

PROPOSED CARE HOME, ROSS-ON-WYE, HR9 7WS

DESIGN AND ACCESS STATEMENT

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This report should be read in conjunction with any and all reports prepared by other consultants relating to this application.

01



INTRODUCTION AND SITE LOCATION

01 | INTRODUCTION AND SITE LOCATION



FIG 01 – EXISTING SITE



FIG 02 – EXISTING SITE PHOTO



FIG 03 – EXISTING SITE PHOTO



FIG 04 – EXISTING SITE PHOTO

The format and contents of this Design and Access Statement is in accordance with the Planning Practice Guidance.

This Design and Access Statement is submitted as part of an application for Full Planning Permission for the erection of a 70-bedroom care home in C2 use, with associated car parking, landscaping, and access.

The site forms a parcel of land 0.68 hectares in size, located on Starling Road, just off the A40 to the east of Ross-On-Wye. The site sits adjacent to the St Marys Garden Village Residential Development.

The site has undergone small development, with an existing temporary carpark and adjacent footpath that follows to the south-west of the site. The site features a gradient of approximately 4 meters, beginning at the northern entrance and gradually descending southward, becoming steeper as it approaches the southern boundary. Beyond the southern boundary is Rudhall Brook, which is covered by a thick tree cover.

Access into the site is provided directly from Starling Road which is just off the A40, which currently provides access to the adjacent residential dwellings.

The proposed new home will

provide a range of specialist care for the elderly which includes provision for those that require residential support or nursing / dementia care, in a modern purpose-built environment in accordance with residential care homes and nursing homes defined by PPGs design guidance on housing for older and disabled people.

The facilities offered will include en-suite bedrooms with a range of excellent communal and amenity spaces incorporating a café, cinema/bar, hairdressers, lounges and dining areas.

All residents will benefit from communal amenity and comforting landscaped spaces, with all residents having access into the semi-private garden spaces.

The proposed care home will also provide significant employment opportunities for local people.

02 | CONCEPT

2.1 SITE ANALYSIS

The application site area is 0.68ha.

The nearby surroundings are primarily residential in use, with St Marys Garden Village within the closest proximity.

On a larger scale, the surrounding buildings are predominantly residential. Consideration should be given to the building's massing to compliment the local vernacular of the area, and a sympathetic approach should be used at the boundaries to respect neighbouring land uses.

Design consideration and respect should be given to the easement that runs along the south boundary.

As the proposal lies adjacent to residential facilities, care should be taken in designing a proposal that corresponds and respects its surroundings.

In conclusion, following an analysis of the site there are site design parameters that will affect the layout of the proposed development; these can be divided into primary and secondary design factors:

Design Parameters:

- Accessibility – Re-routing the existing circular footpath to ensure a path is still provided.
- Topography – Ensuring the proposed development works well with the existing topography of the site.
- Vegetation and Trees – Protect and retain existing vegetation and trees and provide replacements where necessary.
- Sympathetic approach for neighbouring properties.
- Mass of proposed building – Ensuring the scale and mass of the proposed building integrates within its surrounding built and natural environment.

- Building Orientation – Ensuring the orientation of the proposed development guarantees a good quality of outlook and an minimizes any impact upon the amenity of the surrounding area.

- Ecology – Ensuring the proposal protects existing ecological features and enhances these where possible.

It is clear from the site analysis that the design parameters affecting the layout of the proposed development will affect the design of the proposed care home. The design of the new accommodation needs to respond to these characteristics and ensure that the development will have a positive and respectful impact on the immediate environment and its neighbours.

2.2 LOCAL CHARACTER

Trees and mixed foliage border the site to the south. The western boundary is made up of an established hedgerow, which separates the site from the A40. The site itself remains tree free.

The proposed care home is proposed adjacent to an existing residential dwellings. These buildings lead the general design vernacular of development.

Below the sites south boundary sits a brook and dense treeline, the development should respect these surrounding areas, paying close attention to the care homes distance and proposed views from and into the care home.

The proposed development should be designed in a way which respects the amenity of the surrounding area. This includes consideration towards the residents within the nearby residential properties (~20m north).

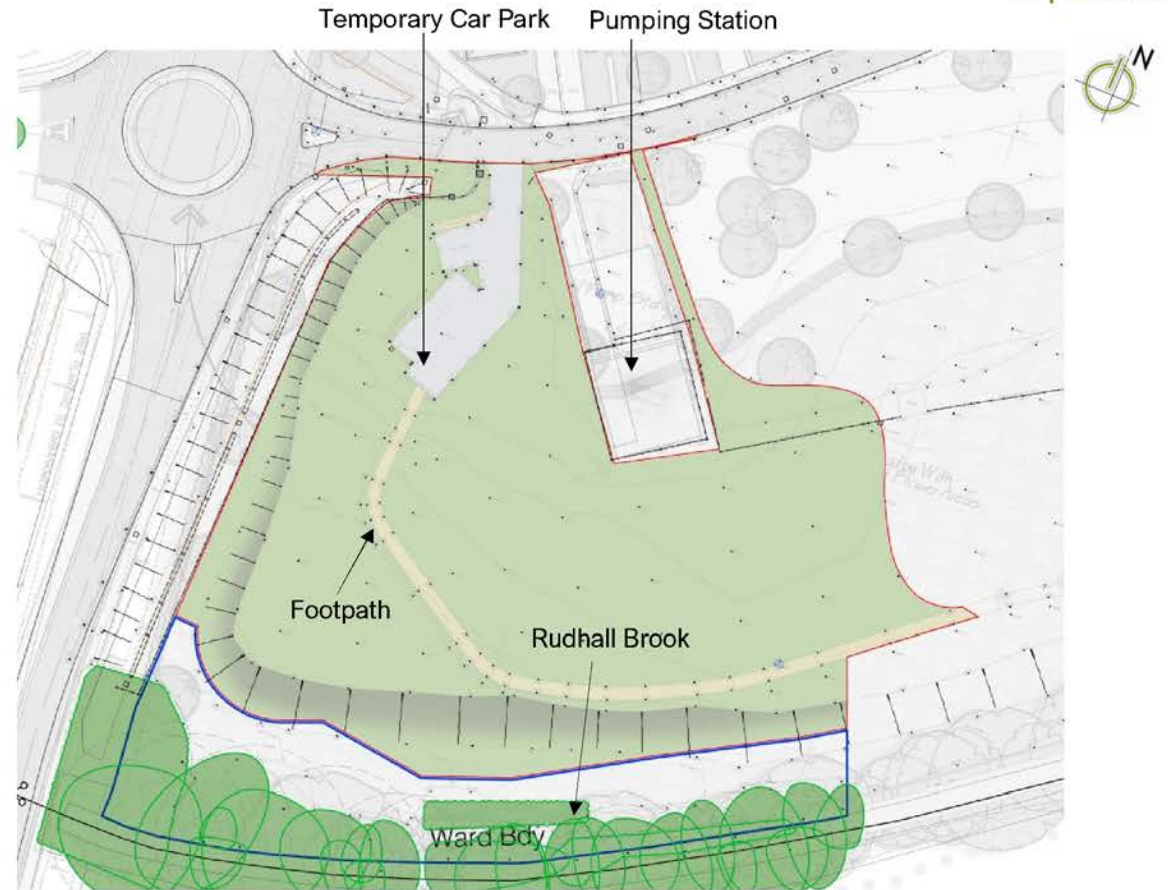


FIG 05 – EXISTING SITE PLAN

2.3 SUSTAINABLE ACCESS

The site offers the opportunity to make use of an existing public transport network for travel to and from the home for staff and visitors.

Currently, the bus services 40 and 232 serves Ross-On-Wye, stopping frequently within the town centre Monday to Sunday. The bus services within the town centre provide access to wider public transport, these services include a 20–25-minute bus journey to Oakengates and Wellington train station.

Figure 05 shows the location of the site in relationship to the high street, accessible by the nearby bus service.



FIG 06 –EXISTING BUS ROUTES WITHIN ROSS-ON-WYE

2.4 ENVIRONMENTAL SUSTAINABILITY

It is expected that the building will exceed current building regulation standards by improving the thermal efficiency of the walls, windows and roof, reducing air permeability and where possible, will use low carbon technology as part of the heating and hot water provision. Photovoltaic panels have been proposed to comply with the latest Part L requirements.

Further enhancements may be made in the following areas: the use of more energy efficient lighting, cycle storage, electric vehicle charging points, reducing the amount of water that runs off the site into storm drains or controlling run off to Rudhall Brook, minimise the water consumption by providing high efficiency showers to ensuite bedrooms, providing recycling capacity either inside or outside of the buildings, enhancing the sound and thermal insulation used and enhancing the security of the site to meet 'Secured By Design' criteria where appropriate.

Site waste will be minimised with a site waste management plan during construction. High standards of site management throughout the construction phase of the project will ensure a clean, safe and tidy site, which will minimise damage, loss, the waste of materials and labour.

Integration with the landscape is vital, focusing on the retention or enhancement of the existing landscape on site, and as such, a comprehensive landscape scheme has also been prepared as part of this application.



FIG 07 - NEARBY EXISTING RESIDENTIAL -
- NEARBY GREEN SPACE -
- RESIDENTIAL PUBLIC OPEN SPACE



FIG 08 - WIDER CONNECTIONS



FIG 09 – SURROUNDING RESIDENTIAL PRECEDENT

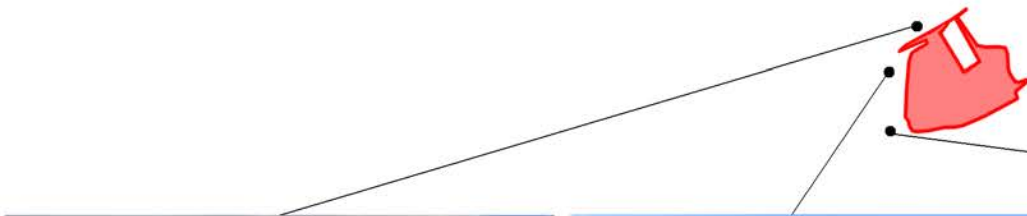


FIG 10 – EXISTING SITE



FIG 11 – EXISTING SITE



FIG 12 – EXISTING SITE

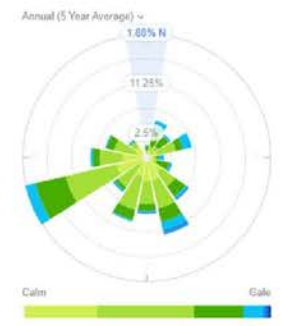


FIG 13 – PREVAILING WINDS



FIG 14 – VEHICULAR ACCESS



FIG 15 – SUNPATH DIAGRAM



FIG 16 – VIEWS IN AND OUT OF SITE



FIG 17 – PEDESTRIAN ACCESS

03 | DESIGN

3.1 – USE

The proposed care home for older people will provide 70 beds laid out in flexible wings, specially designed to deliver the highest standards of living and communal spaces for residents over 2 floors.

The proposed main entrance into the care home is easily identified and located off a dedicated car parking area providing 28 car parking spaces including 2 disabled spaces. A delivery bay, and an ambulance bay, as well as a 14-cycle parking facility are also provided. The back of house entrance is located on the east of the north wing.

All entrances and exits have level thresholds, increasing ease of use. Within the care home, all areas are easily identified with appropriate signage, in accordance with RTP1's dementia and town planning, and private areas are secured by keypad access.

All bedrooms will include en-suite wet room bathrooms designed for safety and accessibility. Included are shared facilities such as hairdressers, café and cinema room; other facilities include assisted bathrooms, lounges, dining rooms and flexible day rooms on all floors. Staff lounge and changing facilities are also incorporated.

Detailed landscaped gardens will be provided with raised planters, and fully accessible footpaths.



FIG 18 – PROPOSED SITE PLAN



FIG 19 – NORTH ELEVATION



FIG 20 – PRECEDENT – LOCAL RESIDENTIAL HOUSING – ADJACENT TO THE SITE



FIG 21 – PRECEDENT – LOCAL RESIDENTIAL HOUSING



FIG 22 – PRECEDENT – LOCAL RESIDENTIAL HOUSING

3.2 – DENSITY, FORM AND SCALE

The design has responded to the site analysis to provide a development befitting the proposed site and its locality. The style of the proposed building uses traditional references with varied pitched roof heights.

The elevations have used a similar treatment to the adjacent precedents, giving a complementary visual interest to each elevation. The varied ridge heights and materials break the mass of the home into smaller blocks.

A variety of feature gables and terraces are incorporated into the design, to highlight prominent areas and to reference the form of the local precedents. White windows and grey fascia boards complete the residential appearance.



FIG 23 – EAST ELEVATION

3.3 – APPEARANCE

The choice of materials embraces the surrounding vernacular, ensuring the proposed buildings can integrate with and respect the local architecture and beyond.

The approach taken reflects many visual cues of the surrounding architecture adjacent to the home, which gives the proposal a familiarity with the wider masterplan.

The proposed materials include a combination of off-white render and brick, similar to those on the nearby precedents, White uPVC windows, grey uPVC for the velux windows, and black uPVC rainwater goods. To add detail, brick dental course and canted brick sills are used. The proposed roof varies in height to articulate the home's elevations and to help provide a local yet distinctive identity which references the form and proportions of the adjacent residential housing precedents. The landscaping will soften the parking area and boundaries, whilst providing various sensory spaces for residents to enjoy.



FIG 24 – RESIDENTIAL DWELLINGS CLOSE TO THE SITE



FIG 25 – RESIDENTIAL DWELLINGS CLOSE TO SITE



FIG 26 – NORTH ELEVATION



- RED FACING BRICK
- GREY FIBRE CEMENT TILE
- BLUE BRICK DETAILING
- OFF-WHITE RENDER
- WINDOWS, DOORS AND FASCIAS WHITE uPVC
- RWG – BLACK uPVC



FIG 27 – SOUTH ELEVATION



FIG 28 – WEST ELEVATION

KWL ARCHITECTS

3.4 – LAYOUT AND DESIGN

Upon entering the home there is a warm and welcoming entrance foyer which opens to a reception, café, hairdresser, hobby room and cinema/bar room.

This 'communal hub' type arrangement encourages interaction between residents and visitors as all circulation flows through this space. Residents' lounge / dining areas are located in each suite.

A 'service core' type arrangement has been adopted at the corners of each wing across all floors. These include ancillary spaces such as assisted bathrooms, nurse stations, drug stores and sluices. The back of house facilities are located within the second floor, containing areas such as: the kitchen, laundry, staff room, staff changing facilities and plant rooms. The back of house area on the second floor will only be accessible by the staff and will not be accessible to residents.

The care home has a total of 70 care beds, with the ground floor containing 33 bedrooms, the first floor containing 37 bedrooms. All bedrooms at ground floor benefit from a patio and access to private garden space, providing an external amenity space for residents.

All bedrooms on the first floor will have views over one of the communal gardens or car park – as residents generally enjoy to watch movements around the home. A Terrace has been proposed on the first floor to provide outdoor amenity space for those less mobile. All residents and visitors can access the private landscaped gardens from the ground floor café, lounge and dining areas.

Ground Floor Plan | Bedrooms - 33 | G.I.A - 1692m²

Scale 1:100
0 1 2 5 10M

FIG 29 - PROPOSED GROUND FLOOR PLAN

The main entrance leads into the front of house section that contains communal spaces such as: a café, hairdresser, cinema/bar and office spaces for employee use. A lift is also provided, allowing access to all floors without entering a resident wing.

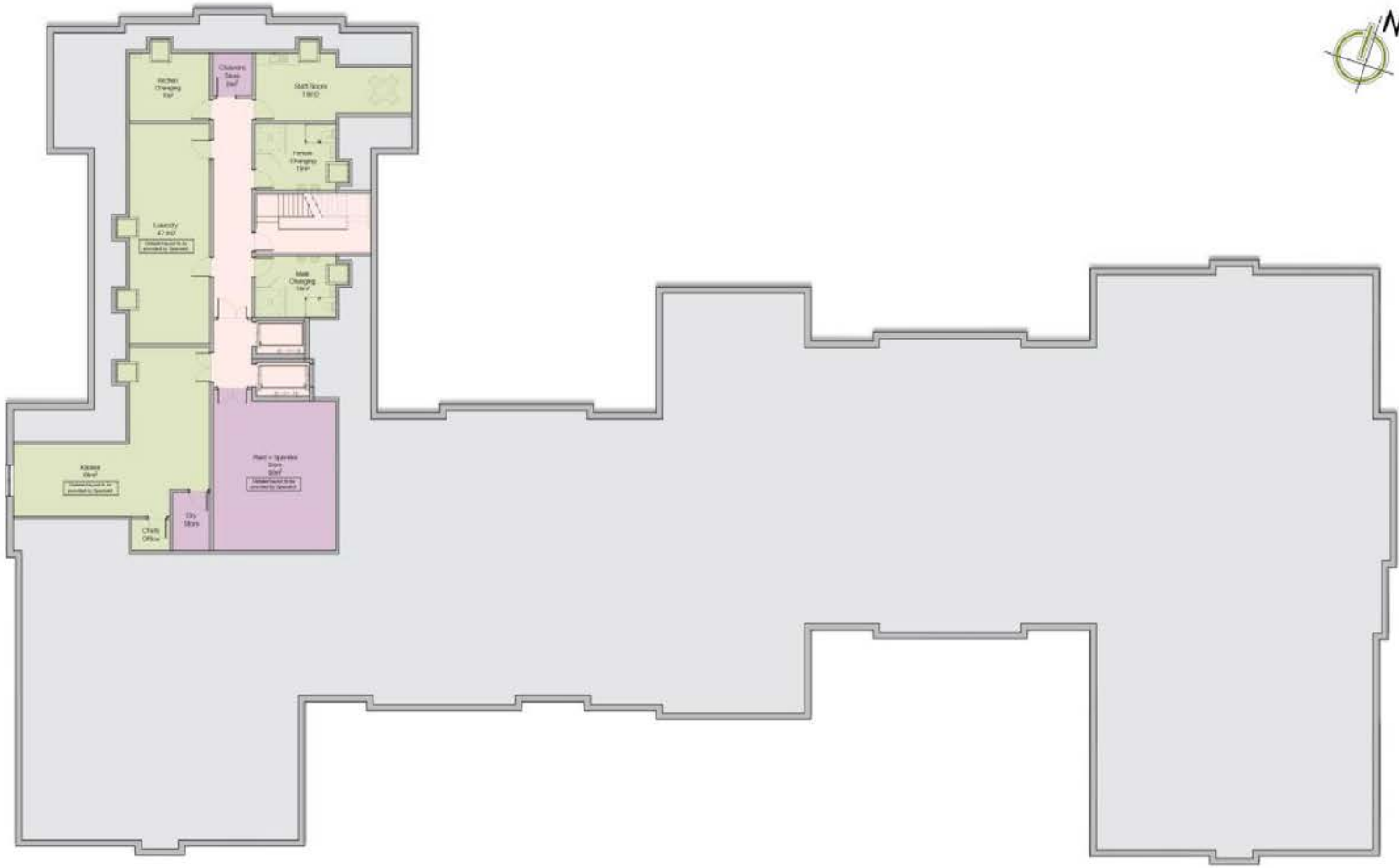
The ground floor contains 33 bedrooms, ample day space and amenity areas including assisted bathroom, nurse station, drug store, sluice and WCs. The back of house area is entered through a standalone entrance on the right-hand side of the north wing, taking staff to the back of house via a lift to the second floor. The back of house contains staff areas such as kitchen, plant room, laundry and staff changing facilities.



The first floor contains a resident wing of 37 bedrooms. Day rooms are located throughout the floor for easy access by residents. A terrace has been provided off the lounge giving residents at first floor an opportunity to use external amenity space, without the need to access the gardens. This terrace overlooks the private garden area and car park. As with the ground floor, amenity space is located throughout the floor with sufficient provision for the bed numbers on this floor.

First Floor Plan | Bedrooms - 37 | G.I.A - 1692m²
Scale 1:100
0 5 10M

FIG 30 – PROPOSED FIRST FLOOR PLAN



The second floor is specifically for staff use, it contains solely back of house facilities such as laundry, storage, male and female changing, kitchen and plant room.

Second Floor Plan | Bedrooms - 0 | G.I.A - 308m²



FIG 31 - PROPOSED SECOND FLOOR PLAN

3.5 – LANDSCAPE ARCHITECTURE

This section of the Design and Access Statement outlines the proposed design for the external areas of St Mary's Care Home, focusing on the creation of a 'healing landscape'. The design will prioritize the well-being of residents, fostering an environment that is not only therapeutic but also interactive and engaging for both residents and staff.

The external areas, which include gardens, private spaces, communal spaces, allotments, outdoor dining and a sensory garden, will create a place of relaxation, enhancing the overall quality of life within the Care Home. By incorporating elements that promote physical activity, sensory stimulation, and emotional well-being, these gardens will become an integral part of the residents' daily lives.

Key considerations within the landscape design include:

- **Accessibility and inclusivity:** Ensuring all areas of the garden are easily accessible to residents with varying mobility needs.
- **Sensory experiences:** Incorporating a variety of plants, textures, and sounds to stimulate the senses and provide opportunities for sensory exploration.
- **Social interaction:** Creating spaces that encourage social interaction and community building amongst residents, staff, and visitors.
- **Safety and security:** Prioritizing resident safety and security through careful consideration of pathways, planting, and lighting.

This 'healing landscape' will contribute significantly to the overall success of the Care Home, providing a valuable resource for residents and staff alike.

Examples of the principles and design elements within some of the proposed external spaces are shown to the right.



FIG 32 – EXAMPLE OF WHEELCHAIR ACCESSIBLE RAISED PLANTERS



FIG 33 – ALL EXTERNAL AREAS TO BE FULLY ACCESSIBLE WITH LEVEL THRESHOLDS TO BUILDING



FIG 34 – CREATING OPPORTUNITIES FOR OUTDOOR DINING



FIG 35 – SEATING AND MEETING AREAS AVAILABLE FROM EACH SECTION OF THE BUILDING

HARD LANDSCAPE

Careful selection of hard-scape materials are a key part of the landscape design, ensuring the materials chosen complement both the proposed building fabric and the surrounding typology of the residential housing adjacent to the care home. This approach will create a sense of continuity and respect for the local aesthetic.

Materials will be chosen for their durability and safety, offering slip-resistant and easy-to-clean surfaces suitable for wheelchair use. Level thresholds will be provided at all entrances/exits, ensuring smooth and accessible transitions. Hard landscape materials will be employed to define distinct areas within the care home's grounds with internal boundaries carefully selected and integrated into the overall design. The aim being to create a secure environment while maintaining a welcoming and homely feel.

SOFT LANDSCAPE

The soft landscape will be designed to foster a peaceful and tranquil setting that contributes to improved resident well-being. Access to green spaces has been shown to have a positive impact on mental health, and the design will incorporate elements that maximize contact with plants and trees, considering that some residents will have only a visual connection with the external areas.

Planting schemes will incorporate strong color contrasts and diverse textures to provide visual stimuli for residents with visual impairments. Soft landscape design will feature scented plants strategically placed at key locations, such as corners, seating areas, and access points, to enhance sensory experiences. Residents will be encouraged to interact with plants through touch, using raised beds included to improve accessibility for wheelchair users and residents with difficulty bending.

The planting palette will be carefully selected to provide year-round interest and reflect seasonal changes, encouraging residents to connect with the natural environment and creating a seasonality to the planting.



FIG 36 – EXAMPLE OF RESIN-BONDED GRAVEL PROVIDING A LEVEL, SMOOTH, SURFACE FOR PATHS AROUND THE CARE HOME



FIG 38 – NON-SLIP COMPOSITE BOARDS USED FOR DECKED AREAS



FIG 37 – FULLY ACCESSIBLE OUTDOOR SPACES FOR ALL RESIDENTS



FIG 39 – PLANTING CHOSEN TO INCLUDE PERENNIAL PLANTS TO CREATE SENSE OF SEASONALITY

FIG 37 – PROPOSED ELEVATION

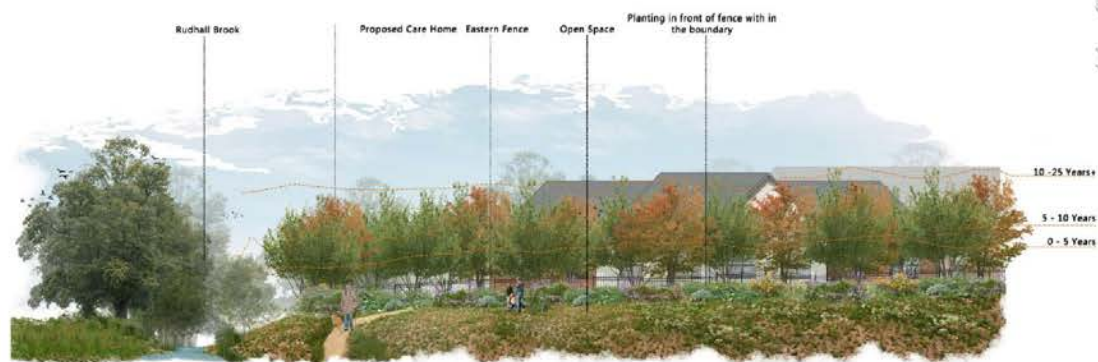


FIG 40 – PROPOSED LANDSCAPE ELEVATION



FIG 41 – GENERAL ARRANGEMENT LANDSCAPE PLAN

3.6 – MOVEMENT WITHIN THE SITE

The building is designed to be clearly legible and accessible for all - but with a carefully zoned hierarchy of space from public to private. The building has been designed to be fully accessible to fall in line with current planning policy, building regulations and planning guidance.

- Car parking for staff and visitors is onsite. Entry to the building is via the main entrance located opposite to the parking area. All doors are accessed from a level external area.
- The semi-public zone consists of the entrance foyer & welcoming area with seating and refreshment areas.
- The semi-public access area provides access into the private resident areas at ground floor and a lift to the first floor, where the residents' bedrooms can be accessed. All residential floors contain lounge and dining spaces.
- Staff and delivery entry are via a separate entrance with a stair & service lift to all floors. The main service areas are located within the second floor and include the kitchen, laundry, plant rooms and staff facilities.
- A series of pathways provide easy access to a number of seating and garden areas that provide differing landscapes and planting opportunities including sensory planting for sight, smell and touch, as well as water features that relate to all the senses.
- The adjacent highlighted proposed site plan indicates the footpath and landscaped buffer area, which will not be included within the care home private space for residents, this extra land and re-routed footpath will remain as public open space





FIG 43 – PRE-APPLICATION - PROPOSED SITE PLAN AND VISUAL



FIG 44 – PLANNING – PROPOSED SITE PLAN AND VISUAL

3.7 – LPA AND PUBLIC ENGAGEMENT

In summer 2024, a pre-application advice application was submitted to understand any concerns the LPA may have regarding the proposal. The response – as issued in August 2024 – suggests the introduction of a new care home is in line with the overall direction of the Development Plan Strategy and the development site does not raise any strategic conflict with the development strategy for Herefordshire.

In terms of design, the landscape response highlights the loss of the circular path that currently runs through the proposed site as well as protecting long views, particularly when looking from the east. For architectural design, the officer suggested the site will become a gateway site and as such, there may be opportunity to emphasise the sense of arrival by increasing the height to 2.5 storeys, as well as limiting the impact the refuse store has on the street scene.

For the detailed application, a number of alterations have been made to respond to these suggestions. As seen on the site plans, the site boundary has been extended to include the rerouting of the path that currently runs through the site allowing for the continuation of the circular route. The care home fence line has also been pulled further west to allow for a planting buffer between the home and the POS, which limits views into the site from the east – the effect of this can be seen in Figure 41 on the previous page. To create a strong entrance feature, the north wing of the care home has been increased in height to 2.5 storeys, increasing the height of this wing whilst maintaining similar proportions to the surrounding properties. A terrace has also been relocated to this elevation to give greater interest and presence to the Starling Road frontage. To limit the impact of the refuse store the pitched roof has been replaced with a flat sedum roof which limits height and will blend with the surrounding landscape when viewed from the west.

The scheme was presented at a Town Council meeting and a Public Consultation were held in January. Feedback from these events can be found in the reports accompanying the application.

3.8 – ECOLOGY

The site incorporates the following ecological protection and enhancement measures, preserving natural habitats that supports local wildlife, including bats, birds, mammals, reptiles, amphibians and invertebrates:

- 15m buffer zone from Rudhall Brook. This mitigates negative impacts from the proposed development on wildlife including foraging and commuting bats, foraging and nesting birds, commuting otters, foraging and commuting badgers and other fauna.
- Planting of native tree species. Once established, these trees can provide suitable foraging resources for birds at all times of the year (e.g. through the production of berries) and can provide suitable nesting habitat. Planted trees will attract various invertebrates, which will aid with pollination and act as a food source for birds and bats.
- Planting of a species rich wildflower grassland. Once established, these grasslands will provide a food source for birds, bats, invertebrates, and small mammals.
- Habitats created onsite that increase biodiversity (e.g. tree planting and wildflower grassland) will be maintained, managed, and protected for a minimum of 30 years under the Environment Act 2021.
- The proposed development will achieve a 10% net gain in biodiversity, partially onsite, which will directly contribute to biodiversity enhancement and offsite, within the same county or adjacent counties.
- Inclusion of bird and bat boxes within or on the fabric of the new buildings. These boxes will provide suitable roosting features for declining species. Wherever feasible, boxes will be integrated, meaning they cannot be easily removed and will be retained throughout the building's lifespan.
- Incorporation of log piles, invertebrate 'houses' and bee bricks. Log piles provide excellent refugia for reptiles and amphibians at all times of the year. Invertebrate 'houses' / 'bug hotels' and bee bricks will provide refugia for numerous invertebrate species.
- A Construction Method Statement, included within the Ecological Mitigation and Enhancement Strategy for the site will ensure badgers, otters, small mammals, reptiles and amphibians are protected throughout all phases of the construction works onsite.
- The lighting scheme is designed such that any lighting along the south façade of the care home is low level and faces towards the care home, thus away from the 15m buffer zone and bat corridor. Lighting along the southern aspect of the care home will utilise LED light and will not exceed 3000 kelvin, which provides a 'warm' light effect recommended for bats. Furthermore, lighting will be controlled via a lighting control system, meaning lighting will be dimmed throughout the night.



FIG 45 – PROPOSED SITE PLAN WITH IMPLEMENTED ECOLOGICAL PROTECTION AND ENHANCEMENT MEASURES

KEY:

- x6 integrated bat boxes (e.g. PRO UK Build-in WoodStone Bat Box, Integrated Eco Bat Box)
- x2 integrated sparrow boxes (e.g. Vivara Pro WoodStone House Sparrow Nest Box (double chamber))
- x2 integrated swift boxes (e.g. PRO UK Rendered Build-in Swift Box or Manthorpe Swift Brick)
- x1 log pile
- x1 hedgehog house e.g. HH7 Hogilo Hedgehog Habitat and the Vivara Pro Woodstone Hedgehog House)
- x2 integrated bee bricks (e.g. The Solitary Bee Brick)
- x1 insect tower (e.g. The Insect Hotel)



FIG 46 – PROPOSED PROTECTION + ENHANCEMENT MEASURES

3.9 - ENERGY AND SUSTAINABILITY

Be Lean: Use Less Energy

- 'Fabric first' approach
- Reduced air permeability

Be Clean: Supply Energy Efficiently

- Low-energy, efficient light fittings
- Utilising daylight
- Occupancy-based lighting controls

Be Green: Exploit Opportunities for the Implementation of Renewable Technologies

- Applicable renewable technology on site includes Air Source Heat Pumps and Photovoltaics



FIG 47 – ENERGY + SUSTAINABILITY METHOD



Efficient Air Source Heat Pumps to achieve carbon reduction



20% EV charging spaces encouraging electric car use



Fabric performance exceeding Part L 2021 minimum figures



Sustainable transport encouraged with provision of cycle spaces



Trees will be protected on-site



Roof area maximised for PV provision



Site is located in Flood Zone 1 (low risk of flooding)



Biodiversity enhancements include planting native species, bird boxes and sensitive lighting design for bats



Energy efficient LED lights specified



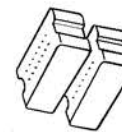
Sustainable Drainage Systems are proposed for flood management



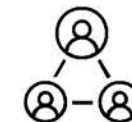
Green roofs and planting on waste store to support surface drainage and local wildlife



Landscaping will include raised planters and sensory spaces for residents to enjoy



A Site Waste Management Plan will be created



The design of the scheme has been carefully tailored to be accessible and inclusive for future residents

FIG 48 – ENERGY + SUSTAINABILITY DESIGN APPROACH

04 | COMMUNITY SAFETY

The boundaries to the site will be clearly defined with a mixture of boundary treatments. 1800mm hoop top railings will be used to define the private resident gardens (Figure 37). To the south, a retaining wall with 1800mm hoop top railing running along the south boundary to secure the site from the river easement. There will be an 1800mm close boarded fence at site boundary between the site and adjacent pumping station. To the north of the site a timber knee rail is proposed.

The private gardens are enclosed and can only be accessed through the main building or via a locked maintenance gate from the public area.

All parking areas are overlooked from within the development. The entrance and reception areas have direct views to anyone entering or approaching the buildings from the main access of the site.

The overall scheme may follow the principles of Secured by Design. The following aspects may be taken into consideration:

- Perimeter of the site must be clearly defined,
- CCTV can be used to protect the vehicle parking bays and the main entrance,
- Lighting - external areas must be illuminated without producing unwanted glare (Figure 39),
- Bin stores - bins must be kept in an enclosed secure store, placed within an area avoiding clutter or hazards,
- Access control - access controls fitted within the building e.g. fob, swipe card, keypad.



FIG 37 – PROPOSED HOOP TOP RAILINGS (OR SIMILAR)



FIG 49 – EXAMPLE OF HOOP TOP WITH DWARF WALL



FIG 50 – PROPOSED LIGHTING

05 | ACCESS STATEMENT

APPROACHES

The proposed building will provide new facilities to current standards. Design Criteria include Part M: 2015 of the Building Regulations and BS: 8300, plus guidance from the Centre for Accessible Environments.

The totality of the proposal will provide accessible facilities for all residents, visitors and staff, including those with disabilities.

PARKING

The on-site parking is located off the entrance to the site to the front of the property. The layout of the car parking area provides 26 standard car parking spaces, plus 2 disabled spaces, a delivery bay and an ambulance bay, in addition to this there is a designated parking bay for the substation. The provision for two designated accessible parking bays has been included to allow wheelchair users to transfer between their vehicle and wheelchair. These will be kept available for visitors. If there are members of staff who are disabled drivers and who need a transfer zone, bays will be designated and allocated on an as-needed basis. Parking facilities for 14 cycles are also provided.

ENTRANCE

In case people arriving at the home require assistance, an accessible bell push will be provided outside the main reception/door area, so that they can readily attract attention. The bell push will not be higher than 1200mm; it will be next to level ground and will not be tucked into a corner. It will have a notice/symbol next to it to indicate its purpose.

Any entrance communication / security system will also be no higher than 1200mm. The main entrance is via automatic doors into a lobby with a further pair of sliding doors into the reception area.

The clear open width of each doorway will be at least 800mm. There will be more than 1570mm between the two facing doors, so that wheelchairs do not become trapped and there is space for the wheelchair, occupant and an assistant to pass through the area.

RECEPTION

There will be an induction loop with a symbol indicating its presence at the reception counter. The reception counter will have a lower portion (around 760mm high) for wheelchair users to approach it. Any seating serving the reception area will include at least one seat at between 480mm and 500mm high and with arms. This will help people with walking or back impairments.

CORRIDORS

Corridors will have level floors and will be wide enough for wheelchair users. They are generally at least 1800mm wide, so wheelchairs users can pass each other.

DOORS

Doors will have clear opening widths of at least 800mm, and more often 850mm. Where possible, all doors will have door handles at least 300mm from any side wall, so that wheelchair users can reach them. All door-opening pressures will not be greater than 30 Newtons. External doors will have no thresholds higher than 15mm, if higher than 5mm, their edges will be chamfered.

WINDOWS

Opening windows will have restrictors at an accessible height.

ACCESSIBLE TOILETS

Accessible toilet facilities, for independent use, serving communal areas will be to Part M: 2015 of the Building Regulations, with WC pan, wash hand basin and support rail. Each will have an audible and visible assistance alarm, activated by a red pull cord that hangs down to within 100mm of the floor. There will also be assisted bathroom and toilet facilities.

The lifts in the building will be in accordance with Part M: 2015 of the Building Regulations and suitable for wheelchair users. The lift is large enough to contain a stretcher or similar where required.

STAIRS

Stairs will be in accordance with Part K and Part M (2013 + 2015 Editions respectively) of the Building Regulations. This will include handrails on both sides and over run at the top and bottom of the stairs by 300mm. All stair tread and steps will have contrast bands with nosing in accordance with Part M: 2015 of the Building Regulations.

EN-SUITE BATHROOMS

En-suite bathrooms to bedrooms will have wheel in, flush floor shower facilities and WC pans that can be used for independent access where appropriate.

VISION IMPAIRMENTS

In communal areas, tonal differences between floors, wall, doors and furniture will ensure that there is clear visual differentiation so that the surfaces and doors can be clearly identified. Guidance for colours within the care area is for them to be towards the yellow end of the spectrum as this is the last part of the eyesight to deteriorate – 'Ageing Eye'. However, items such as doors can be picked out by use of darker tone frames or architraves.

Surfaces will be matt finish rather than glossy, to avoid glare or confusing reflections. Routes will be kept clear of obstacles and hazards. Notices, brochures and information will be offered in large print format. Doors will have 3-dimensional numbers, symbols and colours/tones to give a range of recognition features. Any necessary signs, particularly around the entrance area, will be provided with initial capitals letters followed by lower case letters. These give words shape, which can be read more readily by people with vision or cognitive impairments.

HEARING IMPAIRMENTS

Although communication at the reception desk / counter will be one to one, an induction loop will be provided so that people with a hearing aid with a 'T' setting can converse at a normal level. Induction loop facilities may be provided in any communal TV areas. Staff will use the Text Talk telephone service to send and receive calls from people with hearing impairments who use text phones.

ALARMS

A high-tech nurse call system will be installed. This will include facilities for people who may have fallen to summon assistance. Emergency alarms will be both audible and visible.

DEXTERITY

Door handles will be lever arm type so that they are easy to grip and operate. Taps will be lever arm type for easy operation.

EMERGENCY EVACUATION PLANS

The home management and operators will 'model' the home's fire evacuation procedures around its residents and will include recognising visitors with particular needs. Where possible residents will be kept in safe locations and only moved if necessary. The care home has been designed to allow for horizontal phased evacuation in accordance with Part B of the building regulations. Each floor is separated into at least four fire resisting compartments which allow access to a fire escape stair at each end of the building. In the event of an emergency and the lifts not working, staff will be deployed to assembly/refuge locations. An evacuation system will be used to help people down the stairs where they have been identified to need this. Where possible, people with mobility difficulties will reside on the ground floor.

POLICIES AND PROCEDURES

In addition to increasing accessibility, the operator should regularly review their policies and procedures, including the Disability Discrimination Acts, as they develop. This includes considering their existing and new staff and continual monitoring of the Care Home's residents.

PLANT

An indicative area is shown on the second floor plan, this will be used to accommodate several utilities including risers, flues and extracts from within the kitchen and plant room. Other services such as condensers, heat recovery units, PV panels and air source heat pumps may be located on the roof.

VENTILATION

Adequate provision for ventilation will be provided as part of the proposal. An outline strategy is included in the accompanying documents and a detailed design will be undertaken prior to construction.

06 | CONCLUSION



FIG 51 – VISUAL 1

The proposed development will provide much needed specialist accommodation designed to meet the needs of older people in Ross-On-Wye. It represents a carefully considered scheme that makes efficient use of the site. The proposals are designed to a very high standard and the scheme incorporates appropriate provision for access, parking, landscaping and communal space.

It has been established that there is a continued demand to accommodate vulnerable older people requiring nursing and dementia care in the local area as well as an emerging demand to provide a supportive environment where care is needed.

Following careful analysis of the application site and surrounding area, a sensitive and holistic proposal has been designed.

The proposed care home use would make a positive contribution to the locality. Developing the site to accommodate a high-quality, well-designed care home which represents a vernacular-led bespoke new building, which respects the adjacent buildings.

The scale, orientation and design of the home respects and enhances the proposal's land uses, in particular the large private gardens dedicated to the residents. Providing a high-quality and comfortable care environment for the elderly will meet modern day care requirements.

To conclude, the proposal has been carefully designed to respond to and respect the surrounding land uses and environment, resulting in a proposal that has many benefits and is respectful of its environment in relation to the design and appearance of the building, the layout of the site and access.



FIG 52 – VISUAL 2