

Design and Access Statement

Proposed Additional Accommodation

Gresley House
Church Gresley
DE11 9PN

Hodgkins Boden Associates

CHARTERED ARCHITECTS



CONTENTS

DESIGN AND ACCESS STATEMENT

- 1.0 Introduction
- 2.0 Proposal – Amount - Site History
- 3.0 Appearance
- 4.0 Sustainable Appraisal and Energy statement
- 5.0 Accessibility
- 6.0 Water consumption
- 7.0 Environmental Considerations
- 8.0 Vehicular Access & Parking
- 9.0 Ecology and Biodiversity Assessment
- 10.0 Storm Drainage
- 11.0 Foul Drainage
- 12.0 Utility Assessment
- 13.0 Flood Risk Assessment
- 14.0 Land Contamination
- 15.0 Crime Prevention
- 16.0 Landscaping
- 17.0 Planning Restraints
- 18.0 Proposed Use - Dementia Care
- 19.0 Summary

APPENDIX A: Aerial view, Flood Map, Site photos, 3d view of typical unit, Dementia care requirements

APPENDIX B: Groundsure report (appended separately)

1.00 Introduction

Hodgkins Boden, Chartered Architects have been appointed by the applicant, Gresley House, as Architect for the submission of a Full Planning Application for the construction of additional accommodation to extend the facilities of the Care Home situated in Market Street, Swadlincote.

This statement should be read in conjunction with the submitted documents and drawings. The purpose of this document is to accompany the submission of a Full Plans Application. This document explains and illustrates the design and access principles utilised in preparing the proposals for the development.



Site Location

Part of the proposal is located off Oxford Street and is presently occupied by two timber garages.

2.00 Proposal – Site -Amount - History

PROPOSAL

The applicant is the owner of Gresley House who seeks to extend the facilities by another 10 new units of high-quality accommodation. As some existing units will be re-positioned to allow the proposals to be carried out there will be a net gain of 9 units.

Gresley House was originally a substantial Victorian dwelling which has been previously extended on the ground floor and converted to a care home. It now provides personal care for people with dementia and administered by a rota of 20 employees.

There are currently 34 rooms all with full en-suite facilities. Additionally, there are several bathrooms where supervised bathing can take place.

Each room is comfortably furnished with a wardrobe, chest of drawers and an armchair.

All rooms are fitted with a call system and protected by a smoke detector.

There is a choice of 2 sitting rooms, all with TV's and a large dining room where activities take place on a daily basis.

There is easy wheelchair access throughout the premises with an existing lift to the first floor. As part of this proposal is on two floors it includes a new lift as well as easy going stair access to the first floor.

SITE

The site off Oxford Street is currently occupied by two redundant timber garages fronted by a rectangular hardstanding and covers an area 0.013ha.

These garages will be removed to carry out the proposal and will increase the area of the existing site. It is proposed to site four new units of accommodation in this area.

The frontage to Oxford Street 8.08m and a depth of 16.64m

Six further units will be sited off Common Road. These will be in two storeys, three off each floor served by a lift and stairs. This area of the site is currently not used and is fenced off.

The existing outbuilding off the garden/amenity space will be removed to create an expanded garden space for the use of residents. A new pathway will join the proposals to an extended dining room and each area will have different planting as recommended for sensory perception.

An additional area of amenity space has been created to the East side of the complex.

The site and has not been identified as forming part of a scheduled ancient monument or being of potentially high order for archaeological interest it unlikely to hold any hidden historic or archaeological interest.

A separate report by Groundsure does not identify any risks due to ground conditions. The site is not in a mining area.

AMOUNT

The scale, massing and height of the proposed development has been considered in relation to adjacent properties, both in Oxford Street and Common Road

The proposed will add 10 rooms and exceed the current requirements of 14.0 sq m, with additional minimum 3.6 sq m for the full private facilities including showers.

Units 1-2 20.99 sq m

Units 3-4 26.90 sqm

Units 5-10 24.90 sq m

PLANNING HISTORY

Application No: 9/2009/0008/NO

The erection of extensions to create 8 bedrooms and conservatory Gresley House Market Street Church Gresley Swadlincote

Approved: 26/02/2009 not implemented

Application No: 9/2018/0646

Proposed Single Storey Extension at Gresley House Market Street Church Gresley Swadlincote

Approved: 08/11/2018 completed

3.0 Appearance

Materials used in construction will be sympathetic to the surrounding buildings, with softwood from sustainable sources used extensively in the internal construction.

The surrounding architectural styles are predominantly terraced dwellings with front gardens, originally protected by dwarf walls. Generally, with a tiled or slate roof over a brick façade or with rendered panels.

It is proposed to continue in this style with bay windows to the ground floor to match those existing in the existing structure.

Doubled glazed windows in narrow framed UPV will further enhance the appearance.

Wrought iron railings are proposed to the pavement boundary which will give the residents at ground level a degree of privacy.

4.0 Sustainable Appraisal and Energy statement

The extension will be constructed using a brick face cavity wall construction with high insulation (U) values which has advantages of built-in thermal mass and low air leakage rates.

The proposal will use energy efficient materials and will meet at least a 'D' grade in the Building Research establishment's Green Guide.

It is explicit within Planning & Climate Change — Supplement to PPS1 that controls under the planning, building control and other regulatory regimes should complement and not duplicate each other'.

The proposal will by law comply with Part L of the Building Regulations which requires all dwellings to have much increased thermal efficiency than in the past.

The construction will create a high thermal mass as encouraged by the October 2010 Building Regulations. A balanced system of heating or cooling which is achieved in a high-density structure is preferable to the rapid fluctuations that can occur in a low-density structure. Heat energy is stored more efficiently in high density structures (such as masonry) than in low density structures (such as timber frame).

In order to minimise the loss of energy a mechanical ventilation and heat recovery system will be utilised, coupling this to an integrated control system will ensure that the heating system will work to maximum efficiency, reducing the carbon output of the dwelling.

Windows will be double glazed, thermal efficient units, and high-performance thermal insulation will be used below the ground floor, across external walls and under the roof.

ENERGY

Low energy light fittings will be used throughout the apartments with electrical sockets and controls at convenient height, with energy efficient appliances and lighting.

The final as-built' thermal performance of the building envelope will be justified in accordance with the current Building Regulations and As-Built SAP.

The units will be designed achieve an air leakage rate of below 4.00m³/m². Bridging and gaps in the structure allow heat to easily escape between the inner walls and outer walls. Air permeability will therefore be reduced to the minimum consistent with health, and minimal thermal bridging will improve the EPC results.

Low carbon heating and hot water will be built into the apartments by air sourced heat pumps with underfloor heating which takes advantage of the low-grade heat produced by the pumps. It is possible to reverse the pumps during the summer months to produce cooling thus controlling the comfort levels.

By using these relatively recent technologies allows energy normally taken from the national grid to be replaced by low carbon generated energy.

With the above measures it is anticipated that the structure will exceed the requirements to meet the Building Regulations and it is anticipated that the completed extension will achieve a high B - EPC rating.

5.0 Accessibility

The building provides facilities for an employer/service provider falling within the Disability Discrimination Act part 3, service provision.

The new extension is intended to provide facilities for residential and care use, with all areas are accessible to all, regardless of any disabilities or difficulties they may have.

The units will comply with part M of the Building Regulations to provide disabled access, and from the Centre for Accessible Environments' handbook, 'Designing for Accessibility, 2004 Edition' (DfA 2004).

A new lift will provide an easy access for users of wheelchairs and the width of all doors will allow wheelchair access

External doors will have a clear opening width of at least 1000mm and the doors will be maintained to keep the required opening pressure to a maximum of 20 Newtons. Doors on circulation routes will have vision panels arranged in accordance with AD Part M.

The accessible entrance will be level over the threshold (threshold upstand will not exceed 15mm).

The entrances will be illuminated (shielded to avoid spillage). Entrance doorways will have clear opening width 850mm or wider.

All access spaces/ corridors are at least 1500mm width and all lobbies/door openings will be set out in accordance with the guidance for right angled access to doorways / adjoining rooms with a minimum 200mm to the side of the leading edge.

All doors will provide a minimum clear single leaf opening width of at least 800mm and en-suite bathrooms will be provided with an accessible wc with an outward opening door to meet Part M standards.

The footpath through the garden will be nominally flat and level with smooth surfacing and of sufficient width to fully comply with Part M of the Building Regulations.

6.0 Water Consumption

Reduced water consumption will be achieved by water restriction by aeration.

Each unit will use no more than 80 litres of water per person per day. This is achieved by fitting such items as:

6/4 Dual Flush WC
flow Reducing/Aerating taps
6-9 litres per minute shower

30% of the water requirement of the proposal will be provided from non-potable sources such as rainwater harvesting systems or grey water recycling systems.

7.0 Environmental Considerations

Energy reduction, thermal efficiency, energy management.

"Design Stage" Calculations and reports produced by SAP software will indicate that the predicted rate of carbon dioxide emissions from the dwelling (DER) is better than the Target Emissions Rate (TER) to comply with the Mandatory Element ENE 1 for the Code for Sustainable Homes.

Floor and partition wall construction will to be registered with and built to Robust Details Standards to reduce sound transmission.

Although there is less than a 1% chance of radon at the site precautionary measures will be incorporated into the construction.

8.0 Vehicular Access & Parking

Access for ambulances and service vehicles remains unchanged off Common Road.

Vehicular access for visitors and service vehicles will be unchanged with additional visitor parking off Oxford Street.

Due to the need for residents to be secure all open areas will have secure gates and visitor numbers strictly controlled. This results in the number of visitor car spaces being greatly reduced.

Whilst additional units are being proposed the requirement for parking spaces and vehicular access will not change as although the number of rooms proposed will increase the occupancy levels, the number of staff will remain the same, thus not affecting the provision of car spaces.

It should be noted that the majority of the staff are local either walk to work or use public transport.

Visitors for residents are allowed at staggered times during the day, and as such, the proposal will not have an impact on the present on site or on-street parking demand.

A level access already exist into the building and the extension will be provided with an entrance door suitable for wheelchair users.

The layout has been designed to allow for wheelchair access throughout and will comply with part M of the Building Regulations.

9.0 Arboricultural Impact, Biodiversity and Ecology

The existing unused garden area to Common Road will be cleared. The hedge and minor trees being removed.

The development is not influenced by protected, veteran, significant or a high number of trees and/or priority or important hedgerows; an arboricultural impact assessment is therefore not required

The development is not within or influencing a Site of Special Scientific Interest (SSSI), a nature reserve or Local Wildlife Site (LWS) or has suitable habitat for protected and priority species. A preliminary ecological appraisal is not therefore required.

The site of the extension to Oxford Street is completely paved with no vegetation.

10.0 Storm Drainage

The current site area is hard paved and drained.

The proposals will not increase the amount or flow of rainwater, but an attenuation system will be used if required, in accord with PPS25, which has an allowance for climate change, to connect to the stormwater system that exists in the roadway.

Surface water run-off will be reduced as much as possible by recovery tanks to reduce the flow to the drainage system as above.

11.0 Foul Drainage

Foul drainage is to be provided via the existing connection to the main sewer adjacent to the site.

Preliminary investigations have confirmed that sufficient capacity exists to cope with any additional flow/loading that would occur.

12.0 Utility Assessment

Telephone, gas, water, and electricity services are all available to the proposal.

13.0 Flood Risk Assessment

The Environment Agency online flood maps show the site to be outside any area at risk of flooding consequently no risk assessment is required. (see Appendix)

The application lies within flood zone 1 defined by the Technical Guide to the National Planning Policy Framework (NPPF) as having a low probability of flooding from rivers.

14.0 Land Contamination

Preliminary investigations have confirmed that the site does not show any evidence of contamination or land fill. Equally, available evidence shows no indication of a past use which would be likely to lead to contamination of the site the site does not therefore represent contaminated and as defined by sec 78(A)2 of Part I of the Environmental Protection Act 1990.

The development at high risk from coal mining legacy, a coal mining risk assessment is therefore not required,

If Radon is present in the area full Radon precautions will be built in to prevent ingress of any gasses. (see Groundsure Report)

15.0 Crime Prevention

All reasonable measures will be taken to control crime. Locks will be to BS BS3621, designed to a good, theft-resistant standard and of a 5-lever design and attack resistance. To meet the standard the lock must be able to withstand drill attacks for at least 5 minutes, bolt attacks for at least 5 minutes and also the lock has to have an anti-picking mechanism in place. The main bolt of the lock must be at least 20mm in length and the keep, where the bolt sits in the door frame, must be of a good quality design.

All doors and windows will comply with Part Q of the Building Regulations

16.0 Landscaping

The existing landscaping will be improved with new footpaths linking the proposed additional units to the dining room.

17.0 Planning Restraints

We believe that the proposal complies with Local Guidance and Development Plan Policies

2016 Local Plan part 1: 2017 Local Plan Part 2

RESIDENTIAL AMENITY

There is no overlooking as the proposal follows the built pattern of Oxford Street to the North and the Site boundary to Common Road to the South.

HIGHWAYS

We believe that the proposal, due to the nature of its use and its proximity to services reduces the demand for parking and therefore the existing arrangements for parking and manoeuvring will still be sufficient for the increase in bed spaces.

DESIGN

The design echoes the bay windows of the existing building where it fronts Oxford Street and Common Road, with 900mm high wrought iron fence to give privacy to the residents.

It will retain and extend the brick wall to the boundary which is a feature of the area and will be similar in style and size of its neighbours and be in keeping with the character and appearance of the area.

As extensions to the existing building, they will not be unduly dominant in the street scene and by removing the existing unsightly garages would be of great benefit to the visual appearance of the Street.

18.00 Proposed Use – Dementia Care

'Alzheimer's Disease' is the most common form of Dementia, although other known causes include Vascular Dementia, Parkinson's disease, Multi Infarct Dementia or "under active thyroids" to name just a few. Dementia is a collective word used to describe a collection of symptoms; it is a progressive condition affecting mental ability. Behavioural difficulties and / or personality changes can accompany the main symptom of short-term memory loss.

The effects of Dementia can be both devastating and distressing for the individual and the family concerned. Poor memory, lack of concentration, confusion, disorientation, insomnia, agitation, and aggression are familiar symptoms, which can sometimes lead to physical illness. It is important that facilities of a good standard are provided to cope with this increasing demand.

The need for an increase in provision is a material planning consideration. The total number of people with dementia in the United Kingdom is forecast to be 940,000 by 2021 and 1,735,087 by 2051, an increase of 38% over the next 15 years and 154% over the next 45 years.

Improved standards of care require 12-15sqm bedrooms with en-suite facilities. Unfortunately, many general residential care and dementia units are of lower standards. Although the previous planning consent sought to address this but has also led to an increase in demand which this proposal now seeks to redress.

The proposals build on the existing facilities and will improve the quality of the environment for its users. When considering the merits of the development the increased need should, therefore, be a material consideration of significant weight.

The proposal will provide a valuable community facility an established and growing need which is clearly required and is in the wider public interest.

19.00 Summary

This proposal has been submitted at the pre-application stage for detailed discussions with officers, and all recommendations have been incorporated into the submission.

We consider that the proposal to extend the Care Home represents an appropriate form of development for this site.

The impact of the new development is minimal due to careful consideration of the relationship with the proposal and the adjoining parts of the existing building.

The development will comply fully with Part M of the building regulations.

It is considered that there is no conflict with the Council's adopted planning policies or any material objection that could apply to the proposal which meets the growing need for specialised care for those unfortunate enough to suffer from dementia.

We believe that the proposal accords with both National and Local policies and consequently that consent should be recommended.

HODGKINS BODEN ASSOCIATES

MARCH 2022

APPENDIX A

Aerial view of Site

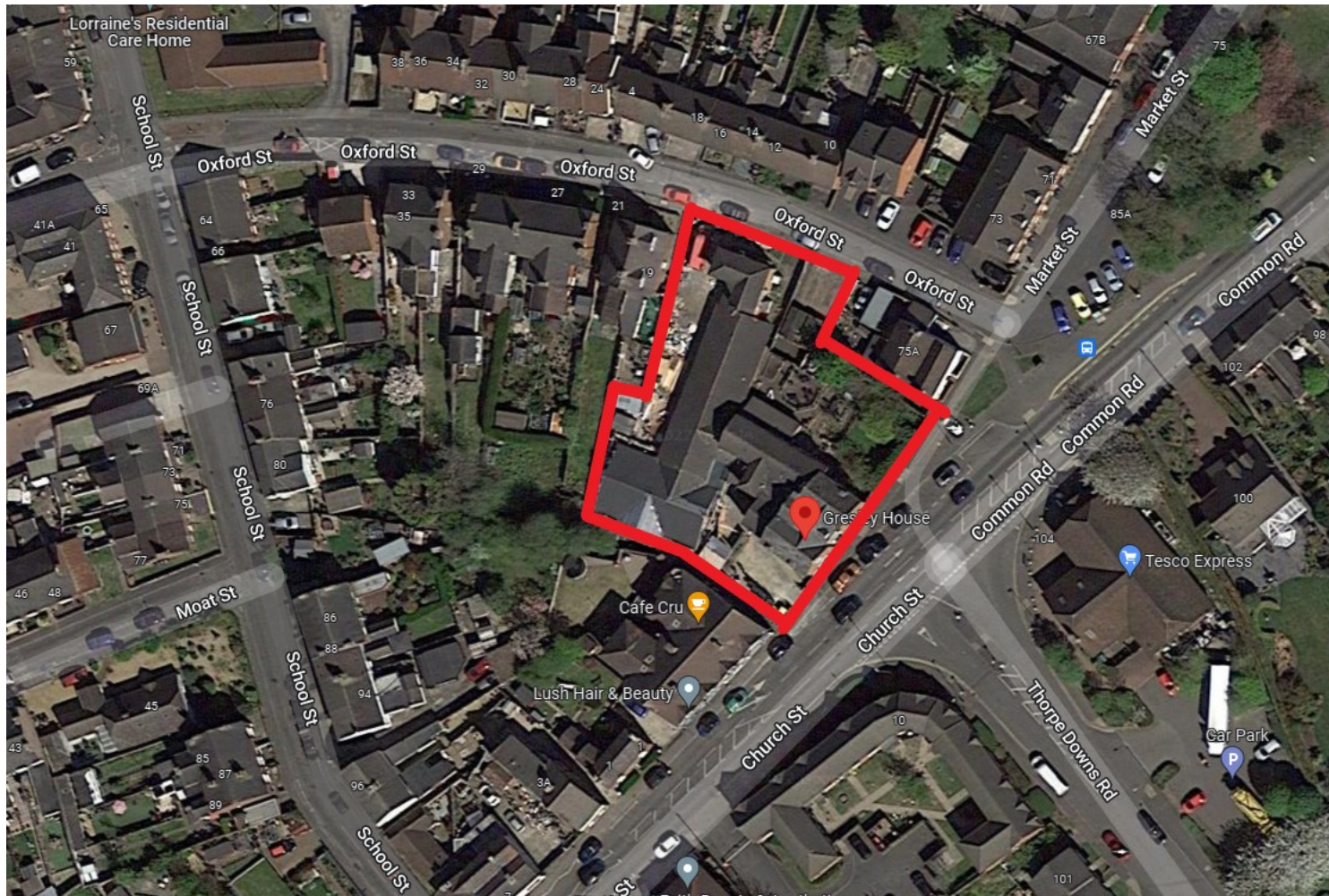
Flood Map

Site Photos

Illustration of Typical Bedroom

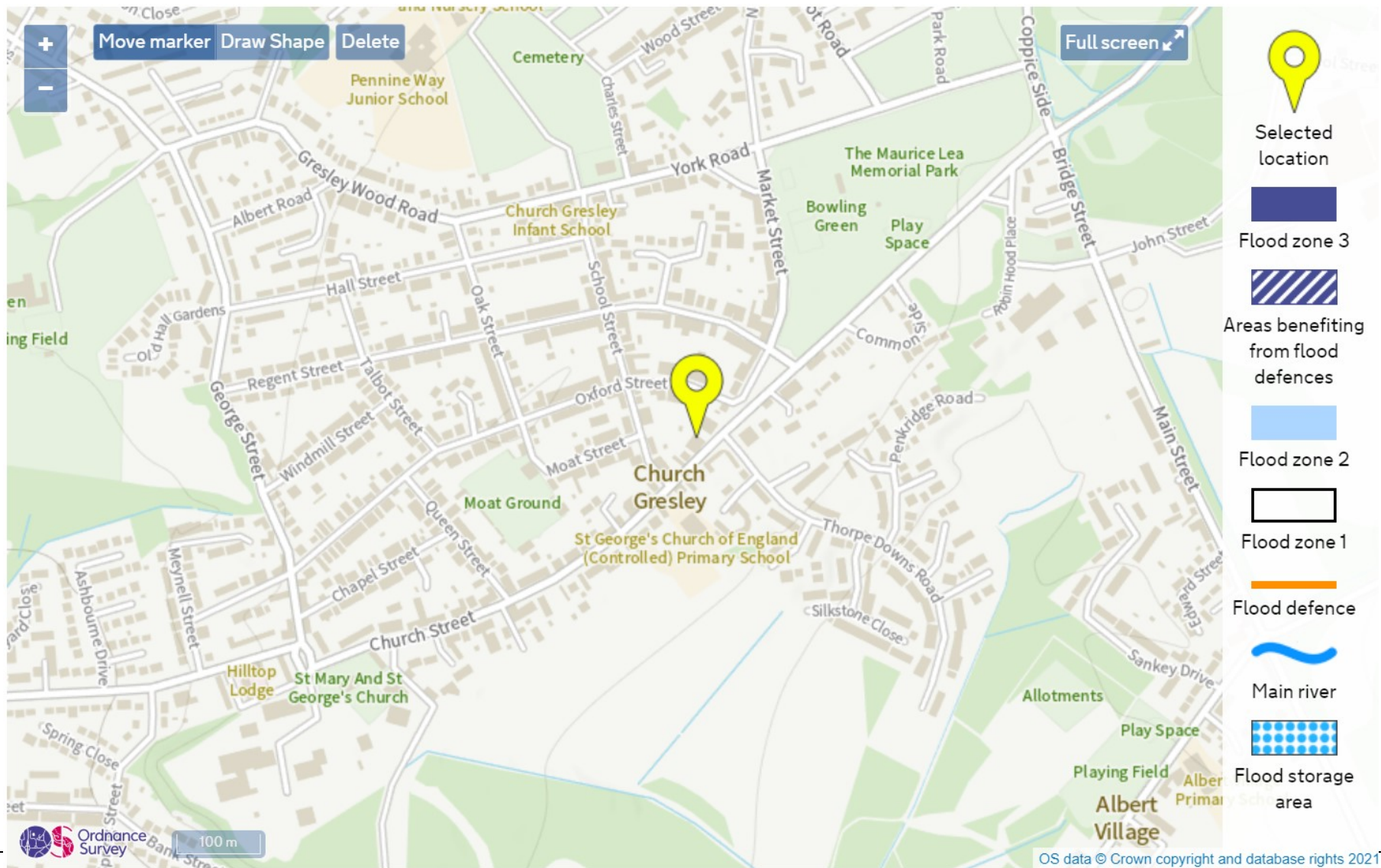
Care Homes Design and Dementia

Proposed Additional Accommodation Gresley House



Aerial View of Site

Proposed Additional Accommodation Gresley House



Proposed Additional Accommodation Gresley House



Existing building to be extended



Area of Extension

Proposed Additional Accommodation Gresley House



Dwellings opposite proposal



Garages to be demolished

Proposed Additional Accommodation Gresley House



Recent dwellings opposite proposal

Proposed Additional Accommodation Gresley House



Street view (North) from proposal



Garden facing proposal to have covered way added



Outbuilding converted to laundry



Adjacent dwellings at corner Market Street

Proposed Additional Accommodation Gresley House



Existing building extended towards left

Proposed Additional Accommodation Gresley House



Gresley House Market Street



Accommodation Strategy

Better Homes: Greater Choice

Older Persons Care Home Design Principles October 2015

The following are five key principles to consider in any care home:

1. There is increasingly a need for all care homes to be able to provide for the full range of care needs for an individual, including complex nursing care and for those living with multiple long-term conditions. The classifications of 'residential, EMI, OPMHN and nursing' for older people are becoming blurred and increasingly irrelevant as people are entering care homes much later in life than was previously the case (85 years on average) and presenting with often highly complex conditions.
2. Care homes should be able to provide short term beds as well as permanent accommodation to allow for those who can to return to community-based care.
3. Purpose-built, modern accommodation will be preferred over 'guest house style' accommodation with minimum design and spacing requirements for all residents.
4. Care homes should be seen as a part of the community and as a 'hub' of activity, rather than a 'bubble' operating in isolation from the surrounding population. This will include promoting resident interaction with the community and using the potential of families and friends to engage in the life of the care home.
5. Maintaining 'active lives' within a care home by participation in the life of the home should be a key priority for any care home provider. Good design will facilitate this to become a reality.

Design and spacing requirements

All new purpose-built care homes or extensions should include 'en-suite' facilities for residents.

The minimum size requirements for a single room should be 12 m² (excluding en-suite facility). The layout should allow space for relatives to visit in the room and for a carer to access both sides of the bed.

The design of the accommodation, selection of equipment, signage, internal colour and finishes and landscaping should enable the independence of people who have mobility problems, may be physically frail, or who may have a visual, hearing, or cognitive impairment. Good practice states that all balconies should be a minimum of 1.6 metres in height, with no step-up access to gain height at the perimeter of the balcony.

Consideration of the placing of any fixed furniture in relation to the balcony should be a part of a risk assessment for the individual resident. Ceilings need to be strong enough to hold an overhead hoist. The layout of the room also needs to accommodate the use of a hoist e.g., a direct line from the bed to the bathroom.

Consideration should be given to the provision of wet rooms/floor level shower access.

Consideration should also be given to additional structural and weight bearing requirements within the building to accommodate bariatric residents including additional support for hoists and wider access requirements to rooms and shower facilities.

The building design should maximise natural light and lighting in communal rooms should be domestic in character, sufficiently bright and positioned to facilitate reading and other activities.

The physical environment must be "care ready" and 'enabling' in terms of the likely progression of impairments and long-term conditions residents will experience with increasing age and frailty.

Developments should provide vibrant community facilities and encourage intergenerational activity in a secure part of the building whilst maintaining progressive privacy concepts.

The design should provide for a comfortable and homely environment that can be easily maintained and decorated. Avoidable hazards should be removed as is consistent with a domestic setting. Risk reduction should however not lead to an 'institutional' feel. This will be assisted by allowing residents to bring personal items of furniture and effects into the home.

Aids, hoists and assisted toilets and baths are installed which are capable of meeting the assessed needs of service users.

Access should be provided to safe outdoor environments where residents can relax or take part in outdoor activities.

Access to all areas of the home, including outdoor environments, should be fully wheelchair accessible and designed to meet the needs of all service users, including those with physical, sensory, and cognitive impairments. Lift access should be provided to all floors.

Doorways into communal areas, service users' rooms, bathing and toilet facilities and other spaces to which service users who require wheelchairs and assisted walking have access, must have a clear opening width of 800 mm.

The design should incorporate a range of comfortable and fully accessible shared spaces, including a space for receiving visitors in private, dining facilities and sitting areas.

The building should be enabled for both Telecare and Telehealth equipment both in terms of hardwiring and WiFi enabled environments to accommodate future ICT developments.

Fire and emergency evacuation should be considered in any design and comply with the requirements of the Fire and Rescue Service.
Dementia friendly design

The majority of residents placed within care homes will be living with dementia. Therefore, it is vital to include dementia friendly design principles within any care home environment.

Building design and interior design is especially important for people with dementia. Bad design can impair memory, reasoning, learning and cause stress.

Detailed advice on dementia friendly design can be obtained from:

Dementia Services Development Centre at the University of Stirling:

<http://dementia.stir.ac.uk/> and the Kings Fund especially the EHE Environmental Assessment Tool

http://www.kingsfund.org.uk/sites/files/kf/field/field_pdf/is-your-care-home-dementia-friendly-ehe-tool-kingsfund-mar13.pdf

CQC Fundamental Standards

All care homes will need to comply with the CQC Fundamental Standards in relation to the five key tests specifically, Regulation 12: Safe Care and Treatment.

A copy of the CQC Fundamental Standards and a full set of Regulations can be accessed at:

<http://www.cqc.org.uk/content/regulations-service-providers-and-managers>