

Planning, Design and Access Statement

011111

Oak Cottage (Care Home)

2013/23

Wilkins Green Lane

Hatfield

AL10 9RT

Introduction

Oak Cottage is a registered Residential and Dementia Home that also accommodates Learning difficulties with lower and higher needs.

The home offers a warm and comfortable loving family environment, and is run by a family who care about the needs of their residents.

The home at present has 19 single rooms and 1 double room of which 3 have en-suite facilities.

The standard for care is ever increasing and families as well as residents now require a higher standard of living, all wanting en-suite facilities.

Current legislation now requires rooms to be a minimum of 12.5m² with an en-suite of 3.5m² making them 16m².

The home has a waiting list to accommodate residents who require en-suite facilities and they wish to extend the rooms to provide the minimum standard now expected from a residential home.

The home obtained planning permission for 4 new rooms in S6/2007/1947/FP this application has since expired and is included in the present application.

As the home is increasing in size there is a need for a larger office and storage space.

Existing bedrooms that are large enough are being fitted with en-suite facilities.

Design Principles

As an extension to an existing property, the principle has been to widen the newer part of the building so ensuring all new rooms meet the minimum standard.

This will have little impact on the front elevation so maintaining a pleasant homely feel to the property.

The proposed rearward projection is no larger than that approved in 2007, and the roof height is no greater. The only elevation that widens is the rear.

Landscaping

The existing car park which accommodates 10 cars has a shingle finish which is not ideal for residents with walking frames and wheel chairs.

It is proposed to remove some of the grass at the front and up the car parking to 16 cars with a block paved finish.

The finish is still permeable but would offer better access to those who have difficulty walking.

The boundary of the site is fully enclosed with electronic gates as required for dementia sufferers.

Appearance

The aim of the design was to maintain the homely feel that is already projected by this building, by only building on the rear and sides so that the extensions are not intrusive to the street scene.

The building will not have a detrimental impact on the neighbours as windows will be positioned the same as the existing elevation. The elevation to number 6 is shielded by a high conifer hedge.

Design Statement

The proposed extension will increase the number of available rooms for living from 20 to 26 with one store and an office.

The increase in the number of rooms will provide additional local jobs.

The proposed building work will increase the thermal performance of all the rooms on the rear elevation so saving energy.

Travel and Parking

The parking provision has been increased as some of the staff that work unsocial hours have no alternative but to cycle or drive to suit the work patterns of 24 hour care.

Bays 1,7,8 and 14 will be designated as disabled bays.

3rd January 2013