



Proposed Care Home,
Broadwater Road
Welwyn Garden City
AL7 3AX

DESIGN & ACCESS STATEMENT

Job 17-132
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1.0 INTRODUCTION

1.1 Generally

This Design & Access Statement has been compiled to accompany a Full Planning Application on behalf of Marbrook Care (the applicant) for the erection of a 91 Bed/13 Suite Care Home on land at Broadwater Road, Welwyn Garden City.

1.2 The Site

The 0.93 acre application site is currently vacant as the existing office building and associated car park was demolished by others some time ago. The site is located on Broadwater Road (A1000) although no existing access point from the road exists.

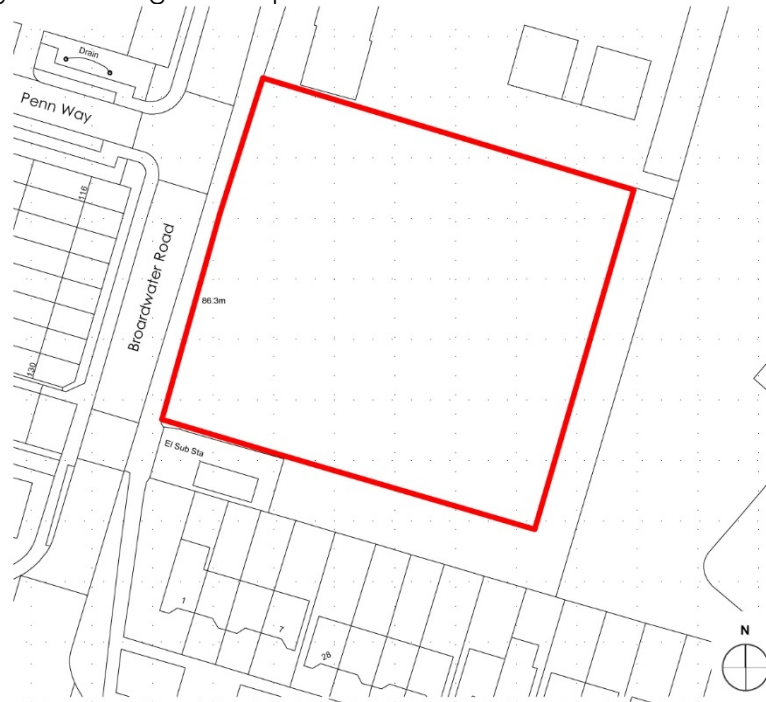


Fig 1: Site Location Plan [NTS] indicating site boundary extents

1.3 Site Context

The site is 0.7 miles from the centre of Welwyn Garden City on a main road linking the A1 to the town centre via the A6129. The site is well served by public transport links with bus stops located on the road immediately fronting the site and the train station is only 0.4 miles away. The site is situated within a mainly residential area with existing 2 storey housing settlements to the south and 3 to 4 storey newly constructed housing and apartments to the north and west. Peartree Primary School is located beyond the treed buffer zone to the east. More commercial office buildings and retail units are located further north along Broadwater Road towards the town centre.



Fig 2: View north along Broadwater Road (Site located behind the security fencing to the right)



Fig 3: View south along Broadwater Road (Site located behind the security fencing to the left)



Fig 4: View of site taken from the north west corner at boundary with neighbour (South & eastern tree buffer visible in background)

1.4 Character Analysis & Appraisal

The local character of the area varies due to new build residential developments to the north and west, a mix of modern and industrial style offices further north and the more traditional style residential homes to the south. The proposal has therefore been designed in a contemporary style responding to the immediate new housing; these are 3 to 4 storey, 'clean cut' buildings in terms of uncluttered elevations with little, if any, projecting elements.

The use of materials to the modern housing is limited to red/brown bricks and white render with the anthracite coloured windows; whilst the traditional housing consists of red/brown brick, grey roof tiles, brown tile hanging and white windows.

The proposal consists of a mixture of materials that will match and complement neighbouring buildings to continue the relationship within the area. As the site is located between new and old, it is important that the development branches between the two styles as opposed to disregarding one completely. The addition of the bronze horizontal cladding at the higher levels is to provide a connection to the traditional housing's bricks and tile hanging detail to gables, as well as offering a slight relief to the elevations (refer to point 3.3 for the design principles).

1.5 Site Constraints

The site is vacant with all existing building structures removed and existing trees located outside of the site boundary within a buffer zone to the east and south. The land is also relatively flat with a fall of approx. 900mm from south to north and only 400mm from west to east. This offers a fairly blank canvas in terms of development with the only existing physical constraint as follows:

- a. Existing residential properties bounding the site to the north, south and west present interface distances that need to be maintained. The proposed building has been carefully designed to ensure that habitable windows are not located in elevations where overlooking could occur.

1.6 General Description of Proposal

The application is for a 4 storey contemporary flat roofed development comprising a 3 storey 91 bedroom care home and a forth/top floor containing 13No suites, all with associated landscaped amenity gardens, terraces, parking and servicing.

2.0 PLANNING

2.1 Planning Statement

The relevant planning policies are covered in a separate Planning Statement, prepared by others, and submitted as part of the application.

2.2 Pre-Application Advice (Ref: 6/2018/0370/PA)

Planning approval has previously been granted on this site to erect 83 bed four storey care home, Planning Ref: N6/2014/2715/MA although this application was submitted by others. An application for pre-application advice was made by CLA on behalf of the applicant in February 2018 for a 4 storey 88 bed care home & extra care development. A formal written response was received on 10.04.2018 with the following main design points raised:

- a. Given an approval for a Care Home on the site had previously been granted & its appropriate location within a residential area, no objection was raised regarding the principal of the development.
- b. For the building to fall under C2 use, further information would be required regarding the extra care accommodation and it was suggested that an element of care provision would be needed to prevent the self-contained flats being considered as C3 use.
- c. The proposed flat roofed H-shaped building design fronting Broadwater Road with car parking to the north raised no objection as the reasoning behind the design was understood. The proposed use of brick & render materials to break up the mass of the building was also received positively and together with a landscaping scheme, would enhance the appearance along Broadwater Road.
- d. Advised that all flats on the third floor are provided with access to an external balcony.

- e. Consideration should be given to the installation of sprinklers and a dry riser if only one accessible stair is provided for firefighting purposes.

3.0 DESIGN STATEMENT

3.1 Site Strategy

The main drivers when considering the overall site strategy were the existing interface distance constraints with neighbouring properties and existing mature tree buffer zone outside of the site boundaries along the east and south. With these factors considered and in order to utilize the southern aspect for gardens and terraces, the car parking/service area has been positioned at the north of the site, allowing the main building to be set further back from the neighbouring properties to the north. With a prominent location along Broadwater Road it was also important to address the road frontage and provide a continuation to the existing street-scene.

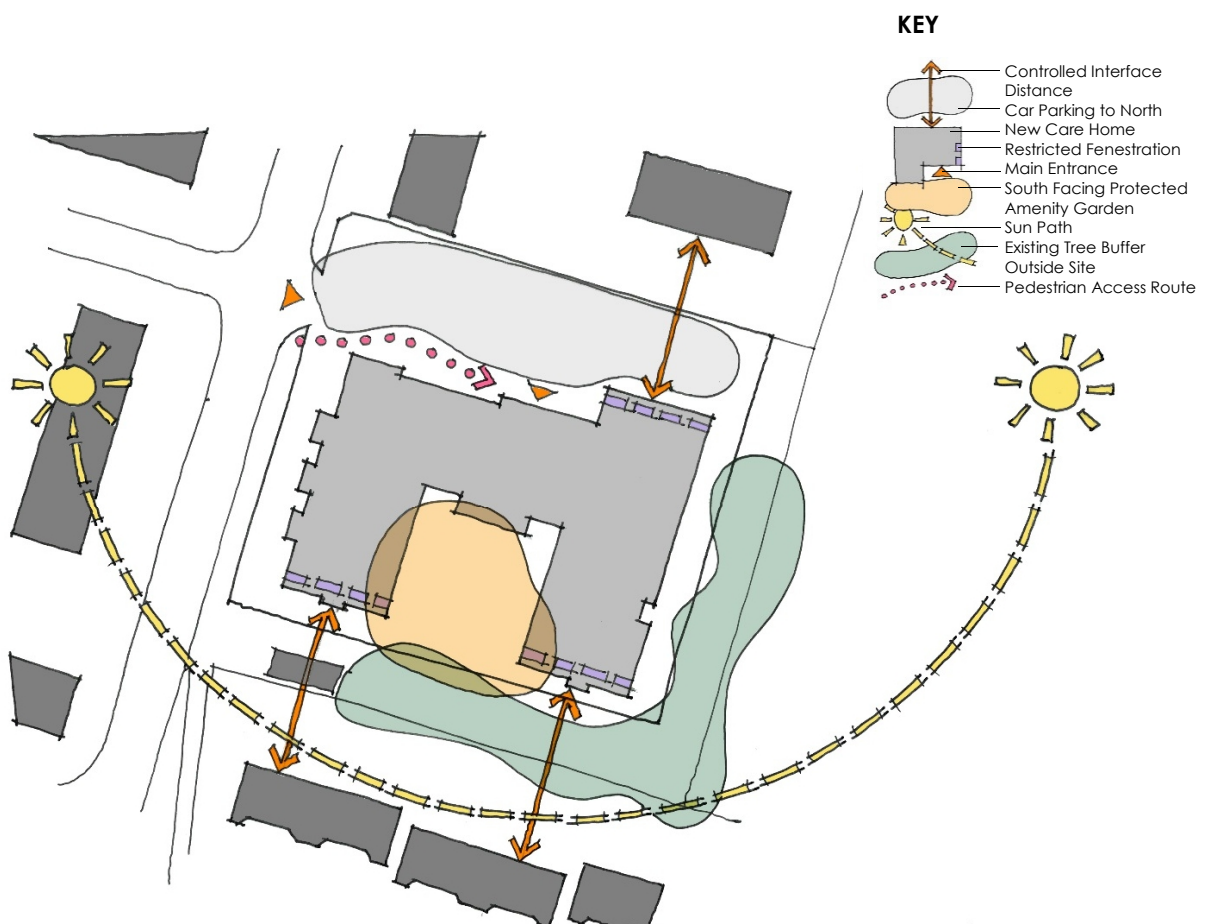


Fig 5: Site Strategy Plan

3.2 Site Design Principles

The Care Home is to be a high quality building arranged on four floors within landscaped grounds with car parking and servicing to the north and private external amenity gardens at the centre for residents to enjoy. The gross internal floor area is 5727m², with the 91 bed care home element at ground to second floor totalling 4421m² or 48.6m²/bed space and the 13No care home suites at third floor totalling 1306m² or 100.5m²/suite space. The building accommodation is arranged around a C-shape with a protected south facing amenity garden at its centre. The western wing of the care home extends along the boundary with Broadwater Road offering a strong frontage designed to complete the existing street-scene,

reflecting local building styles and materiality. A new entry point into the site has been proposed from the road with car parking and the main entrance immediately visible upon entering.



Fig 6: Proposed Site Plan

Upon entering the building, the Café opens directly off the entrance lobby to the left with day-spaces ahead offering a direct view out across the amenity gardens to the south. From the main entrance, the building extends in two directions to the left and right, each providing separate wings (or units) of care accommodation, this layout is also reflected at first and second floors. The entire third floor operates as a single unit providing care home suites. The C-shaped building serves to define the protected amenity garden to the rear, with the existing mature tree buffer beyond the southern boundary providing a green backdrop when viewed from inside the building.

The communal lounge/dining rooms are located centrally to the building on all levels, taking full advantage of the southern aspect and providing good permeability with the gardens at ground floor level and access on to terraces at upper floors. Wherever possible, rooms within bay features or at corner positions are provided with dual aspect windows to maximize views as well as natural day lighting.



Fig 7: Aerial view of the Care Home showing the C-shape layout with road facing elevation in the foreground.



Fig 8: CGI view of the site entrance from the main road approach.

3.3 Building Design Principles

The design intention is to produce a contemporary building which is welcoming and has a palette of materials reflective of the local vernacular. The predominantly render & brick elevations are robust and durable in material, whilst cladding and glazed elements provide additional more lightweight details, puncturing the façade.

a. General principles:

Whilst the care home is, by nature, significantly larger than residential properties, techniques have been used to break up the length of elevations and the use of materials responds to the local vernacular. The scale is further reduced by the use of flat roofs throughout which reduce the overall vertical mass of the building, providing more intimacy and human scale at key points.

b. Horizontality & Verticality:

A care home is most efficient if there are fewer floors, with all floors being completely level. The 4 storey layout creates an efficient use of space however it does create a building with a strong emphasis horizontality. To aid this, bays have been added to add

both punctuation and verticality to the composition, which is further enhanced by the use of contrasting materials and detailing.

c. Elevational treatment:

The main entrance is positioned centrally within the c-shape of the building and is visible upon turning into the site with the approach road and footpath designed to draw visitors towards the building entrance. The main entrance itself is offset from the main building line with a projecting balcony over providing protection from the elements.

Elevations are intentionally kept relatively simple and uncluttered, with materials adding detail, linking the bay features. The bays serve to break up the mass of the long elevations and also add interest to the overall appearance of the building. Large areas of glazing have been included to lounges/dining rooms to maximise the views out towards the gardens.



Fig 9: CGI view of the rear south-facing elevation showing materiality & the contemporary roof feature over the day space terraces

4.0 ACCESS STATEMENT

4.1 General Design Principles

The site is being developed specifically for the elderly, and will therefore address all accessibility issues as part of the design. Access to all resident amenity areas at ground floor have been designed to provide level access for disabled people in consideration of specific legislation, most specifically The Disability Discrimination Act and Part M of the Building Regulations Approved Documents, requiring general access to the built environment. The existing site is relatively flat which further assists access across the site.

4.2 External Access & Servicing

- a. **Car Parking:**
The total parking provision is 33 bays, which includes 3 No disabled bays. A separate drop-off bay is also provided and all car parking facilities are accessed off a new single entry point from Broadwater Road.
- b. **Deliveries & Refuse:**
A turning head to assist deliveries and servicing has been provided within the boundary of the site. The service entrance and a dedicated secure refuse store is located immediately adjacent the service bay via a level access path in compliance with Part M of the Building Regulations, with level thresholds at entrances.
- c. **Cycle Provision:**
4 No Sheffield cycle hoops accommodating 8 No cycle spaces are provided beside the main entrance for both visitors and staff.
- d. **Pedestrian Access:**
A pedestrian route is provided from Broadwater Road to the main building entrance. All external paths approaching the building for staff and visitors, are designed for disabled access, including level thresholds at entrances and dropped kerbs wherever necessary. All foot paths, either approaching entrances or provided in secure gardens for the enjoyment of residents, are at gradients of no more than 1:20.

5.0 **CONCLUSIONS & SUMMARY**

- 5.1 The proposed scheme use is well suited to the predominantly residential area, providing accommodation that meets the needs of the local aging population which is supported by Planning Policy.
- 5.2 Key design comments raised at pre-app have been addressed with the suites provided in lieu of extra care accommodation, additional external terraces provided at third floor and accessible stair provision reviewed.
- 5.3 The entire site strategy has been designed to address all of the site opportunities and constraints whilst maximising the development potential of the site. The building is orientated to maximise the southerly aspect for gardens and terraces whilst addressing the road to the west with a strong building frontage.
- 5.4 The modern building has been designed to sit well within the existing setting, offering a palette of materials that responds to the local vernacular whilst adding interest to the scheme.
- 5.5 The level of traffic generated by the Care Home is relatively modest, and parking, turning and drop off facilities have been designed within the curtilage of the site to ensure that the roadways are unaffected. There are relatively few service deliveries to the site.

A SITE WASTE MANAGEMENT PLAN

1. Refuge Storage

All refuse is to be stored in a secure store located within the building footprint but accessed externally from the service end of the car park. The store is sized to take all wheeled bins required for the care home and day centre.

The store will be finished with concrete slab to falls, with a drain gully to allow for wash down of the store.

The floor of the store is to be marked out with zones for different refuse types, including general waste, food waste, medical waste (and sharps) and recycling.

2. Recycling

There will be some types of waste that will be recycled, and collected by a contract waste company. The types of waste to be taken for recycling will be determined by the management, and will be monitored annually. The recycling element is likely to increase over time as the facilities to cope with recycled materials are developed, and legislation enforces tighter waste control regimes.