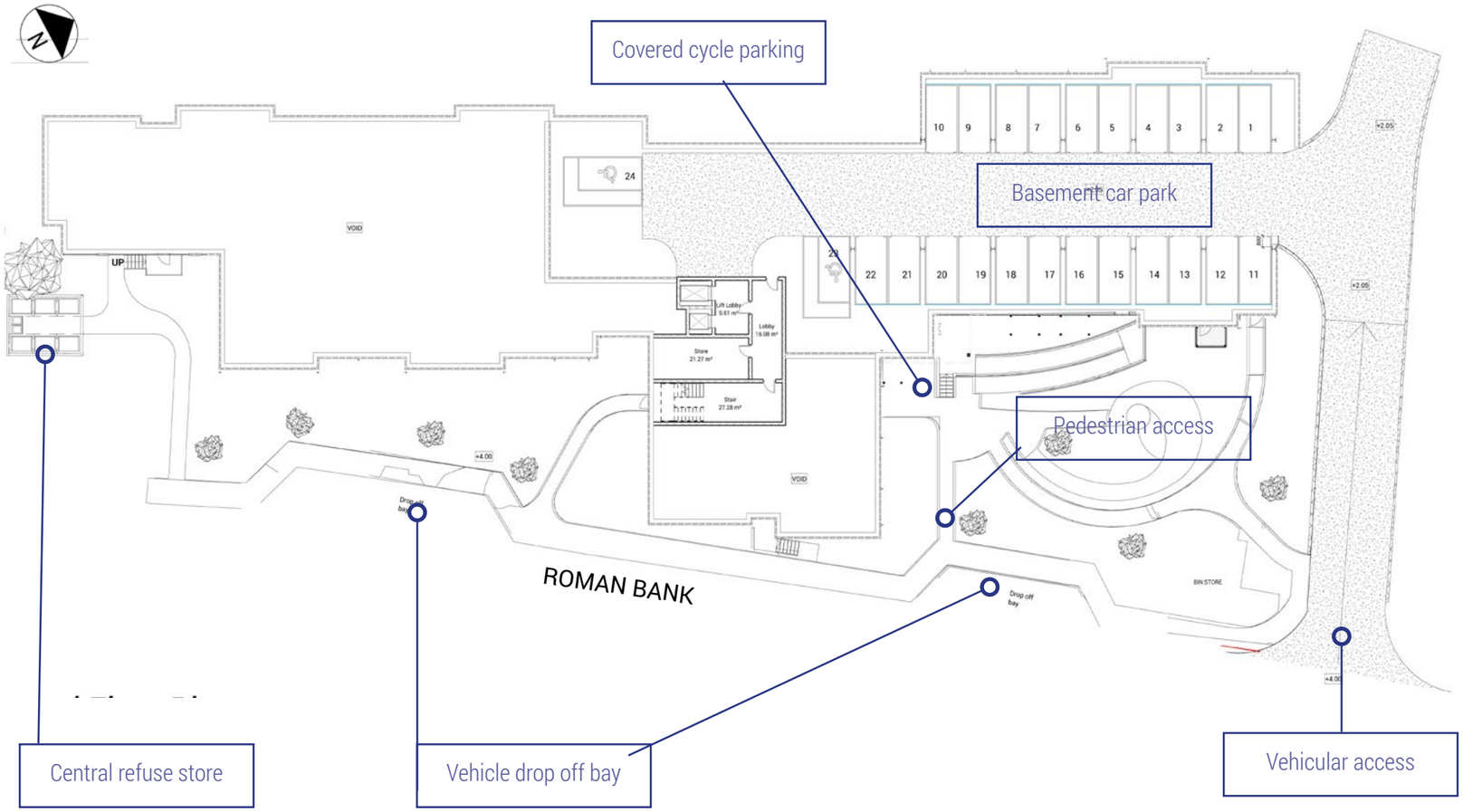
ACCESS

Access & Parking
Vehicular access into the site is provided at the north from Roman Bank, the access road ramps down at a 1 in 13 ratio to provide access into a basement car park, which is approximately 1.8m below existing ground site levels due to the ground floor of the building being raised by 1.35m due to floor risk. There are 24no. car parking bays which is provision for 1 in 3 residents, 2 of which are accessible bays. Residents parking in the basement can enter the building using the central staircase and lift that extends into the basement level.

Pedestrian access into the site is separate from the vehicular access for safety. A public footpath has been provided along Roman Bank to provide continuity of the existing footpath system along the highway. Footpaths within the site then connect into the highway footpaths which connect to the main entrance of the building.

Covered cycle parking has been provided at the entrance to the building with an allocation for up to 6 bikes to be stored.
A drop off bay to allow for taxi's or delivery vehicles to pull in has been provided along Roman Bank. It also allows for emergency and refuse vehicles to pull in off the main highway.

The accompanying Transport Statement contains further details of the proposed parking, vehicular and pedestrian access arrangements.



Refuse Storage
The building contains internal refuse storage areas on each floor for residents to take rubbish to on a daily basis. Refuse will intermittently be taken by staff out to the refuse collection point, adjacent to the vehicular drop off bay along Roman Bank and the site access point for a refuse vehicle to collect. The use of separate bins will enable the independent storage of both refuse and recycling.

ACCESS

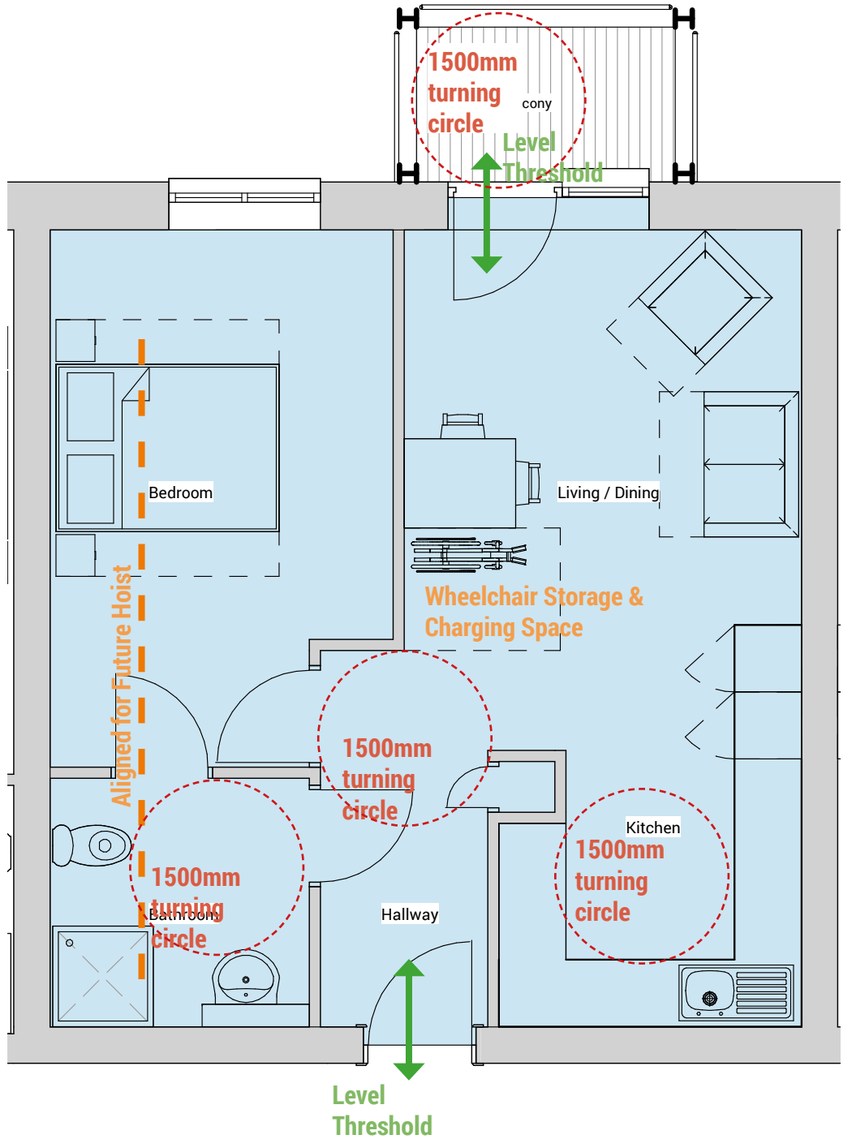
Accessibility
The building has been set 1.35m above existing site levels as the site is within Flood Zone 3 and was a requirement of the Environment Agency to mitigate risk of the building flooding.

External entrances / exits to the building will be provided with level thresholds and in order to achieve this entrance ramps at 1:21 or less have been provided to the main entrance, along with steps as an alternative shorter route. Internal staircases have been taken down an extra half storey to allow for direct exit from the building to the existing site levels. The Centrally located staircase goes down to the basement car park level, as does the lift to provide internal access striaght into the building.

Cycle parking has been provided at the existing site level adjacent to the main entrance, with access into the building via the steps or entrance ramp.

The building has been provided with two wheelchair-friendly passenger lifts, located fairly centrally.

Units have been designed to meet the requirements of the Building Regulations M4(2) Accessible and Adaptable Dwellings. There is space for the storage & charging of a manual or electric wheelchair and wheelchair turning circles have been accommodated within the design.



SUSTAINABILITY

The proposed building is designed to be thermally and energy efficient through the use of a 'fabric first' approach.

The external envelope of the building is designed with high levels of thermal insulation which will reduce overall energy demand in conjunction with stabilising internal temperatures for occupants. Low U-value double or triple glazed windows and doors will further improve the building's performance.

In addition, construction detailing and build quality will optimise the buildings air tightness minimising heat loss via unwanted air transfer. This approach will be combined with energy efficient ventilation systems, likely to include mechanical ventilation heat recovery and MVHR.

Non fossil fuel heating systems, such as air source heat pumps, along with renewable technologies such as photovoltaic panels will be used throughout the building to ensure the scheme meets and exceeds the requirements of the Building Regulation Approved Document L.



LANDSCAPING

The landscape strategy for the Roman Bank development is illustrated in Glenkemp's drawing 1607.2.1. Extract opposite.

The key objectives of the strategy are:

- To deliver a characterful and visually appealing setting to the residential development;
- To provide external spaces which residents will feel motivated to use for informal recreation and social interaction;
- To respond to the site's location in an appropriate manner;
- To maximise on-site biodiversity and opportunities for habitat creation;
- To provide year round visual interest.

With limited external space available, the landscaped area need to work hard to deliver on the objectives set out above. Seen from the road on the eastern boundary (Roman Bank) the proposed soft landscape treatment softens the visual character of the 3-4 storey development and provides planting of contrasting types to the north and to the south of the central projecting block. To the north, at the main entrance, a semi-enclosed communal garden space generates a sense of formality, whereas to the south, wildflower lawns and specimen native hazels have a much more natural feel.

The proposed development is segregated from existing residential development on the northern boundary by a new ornamental hedge reinforced with an avenue of blossom trees planted within a wildflower verge which lines the vehicle access road into the site.



Landscaping Proposals

LANDSCAPING

On the southern boundary which has a lower profile in public views, a visual buffer is provided by proposed native hedging and structure planting.

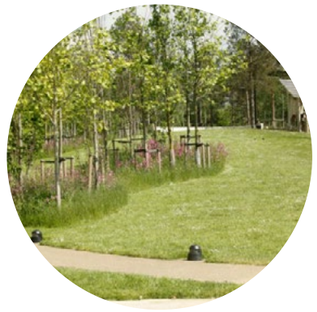
In views across the River Welland towards the site from West Marsh Road, low ornamental shrub planting softens the setting of the new building in a manner which maintains views out across the river corridor from west facing rooms. The boundary planting between the external patio area and the river would however, be increased in height to provide some privacy to this external dining area / social space.

The communal garden area offers the potential for resident participation in the form of a raised bed for planting, and more intimate space of the seating area with a water feature as a focal point, is screened from the road by strong hedge planting.

Tree, shrub and herbaceous plants would be selected to promote local biodiversity, with the plants listed in the RHS's 'Plants for Pollinators' being a key guiding reference. In particular, the specimen hazels with wildflower understorey would be allowed to develop as managed 'scrub' habitat.











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RIBA
Chartered Practice