

Design & Access Statement

Eric Wright Group

Proposed 68 bed new build care home development
situated within Clitheroe

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Please do not scale from the drawings, all scales are
approximate

320230305P

DWA
ARCHITECTS

CONTENTS

1.0 Introduction	3
2.0 Location, Site Plan & Aerial Photo	6
3.0 Site Photographs - Locality	7
4.0 Proposals	8
4.1 Proposed Site Plan	9
5.0 Design Development	10
5.1 Layout	11
5.2 Amount	12
5.3 Appearance, Scale & Form	13
6.0 Access & Security	14
7.0 Conclusion	16



1.0 Introduction



THE APPLICANT

Eric Wright Group is a award winning leader in the UK property and construction industry with the group comprising of multiple distinct companies and subsidiaries, each with their own specialised staff and focus.

THE ARCHITECT

DWA Architects (London) Limited was formed in 1988 and is an award winning, multi-disciplinary practice specialising in care home design.

DWA Architects have worked on over 450 care homes both in the UK and internationally, providing a fully integrated professional service and are highly respected in the care sector.

The practice is built on the experience and passion of the team, whose design integrity and creative flair ensures that every job is completed to the highest standards.



DWA Architects are highly respected within the Care Sector and their projects are regularly shortlisted in the Pinders Healthcare Design Awards. The last 14 years have included:

- 2020 Winner in the Best New Elderly Care Home category for Cavendish Park, Evesham
- 2019 Winner in the Best Assisted Living category for The Hawthorns, Northampton
- 2018 Winner in the Best Regeneration Project category for Swan Court, Birmingham
- 2018 Winner in the Best New Elderly Care Home category for Fernhill House, Fernhill Heath
- 2017 Winner in the Best Elderly Care Facility for Cuffley Manor, Potters Bar
- 2016 Winner in the Best New Build Home category for Camberley Manor, Surrey Heath
- 2015 Shortlisted, The Ridings, Church Crookham
- 2014 Winner in the Best Large Dementia Care Home category for Maycroft Manor, Brighton
- 2014 Winner in the Best Home/Nursing category for Waverley Grange, Farnham
- 2014 Shortlisted, Dean Wood, Brighton
- 2013 Shortlisted, Admiral Court, Leigh on Sea
- 2012 Winner in the New Build, Younger Adults category for Askham Court, Doddington
- 2011 Winner in the Best Contemporary Care Home category with Broadway Halls, Dudley
- 2011 Shortlisted, Amberwood Care Home, Cheltenham Spa
- 2011 Shortlisted, One Sewardstone Close, Waltham Abbey
- 2009 Shortlisted, Scarbrough Court, Cramlington
- 2008 Winner in the Best Contemporary Care Home category for Priscilla Wakefield House, Tottenham
- 2007 Winner in the Best Contemporary Care Home category for St Vincent's Care Home, Hammersmith
- 2006 Winner in the New Build Younger Adults category for St Mark's Road, Derby
- In addition DWA Architects have also received a number of other accreditations:
- 2017 UK Public Services Development, Cuffley Manor, Cuffley
- 2015 Winner Waverley Borough Council Design Awards, Innovation Design Approach to Care – Langham Court, Hindhead
- 2015 UK Public Services Development, Karuna Manor, Harrow
- 2011 East Midlands Civic Society Commendation, Elm Bank, Kettering
- 2011 Civic Society Rose Bowl, Elm Bank Kettering
- 2010 Winner, UK Property Awards, Greenfields Care Home, Whitchurch

PURPOSE OF THIS DESIGN AND ACCESS STATEMENT

This statement has been prepared by DWA Architects (London) Ltd to accompany a planning application submission made to Ribble Valley Council for the development of a C2 use class care building on land forming part of the Standen Estate in Clitheroe.

The reason for this application for the proposed care home is consequential upon the recognised and considerable demand for care beds within this location.

The Design and Access Statement explains the design principles and concepts that have informed the current outline proposals and should be read in conjunction with the other supporting documents and plans.

This statement is produced in the light of advice contained within the National Planning Practice Guidance (NPPG) concerning the production of a Design and Access Statement.

This document will provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately be accessed by prospective users.

HOW TO USE THIS DESIGN AND ACCESS STATEMENT

This document is broken down into various sections which are as follows:

1.0 INTRODUCTION

Providing a summary, site location, planning status and description of the proposal.

2.0 LOCATION, SITE PLAN AND AERIAL PHOTO

Providing a very brief description of the site.

3.0 SITE PHOTOGRAPHS

This section includes a series of photographs illustrating the site and its surroundings.

4.0 PROPOSALS

This section covers the initial design proposals and how the design has developed.

5.0 DESIGN DEVELOPMENT

This section covers the development use and amount, layout, scale and general appearance showing how the proposals have been developed taking into account the context of the site influenced by the proposed buildings in the vicinity and those built in earlier phases of the strategic site.

6.0 ACCESS & SECURITY

This section covers the access to the site, the building and movement around the building.

7.0 SUMMARY

Providing a summary of the development and the benefits the proposals will bring to the local community.

SUPPORTING DOCUMENTS

The submission comprises of a series of outline planning drawings and supporting documents.

The plans and reports forming part of the application include:

220018-DWA-XX-GF-DR-A-101-C-Proposed Ground Floor GA Plan

220018-DWA-XX-01-DR-A-102-B-Proposed First Floor GA Plan

220018-DWA-XX-XX-DR-A-103-C-Proposed Roof Plan

220018-DWA-XX-XX-DR-A-141-C-Proposed Elevations - Colour

220018-DWA-XX-XX-DR-A-151-C-Site Section A-A & GA Section

220018-DWA-XX-XX-DR-A-152-A-Street Scene Elevation A-A, B-B & C-C

220018-DWA-XX-XX-DR-A-161-A-3D Visuals - Sheet 1

220018-DWA-XX-XX-DR-A-162-A-3D Visuals - Sheet 2

220018-DWA-XX-XX-DR-A-191-A-Existing Site Plan

220018-DWA-XX-XX-DR-A-192-F-Proposed Site Plan

220018-DWA-XX-XX-DR-A-194-D-Proposed Boundary Treatment Plan

220018-DWA-XX-XX-DR-A-195-A-Proposed Site Location Plan

220018-DWA-XX-XX-DR-A-196-A-Proposed Site Block Plan

Design and Access Statement

2.0 LOCATION, SITE PLAN & AERIAL PHOTO



Image 01 - Existing Site Plan Indicating Site Boundary In Red

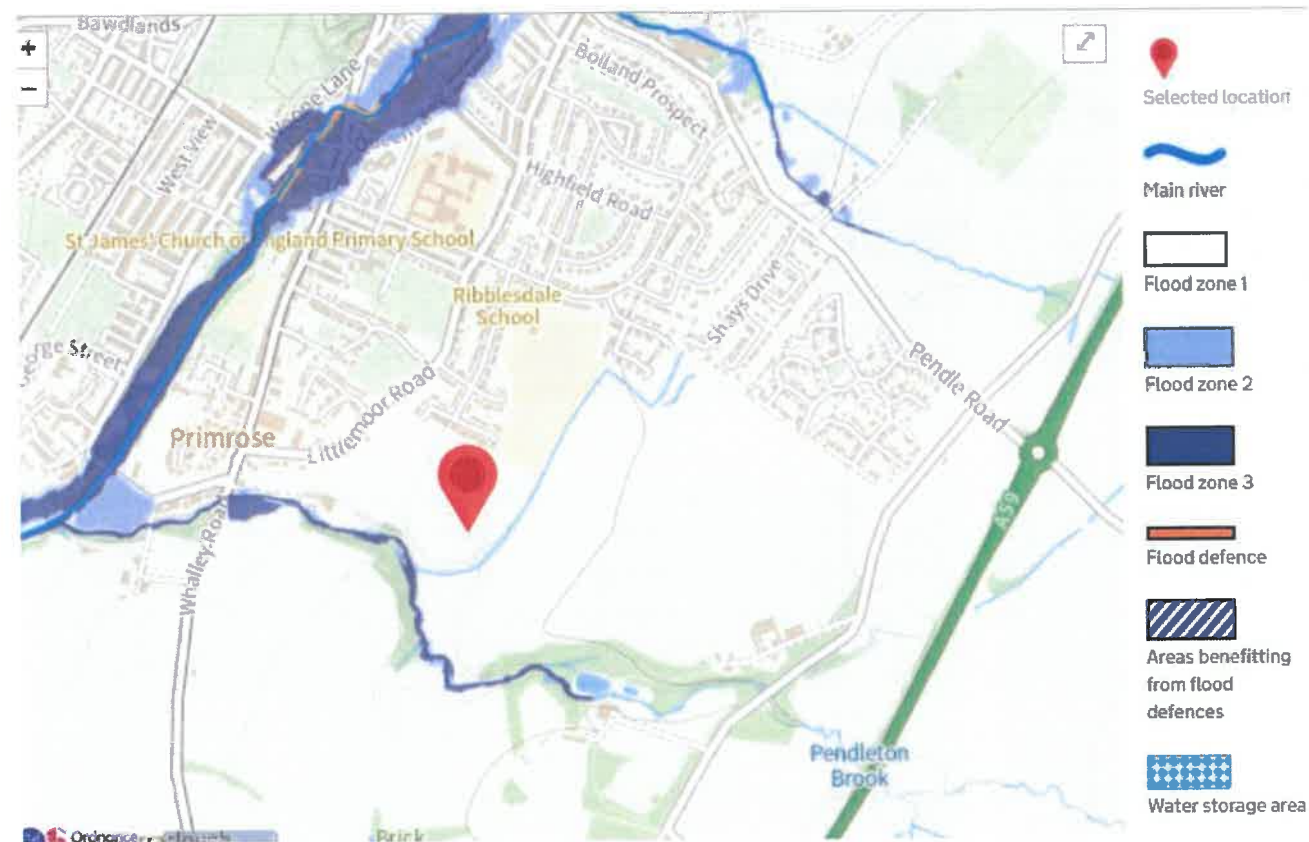


Image 02 - Flood Map Showing The Proposed Site

The site is located on former agricultural land forming part of the Standen Estate on the outskirts / edge of Clitheroe, and is part of a wider phased development which includes residential, commercial & school developments. The approx site area is 0.85 Hectares as highlighted in red in the below image.

There is no current access to the existing site due to it being part of a series of fields, however the wider development does include a new primary spine road which will provide access to the site once complete.



Image 03 - Google Maps With Site Shown As Red Hatch

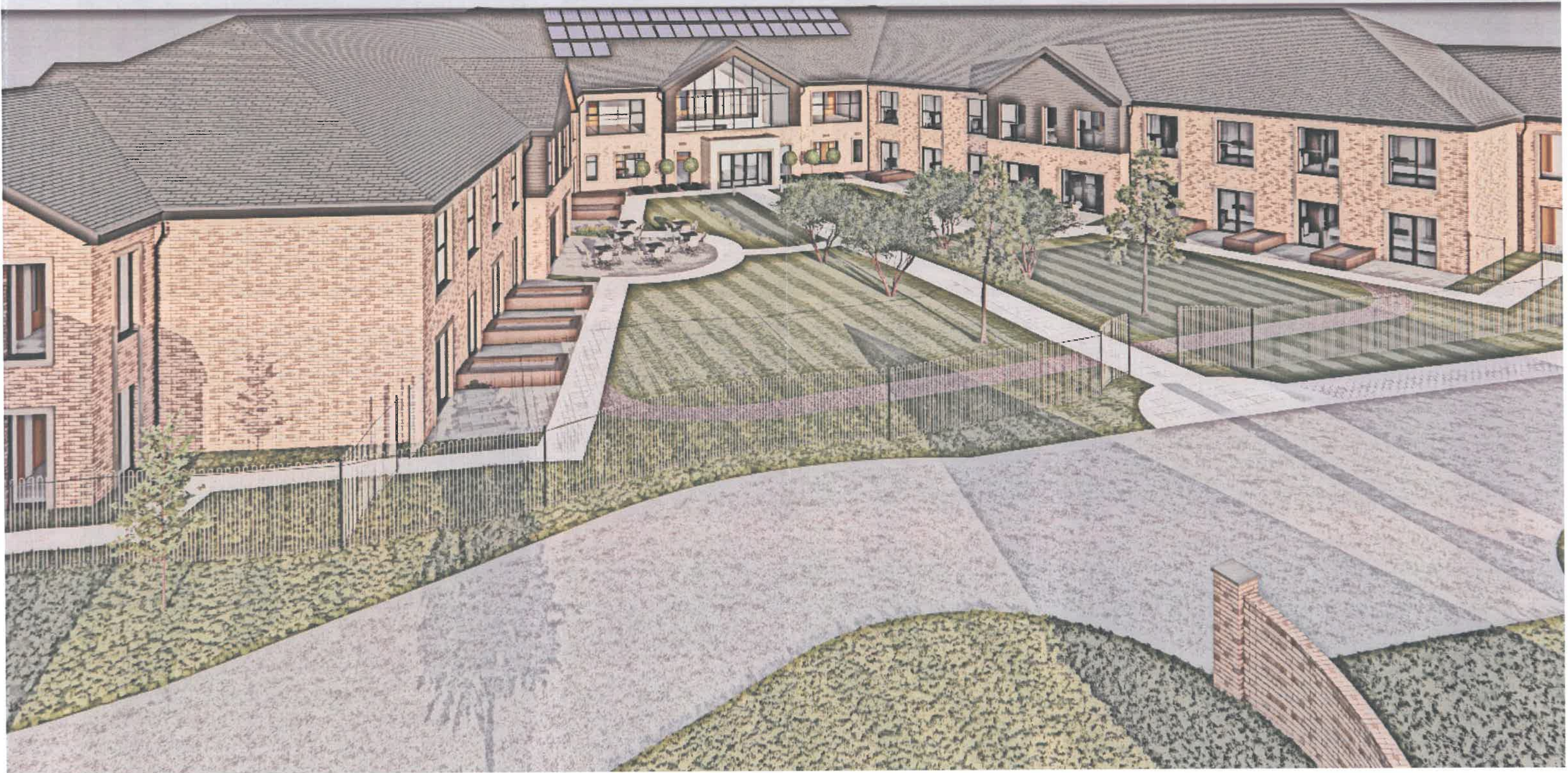
3.0 SITE PHOTOGRAPHS - LOCALITY



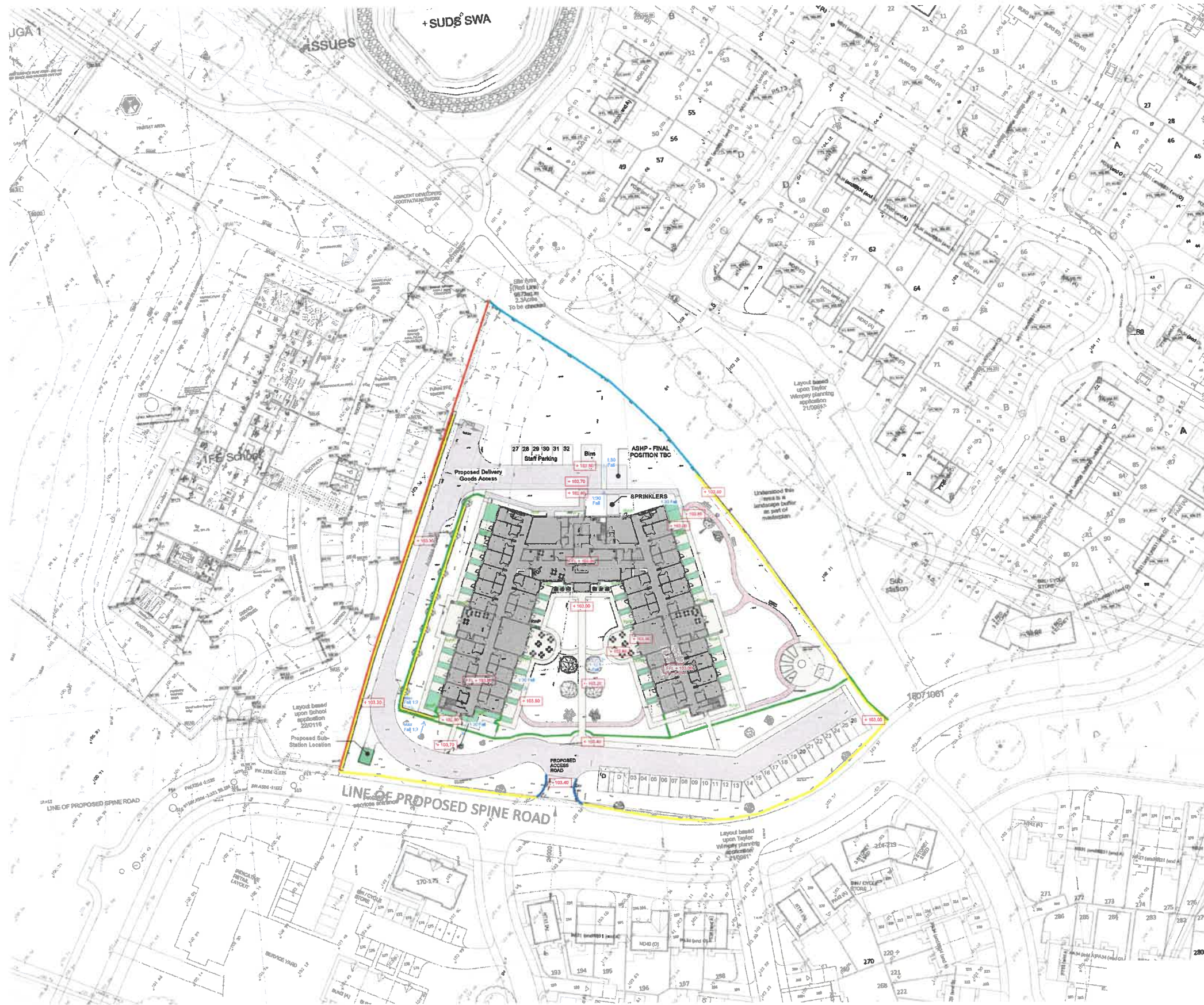
Above & Below Images: Variety of Properties on the Newly Built Residential Estate



4.0 PROPOSALS



4.1 PROPOSED SITE PLAN



The proposed site layout has been designed to utilise as much of the space available as possible whilst creating / providing a high quality environment including those living with dementia.

The orientation & shape of the proposed building has been carefully considered to follow the site boundaries. The site is accessed via the new proposed spine road with visitor parking placed to the front.

Additional staff parking spaces have been placed at the back of the site which can be accessed via the delivery goods road. The separate car parks helps to distinguish between the two separate entrances for both visitors & staff / deliveries.

Proposed site boundary treatments include flat top railings to the communal areas / garden as well as the private patios. Alongside this, hedging has also been utilised to soften the overall appearance of both the building & landscaping.

The layout minimises confusion, reduces agitation and enhances the quality of life of people with dementia, by following design principles set out in cited guidelines and standards.

5.0 DESIGN DEVELOPMENT

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5.1 LAYOUT

The design of the development has been produced for the full planning permission to address all recognised potential issues. These include:-

- The layout of the car park and driveway to ensure that there is adequate turning facility for both a refuse vehicle & deliveries as well as a fire appliance to turn within the site and to exit from it in a forward gear, and to provide adequate on-site parking for the proposed use / users.
- To plan the wing sizes and layout as a whole to reflect and respect the distances to both the site boundaries & adjacent properties to ensure that overlooking and overshadowing isn't an issue.
- To limit the development to being no higher than two stories with similar ridge heights to the properties

around it whilst utilising materials which respond to the surrounding context / area.

- To create a suitably landscaped layout of the site and enhance the biodiversity of it.
- The site has been designed to make the best possible use of the space available whilst providing a high quality living environment for the residents of the proposed home with adequate & useable garden areas.
- The external gardens around the perimeter and central courtyard are to be secured by 1.8m high metal hoop railing and anti-climb mesh fence. Hedge planting will also be utilised to help soften the appearance of the boundary treatments mentioned above.

- Car parking is currently split into 2 areas with 26 no. spaces provided for visitors (including 2 no. accessible) to the front of the site and 5 no. staff spaces with ample space for an ambulance to park & pull up at the rear of the building.



5.2 AMOUNT



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

The proposed 68 bed care has been designed to provide an adaptable building with facilities which are expected within a modern facility. The bedrooms measure at 18m² plus a wet room en-suite which is consistent with the accomodation provided in a contemporary care home.

The main entrance, located directly opposite the site entrance, allows for easy access to the visitors facilities on the ground floor. Lift & stairs allows for access to the residents facilities on the first floor.

A key consideration throughout the design process has been the desire to respect the domestic scale which characterises this locality. This approach underpins the decision to limit the scale to two storeys.

A key element of the design is the creation of gardens all around the home, with all habitable ground floor rooms having their own patios, leading onto the main garden areas. This provides a series of interlinked & quite large external amenity areas for residents whilst also acting a secure environment.

Each floor has it's own ancillary facilities and is split down into two seperate units so that each can function totally independently from one another. Access to the outside landscape is provided from the dayrooms as well as individual bedrooms with patio doors on the ground floor and a balcony / terrace area at first floor.

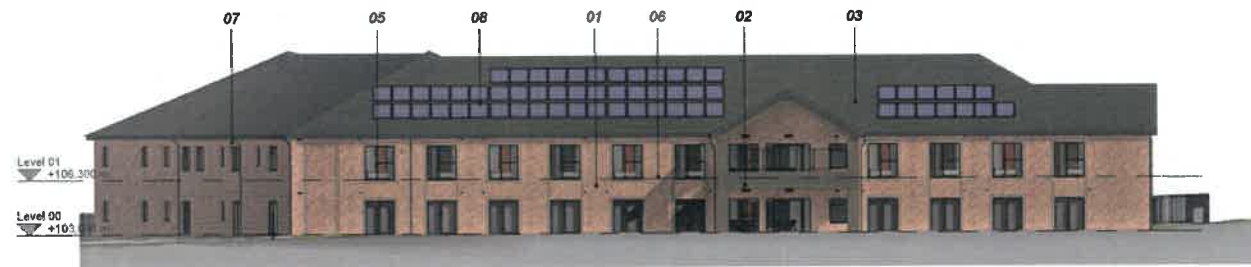
Dayspaces are provided for residents to use outside their own bedroom. This includes dining rooms, lounges, cinema room, multi-purpose room, hair salon & shared community areas adjacent to the entrance. The minimum standards for dayspaces in care homes is 4.1m² per resident, however modern homes now provide substantially more within the deisgn. The current proposal provides more daysspace per resident than required, resulting in the provision being well above 5m² per resident, ensuring flexibility & choice for residents within the home. Additional communal space is provided within the central core such as hair salon and cafe area for use by residents of the home.

The ancillary support facilities are located at both ground & first floor level, with independent and direct access provided for deliveries at ground floor. These support spaces are sized to offer on-site storage / preparation of food, as well as cleaning of laundry & staff welfare facilities.

GROSS INTERNAL FLOOR AREAS

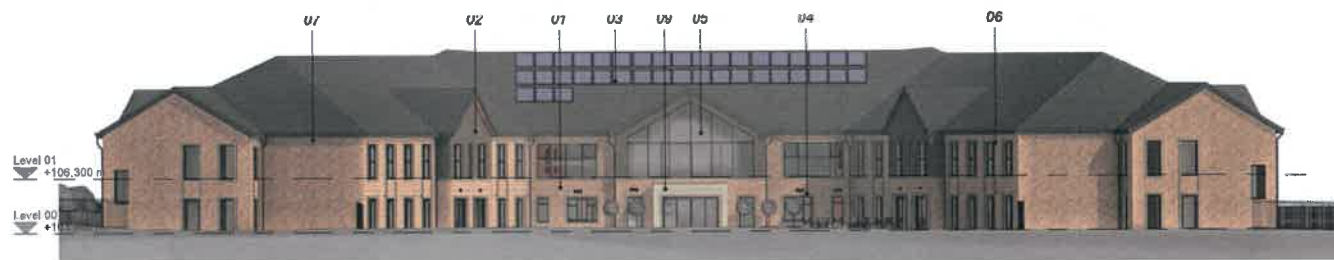
Ground Floor:	1743m ²
First Floor:	1691m ²
Building Total:	3434m ²

5.3 APPEARANCE, SCALE & FORM



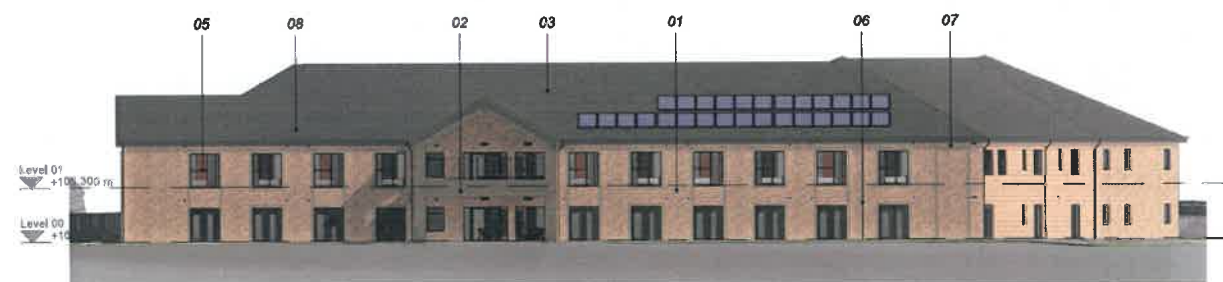
Elevation A-A (West)

1 : 200



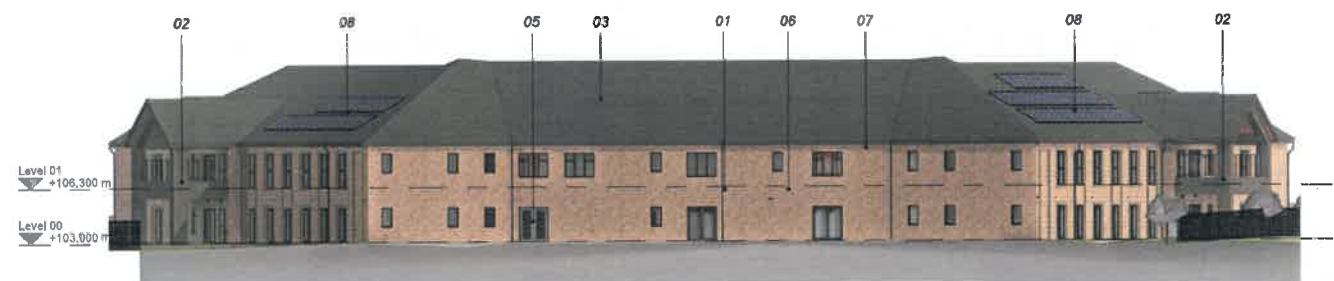
Elevation B-B (South)

1 : 200



Elevation C-C (East)

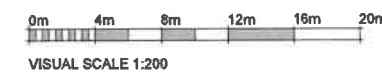
1 : 200



Elevation D-D (North)

PROPOSED MATERIALS:

01. External Wall: Buff brickwork, final type TBC.
02. External Wall: Cedar wood effect cladding, final colour tbc.
03. Pitched Roof: Concrete tiles with slate effect.
04. Window Surrounds: Artstone, colour tbc.
05. Windows & Doors: Anthracite Grey UPVC - RAL 7016, final colour tbc.
06. Rainwater Goods: UPVC, colour to match windows & doors or similar.
07. Fascia & Soffits: Grey UPVC
08. PV Panels: Final Numbers & Spec TBC.
09. External Wall: Reconstituted stone (entrance only), final type TBC



The appearance of the building has been primarily driven by its form, layout and relationship to the surrounding development & context (surrounding buildings).

The houses in the immediate vicinity are generally two storey dwellings constructed predominantly from the palette of materials agreed as part of the wider development being undertaken by Taylor Wimpey Ltd approval 3/2012/0942 and subsequent conditions discharged.

The elevations to all sides will be broken up to suit a domestic scale through the use of projecting gables to dayspaces and artstone surrounds to both window & door openings.

Most ground floor rooms will have patio doors out onto the landscaped garden spaces with windows to the dayspaces being taken down to floor level to help create distinction between differing room uses / functions within the building. This therefore helps to provide a clean lines & ordered design for the elevations.

The rear and side elevations echo the same treatment as the main frontage, however the rear elevation (elevation D-D) is more heavily influenced by the function / use of the room due to back of house being situated in that area.

The design that has been adopted has deliberately been conceived, so that it will harmonise with the surrounding context, ensuring the building sits well within the local environment. This is further reinforced through both the treatment & choice of materials used for the elevation designs.

PV Panels have been located on the roof and positioned to optimise the energy generation.

6.0 ACCESS & SECURITY



ACCESS

The building will be designed to be Building Regulation Document Part M and Equality Act compliant, and will meet all current standards with regards to fire safety and allowing for access by the fire authority in the case of an emergency.

Corridors are designed to be a minimum 1.8m width, to allow for moving of hospital beds and sufficient width for wheelchairs to pass. All doors to resident areas will be designed with a minimum clear width of 800mm to again allow for wheelchair access.

All rooms will benefit from generous floor space (above market 'standard') along with wheelchair friendly wet room en-suites (large enough to allow staff assistance)

INCLUSIVITY

We deal with inclusivity throughout every aspect of design - creating a fair society and a sustainable future. Inclusive design enables everyone to participate equally, confidently, and independently in everyday activities and is defined as, "the design of mainstream products and services that are accessible to, and usable by, as many people as reasonably possible" (British Standards Institute, 2005).

It is well researched and practised that physical accessibility and inclusivity is embedded into the design of care homes, but inclusive design is not just about physical barriers; it encompasses emotional wellbeing, particularly through design techniques, as well as social inclusion and diversity.

SECURITY

It is proposed that the front of the building will be accessed from the existing formed vehicular entrance from the spine road included as part of the wider development by Taylor Wimpey. The building provides the security to the front of the site which is completely public and open 24/7 as well as providing vision of it from within.

Generally the main reception will be occupied by a staff representative between 9am - 5pm. A secure access will be provided from a lobby with a video entrance phone and a button to release the entrance doors within reception and nurse stations.

There will be a 'push button to enter' and 'keypad to exit' located on the gate into the main central courtyard garden. The security protocol for out of hours will be assisted with the same video access systems in which all finding is enabled to go to both the nurse stations and staff personal care planners.

The development will be fully enclosed with boundary treatments at a minimum height of 1.8m ensuring a secure environment.

CCTV will be installed to comply with the requirements of BS EN 62676:2014 video surveillance systems for use in security application and will monitor the building perimeter and main access points. The CCTV system will have recording capabilities, using a format that is acceptable to the local police authority, and will be monitored within the building at the admin office & nurse stations through the night.

The main entrance doors will be self-closing and self-locking with fob access (either fob or swipe card) and push button exit. Exit doors and other external access doors generally will have access control. Doors will have access control via a vandal resistant door entry panel, with an integrated camera that can record images of people entering the premises. The images will be stored for a minimum of 30 days on a hard drive system, stored in a secure locked cabinet or securely located on a remote cloud.

REFUSE COLLECTION

A secure bin store has been located to the rear of the building and accessed via the service road. It is envisaged that the collections will be by a private collector.



7.0 Conclusion



To summarise, the proposed care home development will:

- Provide a facility in the area for specialised bed spaces for both people in need of care and those living with dementia in a state-of-the-art caring environment.
- A purpose built facility which can be well serviced and incorporates sustainable features.
- The site will be utilised for a requirement to provide elderly accommodation to the local context.
- The impact on the neighbouring properties will be minimal with the height & scale of the building responding to the proposed buildings in the vicinity and those built in earlier phases of the strategic site.
- Allows released within the local community and hospital beds to be freed up by elderly residents as discussed within the planning statement.
- The building has been designed to provide access to secure outside spaces, with views across all of the landscaped gardens. Plenty of space provided to maximise natural light into the whole proposed building.

It is considered that this statement has demonstrated that the planning submission proposals are entirely in accordance with the requirement of National & Local planning policy objectives, in terms of land use and compliance with relevant material planning considerations.





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