

# **Design and Access Statement**

**Proposed Care Home Development at Elizabeth Way, Saffron Walden.**



KWL ARCHITECTS

## Contents

1.0 Introduction and Site Location	3	Rev A 21.11.18 Altered description of landscape proposal. MP
2.0 Concept	6	
2.1 Environmental Sustainability	6	
2.2 Movement to, from and within the site	6	
2.3 Character	9	
2.4 Community Safety	12	
3.0 Design	13	Rev B 04.12.18 Updated images with altered site boundary. MP
3.1 Its Use	14	
3.2 Physical Context and Character	14	
3.2.1 Site Analysis & Constraints	14	
3.2.2 Density, Form & Scale	16	
3.2.3 Layout & Design	17	
3.2.4 Appearance	18	
3.2.5 Landscape	19	
3.3 Movement to, from and within the Site	21	
3.4 Community Safety	22	
4.0 Community / Neighbour Engagement	22	
5.0 Access Statement	23	
6.0 Conclusion	27	

This report should be read in conjunction with any and all reports prepared by other consultants relating to this application.

## **1.0 | Introduction and Site Location**

The format and contents of this Design & Access Statement is in accordance with the Planning Practice Guidance.

This Design and Access Statement is submitted as part of an application for Planning Permission to construct a modern; purpose-built Care Home with 68 Bedrooms arranged over two and a half stories together with 30 parking spaces to include 1 ambulance, 1 delivery and 2 disabled bays together with associated landscaping.

The application is submitted by Charterhouse Property Group Ltd, with Care UK being selected as the specialist care home operator for the scheme. Care UK are a leading provider of health and social care services in the United Kingdom. Established in 1982, they have been leading the way in health and social care provision for over 30 years. They provide a range of dedicated services including residential and homecare support for older people, the operation of NHS walk-in centres, GP surgeries and treatment centres and a number of other specialist forms of provision. Care UK currently provide care and support to over 6,000 older people in 114 nursing and care homes across the country.

The proposal will provide specialist, dementia care, residential care, respite care, and an environment that will fully meet a modern, dynamic care environment. The facilities offered will be: high quality, including en-suite bedrooms with a range of excellent quality communal and amenity spaces incorporating a café, activity rooms, cinema, hairdressers, lounges,

dining areas and quiet rooms. All residents will benefit from communal amenity and comforting landscaped spaces, with all ground floor bedrooms having direct access into the garden spaces.



*Fig 1: Road frontage from Site Entrance.*



KWL ARCHITECTS



Fig 2: Map Extract showing local site context and location.

The existing site is located off the Elizabeth Close, and is situated in an established commercial and residential area. The site benefits from excellent road access with access to the national motorway network via junction 9 of the M11 approximately 6.5 to the West.

The care home application site is located adjacent to Saffron Business Centre, the site currently contains a Homebase store with parking and storage facilities.



Fig 3: Map Extract - Wide area road network of site.

The business centre is made up of an office development with associated parking and servicing areas.

The existing site slopes from North to South with a drop of around 1.5m. There is a further metre between the northern parking area and Ashdon Road. To alleviate problems a 2m retaining wall runs around the north of Homebase, somewhat dividing the site. This is to be retained and extended where appropriate. There is dense vegetation along the northern and western site boundaries which will be retained and enhanced where possible. A delivery entrance is located in the south eastern corner of the site. This area will be reused as a refuse vehicle collection area.



Fig 4: Aerial photograph showing site context and location.

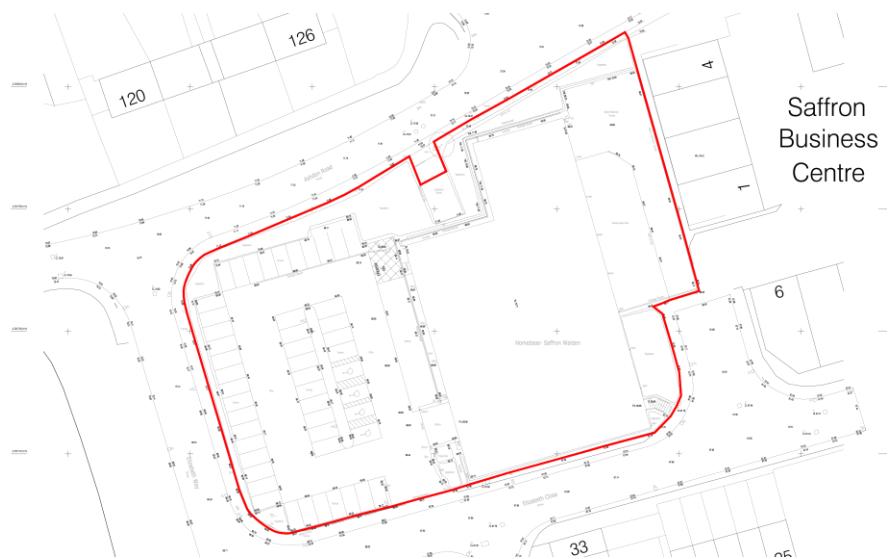


Fig 5: Existing Site Plan.



KWL ARCHITECTS

## **2.0 | Concept**

### **2.1 | Environmental Sustainability**

It is expected that the care home will exceed current Building Regulation standards by improving the thermal efficiency of the walls, windows and roof, reducing air permeability and where possible, will use renewable energy as part of the heating and hot water provision.

Further enhancements may be made in the following areas; the use of more energy efficient lighting, cycle storage, reducing the amount of water that runs off the site into storm drains, minimise the water consumption by providing high efficiency showers to en-suite bedrooms, providing recycling capacity either inside or outside of the home, enhancing the sound and thermal insulation use in the home and enhancing the security of the home to meet 'Secure By Design' criteria where appropriate.

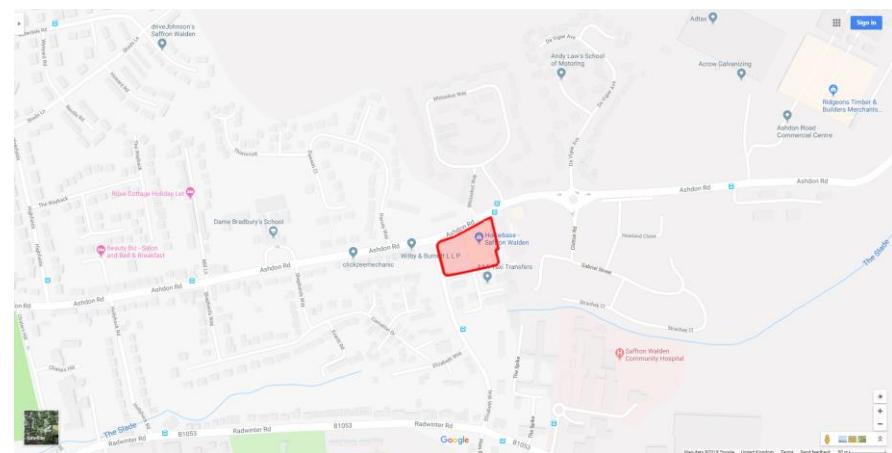
Site Waste will be minimised; with a Site Waste Management Plan in progress during construction. High standards of site management throughout the construction phase of the project will ensure a clean, safe and tidy site, which will minimise damage, loss, the waste of materials and labour.

Local materials are to be sourced wherever possible.

The proposals will have a minimal impact on the surrounding landscape and wherever possible the majority of existing trees and vegetation are to be retained. Further enhancements to maintain and encourage wildlife habitats shall be adopted within the landscaping proposals.

### **2.2 | Movement to and from the development**

The site is on the Eastern edge of Saffron Walden with good access to all amenities. With excellent road access off Ashdon Road. Figure 7 clearly shows the residential development surrounding the site from the North, West and South. Further to this a residential development has recently been completed to the East of the business centre.



*Fig 6: Area Road and Transport Network.*

The access to the site off 'Elizabeth Close' will remain as existing and is clearly established, as shown in 'figure 10' with street lighting and good pedestrian provision.



Fig 7: Aerial of Site and surrounding context.

The proposed care home site area is approximately 4155 sqm (1.04 acres).

The residential streets surrounding the site are largely comprised of terraced and semi-detached housing supported by well maintained footways and road infrastructure. At present, the existing development generates a level of traffic commensurate with its use, including commercial heavy goods vehicles.



Fig 8: Surrounding properties off Elizabeth Close.



Fig 9: Recent housing development off Ashdon Road.



KWL ARCHITECTS



Fig 10: Established site entrance.



Fig 12: Street View of further properties off Elizabeth Close.



Fig 11: View into Site from Ashdon Road.



Fig 13: View into Site from Ashdon Road.

## 2.3 | Character

The South of the care home site is bordered by residential development as shown in Figures 8 and 12.

The site has dense vegetation to two of the boundaries, this can be seen in figures 11 and 16. The southern boundary is more open with the eastern boundary shared with Saffron Business Centre.

It is important that the new development should respond sympathetically to the landscape and the physical character of the area in terms of layout, scale and appearance.



Fig 14: View into Site from Whiteshot Way.

Figures 9 and 15 show the recent housing development 'Tudor Park' off Ashdon Road. The development can also be seen on the aerial views to the East of the business centre. The existing site itself is currently occupied by a Homebase store with open tarmac car parking and landscaped buffer zones, as shown in figures 1 and 10.



Fig 15: View of 'Tudor Park' to the East of Saffron Business Centre.



Fig 16: View into Site from Elizabeth Way.



Fig 17: View into Site from Elizabeth Close.

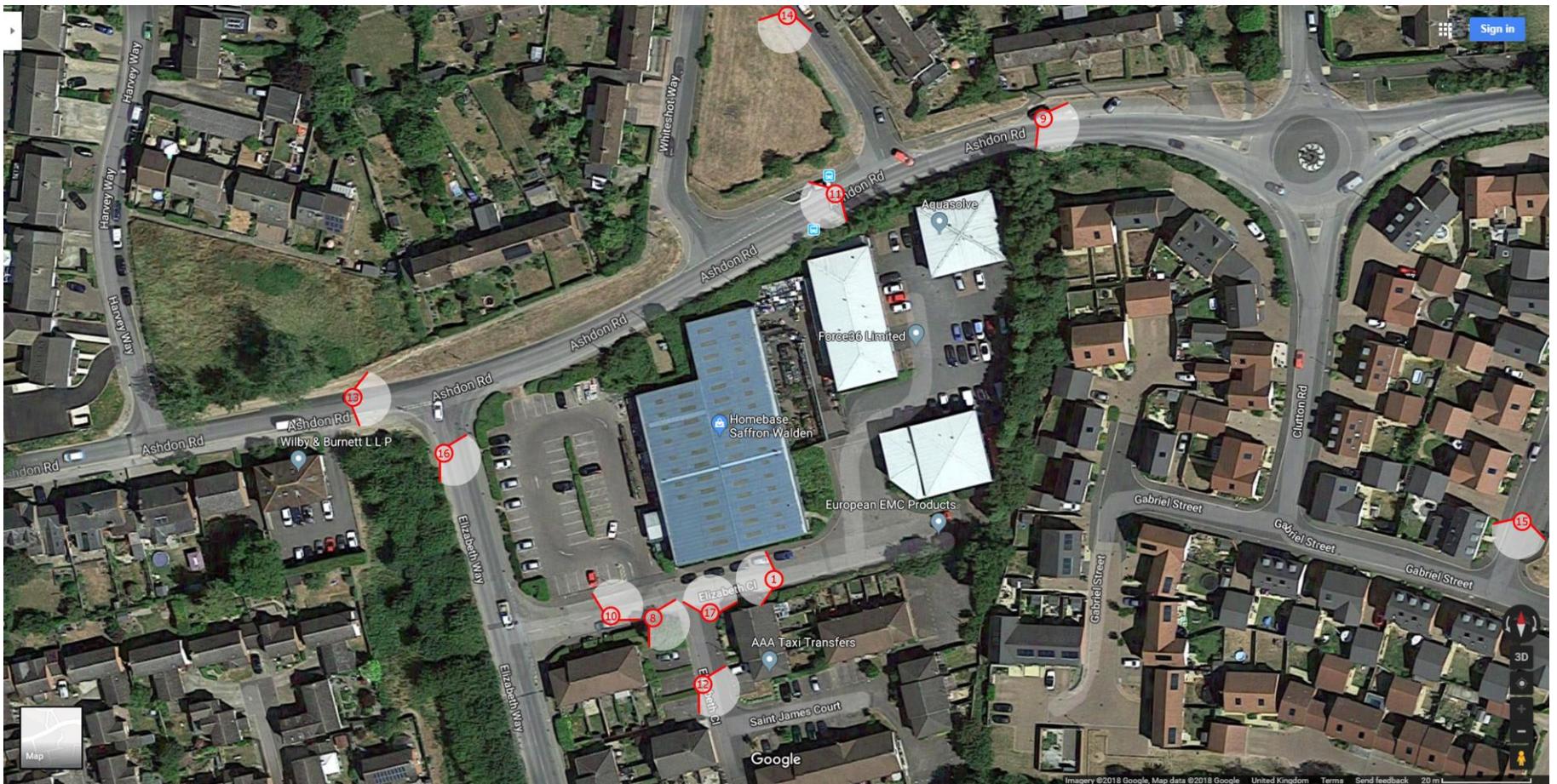


Fig 18: Figure Map / Photography Plan.

## 2.4 | Community Safety

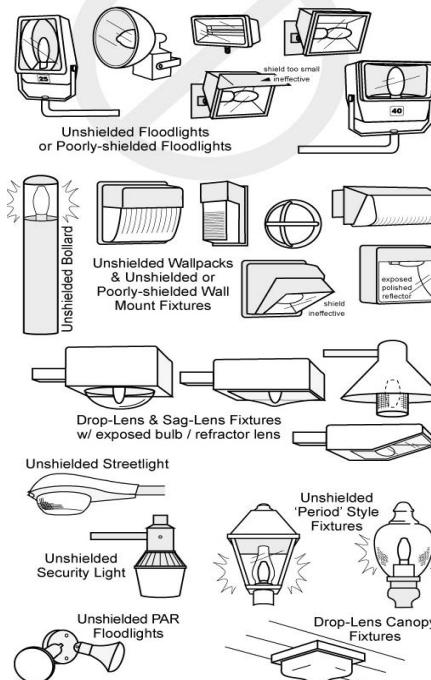
The proposed development shall provide a safe environment for its occupants, managed 24 hours with secure entrances and exits. The private gardens will be securely enclosed with a mixture of 1800mm high fencing and 1800mm high metal railings (hoop top or similar) with either clipped hedgerow or native hedgerow ensuring the open aspect and safety of the users is maintained.

The overall scheme will follow where possible the principles of Secure by Design and on this basis the following aspects will be taken into consideration.

All exterior lighting will where possible be designed to meet the principles of Secure by Design criteria whilst being specified in accordance with the guidelines given by the 'Dark Sky Society' on the following diagram in order to prevent any light loss or glare above the horizontal plane of the light fitting.

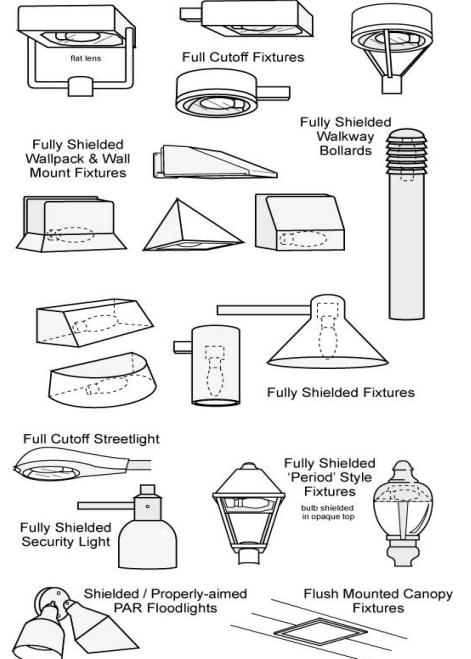
### Unacceptable / Discouraged

Fixtures that produce glare and light trespass



### Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



BC 9/03

Fig 19: Secure by Design Criteria – Lighting Design & Type.

### 3.0 | Design



Fig 20: Proposed Site Plan.



KWL ARCHITECTS

### 3.1 | Its Use



Fig. 21: Proposed Elevation.

The proposed Care Home for older people will provide 68 beds laid out in flexible wings, specially designed to deliver the highest standards of living and communal spaces for residents over 2.5 stories.

The proposed main entrance into the Care Home is easily identified and located off a dedicated car parking area providing 30 No. parking spaces including 2 No disabled parking spaces, with 1 delivery and 1 ambulance bay plus 10 cycle parking facilities. All entrances and exits have level thresholds increasing ease of use. Within the care home all areas are easily identified with appropriate signage and private areas are secured by keypad access.

All bedrooms will be equipped with en-suite bathrooms designed for safety and accessibility, included are ground floor facilities such as hairdressers, café and cinema. There will be 24 hour on site nursing care. Additional facilities include: assisted bathrooms, lounges, dining rooms and flexible day rooms on all floors. Staff lounge and changing facilities are incorporated. Detailed landscaped gardens will be provided with raised planters, and fully accessible footpaths.



KWL ARCHITECTS

### 3.2 | Physical Context and Character

#### 3.2.1 | Site Analysis and Constraints

Following an analysis of the site it is clear that there are a number of constraints that will affect the layout of the proposed development, these can be divided in to primary and secondary design factors:

Primary issues:

- Site Topography
- Proximity and scale of neighbouring residential and industrial properties.
- Access off Elizabeth Close is already established
- Building Orientation – views and sunlight.
- Existing retaining wall location.

Secondary Issues:

- Off-site / Boundary trees
- Ecology – Introduction of habitat through the use of new landscaping
- Sympathetic approach for neighbouring properties.

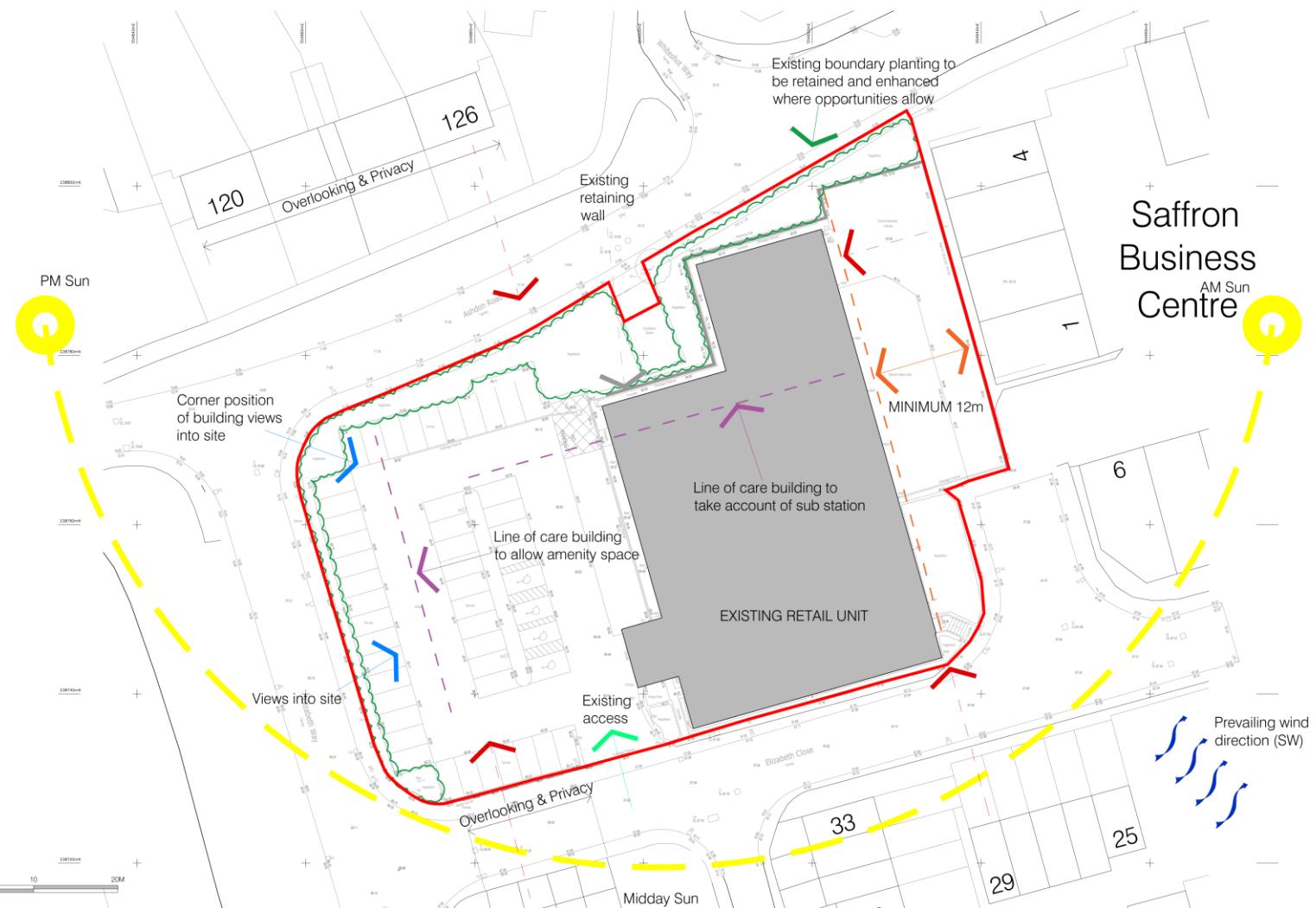


Fig. 22: Site Analysis Plan.

Located in an established residential and commercial area, it is important to take a design approach, which will integrate with the surroundings. The design of the new accommodation needs to respond to these site characteristics, by embracing the site topography respecting the adjoining land and properties / service providers and ensuring that as far as possible the development may have a positive impact on the immediate environment and its neighbours. It is clear that a strong landscaped scheme is important to implement a green approach to the proposed scheme to ensure a clear integration within the existing and immediate surrounding landscape.

### 3.2.2 | Density, Form & Scale

The proposed layout of any buildings on the site need to address the aforementioned points in order to achieve a building befitting the proposed site and its locality.



Fig 23: Proposed Elevation.



Fig. 24: Proposed Elevation.



Fig. 25: Proposed 3D Visual from Ashdon Road.

### 3.2.3 | Layout & Design

The internal design of the new Care Home follows the best practice guidelines of the operator, Care UK, by creating a hierarchy of public to semi-private to private spaces. Upon entering the home with a warm and welcoming entrance foyer which is open straight through to a café, hairdressers and cinema. This central 'communal hub' type arrangement encourages interaction between residents and visitors as all circulation



Fig 26: Proposed Ground Floor Layout.

flows through this space. Residents lounge / dining areas are located on each floor. These are centrally located within the bedroom wings providing easy access to residents. A 'service core' type arrangement has been adopted in the North Eastern wing at second floor level. This contains the kitchen and laundry, with staff facilities and plant rooms, easy access to residents wings from the service area to all floors is essential. The bedroom wings contain a total of 68 Care Beds, split 23 beds at ground floor level with 30 beds at first floor level and 15 in the roof space.



Fig. 27: Proposed Elevation.

### **3.2.4 | Appearance**

The overall appearance and architectural style of the proposed building has been developed in conjunction with input from the Local Authority. The approach taken reflects aspects of the local vernacular and takes cues from the neighbouring properties through a mixed palette of materials including a combination of brickwork, render and concrete roof tiles. The use of these materials embrace the local architecture with modern materials ensuring the proposed building can integrate within a semi-traditional setting which is already established directly surrounding the site.

All bedrooms at ground floor level benefit from a patio leading onto the garden space, providing an external amenity space for residents. At first floor level, each bedroom will have views over one of the communal gardens. At ground level, residents and visitors are able to access the extensive private landscaped gardens from the ground floor café, lounge and dining areas.

The varied eaves and ridge heights help break up the overall mass and bulk of the building by lowering the overall physical heights closest to the boundaries and in forming a variation in the overall form in keeping with local character. The proposed design of the care home will provide an attractive and sensitive redevelopment of the site.



Fig 28: Typical Section through central wing.



Fig 29: Proposed 3D Visual from Elizabeth Way.

### 3.2.5 | Landscape



Fig 30: Illustrative landscape proposals.

The proposals include the removal of a small amount of vegetation, which is necessary to accommodate the care home. The proposed development incorporates the existing boundary trees which will be supplemented to provide a high quality planting scheme and landscaping proposal. The Landscape Architects proposals advise and detail a number of specimen trees to be planted within the site, combined with high quality planting and hard landscaping to create and enhance the current setting whilst providing a high quality series of garden spaces for the residents. These areas include sensory gardens, water features and varied seating areas.

It is proposed that the end user will employ gardeners who will maintain and manage all the landscaping. Residents will also take part in gardening activities where appropriate.

Resident's individual patio areas will be defined with the use of raised planters and hedge planting that both define space and offer a degree of separation and privacy. Residents are encouraged to maintain and grow their own plants immediately outside their room.



Fig 31: Proposed 3D Visual – Main Entrance.

Careful consideration will need to be given to any artificial lighting required externally.

### **3.3 | Movement within the site**

The building is designed to be clearly legible and accessible for all - but with a carefully zoned hierarchy of space from public to private. The building has been designed to be fully accessible to all in line with current planning policy and within the Building Regulations.

1. Car parking for staff and visitors is onsite. Entry to the building is via the main entrance located adjacent to the parking area. All doors are accessed from a level external area.
2. The semi-public zone consists of the entrance foyer & café area with seating and refreshment areas.
3. The semi public access area provides access into the private resident's areas at ground floor and a lift to the upper floor, where the resident's bedrooms can be accessed. All floors contain lounge and dining spaces.
4. Staff and delivery entry is via a separate entrance with a stair and service lift to all floors. The main service areas are located within the north eastern wing and include the kitchen, laundry, plant rooms and staff facilities.
5. A series of pathways and hard landscaped patio and seating areas around the building provide easy access to the garden areas that contain differing landscapes and planting opportunities including sensory planting for sight, smell and touch, and water features that relate to all the senses.



KWL ARCHITECTS

---

21

### **3.4 | Community Safety**

The boundaries to the site will be clearly defined with a mixture of trees and planting and will incorporate a mixture of 1800mm close boarded fencing and 1800mm high mild steel bow top railings with clipped hedgerows. The private gardens are enclosed and can only be accessed through the main building or via a locked maintenance gate from the public area.

The overall scheme follows the principles of Secure by Design and on this basis the following aspects have been taken into consideration.

- The perimeter of the site must be clearly defined.
- CCTV can be used where appropriate.
- Lighting; External areas must be illuminated (without producing unwanted glare – See figure 19)
- Bin Stores; Bins must be kept in a secure store.
- A covered cycle store is provided near the main entrance.
- Landscaping; any planting must be low level and not interfere with CCTV or lighting.
- Access Control; access controls fitted within the building e.g. Fob, swipe card, keypad.
- Doors and windows must meet standards and specification of Secured by Design



*Fig 32: Illustrative example of Secure Cycle shelter.*

### **4.0 | Community / Neighbour Engagement**

The proposed scheme was presented initially to the Local Planning Authority as part of the pre-application process. Further to this, the scheme was presented to Saffron Walden Parish Council. Finally, as part of a wider investigation a public consultation was held in September 2018 . The details of these consultations are contained within the 'Statement of Community Involvement'. These investigations have helped shape the proposed current submission for detailed planning consent with alterations as detailed elsewhere within this report being incorporated in response to the feedback and comments provided.

## **5.0 | Access Statement**

### **Approaches**

The proposed building will provide new facilities to current standards. Design Criteria include Part M: 2004 of the Building Regulations and BS: 8300, plus guidance from the Centre for Accessible Environments.

The totality of the proposals will provide accessible facilities for all residents, visitors and staff, including those with disabilities.

### **Parking**

The on site parking is located off the entrance to the site to the front of the property. The layout of the car parking has been maximised to provide a total of 30 parking spaces. One ambulance bay and one delivery bay are included in the parking layout. 10 cycle spaces are also provided.

As part of the 30 parking spaces, provision for two designated accessible parking bays are included where wheelchair users can transfer between their vehicle and wheelchair. These will be kept available for visitors. If there are members of staff who are disabled drivers and who need a transfer zone, bays will be designated and allocated on an as-needed basis. There are opportunities for some vehicles at the end of parking rows to use adjacent paving for transfer zones.

### **Entrance**

In case people arriving at the home require assistance, an accessible bell push will be provided outside the main reception/door area, so that they can readily attract attention. The bell push will not be higher than 1200mm; it will be next to level ground and will not be tucked into a corner. It will have a notice / symbol next to it to indicate its purpose.

Any entrance communication / security system will also be accessible no higher than 1200mm.

The main entrance is via a pair of automatic doors into a lobby with a further pair of sliding doors into the reception area. The clear open width of each doorway will be at least 850mm. There will be more than 1570mm between the two facing doors, so that wheelchair do not become trapped and there is space for the wheelchair, occupant and an assistant to push through the area.

### **Reception**

There will be an induction loop with a symbol indicating its presence at the reception counter.

The reception counter will have a lower portion (around 760mm high) for wheelchair users to approach it.

Any seating serving the reception area will include at least one seat at between 480mm and 500mm high and with arms. This will help people with walking or back impairments.



KWL ARCHITECTS



Fig 33: Proposed First Floor Plan.

## **Corridors**

Corridors will have level floors and will be wide enough for wheelchairs users. They are generally at least 1800mm wide, so wheelchairs users can pass each other.

## **Doors**

Doors will have clear opening widths of at least 800mm, and more often 850mm.

Where possible, all doors will have door handles at least 300mm from any side wall, so that wheelchair users can reach them.

All door-opening pressures will not be greater than 30 Newtons.

External doors will have no thresholds higher than 15mm if higher than 5mm, their edges will be chamfered.

## **Windows**

Opening windows will have restrictors at an accessible height.

## **Accessible Toilets**

Accessible toilet facilities, for independent use, serving communal areas will be to Part M: 2004 of the Building Regulations, with WC pan, wash hand basin and support rail. Each will have an audible and visible assistance alarm, activated by a red pull cord that hangs down to within 100mm of the floor. There will also be assisted bathroom and toilet facilities.



KWL ARCHITECTS

## **Lifts**

The lift in the building will be in accordance with Part M: 2004 of the Building regulations and suitable for wheelchair users. The lift is large enough to contain a stretcher or similar where required.

## **Stairs**

Stairs will be in accordance with Part K and Part M (2013 Editions) of the Building Regulations. This will include handrails on both sides and over run at the top and bottom of the stairs by 300mm.

All stair tread and steps will have contrast bands with nosing in accordance with Part M: 2004 of the Building Regulations.

## **En-suite Bathrooms**

En-suite Bathrooms to bedrooms will have wheel in, flush floor shower facilities and WC pans that can be used for independent access where appropriate.

## **Vision Impairments**

In communal areas, tonal differences between floors, wall, doors and furniture will ensure that there is clear visual differentiation so that the surfaces and doors can be clearly identified. Guidance for colours within the care area is for them to be towards the yellow end of the spectrum as this is the last part of the eyesight to deteriorate – ‘Ageing Eye’. However,

items such as doors can be picked out by use of darker tone frames or architraves.

Surfaces will be matt finish rather than glossy, to avoid glare or confusing reflections.

Routes will be kept clear of obstacles and hazards.

Notices, brochures and information will be offered in large print format.

Doors will have 3 dimensional numbers, symbols and colours/tones to give a range of recognition features.

Any necessary signs, particularly around the entrance area, will be provided with initial capitals letters followed by lower case letters. These give words shape, which can be read more readily by people with vision or cognitive impairments.

### **Hearing Impairments**

Although communication at the reception desk / counter will be one to one, an induction loop will be provided so that people with a hearing aid with a 'T' setting can converse at a normal level. Induction loop facilities may be provided in any communal TV areas.

Staff will use the Text Talk telephone service to send and receive calls from people with hearing impairments who use text phones.

### **Alarms**

A high tech nurse call system will be installed. These will include facilities for people who may have fallen to summon assistance.

Emergency alarms will be both audible and visible.



KWL ARCHITECTS

### **Dexterity**

Door handles will be lever arm type so that they are easy to grip and operate. Taps will be lever arm type for easy operation

### **Emergency Evacuation Plans**

The building managers will design procedures around known residents and will include recognising visitors with particular needs. Where possible, residents will be kept in safe locations and only moved if necessary.

When residents need to be moved and in the event of lifts not working due to an emergency, staff will be deployed to assembly/refuge locations, particularly at first and second floor levels. An Evac system will be used to help people down the stairs where they have been indentified to need this. Where appropriate, people with mobility impairments will be located on the ground floor.

### **Policies and Procedures**

In addition to increasing the accessibility of the facilities, the care home operator regularly review their policies and procedures, including the Disability discrimination and Equality Act as they develop. This includes considering existing and new staff and continual monitoring of their service users.

## **6.0 | Conclusion**

The proposed development will provide much needed accommodation designed to meet the special needs of older people within this part of Saffron Walden. It represents a carefully considered scheme that makes efficient use of the site. The proposals are designed to a very high standard. The scheme incorporates appropriate provision for access, parking, landscaping and communal space.

It has been established that there is a continued demand to accommodate vulnerable older people requiring nursing and dementia care in the local area as well as an emerging demand to provide a supportive environment where care is needed.

The scale and design of the proposed building and immediate environment are well considered and will enhance the character and appearance of the area. The proposal will not result in any material harm to the amenities of any neighbouring properties.



KWL ARCHITECTS

---

27