

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No **320070368P**

Date received

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

**ORCHARD CARE HOMES LTD
2150 CENTURY WAY
THORPE PARK, LEEDS**

Postcode: **LS15 8ZB**

Tel. No: **0113-390-0500**

Question 1a

Name and Address of Agent

**LNT CONSTRUCTION LTD
2150 CENTURY WAY
THORPE PARK, LEEDS**

Postcode: **LS15 8ZB**

(Contact's Name: **ALISTAIR WOOD**)
Tel. No. **0113-390-0504**

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

**SITE OF FORMER FELL VIEW CARE HOME,
BARNACRE ROAD,
LONGRIDGE
LANCASHIRE
PR3 2PD**

Question 3

Accurate description of the proposed development (including site area if known)

CARE HOME FOR OLDER PEOPLE

Question 4

Type of application

Please state yes in the appropriate box

- a. Full application for a change of use not involving any building works ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☒
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

Layout
☒

Scale
☒

Access
☒

Appearance
☒

Landscaping
☐

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary) - - - -

- d. **Reserved Matters** application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

Layout
☐

Scale
☐

Access
☐

Appearance
☐

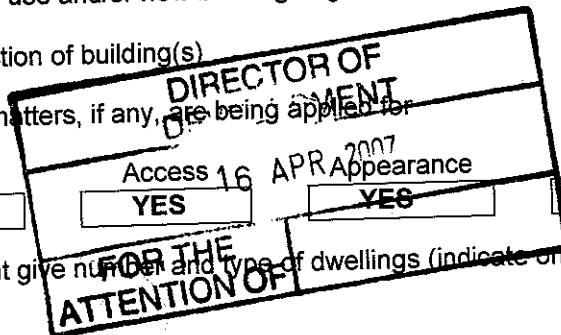
Landscaping
☐

- e. **Continuation of Temporary Permission**

Please give reference number of previous permission ☐

- f. **Modification or removal of a Condition**

Please give the number of the planning permission and the relevant condition ☐



Question 5 AccessPlease state
Yes or NoPlease state
Yes or No

Does the proposal involve a new vehicular access?

YES

Does the proposal involve an altered vehicular access?

NO

Does the proposal involve a new pedestrian access?

NO

Does the proposal involve an altered pedestrian access?

NO

Does there exist any public right of way within the application site?

NO**Question 6 Trees**Please state
Yes or NoDo you intend to prune or fell any trees as part of the proposed development?
If yes, please show the tree(s) on the plan and describe the works proposed.**YES****Question 7 Existing Uses**Describe the existing, or if vacant,
the last uses of the site

CARE HOME FOR OLDER PEOPLE

Question 8 Additional InformationPlease state
Yes or Noa. Is the application for shopping, office, industrial, or other commercial use? If so, please
complete a Planning Application (Part2), form P1A**YES**b. Is the application for or associated with the winning and working of minerals or waste
disposal? If so, please complete a Planning Application (Part3), form P1M**NO****Question 9 Drainage / Water Supply**

a. How will surface water be dealt with?

TO PUBLIC SEWER

b. How will sewage be dealt with?

TO PUBLIC SEWER

c. How will water be supplied?

MAINS SUPPLY**Question 10 Materials**If building works are proposed please describe all
external materials (e.g. brick walls, colour, make and
type and show them on your plan)

- BRICK TO GROUND FLOOR
- RENDER TO FIRST FLOOR
- STONE DETAILING
- SMOOTH SLATE GREY TILE
- RED RIDGE TILE

Question 11 PlansPlease list the drawings and plans submitted with this
application form (5 sets are required):

- SITE LOCATION PLAN (1:1250)
- SITE PLAN (1:250)
- GROUND FLOOR PLAN (1:100)
- FIRST FLOOR PLAN (1:100)
- ELEVATIONS (1:100)

Question 12

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans
and enclose the fee of **£ 8,215.00**Signed Alistair Wood

(Applicant/Agent)

Date **10 April 2007****Question 13**Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995
Certificate AI certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was
the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed Alistair Wood

(Applicant/Agent)

Date **10 April 2007**

Planning Application (Part 2)

 Application No. **320070368P**

and Country Planning Act 1990
 Additional information in respect of Shopping, Office, Industrial or Other Commercial Use
 Please read notes overleaf before filling in this form.
 Please complete each section.

Question 15

Nature of Proposed Development

A Please indicate which of the following is involved in the development:

Shopping Office Industrial Other (please specify)

☐
☐
☐
☒

CARE HOME FOR
OLDER PEOPLE

B If the proposal forms part of a larger scheme or is to replace existing buildings, please provide as much detail as you can about your ultimate development

Question 16

Industrial Development only

Describe the type of work and the machinery involved

Question 17

Floorspace

Please State
Yes or No

☒ YES

Is any new floorspace created/

If yes, please complete A and B.

If no, please complete B

A The proposal involves a change in floorspace from approx. sq. m.

to approx. 2,300 sq. m. This new total includes the following floorspace:-

Shopping sq. m. Office sq. m. Industrial sq. m. Other 2,300 sq. m.

B. The existing floorspace includes:-

Shopping sq. m. Office sq. m. Industrial sq. m. Other 1,432 sq. m.

Question 18

Employment

How many staff are employed at present?

Shopping Office Industrial Other 25-26

How many staff will be employed?

Shopping Office Industrial Other 50-60

Question 19

Parking Arrangements

Describe the car parking and servicing arrangements and show them on your plan.

14 No. CAR PARKING SPACES

Question 20

Traffic

Estimate the number of vehicles visiting the site each day.

ONE 7.5 TONNE DELIVERY VEHICLE PER DAY

Question 21

Hazardous Materials

Does the proposal involve the use or storage of hazardous materials?

(Read Note 21 carefully).

If yes, please state which materials.

Please State

Yes or No

No

Notes

This form provides additional information in respect of applications for shopping, office, industrial and other commercial development.

Question 15

Nature of Proposed Development - The planning department would like to know about your proposal, for example is it part of a larger scheme for which planning permission will be sought at a later date, or is it intended to replace existing premises which are becoming unsatisfactory?

Question 16

Industrial Development - The information provided about the processes to be carried on and the type of machinery used will enable the local planning authority to determine the type of industry involved.

Question 17

Floorspace - Gross floorspace is the whole area enclosed by the building, net floorspace excludes circulation space and joint services, e.g. toilets.

Question 18

Employment - This information is helpful to the department, but it is appreciated that at the planning stage the figures may only be an approximation.

Question 19

Parking - All developments will normally be required to provide appropriate car parking and servicing space. Details of the County Council's Car Parking Standards can be obtained from the planning department and staff are available to advise on this matter.

Question 20

Traffic - An estimate of the number of vehicles, other than those of individual employees driving to work, will enable the department to assess the impact of the development on surrounding roads.

Question 21

Hazardous Materials - These are defined by regulations set down by the Government and a current list is available at the planning office, form HM. If the proposal involves the use or storage of any of the materials on this list, then please provide as much detail as you can in answer to Question 21.

Ownership and Agricultural Holdings/Tenant Certificates and Notices

Please read, sign and enclose with your planning application form P1, the appropriate certificates and notices for your application. You should contact the planning department to discuss the matter if you are in doubt which certificates and notices are required.

Ownership Certificates A and B**Town and Country Planning (General Development Procedure) Order 1995****- Certificate under Articles 7****Certificate A (a)**

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner (b) of any part of the land to which the application/appeal* relates.

Signed

*On behalf of

Date

*delete where inappropriate

Town and Country Planning (General Development Procedure) Order 1995**- Certificate under Articles 7****Certificate B (a)**

I certify that:

I have/The applicant has/The appellant has* given the required notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner (b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's (b) name	Address at which notice was served	Date on which notice was served
------------------	------------------------------------	---------------------------------

ABDUL KADER ISSA PATEL	% HBS LTD	10 APRIL 2007
------------------------	-----------	---------------

421 GARSTANG ROAD

BROUGHTON

PRESTON PR3 5JD

Signed Alistair Ward*On behalf of Orchard Care HomesDate 10 APRIL 2007

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

320070368P

Agricultural Holdings Certificate

**Town and Country Planning (General
Development Procedure) Order 1995**

- Certificate under Articles 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- * ☒ None of the land to which the application/appeal* relates is, or is part of, an agricultural holding

or

- * ☒ I have/The applicant has/The appellant has* given the required notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

Tenant's name

Address at which notice was served

Date on which notice was served

Signed

Alistair Ward

*On behalf of

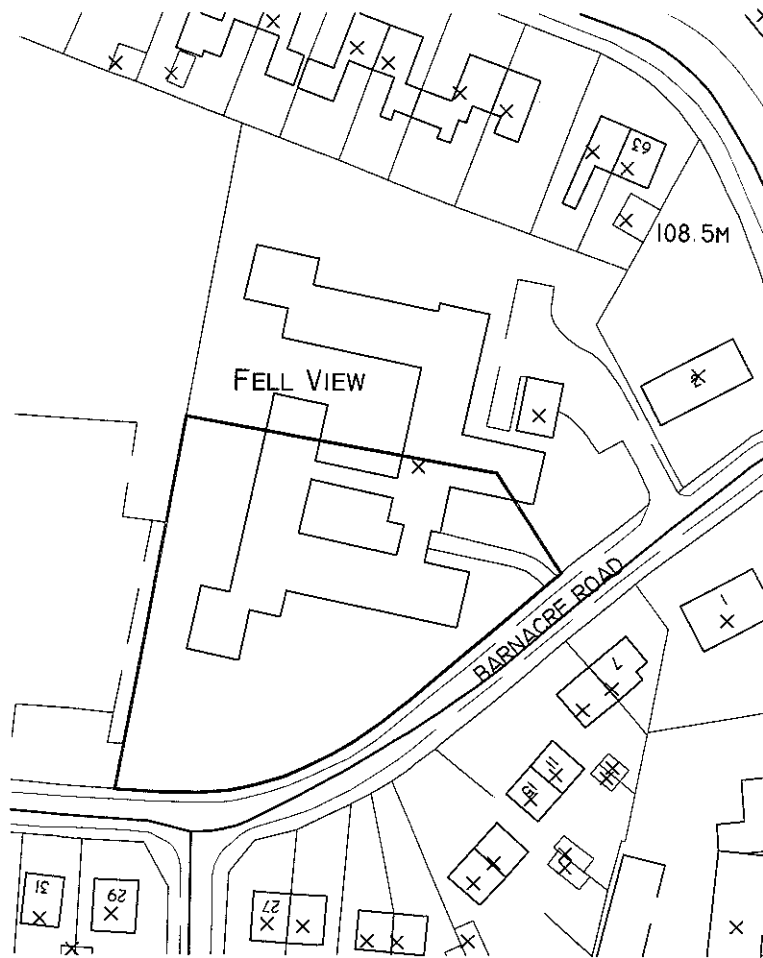
Orchard Care Homes

Date

10 April 2007

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.



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REV	DATE	DESCRIPTION	BY
REVISIONS			
LEGEND			



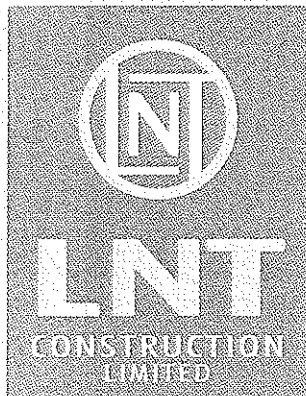
LNT CONSTRUCTION LTD
2150 CENTURY WAY
THORPE PARK
LEEDS
LS15 8ZB
TEL: 0113 3900 500
FAX: 0113 3900 501

CLIENT			
SITE		FORMER FELL VIEW CARE HOME BARNACRE ROAD LONGRIDGE, PR3 2PE	
TITLE		SITE LOCATION PLAN	
SCALE	1:1250 @ A4	DATE	05/04/07
DRAWN	PDB	DWG. NO.	LON64-06
DRAWING STATUS			
FEASIBILITY		PLANNING SUBMISSION	
PLANNING APPROVAL		REGULATION SUBMISSION	
REGULATION APPROVAL		CONSTRUCTION ISSUE	
CHECKED BY		DATE	

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Design Statement

Proposed bed care centre for the older people at Former Fell View Care Home,
Barnacre Road, Longridge, PR3 2PD



LNT Construction Ltd
2150 Century Way
Thorpe Park
Leeds
LS15 8ZB

Tel: 0113-3900-500
Fax: 0113-3900-501

Date: April 2007

FORMER FELL VIEW CARE HOME, BARNACRE ROAD, LONGRIDGE, PR3 2PD

1. The Site and Surroundings

Site description

- 1.1 The site is shown edged red on the attached site location plan and comprises approximately 0.30 hectares (0.74 acres) situated 7 miles north-east of Preston city centre and a short distance from the centre of Longridge. It forms the southern portion of the site currently occupied by the former Fell View Care Home that fronts onto Barnacre Road close to its junction with Inglewhite Road.
- 1.2 On the site at present is a former Lancashire County Council 36 bed care home known as Fell View which has already ceased operation and is currently vacant. The building is single storey construction with a steeply pitched roof. (see figure 1)



Figure 1 – Existing care home Fell View Care Home

- 1.3 In terms of topography the site is relatively level. To the west it adjoins the play space associated with Longridge County Primary school (see Figure 2) and to the north adjoins the remainder of the former care home site. The site adjoins Barnacre Road to its eastern and southern boundaries which is a residential street characterised by semi-detached properties.



Figure 2 – Longridge County Primary School

- 1.4 The site frontage is approximately 80 metres with a depth of between 120 – 130 metres extending from Barnacre Road to the boundaries with the school and the one to be created with the remainder of the former care home site.
- 1.5 There is no existing vehicular access to this portion of the site and a small number of medium sized semi-mature trees located within the site frontage.

Character of the area

- 1.6 There are a mix of uses set within the immediate predominantly residential area, with a school adjacent and retail amenities nearby. The buildings within the vicinity have a variety of styles although they are predominantly semi-detached residential properties the materials and design vary (see figure 3)
- 1.7 Both gabled and hipped roof are present within the area with the use of red brick, render and timber cladding on the surrounding buildings.

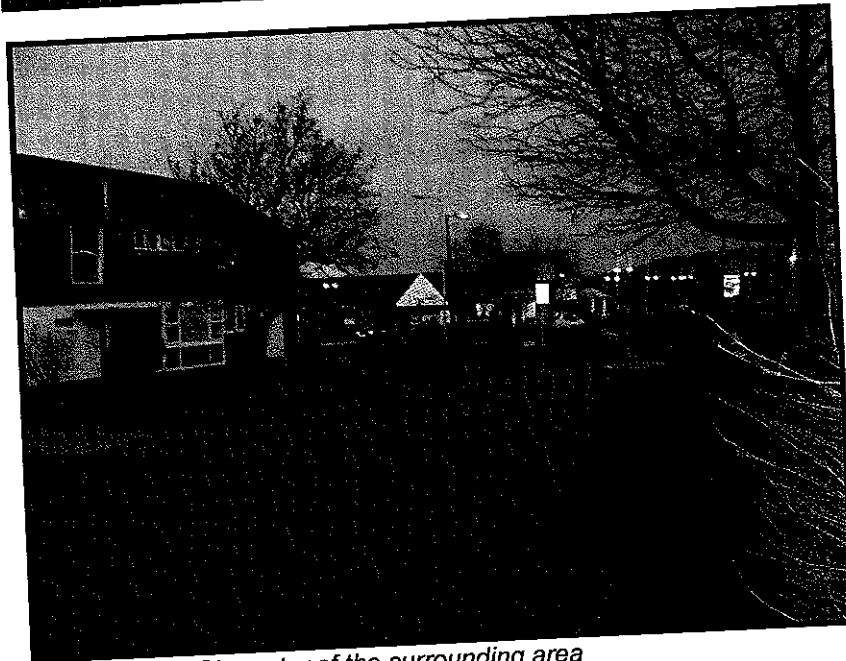


Figure 3 – Character of the surrounding area

2.0 The Proposed Development

- 2.1** It is proposed to demolish all of the existing buildings and to construct a new purpose built care home for older people on the site with access, parking and landscaping. A two-storey building is proposed to be built off an L-shaped plan with the wings of the building sited adjacent to the northern and western boundaries of the site. It would measure only 5 metres to the eaves and 8.5 metres to the ridge.
- 2.2** The replacement building would provide a total of 60 bed spaces with centrally located access, communal spaces and ancillary facilities. The home would be divided around this central core into 4 x 15 bed client care units intended to provide a more domestic, less institutional form of care and accommodation that would be flexible to the changing needs of the area.
- 2.3** The building would be faced in brick to the ground floor with cast stone detailing and rendered finish to the first floor to reflect the character of existing residential properties in the area. A flat grey concrete tile would be used to the roof of the building with a red ridge tile to add interest and detail.
- 2.4** A new 5.0 metre wide vehicular access with 4.5 x 34 metre visibility splays is proposed central to the site frontage off Barnacre Road in order to provide reasonable and user friendly access to: - ambulance parking and turning facilities; a passenger drop-off zone and 14 no. parking spaces outside the main entranceway.

3.0 Site & Building Design

- 3.1 The building has been deliberately designed to make fuller more effective use of the site than the previous home as generally encouraged by recent Government planning guidance and in order to meet significant local need for the facilities proposed. We have been careful to strike a reasonable balance between the effective use and development of this site and preservation of the established character and appearance of the area.
- 3.2 The proposed building is designed around the operational internal needs of a care home which restricts the design of the exterior. The building has been designed at two storeys, providing a building that reflects the size of the site and sits comfortably within it. Although the building may appear to have a relatively large footprint the overall scale and massing of the building has been addressed by way of its L-shaped plan and varied roof design. The proposed building can be viewed from a vantage point along Inglewhite Road and along Barnacre Road. Due to the positioning of the building it will not have a dominating presence within the street scene.
- 3.3 In terms of the site planning the building is sited to create a courtyard at the vehicular entrance giving an initial sense of place and approach to the home. In addition this allows for the provision of forecourt parking and a spacious approach to the home enables almost constant surveillance of the access, parking and approach to the home.
- 3.4 The building has been positioned to meet the separation distances required by the council to ensure the amenity of the existing residents is not affected.
- 3.5 The proposed layout would provide a significant amount of landscaped amenity space around the building to meet the needs of occupants of the care home.
- 3.6 This level of amenity open space within the site would also provide the building with an attractive and pleasant setting reflective of the general character and appearance of the area. Existing semi-mature trees would be retained and extensive new landscaping/planting carried out. Strategic hedge and tree planting and shrubs to provide all year round colour and interest will be important elements of any proposed landscaping scheme.

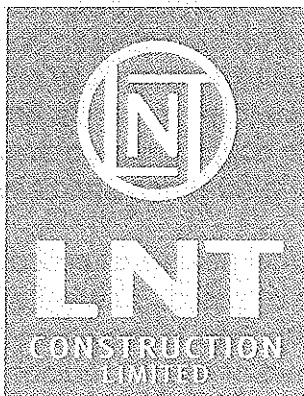
4.0 Conclusion

- 4.1 The building, site planning and design have been evolved in response to the physical and visual characteristics of this particular site. The building design in addition to meeting all required regulatory standards has been evolved to be of a scale and massing reflective of its surroundings and complimentary to the established character of the area. The site planning and design should meet both the functional requirements of the home but also serve to assist with the assimilation of the building with its surroundings providing it with an attractive setting and sympathetic relationship in terms of the character of the area and amenity of existing neighbouring residents.

3 2 0 0 7 0 3 6 8 P

Access Statement

Proposed bed care centre for the older people at Former Fell View Care Home,
Barnacre Road, Longridge, PR3 2PD



LNT Construction Ltd
2150 Century Way
Thorpe Park
Leeds
LS15 8ZB

Tel: 0113-3900-500
Fax: 0113-3900-501

Date: April 2007

ACCESS STATEMENT IN RELATION TO PROPOSED CARE HOME FOR OLDER PEOPLE, SOUTH PROMENADE/SANDS LANE, HORNSEA

Introduction

This is a statement submitted in accordance with the Planning Acts and Building Regulations as a means of providing information on how the proposed development will be made accessible to disabled people and in order to comply with the Disability Discrimination Act 1995.

It is accepted and understood that this will serve as a means of promoting a more inclusive approach to the planning and design of the environment and is intended to demonstrate the designer and developer's commitment to the concept of inclusive design.

Proposed Development

It is proposed to redevelop part of the site for the purpose of providing a 60-Bed Care Home for Older People with associated parking and landscaping. The home would be sited with a frontage to Barnacre Road. The proposed building has been designed to reflect the established character and appearance of the area. It would be sited within an area of mixed use development, which although predominantly residential in character, includes retail and community uses.

Access to the site would be via a new vehicular access off Barnacre Road. Pedestrian access to the site would be provided at the same access. A courtyard of car parking is proposed to the front of the building from which principal access to the building will be obtained. The site is relatively level, therefore, the proposed car park should provide level access to the home entrance.

Although one building is proposed, the home is intended to function as effectively two distinct management units on ground and first floor levels, accessed via the same entrance.

Regulation of Development

The development is required to be fully compliant with the Approved Building Regulations, in particular the revised Approved Document M and BS8300: 2001 'Design of Buildings and their Approaches to meet the needs of disabled people'.

For registration and operational purposes it is essential that, the home satisfy the requirements of the National Care Standards Act 2000 as regulated by the Commission for Social Care Inspection (CSCI) and HTM 84 for Health Care premises guidance.

In view of the nature of the proposed development the home will be required to be fully accessible by all potential users and in particular older and disabled people.

Sources and Guidance

Advice has been sought from a number of sources and reference made to number documents and in the preparation of this statement including: -

Main design references used include:

- [Building Regulations Approved Document Part M (2004)
- [British Standards BS8300, Access for Disabled People
- [JMU Sign Design Guide
- ["Building Sight", RNIB 1999.
- [In addition the DRC codes of practice and Guidance on Access Statements have been followed along with the Planning Code of Practice
- [HTM 84 Guidance for Health Care Premises

Section 1: Travel to Site

Car Parking

14 car parking spaces would be provided on the site to meet the Borough Council's adopted car parking standards. All car parking, including two spaces marked out to disabled standards, would be provided immediately adjacent to the main entrance to the building.

Access to the entrance to the building would be by level approach from the parking and drop off zone immediately outside.

Drop off Point

An ambulance, taxi and general passenger drop off and collection point with adequate vehicular turning provision would be provided immediately outside of the entrance to the building.

Bus Stop

Bus stops providing services into and out of the town centre are situated in close proximity to the site. Pedestrian provision from the bus stops to the site is level and amenable.

Pedestrian Approaches

There would be one main pedestrian approach to the site from Barnacre Road and a level paved approach to the entrance of the building within the site that will be designed in accordance with Part M of the AD.

Pedestrian access from the frontage of the site to the principal entrance to the home will be demarcated and delineated and be provided in accordance with Part M of the AD.

Low level external lighting would be provided along the route and to the car parking areas designed to Part 3 BS5489 to ensure safe and manageable access.

Section 2: Building Environs

Location and Orientation of Entrance

The principal point of access to the building is accentuated in the building design by a projecting gabled feature proposed within the return angle of the building. Ground floor foyer and first floor landing/seating areas will offer aspects in a north-westerly direction overlooking the approach to the entranceway.

The entrance to the building will be well signposted in line with the JMU sign design guide and subtle lighting provided to offer further accentuation and illumination of the entrance and its immediate approach.

A lobby area would be provided immediately inside the entrance and central corridor access would offer respective access to each unit of the home. All doorways and lobby areas would be fully compliant with Part 2 of the Approved Document Part M and in addition the majority of fire doors are fitted with swing-free mechanisms.

Hard and Soft Landscaping

A level pedestrian access would be provided around the perimeter of the building in the form of a 1.2 metre wide paved strip, which in addition to providing access for amenity and maintenance purposes would form part of the means of escape from the building in event of an emergency.

Subtle external lighting would be provided to this route designed to Part 3 BS5489 to ensure good and safe access and follow DfT Guidance on Inclusive Mobility.

Landscaped gardens and seating areas would be provided around the building on all sides and a landscaped edge laid out to the parking area. Level paved access would be provided to each of these areas and seating designed to accord with all necessary requirements.

Section 3: Building or Structures

Materials

The walls of the building would be faced in brick and render with artificial stone detailing under a tiled roof.

UPVC window frames would be provided throughout

UPVC doors and frames would be provided with the exception of main entrance doors.

The main entrance doors and door frames would be provided in hardwood and doors partially glazed in manner to satisfy requirements of the AD.

Internal Floor Surfaces

Internal floor coverings and wall finishes are to be provided in a schedule together with maintenance details to be submitted for consideration by BC surveyor but all are to be in accordance with the requirements of the Approved Document.

Entrance

The entrance to the building would have a level threshold with no steps.

The entrance will provide an internal lobby area of adequate size and dimensions to provide weather protection and adequate space to accord with Part 2 of the Approved Document M.

Principal entrance doors will be manually operated without powered assistance (automatic doors cannot be utilised because of security requirements) and of width and design to comply with Approved Document M.

Any door entry system would be of an audio-visual nature.

MOVEMENT WITHIN BUILDING

Horizontal Circulation

Entrance Hall & Reception Area:

The main entrance doors will provide access into a shared internal lobby with office/reception areas in a location that would provide opportunity for continuous surveillance of those entering and leaving the building.

The foyer area is designed to offer the principal access point to each element of the home and afford access via doorways and corridors to the ground floor

accommodation and to lift and stair access to the first floor.

Internal Doors

All will be of a width and specification to comply with Part 3 of the Approved Document.

Corridors & Passageways

All corridors and passageways will provide 'level access' and be of width and specification to comply with the requirements of Approved Document.

Vertical Circulation:

Provision of lifts

A passenger lifts will be provide access to first floor of home. Car dimensions and fit out will be fully compliant with guidance in AD Part M Section 3.34.

Internal Stairs:

Internal Stairs to be designed to AD Part M Section 3.51

Key Facilities

Key facilities to be reproduced on each floor e.g. offices, lounges, dining rooms, assisted bathrooms, and toilets.

Communication Aids

An induction loop system would be installed within the majority of day spaces within the building for those hard of hearing.

Section 4: Means of Escape

Means of escape in the event of a fire or other emergency requiring evacuation of the building will be provided from the end of each corridor within each wing. Level door access will be provided at the end of each corridor on the ground floor and stair access provided at each end of building from first floor level.

The whole building strategy for means of escape is based on progressive horizontal assisted evacuation as detailed in HTM 84 for Health Care premises. All features and materials would comply with Part B of Building Regulations.

In addition a management plan will be provided for the evacuation of residents including the preparation of a Personal Egress Emergency Plan. This plan and its strategy will be directly linked to the management policy of the building and all staff made aware of its contents and implications through regular training.

Section 5: Signs and Wayfinding

A signing strategy will be devised to assist in way finding in accordance with Parts B & M of the Building Regulations. This will ensure suitable provision for means of escape requirements and general movement throughout the premises.

A similar layout is proposed to each floor of the home in order to provide facilities in a consistent location and manner within each element of the home. This will assist with the orientation of all users and with the location of key facilities such as bathrooms and toilets in all locations throughout the home.

The internal décor within the communal areas of the building will differentiate wall, floor and door finishes and electrical control switches with contrasting colours and textures in order to assist partially sighted residents and visitors.

In addition to the above contrasting finishes and colours the premises would be fully staffed at all times in order to provide assistance and guidance to residents and visitors alike.