

DESIGN AND ACCESS STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE,
DARKLANDS ROAD, SWADLINCOTE, DE11 0PJ



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CONTENTS

PART ONE - DESIGN STATEMENT

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

1.0 INTRODUCTION

- 1.1 This statement is submitted in support of the planning application made on behalf of LNT Care Developments, a company with considerable experience in the operation and construction of care homes for older people. The company has a portfolio of care homes in a number of locations across Yorkshire, the Midlands and the South.
- 1.2 The site is located on Darklands Road approximately 300m north west of the primary shopping area of Swadlincote town centre. The site was formerly a public car park and South Derbyshire Council's Depot. The site has now been cleared of the former depot buildings that had reached the end of their economic life, the car park is still in use.
- 1.3 The care home proposed is a purpose-built, three storey, sixty-six bed residential care facility for older people with associated access, parking and landscaping with the addition of 2 no. retirement apartment blocks fronting onto Darklands Road. The development of the site is required to provide a modern compliant care home with apartments to meet current government standards.
- 1.4 The site has good accessibility to public transport, amenities and local services.

2.0 THE SITE AND SURROUNDINGS

The Site

- 2.1 The site, subject of this application, as previously mentioned was part of the Council owned depot. A recent application (Ref. 9/2018/0451) has been approved for a mixed-use development incorporating a public house, fast food restaurant with drive through, a residential care home facility and 15 supported living apartments along with the creation of ancillary car and cycle parking provision, amenity space, soft landscaping and improvements to pedestrian links.
- 2.2 The site is surrounded by existing residential development to the north and east, allotments to the west and a large Sainsbury's supermarket to the south on the adjacent side of William Nadin Way. The properties along Darklands Road within the immediate vicinity are a mixture of two storey residential dwellings and three storey apartments. The wider area includes two housing allocations within the local plan, one site for around 600 dwellings and a further 158 dwellings on part of the Council Depot site. Applications have been submitted within the allocated sites with many already constructed and occupied.
- 2.3 The existing access road from Darklands Road provides an access into the site that is proposed to serve the care home and apartments. There is an existing access along Darklands Lane that is proposed to serve the car parking to the west that is shown within the accompanying outline application.



Figure 1 – Aerial view of the site.

- 2.4 The site is located approximately 0.5 miles to the north west of Swadlincote town centre with good access to the M1, A514 and other nearby A class roads. There are also local bus services along Darklands Road, William Nadin Way and the bus

station on Civic Way that connects the site to Burton-on-Trent, Ashby-de-la-Zouch, Derby and surrounding areas.

Character of Surroundings

- 2.5 As previously mentioned the immediate surrounding area is a mix of existing residential along Darklands Road to the north and east with the Sainsbury's supermarket site to the south. The site is located within the town centre boundary with good connectivity to the retail centre and other community facilities.
- 2.6 The existing dwellings along Darklands Road have a variety of housing types and styles, see Fig 2. There are a number of detached and semi-detached two storey dwellings along Darklands Road with a three storey block of apartments on the adjacent side of Darklands Road. None of these properties have a direct relationship with the proposed care home building due to the distance from Darklands Road and the mature screening along the eastern boundary.



Figure 2 – Residential dwellings and apartments on the adjacent side of Darklands Road



Figure 2 – Residential dwellings and apartments on the adjacent side of Darklands Road

- 2.7 The first phases of the surrounding residential development completed have a variety of architectural styles and types. There are a mix of dwelling types with a variety of materials used, shown in Figure 3.



Figure 3 – Examples of a new residential dwellings within the wider development



Figure 3 – Examples of a new residential dwellings within the wider development

- 2.8 There are a number of larger developments within the vicinity that the proposed scheme can reflect in design terms, scale and massing. The nearby Russel Aston Court, South Derbyshire District Council offices and Swadlincote Health Centre all located on Civic Way to the west of the site, are shown in Fig's 4, 5 and 6 below.



Fig 4 – Russell Aston Court – residential development on the adjacent side of Darklands Road, fronting onto Civic Way



Fig 5 – South Derbyshire District Council Civic Offices on the adjacent side of the roundabout on William Nadin Way



Fig 6 – Swadlincote Health Centre located on Civic Way to the west of the application site

3.0 BACKGROUND TO DEVELOPMENT PROPOSAL

- 3.1 The National Care Standards Act 2000 secured improved standards in both the quality of care provided and the physical characteristics of premises in which care is to be administered. These legislative and regulatory changes resulted in the closure of numerous existing care homes created by conversion of pre-existing buildings or those purpose built pre-2000. This prompted the commencement of a general process of regeneration and renewal within the care sector.
- 3.2 All new care home developments are now generally expected to be provided by way of new purpose-built facilities. These facilities will be fully compliant with the Care Standards, provide single-room accommodation with en-suite facilities and a much improved ratio of communal/recreational space to residents. In general, they will provide better layouts and access throughout all in accordance with relevant legislation.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The application is for the development of a three storey 66 no. bed care home for the elderly and two blocks of apartments containing 8 no. units.
- 4.2 The proposed care home is a purpose-built residential care facility for older people with associated access, car parking and landscaping. It is proposed to maintain the existing access from Darklands Road that previously served the Council Depot, to first serve the apartments then leading into the care home site.
- 4.3 The scheme is developed in a configuration which enables the care home to provide for two types of care – general residential and residential dementia. Its plan layout and internal arrangement, allows the home to be split into the separate care requirements.
- 4.4 A secure landscaped garden area will provide the main external amenity space for the respective elements of care. The full design analysis and design development of the building is set out in the following sections. The 3D perspective drawing in Fig 7 below provides an indication of what the proposed buildings will look like within their setting, additional images are shown on the submitted plans.





Fig 7 – 3D Perspective image of proposed care home and apartments

5.0 DESIGN BRIEF

- 5.1 The design brief for the site is to accommodate a new contemporary and innovative care home compliant with current legislation but exceeding minimum applicable standards with the provision of 8 no. retirement apartments. The objective is to provide a character of accommodation that would provide a higher quality of life for residents. In addition, it is to provide accommodation respectful of the character and appearance of the area that makes best use of the sites most positive assets, attributes and aspects.
- 5.2 The following sections examine the Use, Density, Layout (development form and siting), Scale and Height, Visual Appearance (local distinctiveness and character); Landscaping; and Vehicular Access.

Use

- 5.3 The development of a sixty-six bed care home is proposed by LNT Care Developments with retirement apartments located within the site boundary. The proposal is considered suitable in this location given the residential nature of the adjoining area and the surrounding community uses; the adequacy of transport links and the sites general accessibility and sustainability. The site is considered suitable in planning terms for a C2 Residential Institutional use that will provide a much needed improved social care service as well as generating significant new employment. The C3 retirement apartments will provide an additional housing mix to compliment the recent new family housing within the wider area.
- 5.4 In terms of the appropriateness of the design of the building to suit the proposed use, there are two main drivers which form the integral elements of the design process:-
- Designing a building to comply with the requirements of the National Care Standards Act and that will provide the best possible standard of accommodation for its future residents.
 - Designing a building to ensure that it respects its immediate setting and the general character and appearance of the area and also promotes high quality design.

Density

- 5.5 The density of the development reflects the desire to create a building which sits comfortably within its surroundings, reflects the community nature of the use and also maximises the opportunities the site presents in terms of setting and outlook for the benefit of the potential residents. In providing all the external and internal requirements of the care home, full consideration has been given to the nature of the site, its topography, and the character of the surrounding area. The proposed three storey care home is considered entirely appropriate within its context with the two storey apartments reflecting the street scene and surrounding uses. The associated landscaping and amenity space would provide an appropriate landscaped setting to the building.

Layout - Development Form and Siting

- 5.6 The site layout, building form and siting has been designed having regard for the character of the site, the character of the surrounding area and the operational needs of the care home. The configuration and form of the proposed care home has evolved from the desire to create a building of a suitable scale for the site, appropriate to the position whilst providing an acceptable appearance from the road leading through the development.
- 5.7 This arrangement has a number of benefits and addresses the sites key characteristics and assets as follows: -
- affords the opportunity to provide an attractive modern building worthy of its setting and surrounding.
 - maintains the current topography of the site.
 - permits the main day lounges to be provided, where residents can have attractive views out across landscaped gardens and their immediate surrounds.
 - provides adequate enclosed garden/amenity space that contributes to the setting of the building and enhances the general character of the area;
 - enables safe vehicular access and egress, whilst providing visually contained parking in a secure relationship with the proposed building.
- 5.8 At an operational level, the design of the building has resulted from a naturally inclusive design process. LNT Care Developments plan, design and build care homes for their sister company, Ideal Care Homes, to operate along with other operators across the country. The building is designed around the operational needs of a care home, balancing this with respect for the character of the site and surrounding area.
- 5.9 From an operational point of view, the design process is as critical in relation to the inside as it is from the outside. Individual rooms need to exceed a minimum size with adequate communal space and facilities for residents. A series of lounge spaces; assisted bathrooms; and associated staff facilities need to be provided. The proposed design allows for a central 'hub' area with lounge and dining facilities that are an easily accessible distance from bedrooms in both wings of accommodation and on each floor.

Accessibility

- 5.10 The proposed plan form and building configuration will provide the opportunity to create and contain the car parking/circulation areas and will also facilitate the legibility of the care home and access to it and within it. Direct and level access will be possible from the car parking areas, including disabled and drop off areas, serving the less mobile residents and visitors. As mentioned previously there is an existing access into the site this is proposed to be maintained and extended to serve both the apartments and the care home.

Topography

- 5.11 The siting of the care home building and the room layout respects, as far as is possible, existing physical features such as existing built form, trees and boundaries. The building is sited with the main entrance facing into the site.

Crime Prevention

- 5.12 The issue of crime prevention/Secured by Design has been considered and the orientation and configuration of the building is designed to maintain natural surveillance. The main entrance will overlook the access road and car parking area to enable surveillance of the main vehicle and pedestrian routes. The main office within the care home is located next to the main entrance and maximises the opportunity for surveillance, as it is manned 24 hours a day.
- 5.13 The apartments are positioned close to the Darklands Road frontage which enables surveillance to the main road with enough separation from the main windows to the footpath to provide privacy.
- 5.14 Appropriate lighting is an integral element in achieving these objectives. The lighting will be designed to deter intruders and reduce the fear of crime. The focus for lighting will be to the main site access, car parking areas and all footpaths and associated areas to the care home building.
- 5.15 Suitable boundary treatments are proposed that will provide secure boundaries and reasonable defensible space around the new facility. The front of the care home will be relatively open, to create a non-institutional feel, with railings to enclose the main garden area to the north, east and west.

Scale and Height

- 5.16 Full details of the building design are covered in the visual appearance section below. The overall height of the proposed building would be approximately 8.1m to eaves and 11.9m to ridge within the central section and would sit comfortably within its surroundings.
- 5.17 As set out in the “Layout” section above and the accompanying site section drawing, the development is intended to take advantage of the sites characteristics but also sit comfortably within its surroundings. It is intended that the building would appear of a suitable scale in its location and within its surrounding context.

Visual Appearance (Local Distinctiveness and Character)

- 5.18 The existing residential properties within the immediate area are two and three storey with a mix of materials and architectural styles. The use of red brick and render is common throughout all nearby developments with the addition of contrasting bricks or materials.

- 5.19 The proposed care home is designed to be of a modern nature and will incorporate materials such as brick and render with detailing and features that reflect the character of the area. Elevations are intended to offer appropriate levels of variety, interest and articulation. The main roof is proposed to be of a gabled form with hipped end features covered using smooth grey tiles.
- 5.20 The nature of the use means that the window pattern exhibits some level of repetition, but the glass and recessed nature of the windows should ensure further visual interest and articulation to the elevations.
- 5.21 The proposed retirement apartments have been designed and positioned with the northern block reflecting the building line of the neighbouring two storey residential dwellings and the southern block set back from Darklands Road due to the capped mine shaft which requires a development easement surrounding the shaft. The use of gable features reflects the design character and helps to assimilate the buildings into the street scene.

Landscape and Amenity

- 5.22 A landscaped setting is an important aspect of the external environment of a care home and can make a significant contribution to the overall quality of the living environment for future residents. A landscape scheme (incorporating lighting and hard-features) will be designed for the site appropriate to the character of the area.
- 5.23 The principal amenity space for residents would be the enclosed gardens along the northern and western wings and within the eastern section of the site outside the end lounge feature of the building. The soft landscaping would comprise trees, shrubs, flowerbeds and lawn and the hard landscaping would also include surfaced pathways surrounding the building for residents' use. These spaces would be secure and have direct access from the main lounges and quiet lounges at the ground floor level. The existing trees along the southern boundary provide a screen to William Nadin Way and the trees along Darklands Lane to the northern boundary provide a mature buffer and setting for the development.
- 5.24 It is important to point out that the amenity provision for the residents is not just about external space but very much a combination of both the indoor and external amenity spaces.
- 5.25 With regard to the internal amenity space the care home has been designed to meet the provision of the Care Standards Act. In relation to amenity space a comparison of the proposed care home against key standards are set out below:-

	Care Standards	Proposed Scheme
Single Bedrooms	12m ² (excluding ensuite)	16 m ²
Communal Space: siting, dining, recreational	4.1 m ² per resident	9.6 m ² per resident

- 5.26 With respect to external amenity space, the total area proposed amounts to an extensive 2109m² which equates to a ratio of 32 m² per resident. It is therefore considered the proposal will deliver more than sufficient external and internal amenity space for its residents.

Vehicular Access

- 5.27 The site is proposed to be accessed via the existing access onto Darklands Road currently serving the car park and previously serving the council depot site.
- 5.28 A total of 24 No. car parking spaces are proposed as well as an ambulance/taxi drop-off area with 2 No. disabled/mobility spaces close to the main entrance for the care home with 12 no. parking spaces provided for the retirement apartments.
- 5.29 From the knowledge and the experience of the other homes operated and developed by LNT Care Developments and from available TRICS data, the level of traffic generated by a care home is generally low. Given the low traffic generation anticipated and the previous use of the site, these access arrangements should be safe and suitable to serve the proposed use. A separate Transport Statement and Travel Plan cover these issues in greater detail.

6.0 ECONOMIC STATEMENT (ECONOMIC AND SOCIAL CONTEXT)

- 6.1 Analysis of local demographics and existing care facilities within the local area supports the view that there is both a quantitative and qualitative need for a new purpose-built care facility for older people in this location.
- 6.2 It is anticipated that some 58 jobs would be created working to a rotational shift pattern of employment, however, only up to a maximum of 24 members of staff would be present on site at any one time, due to the shift pattern and staggered shift changes that would occur. Table 1 below shows the potential employment breakdown for a sixty-six-bed care home, staffing levels are based on dependency needs. Generally homes are run at a dependence level of 8 – 10 care staff per shift.

Table 1 - Employment Table (66 bed care home)

Day shifts (08.00 – 20.00)	No. of staff in total	No. of staff per shift	Shift pattern
Manager	1	1	08.00 – 17.00
Care Manager	1	1	08.00 – 17.00
Front of House Manager	1	1	09.00 – 17.00
Lifestyle Manager	1	1	09.00 – 17.00
Activities Coordinator	2	1	10.00 – 15.00
Deputy	2	1	08.00 – 20.00
Senior Care Assistant	8	4	08.00 – 20.00
Care Assistant	8	4	08.00 – 20.00
Part time care assistant	6	3	07.00 – 14.30
Caretaker	1	1	10.00 – 14.00
Kitchen Manager/Cook	2	1	08.00 – 17.00
Kitchen assistant	2	1	09.00 – 15.00
Domestic staff	3	2	08.00 – 13.00
Head of Housekeeping	1	1	08.00 – 13.00
Laundry Staff	2	1	08.00 – 13.00
Total Day shift	41	24	
Evening shift (14.30 – 22.00)			
Part time care assistant	6	3	14.30 – 22.00
Night shifts (20.00 – 08.00)			
Night care manager	1	1	20.00 – 08.00
Senior Care Assistant	4	2	20.00 – 08.00
Care Assistant	6	3	20.00 – 08.00
Total Night shift	12	6	
Total Day & Night shift	58	33	
Total Week	58	33	

- 6.3 The proposed development would be very much a local community facility. Residents to the home would be expected to emanate from an area no more than three miles from the site or be associated with families/relatives that reside within this same catchment. The majority of the jobs created at the care home would also be expected to be filled by suitable candidates from the same local area.

- 6.4 The proposed care home would provide an important local support service and offer high-quality care accommodation outside the Local Authority and Primary Care Trust Services and functions. In addition the facility would not burden existing health and social care services, as there will be economies and efficiencies of scale for local health care practitioners, in visiting the elderly in need of care from the local area in this one location.
- 6.5 From a general planning policy perspective, the proposed facility would offer those in need of care improved quality and choice of accommodation to that which exists within the area at present. It would also assist in the development of a more socially inclusive and sustainable community in and around the site.

7.0 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

- 7.1 Applicants and their agents are generally encouraged to carry out pre-application consultation that is tailored to reflect the nature and scale of the proposed development. LNT Construction adopts this approach as a matter of best practice. On this occasion pre-application consultation with the local authority has been undertaken with Richard Stewart.
- 7.2 Letters and A4 sized copies of the drawings will be sent to all neighbouring residents and other property owners within the immediate vicinity of the site, advising them of the impending planning application and inviting comments and dialogue with the applicants directly if there are matters of concern or clarification required.
- 7.3 Copies of drawings and explanatory letters will also be sent to South Derbyshire Councillors Mrs Vonnie Heath, Mr Mick Mulgrew and Mr Neil Tilley that represent the Swadlincote Ward.

8.0 CONCLUSION

- 8.1 The development of this site for a new purpose-built care home and retirement apartments will have a positive impact upon the area by developing the site for a use that would be beneficial and fulfill a need, whilst providing a development sympathetic in terms of its scale and design. The development would bring economic benefits by creating more employment and economic activity, both during construction and in the long-term operation of the home.
- 8.2 Overall it is considered that a positive design approach has been adopted in respect of the proposed development scheme. The proposed care home scheme should provide a form of development that would positively enhance the character of the surrounding area, whilst also offering an important local community service and employment.