



# Design and Access Statement

Proposed 75 Bed Care Home, Hatfield Avenue, Hatfield

February 2017

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## Introduction

ADG Architects have been commissioned by Maxbase Limited to submit a full plans application for a 75-bed care home for the elderly (C2 residential institutional use) on a vacant site between Hatfield Avenue and Manor Road, Hatfield. The application proposes to construct a new state of the art care home facility catering for nursing care and dementia, which will provide additional bed spaces to meet existing and future demands for care in the area.

The applicant is Maxbase Limited which is part of a larger company that operate and provide nursing and residential care for a range of different needs, but predominantly continuing care for frail, older people and those with age related dementia. They have a portfolio of existing homes around England and they are committed to providing facilities that continue to push the boundaries of design

The purpose of this design and access statement will explore the site, history and context and demonstrate a proposal that responds positively to the existing built and contextual fabric of Hatfield.

# Application Site and Context

## Site Location, Assessment and Adjoining Land Use

The application site comprises a triangular shape, with a single point of entry off the roundabout on Hatfield Avenue, which is approximately 1.2 miles from the A1(M). The site occupies approximately 0.46 hectares and is generally level from Hatfield Avenue and a slight drop down from Manor Road. The site is currently located on the North-Western periphery of Hatfield with residential properties along the Northern boundary, a new private hospital currently under construction to the West and car showroom to the East.



Hatfield is located in the county of Hertfordshire. Nearby towns include Welwyn Garden City (3.3 miles), St Albans (5.3 miles) and Hertford (8.5 miles). Road communications are good as the site is located 1.2 miles from the A1(M). The site is 1.8 miles from Hatfield Train Station which is on the main rail line and leads directly to London Kings Cross and is available approximately every 30 minutes. There are several bus stops along Hatfield Avenue and Manor Road close to the site, which provide regular services to Hatfield Town centre.

The adjacent buildings vary in size as the site is located on a boundary between a large business park and residential accommodation. As part of this development

a new private hospital has recently been granted planning permission and is currently under construction. This building is approximately 10m in





height and has set a precedent for the area as the vernacular is very modern, with various cladding materials and colours that provide a good link between the business park and residential properties.

The new hospital runs parallel to Manor Road and creates a roadside frontage, but access is from the south part of the site.

The northern boundary of the site has several existing trees and these will be retained as part of the development.

There are several shops and amenities located within a close proximity to the site and the site is within a defined settlement boundary of Hatfield.

Hatfield Avenue is an ancillary road primarily used for access to the business park. The road runs East to West with residential developments along the Northern Boundary. The site is approximately 0.46ha (4590m<sup>2</sup>) and is a brownfield site, which is part of an overall masterplan for the area.

We have identified this site for development as the overall masterplan for the area has been developed over a number of years and a private hospital was recently granted permission, leaving this site as a natural infill between the car showroom and hospital. In addition to this the site is directly adjacent to residential properties on the Northern boundary and a care home proposal provides a natural link between commercial and residential properties. The yellow arrows identify photographs taken along Manor Road looking towards the site. Each image (images 1 and 4)



directed along Manor Road shows the northern part of the site is predominantly residential, but towards the rear there are a number of larger commercial properties.

We consider that the proposed development will be additional and complementary with the already established residential use and that the proposed nursing/residential care home will enhance all aspects in the area, including landscaping, amenity space and better use of the surrounding open space.

In terms of the boundaries:

The existing site is currently used as welfare facilities for the new private hospital construction and subsequently additional heras fencing has been added to provide greater security.

The Northern boundary along Manor Road is weld mesh fencing interspersed with trees and hedges.

The boundaries between the adjacent sites is a post and rail fence and hedges.



## National and Local Planning Policies

National Planning Policy Framework (NPPF).

The NPPF introduces a pro- growth agenda for the planning system. At its heart is the presumption of sustainable development that means that planning permission should be forthcoming unless there are substantive reasons to the contrary.

The NPPF emphasises that local planning authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups within the community such as older people.

Key NPPF policies relevant to the application are:

Planning should create mixed communities based on current and future demographic trends and the needs of different groups in the community. (p.50)

Planning should seek to ensure a high-quality design and good standard of amenity for all existing and future occupants of land and buildings.

Planning policies and decisions should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation

The proposal accords with the NPPF presumption in favour of sustainable development. It meets the three inter-related threads of:

- Economic role: This land can be developed in the short term for development that will support economic growth.
- Social role: The redevelopment of the site will provide much needed accommodation for elderly people.
- Environmental: The development will not harm the natural or built environment and with opportunities to contribute towards a local carbon economy.

## **The Welwyn Hatfield Borough Council Local Plan and Core Strategies**

### **The Key Statements Local Plan:**

"The age structure of the borough within the ONS population projections is projected to change over the plan period. Among the most notable differences is the extent to which the population is likely to age - in 2013 15.6% of the population was aged 65 or over, whereas by 2032 this will have increased to 19.5%. The natural change resulting from this (as births exceed deaths) is a significant component of the projected future population increase for the borough, and results in a local need for new specialist care facilities" (Page 15)

"Strategic Policy SP2 relates to the development of accommodation for older people and the Local Plan identifies the need for a net increase of around 330 bed-spaces for specialist residential (such as care homes) or nursing care between 2013 and 2032" (Page 35)

"In addition to the housing target, the Council will also support an increase in specialist residential or nursing care provision to help meet the specific accommodation needs of those who are not able to live independently" (Page 38)

"In addition to the overall housing target, there is an assessed need for around 330 additional bed spaces for specialist Class C2 care accommodation. Moves to specialist C2 accommodation can have the effect of releasing properties back into the general housing market (for rent or for sale), although the precise impact of such moves is difficult to quantify. The delivery of specialist C2 accommodation will be reviewed over the plan period alongside the delivery of other types of housing for older people (which form part of the main housing target), to assess whether or not the demand and supply for specialist C2 care accommodation is impacting on overall housing need". (Page 44)

### **Core Strategy 5 – Sustainable Communities and Quality of Life**

"Hertfordshire County Council has agreed, in partnership with the district authorities and the Primary Care Trusts, a new strategy to meet the needs of frail older people and increase capacity and choice. Broadly this strategy aims to ensure a sufficient supply of specialist care home placements for older people (nursing, dementia), to develop more extra care housing and to reduce the amount of residential care home beds" (Page 147)



For the reasons set out above, it is considered that the proposed redevelopment of the site for care provision is acceptable in principle and in accordance with the Local Plan and Core Strategies.

## Planning Reports

### Ecology

CGO Ecology Ltd was instructed by ADG Architects Ltd, on behalf of Maxbase Ltd, to conduct a Preliminary Ecological Appraisal (Extended Phase 1 Habitat Survey) of 0.46ha land off Manor Road, Hatfield.

The findings are produced in a series of plans and the findings in summary are that:

- The site is mainly Bare Ground, with peripheral Native species-poor hedge and trees, Native species-poor hedge, small areas of Amenity grassland, Hardstanding, Buildings (temporary cabins and containers) and Fence (Heras construction site boundary). The site is under construction, but online aerial photography shows it was a carp park and amenity grass until recently.
- There are no known TPOs affecting the site.
- No bat roosts are likely to be present, but bats may commute and forage over the site. Five bat-boxes should be installed on the development adjacent to the railway as an enhancement.
- Loss of feeding and nesting habitat should be mitigated by sympathetic planting, and compensated via a contribution to an appropriate off-site scheme.

### Trees

A detailed arboricultural report is not required as we are not removing any trees on the site

## Transport Considerations

SAJ Consultants were instructed by ADG Architects Ltd, on behalf of Maxbase Ltd, to assess the transport related issues associated with a proposed care home:

- The assessment shows that the site is accessible by sustainable modes of travel, providing an opportunity to use alternatives to the private car to access the development.
- The proposals are predicted to generate 9 no. vehicular trips in the AM peak hour and 15 no. vehicular trips in the PM peak hour and therefore it is considered that there will be no adverse material operational impacts on the surrounding road network associated with the proposed development.
- The proposed car and cycle parking provision is in accordance with Welwyn Hatfield Borough Council parking standards and is sufficient for the safe operation of the proposed development.
- The assessment has shown that the service access for refuse collection and deliveries can be accommodated within the site.
- **Overall it is concluded that there are no transport related issues that should prevent the approval of the proposed development of for a 75no. bed care home.**

## Noise

- Maxbase Ltd appointed SRL Technical Services Limited to assess the impact of existing noise on the proposed residential care home development on Hatfield Avenue, Hatfield.
- The dominant source of noise on this site is road traffic. SRL used BS8233:2014 to assess these noise sources and conclude that the site is suitable for residential development with standard thermal double glazed windows and non-acoustic trickle vents.

## Geotechnical Report

## Contamination

- Based on a review of current use and historical mapping, no significant sources of contamination have been recorded on site or within the immediate surrounding area. In addition, a previous ground investigation on the adjacent site, which is of a similar historical context, did not record significant levels of contamination at the site. Based on the information obtained during the desk study it is concluded that the environmental risk arising from the ground condition at the subject site when taking into account the sites current status and usage is **Low**.
- When considering the proposed redevelopment of the site for care home usage, it is concluded that the potential environmental risk to arising from the ground condition at the subject site would be **Low**.
- **Based on the above it is the opinion of Roberts Environmental, that the issues identified should not preclude the future redevelopment of the site.**



# Design Evolution

## Client Brief

ADG Architects have been commissioned by Maxbase Limited to design a 75 bed care home for dementia and nursing specific care. The scheme must be considerate to the context and neighbouring properties and provide a design, which is state of the art pushing the boundaries of design.

## Need for Development

Whilst not strictly necessary to demonstrate a “*need*” for a Nursing Home, this section explains why such a facility is needed to serve the local area. There is a clear and growing need for the proposed care home for the elderly.

Maxbase Ltd continue to search for sites across the UK and Hertfordshire. There are sites identified in the Local Plan for various usages but this part of Hatfield is not referenced. Furthermore, as with many towns in the region, the value of land for residential purposes is considerably higher than that which is affordable for a Nursing Home. Accordingly, the availability of sites for this purpose is restricted to sites that are normally unavailable to, or unsuitable for, residential use.

The site's location has to satisfy the following criteria:

- Accessibility: proximity to major road infrastructure for staff/visitors
- Affordability: Rates for residents must be affordable, minimising ‘top-ups’ to social services fees. Purchase price of the site must therefore reflect this.
- A requirement to be situated near the centre of the town, which is a sustainable location.

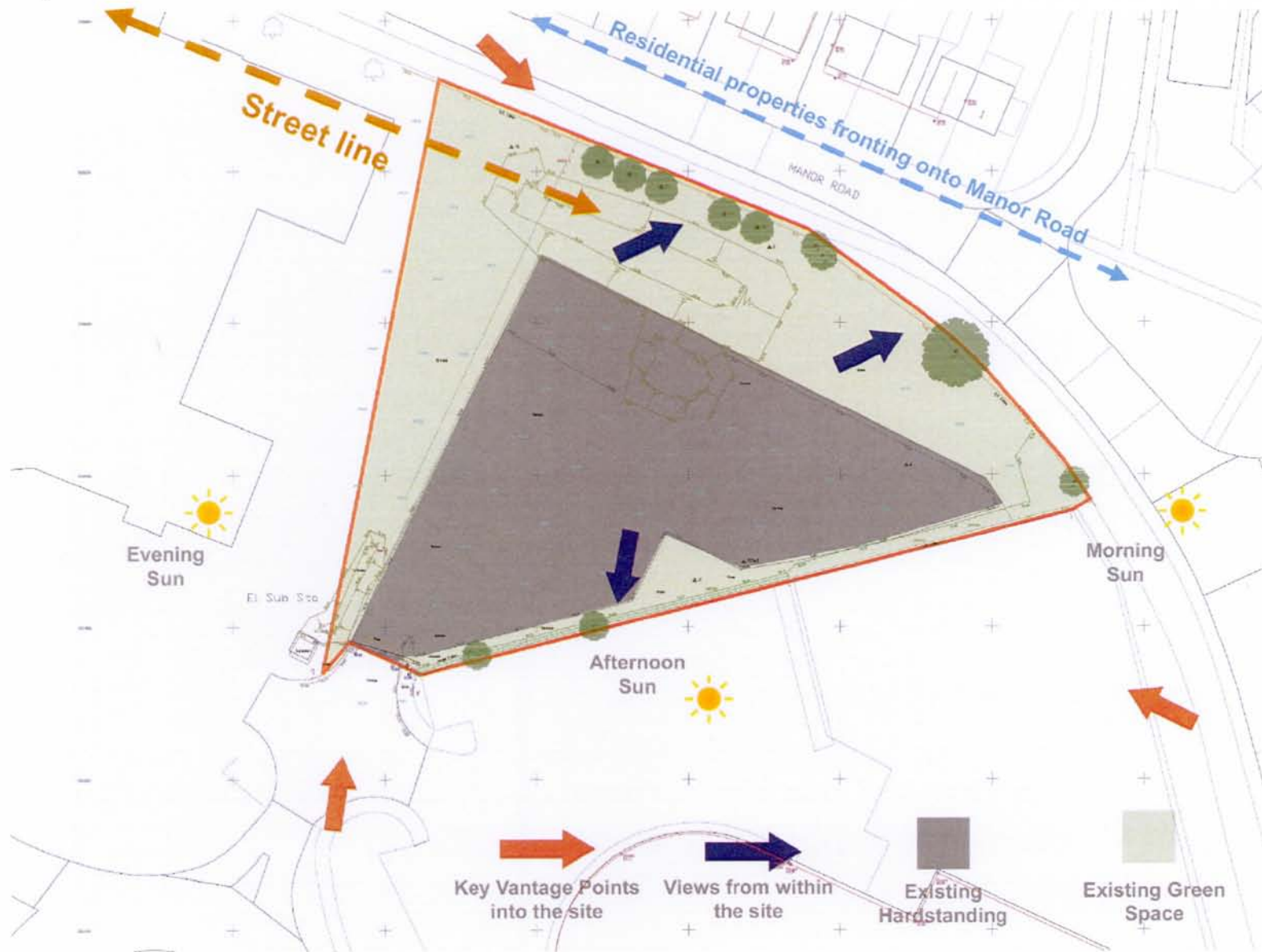
Applying a sequential test to the site location:

Proposed 75 Bed Care Home, Hatfield Avenue, Hatfield

Design and Access Statement

- Central Town Centre locations are not suitable, as few sites are available of sufficient size at an affordable price.
- Larger sites are not affordable, and may incur unsuitable neighbours
- Sites on the outer periphery of towns are less suitable in terms of availability of local employment and services and often not suitable for reasons of accessibility.

Site Strategy Plan





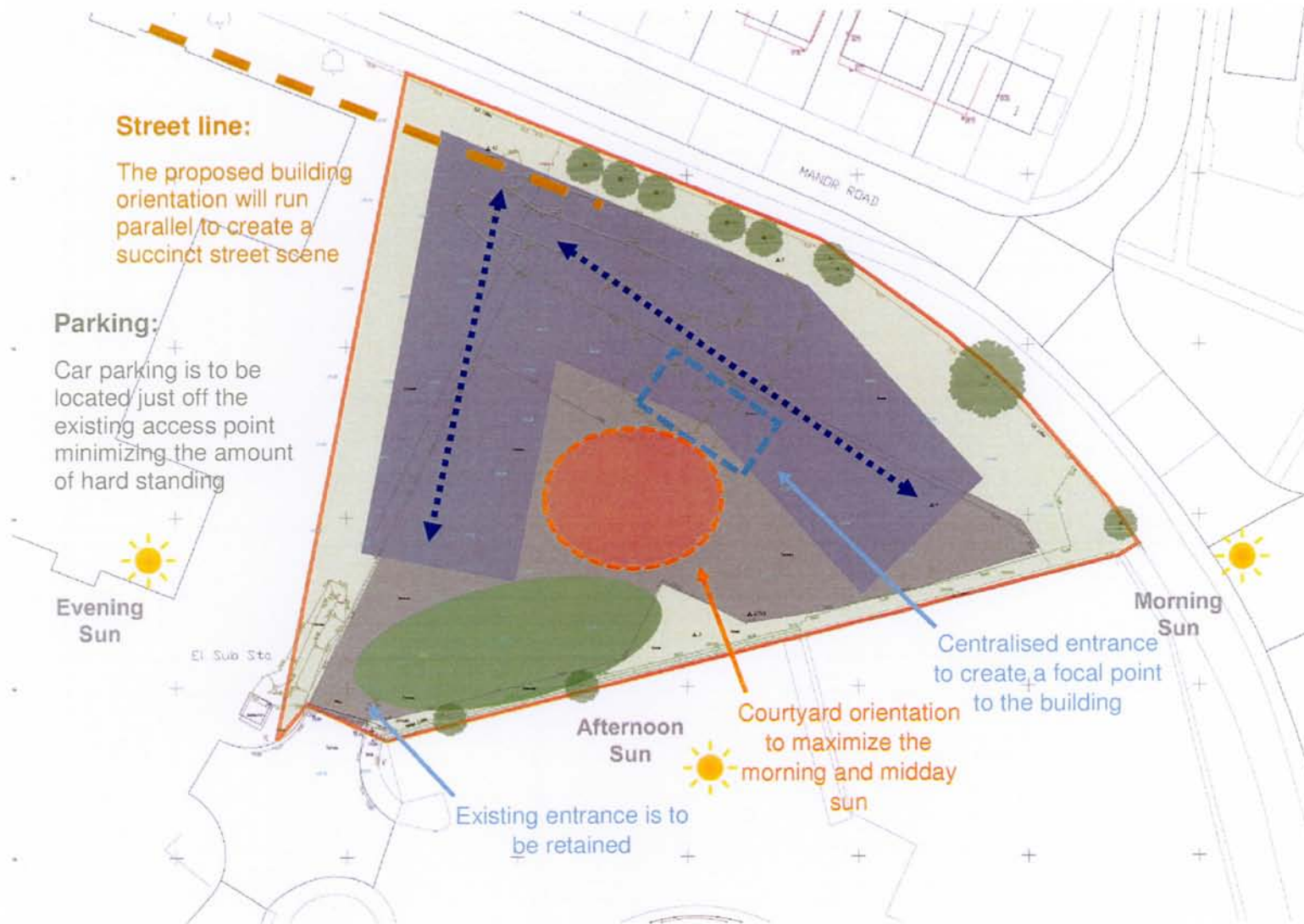
The architectural design concept of the care home has been influenced by site constraints. The site strategy plan will inform the proposed layouts to provide the client with a development that responds to their operational and residential needs whilst providing a building that responds to the site, topography and context.

The site is currently hardstanding with areas of overgrown spaces along the Northern Boundary and set within a residential and commercial context. The site is a brownfield site located between a private hospital and car showroom. There is very little natural screening along any boundary and the existing properties along the North-East boundary look on to the site providing a residential context to the location. The new private hospital currently under construction creates a new roadside frontage along Manor Road and this new building is more than 10m high and provides a dominant style to the area.

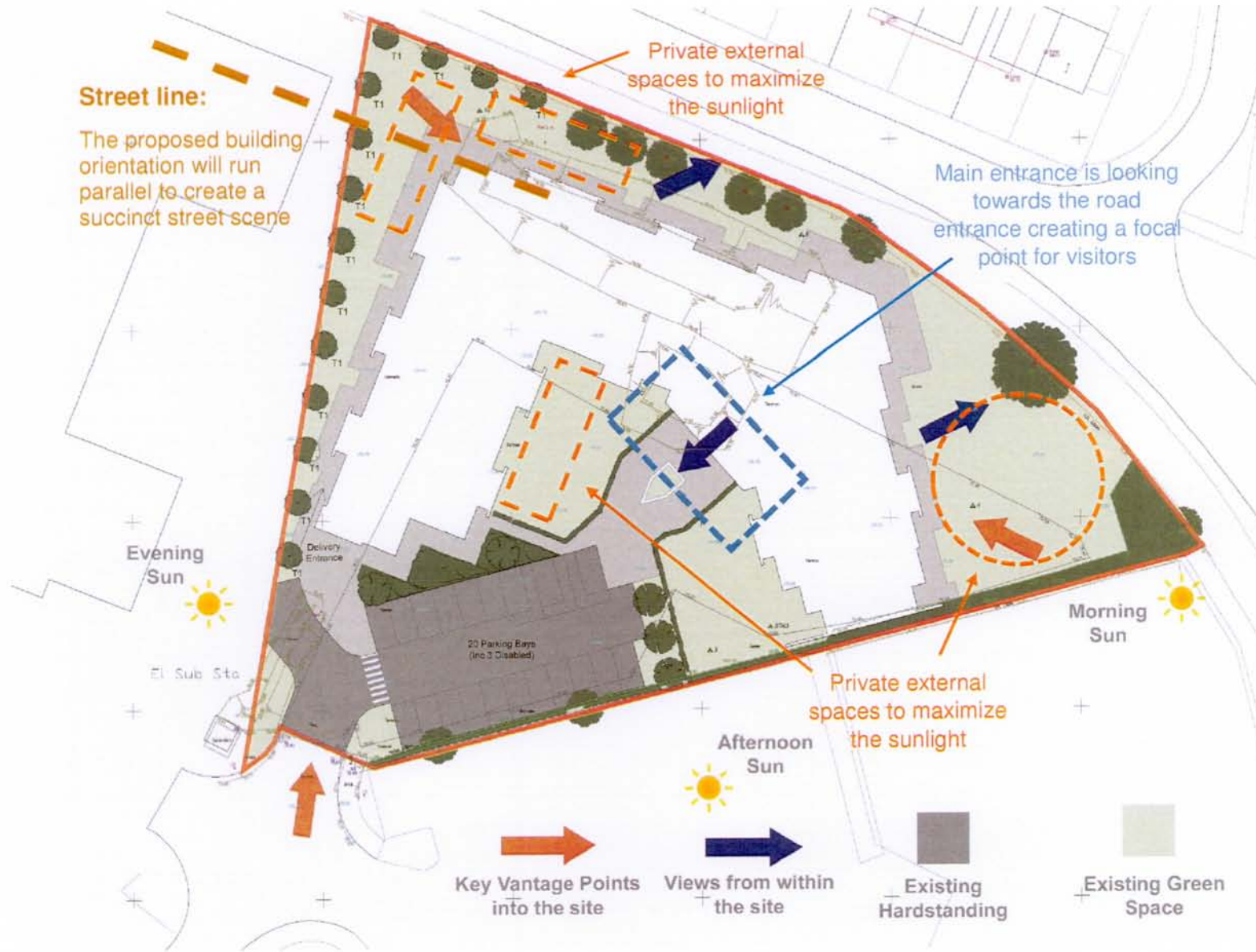
The roadside boundary is open with a grass verge and public footpath linking the area into the main road network. As part of this design proposal we have identified 2 key vantage points at the corners of the site along Manor Road. The 2 corners create natural focal points into the site. These points have been acknowledged within the design to create a visual impact for the building providing the client with a setback road side frontage and strong presence along the main road. Another vantage point into the site is from Hatfield Avenue, which is the main thoroughfare into the business park, this is not as strong a presence because the site boundaries taper to the vehicle access point but this in turn creates the main entrance point into the site.

The site is open from 2 sides with good views into the site from the local infrastructure but beyond this the site is surrounded by various styles and massing of buildings, which make the views limited. The placement of the building has been done in such a way to maximise any views, but also to maximise the external spaces.

Design Development



Layout of the Site





Much consideration has been given to the design of the proposal, with an emphasis placed on the creation of an environment which is sensitive to the needs of the residents/end users and integration with the local context. The design has evolved from the initial site strategy, and the design development plan shows how the building shapes and form have been advanced to maximise the benefits of the existing site.

The existing site is a primarily hardstanding and grassed areas and we have developed building footprints that recreate a large percentage of open space for landscaping, whilst working within the restrictions of the site. The main entrance is set directly opposite the vehicle access point which creates a focal point for visitors, and this is further emphasised by the landscape designs.

The building shape wraps the perimeter of the site which utilises the other key vantage points on both corners of the site but this also allows the design to maximise the views out of the site. A key design strategy was to retain the strong parallel roadside frontage created by the new hospital and by wrapping the site along Manor Road we have reaffirmed this strategy but also created smaller individual gardens allowing the residents to have choice. In addition to this the entrance area is open plan, which flows through the building to a café bistro and this provides a presence from Hatfield Avenue and Manor Road and allows visitors and passers-by to see through the building thus creating a feeling of lightweight and airiness.

With all C2 developments car parking is a necessity and by locating the parking off Hatfield Avenue this does not detract from the Manor Road elevations subsequently reducing the impact of the development on the neighbouring properties.

### Site Percentage



The site area is 4590sqm and the new proposal has been developed to retain large areas of landscape and open spaces. The drawing opposite shows the percentage split across the site:

#### Proposed Building

- Area - 1537sqm
- Site Percentage – 33.5%

#### Proposed Car Parking

- Area - 540sqm
- Site Percentage – 11.8%

#### Proposed Landscape

- Area - 2513sqm
- Site Percentage – 54.7%

This drawing shows we are retaining over half of the site as open space or landscaping.



Proposed North Elevation  
Manor Road, Hatfield



Proposed East Elevation  
Manor Road, Hatfield



Proposed North East Elevation  
Manor Road, Hatfield

This approach provides an articulated design from which diversity on scale is realised.

### Scale and Massing

The building is predominantly 3 storeys high, which is higher than the residential properties opposite but the overall height of the building is similar or lower than the new private hospital adjacent. To minimise any impact on neighbouring properties we are proposing a flat roof construction, which significantly reduces the height and correlates well with the residential properties without been overbearing.

To further break up the elevations we have staggered the roof heights with parapet wall details and overhanging eaves. This reduces the overall height but also creates a hierarchy in the elevation to emphasis key elements of the building like the entrance and lounges and this also provides an interest in the mass.

The variety and subdivision of the building into a series of stepped blocks with a change of heights creates a terracing effect rather than the creation of a large continuous form.





These details frame the arrival points of the buildings by defining the main entrance, this is further supported by an entrance canopy sheltering users from the elements while guiding people from the car park.

## Appearance and Materials

Appearance is the aspect of a place or building that determines the visual impression that it makes, including the external form of the development, its architecture and materials.

The building has been designed to be welcoming and not be institutional and to achieve this we have used the surrounding context from the business park as our precedent to naturally blend into the streetscape. The proposed form and scale is very modern with the main entrance located from the car park as a focal point to the building.

The subdivision of the building into a series of forms treated in a variety of material combinations, will direct building users around the buildings. We have opted for a palette of materials which is very modern and complimentary to the new private hospital and car showroom. This modern appearance, is softened with detailing around the windows and balconies.

As part of the whole process we have worked closely with different consultants to present an application that makes sense and enhances the site. As part of the design process it was important to understand the surrounding area, and selection of materials was vital to the design. We have chosen white render and dark grey cladding as the main two materials, which create a stark contrast in materials to define different parts of the building. To compliment these colours and textures we have used a corroded green cladding, timber cladding and ceramic coated glass window to create focal points of the building and link contextually with the surrounding area. As part of the design process we have taken precedent from the private hospital (under construction) to link the development contextually.

The selection of materials and natural steps in the elevation allow us to break up the massing and this is important as the functionality of the scheme can create repetition. We are providing 75 bedrooms, which all require specific sized windows across the scheme and it was important to step the building line and roof to create interest in the elevation. This interest has been further complimented by the material selection:

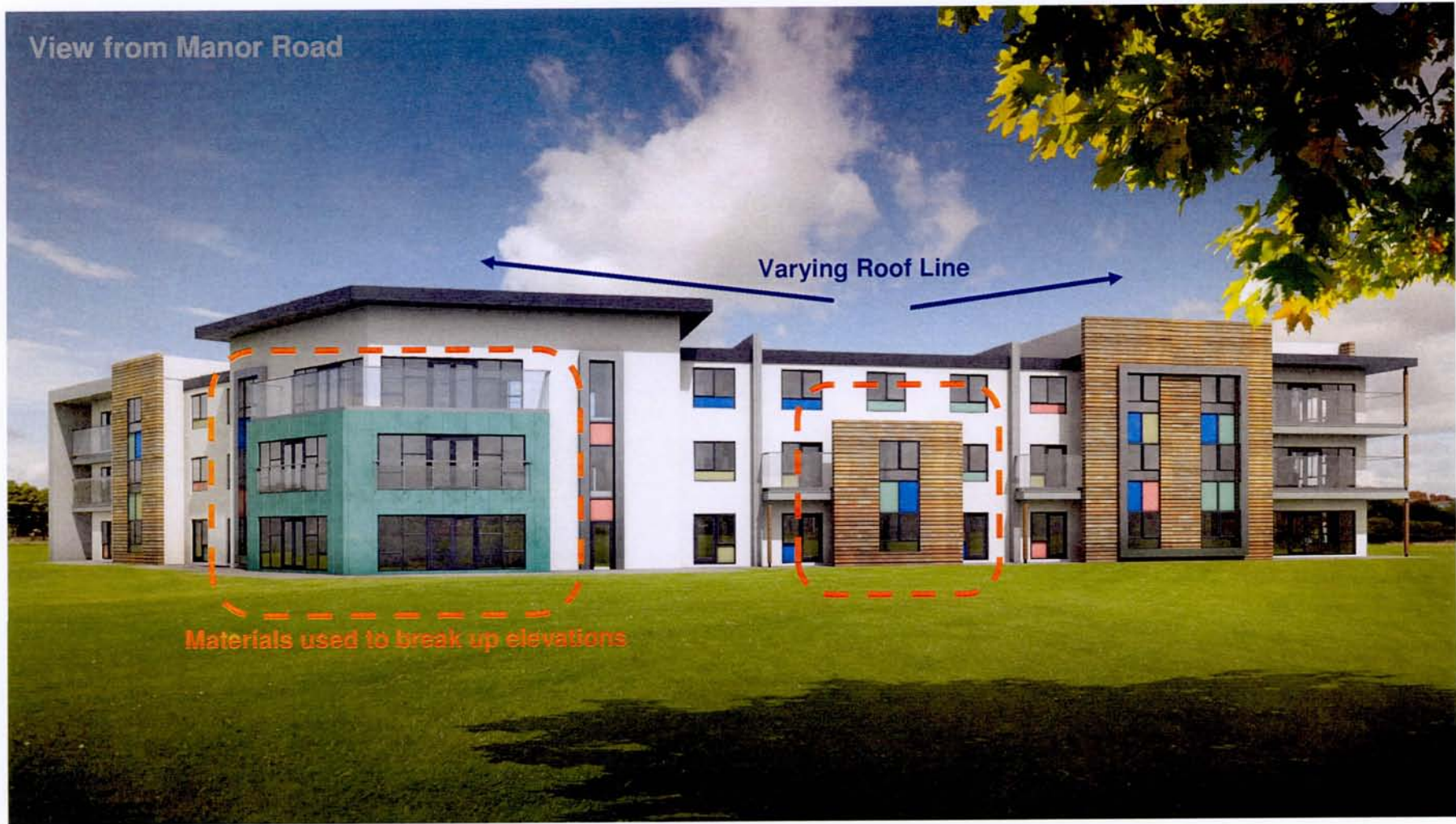
- Walls:
  - Cladding – Insulated Aluminium Panels – Dark Grey
  - Cladding – Corroded green rain screen
  - Render – Off White Smooth texture
  - Timber Cladding – Shiplap Timber Boarding – Western Red Cedar or European Green Oak coloured oil based wood stain finish applied
- Roof – Flat Roof Single Ply Membrane
- Windows – Foil Wrapped U-PVC Flushing Fitting Double Glazed Units set in a 100mm reveal
- Doors - Foil Wrapped U-PVC Flushing Fitting Double Glazed Units set in a 100mm reveal
- Entrance Doors – Powder Coated Aluminium
- Fascia's and soffits – Coloured Rain screen cladding
- Gutters and downpipes – Black deep flow roof gutters and downpipes or concealed gutters
- Handrail – Brushed stainless steel with glass infills 1800mm high



Final Proposals







## Sustainability and Construction

From the initial site analysis and building orientation through to the design of the structure the principles of designing a sustainable building has been considered. The section aims to provide supporting information for the detailed planning submission regarding the sustainable design and construction consideration of the proposed buildings.

Our approach is to always incorporate a sustainable philosophy into our designs looking at the following:

### Orientation

The building position was influenced by the visual appearance and natural topography of the site, which has created a broken L shaped block positioned to the Eastern part of the site. We have then designed the layouts to maximise the site potential to allow maximum solar gains to be achieved at different times of the day and the internal layouts are considerate to the natural environment to prevent excessive solar gains and manage the internal environment. This is further heightened by the choice of glass, balconies and large overhanging eaves to provide some natural shading in the summer months.

### Energy

The thermal efficiency of the walls, windows and roof will be insulated to exceed the current Building regulation u-value requirements, to achieve at least 25% improvement over built to Target Emission Rate.

The air permeability of the buildings will be reduced to the minimum consistent with health requirements

The M&E design will be developed to provide a high efficient heat and ventilation system, which will be complimented by renewable energy technologies. The ability to include renewable energy technologies within the building design assists with the reduction in CO2 production while reducing the running costs and energy demands within the completed building. As part of the energy statement and SBEM requirements

we will review all options available from photovoltaic, mini CHP (combined heat and power) or ground source heat pumps. We are committed to providing the most efficient system without compromising the designs.

### Water

The new building is designed to use no more than about 105 litres per person per day internal portable water consumption and this will be achieved by fitting dual flush WC's and flow reducing/aerating taps throughout the buildings.

### Lighting

The proposed lighting both inside and outside the buildings will be designed for low energy consumption. External lighting to be designed in accordance with CIBSE lighting guides to provide safe and secure lighting. Low level bollards will be used to footways and column mounted fittings will be provided with an anti-glare reflector to a green lighting standard.

### Materials

The environmental impacts of the materials are to be specified to achieve a BRE green guide 2006 rating of at least D.

All timber will be certified and sourced from PEFC managed and sustainable forests.

Where possible all materials will be sourced locally.

### Construction Material Waste Management

Material wastage and recycling is also a key consideration upon the development. The buildings have been designed to consider off site manufacturing and the design around modular material sizes such as standard brick dimensions to limit site wastage. The contractor will be encouraged to prepare a site waste management plan which will again look to limit site wastage and recycle where possible. The recycling of materials produced by the demolition of the existing commercial buildings will also be investigated.



## Transportation

The site is positioned along Hatfield Avenue and Manor Road, with good vehicular and pedestrian access, as part of our proposals we have developed a scheme which provides car parking for the residents, care home visitors and staff. The care home management plan will encourage staff to car share or cycle to work where cycle storage facilities will be provided. This is complimented with on-site changing facilities and showers.

## Key Sustainability Proposals

Key sustainability proposals associated with the development will be:

- Transport movements from the care home will be kept to a minimum as its residents will not have use of private vehicles and therefore the only traffic generated with a direct link to the residents will be the visiting of friends and family on an ad-hoc basis.
- The good location within Hatfield provides residents and visitors with excellent transport links.
- The main expanse of hard standing will be permeable paving to reduce surface water run-off rates
- Recycling facilities will be provided for both construction and domestic waste
- All timber to be used in construction will be sourced from renewable sources with FSC certificates
- Where appropriate, there will be a reduction in the CO2 emissions of the development through sustainable transport strategies and energy efficient strategies.
- The proposed landscaping strategy will provide a sensitively designated scheme which will enhance the environmental quality as well as enhancing its surroundings. This will include low level bollard lighting angling light down to avoid light pollution and to easily locate paths and parking areas without impacting on neighbouring residents
- The building orientation enables all of the bedrooms and day spaces to benefit from direct sunlight at some part of the day for most of the year.

- The user group would have minimal noise impact on their neighbours as by their nature are quieter and are involved in less antisocial activities. Their traffic movements are limited. The building windows would be suitable glazed to avoid noise disturbance to the residents.
- The emphasis of local sourcing of effective contractors and sub-contractors who can deliver their services to the construction site on time provides an opportunity for Maxbase Limited to contribute to the economic viability of the local and surrounding areas.

# Access

## Underlying Philosophy

The Developer is committed to a policy of equality, inclusion and accessibility in the delivery of its services to all residents, and in the employment opportunities afforded to existing and future employees. They fully recognise the diversity of cultural, religious and individual abilities of its residents and employees, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings, it uses and in the management practices and procedures it adopts.

The Developer is committed to ensuring that the facilities it provides, uses and manages afford its residents and employees the opportunity to maximise their individual abilities and enjoy safe and, wherever possible, independent participation.

## **Influencing Legislation: Manor Road, Hatfield**

The Developer acknowledges that the proposed development presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) as employers (Part II), service providers (Part III) are to be met.

The provision of accommodation to be undertaken at the nursing home will place some unique obligations on The Developer both as employers and service providers. These obligations will be addressed by positive actions to maximise participation. These will include the appropriate communication of information about the site, its facilities and management practices in formats that meet the diverse needs of the residents, staff and visitors. Where appropriate, it will increase the potential understanding of information with site-specific measures, such as increased levels of appropriately designed symbols and pictograms.



How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), and the Disability Discrimination Act 1995, will also be taken into consideration.

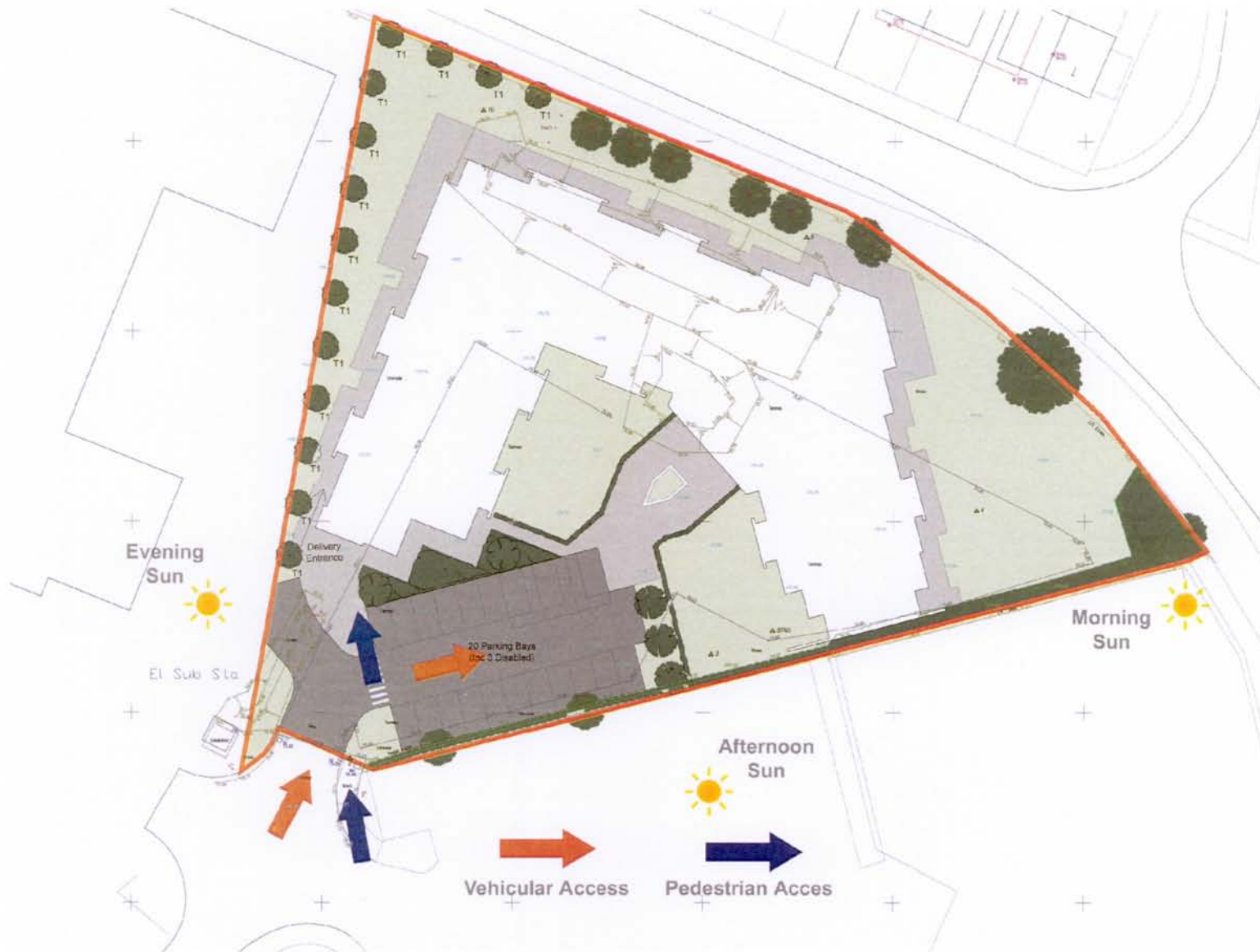
### **Effective On-going Management**

Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by staff suitably qualified in accessibility and inclusion related issues. Accessibility issues, which require on-going review, will also be linked to the maintenance programme for the facilities.

In particular, the architects have had appropriate regard to

- Good Practice Guidance "Planning and Access for Disabled People" (March 2003)
- Building Regulations Part M: Access and Facilities for Disabled People
- BS 8300:2001: Design of Buildings and their approaches to meet the needs of disabled people
- Disability Discrimination Act 1995
- NHBC Guidelines
- National Minimum Standards for care homes for older people
- HMG Fire Safety Risk Assessment: residential care premises
- The Building Regulations Part B (Fire Safety)
- BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings)
- Other good practice guidance to be considered will include: The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

### Vehicular and Pedestrian Access



Upon completion of construction, access to the site will be via Hatfield Avenue. The scheme will utilise the existing highways access and this has been reviewed by SAJ Consultants in the Transport Statement.

Within the site, there is a car parking area. This is designed to provide access to parking spaces and the drop off point, as well as for delivery and refuse vehicle. The refuse store for the care home is to be located on the South part of the site directly opposite the vehicle entrance to Hatfield Avenue with access from the 'back of house' secondary entrance.

Cycle racks are provided for use by staff and visitors. These will accommodate 6 cycles and be located close to the staff entrance.

Pedestrian access will be via new 1.8m footpaths.

Car parking is provided for 20 cars, which includes three disabled bays – which meets the minimum 6% standard set out in BS 8300:2001. These will be of an appropriate size to comply with Part M of the Building Regulations, and include dropped kerbs, flush paving and signs. The spaces are located close to the care building and alongside safe footpaths to provide appropriate access

Vehicles will be able to turn within the site, and therefore leave in a forward gear.

A new pedestrian access will be created with a direct link from Hatfield Avenue, the new path is directly opposite the main entrance.

#### Access to the Building

Level access is provided from the car park/drop off to the principal entrance.

All entrances to the buildings will have prominent and signed entrance features, and flush thresholds with external levels.

All main entrance doors are automatic opening for wheelchair access.

All internal doors are a minimum of 826mm clear opening between jambs.

All disabled WC's comply with BS 8300.



Within the building, all corridors will be wide enough for two wheelchairs to pass one another. Although all doors are fire doors, these are free swing closing device, which only operate on activation of the fire alarm system. This is to enable frail elderly to be capable of opening doors.

Corridor doors are hold open, and only release when the fire alarm is activated.

Two lifts are provided within the main care building – one of these lifts is 2.3 m long to enable a resident to be moved in a prone position. The lifts fully comply with BS 8300.

All bedrooms have en-suite shower facilities, fully compliant with the relevant disabled standards. In addition specialist baths are provided for assisted bathing.

All WCs on the project are designed for persons with disabilities in accordance with BS 8300.

#### Fire Strategy

The principle of evacuation is that of horizontal evacuation. The floors are divided into fire compartments of approximately 8-12 bedrooms; each compartment can be evacuated in two directions. This obviates the need to evacuate the entire home immediately, and it can be done progressively.

The reference document is HMG Fire Safety Risk Assessment: residential care premises.

All doors throughout the project are fire doors.

The fire alarm system is fully addressable, and the fire alarm zones reflect those of the nurse call system.

Full Fire Strategy drawings will be provided to the relevant authorities.



## Conclusion

The proposals for the whole site have evolved through careful consideration of the Manor Road elevation. This has been designed to reduce its visual impact; provide variety, interest and to improve the streetscape. The design, scale and mass have been developed to integrate into the existing surroundings and combining this with materials replicated from the surrounding area the scheme will complement the area and provide a focal point to the site and benefit the local economy.

The redevelopment of this site will ensure the enhancement and provision of additional care home facilities that will meet the 21st century needs of all residents. There will be a complete integrated care service for all the seniors within this sustainable quality development. It seeks to provide a superior personalized service backed by a 'spirit to serve' philosophy in unmatched lifestyle facilities for residents.

In conclusion the proposal provides the client with a care home that works within their brief, operation requirements and CQC legislations without exceeding the current restraints of the site and Planning Policy and accords with the aims of the development plan.