



PROPOSED CARE HOME,
LAND AT LONGFORD PARK
ROAD AND CANAL LANE,
BODICOTE

DESIGN AND ACCESS STATEMENT

November 2022



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JOB TITLE LONGFORD PARK ROAD, BODICOTE
JOB NUMBER 5196
REVISION A
DATE OF ISSUE 04.11.2022
PURPOSE OF ISSUE PLANNING

Rev A – 09.11.22 - Updates to correspond with client comments

– ZK

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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

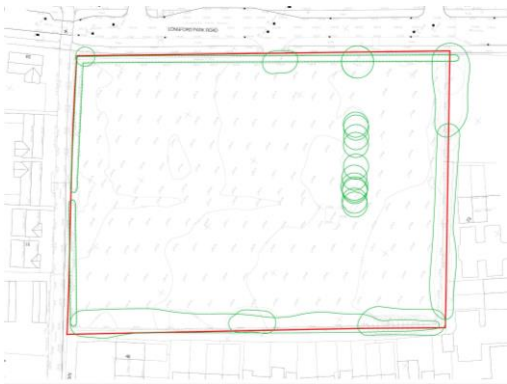


FIG 01 - EXISTING SITE PLAN



FIG 02 - EXISTING SITE - AERIAL PHOTO



FIG 03 - EXISTING SITE PHOTO

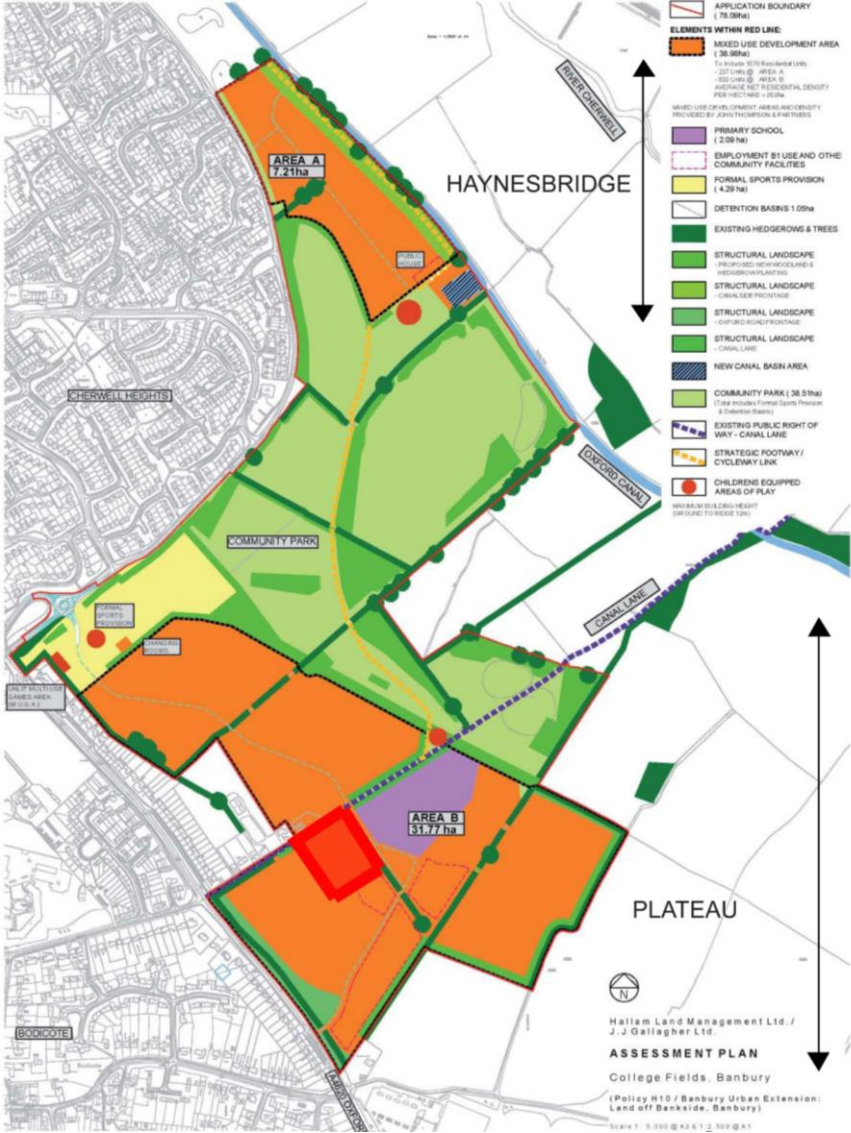


FIG 04 - LONGFORD PARK MASTERPLAN

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 Planning Permission for the construction of a new care-home (C2). The care home will be purpose-built with 128 bedrooms arranged over two and a half storeys together with 42 parking spaces to include 1 ambulance, 1 delivery, 2 disabled bays together with associated landscaping.

The application site is located within the proposed Longford Park development, approximately 2.4 miles south of Banbury City Centre, and has a total area of 9707 sqm (0.97 Hectares).

The application is submitted on behalf of Mercian Developments Limited, a leading provider of property development and investment services in the United Kingdom. They provide a range of services including retail, roadside, leisure, care home and extra care developments.

The care home will provide specialist, dementia care, residential care, respite care, and an environment that will fully meet a modern, dynamic care 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, multi-purpose room, hairdressers, lounges, library, pub and dining areas. All residents will benefit from communal amenities and comforting landscaped spaces, with all residents having access into the private garden spaces.

It is intended that the proposal will provide a much-needed care facility within the local area for those with nursing and dementia care needs. At the same time, the care home will also provide full time employment opportunities for local people.

The existing site is currently vacant as can be seen in (Figure 01). The proposed care home site is located within the administrative control of the Cherwell district council and the Cherwell local plan.

The site is situated at the eastern end of Bodicote, with land to the north, east and south subject to large-scale residential development. To the North east of the site is Longford Park primary school and adjacent to the site is Longford Park, which has been allocated as a local centre.

The site benefits from excellent road access, situated directly off Longford Park Road which connects to the Oxford Road, A4260.

The existing site is sloped, falling from south east to north west by approximately 1.5m across the site.

1.1 DEVELOPMENT CONTEXT

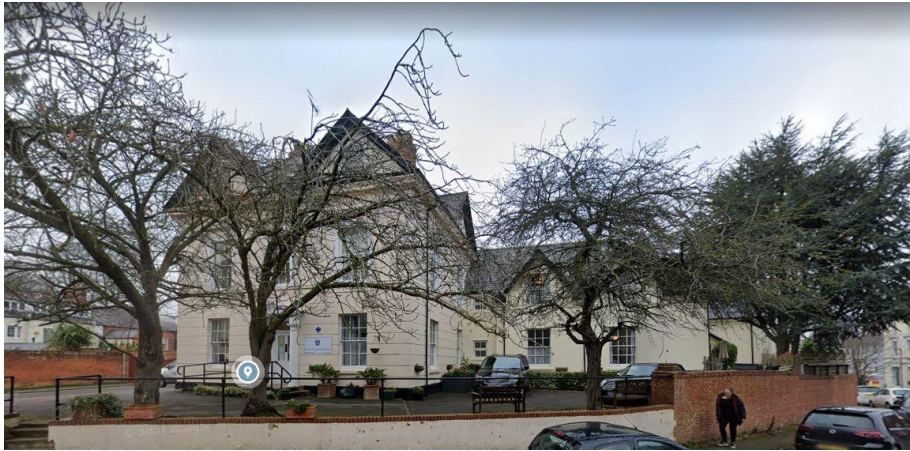


FIG 05 – BANBURY HEIGHTS NURSING HOME (EXISTING)



FIG 06 – JULIE RICHARDSON NURSING HOME (EXISTING)

The applicant currently operates two care homes within the local area, providing a total capacity of 99 existing rooms:

- A 40 bedspace facility at Julie Richardson Nursing Home, 12-14 Dashwood Road, Banbury OX16 5HD; and
- A 59 bedspace facility at Banbury Heights Nursing Home, 11 Old Parr Road, Banbury OX16 5HT.

The two homes are located in close proximity to one another but provide different services.

The Julie Richardson Nursing Home provides specialist dementia care whereas the Banbury Heights provides an intermediary form of care, through a service known as “Discharge to Assess”. It accommodates elderly people who have been hospitalised recently, to allow them to recover in a more comfortable setting, and to assess whether they can return to independent living, or whether any longer-term care will be required. Banbury Heights is one of only six facilities in the UK which provides this service, and the only facility in the District.

Both homes are subject to a constant review, maintenance and, where possible, are upgraded to meet any changing standards. Both homes have been in operation for many years and it is becoming increasingly apparent that refurbishment alone will not deliver the higher standard of care both homes are striving for. One major flaw, for example, is that only 60% of the existing rooms include ensuite WCs and only a very small number include showers.

Whilst it is not the main driver for this development, lessons must also be learnt from the ongoing COVID-19 pandemic, to provide adaptable circulation spaces and living quarters to better facilitate social distancing and isolation, if necessary.

It is hoped that, by relocating both care homes into one, purpose-built facility, the best quality of care can be assured, and maintained in a more sustainable manner. All existing staff would transfer as part of the relocation process.



FIG 07 – REPLACEMENT CARE HOME VISUAL (PROPOSED)

02



CONCEPT

2.1 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.

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 the swales, minimise the water consumption by providing high efficiency showers to en-suite 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.

The care home scheme is not expected to have a detrimental impact on the surrounding landscape, ecology or drainage. Furthermore, the application proposal offers an additional opportunity to encourage wildlife habitats as part of the proposed landscaping of the care home grounds.

2.2 MOVEMENT, TO AND FROM SITE

The site offers the opportunity to make use of an extensive public transport network for travel to and from the home for staff and visitors. A bus stop is located on Oxford Road, approximately 0.3 miles from site allowing easy access for visitors and staff.

Staff and visitors will be able to make use of S4 Gold bus which travels from the proposed site to Banbury City Centre (Figure 08). The bus stops on George Street which is then a 0.2 mile walk to the town shopping centre, also a 0.4 mile walk to the Banbury train station.

Another quicker route to the Banbury train station would be to catch the B3 Bus located outside of the site to Swan Close Road, which is then a 0.5 mile walk to the train station. This station provides links to neighbouring cities and attractions such as London, Northampton, Cheltenham and Birmingham (Figure 10).

The route to the local hospital from the proposed site is also accessed via the S4 bus route, on Oxford Road. (Figure 11).

A waste audit has been undertaken to clarify that a variety of vehicles can safely turn within the grounds of the care home and residential development; whilst providing adequate provision for waste management. This can be found in the reports accompanying this document.

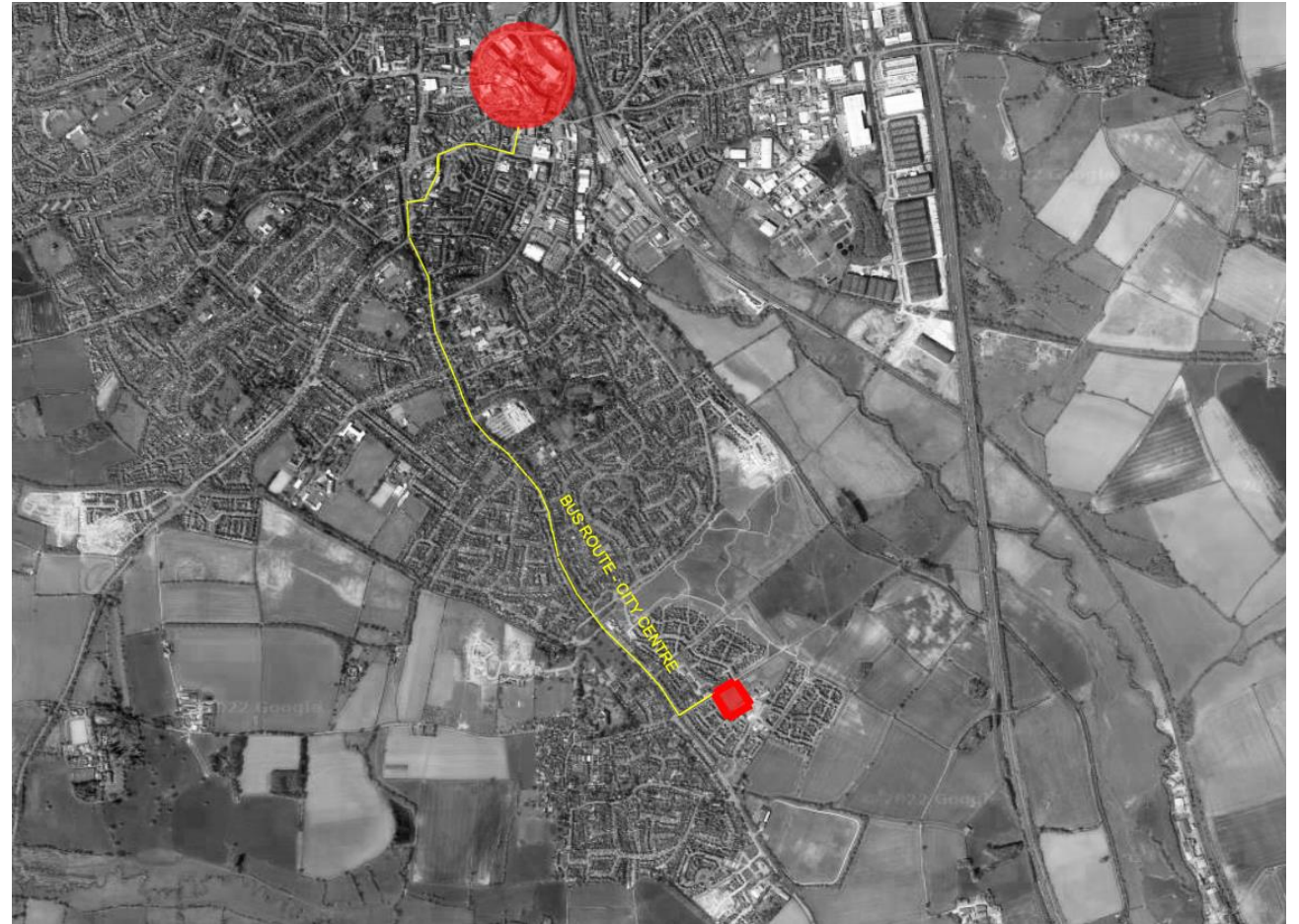


FIG 08 – S4 GOLD BUS ROUTE TO CITY CENTRE

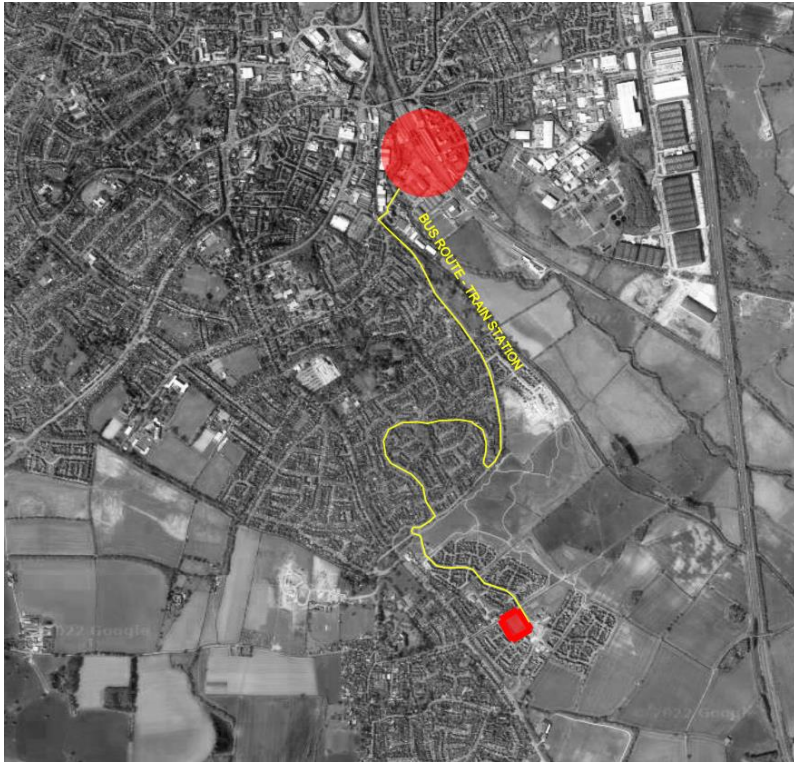


FIG 09 – ROUTE TO TRAIN STATION

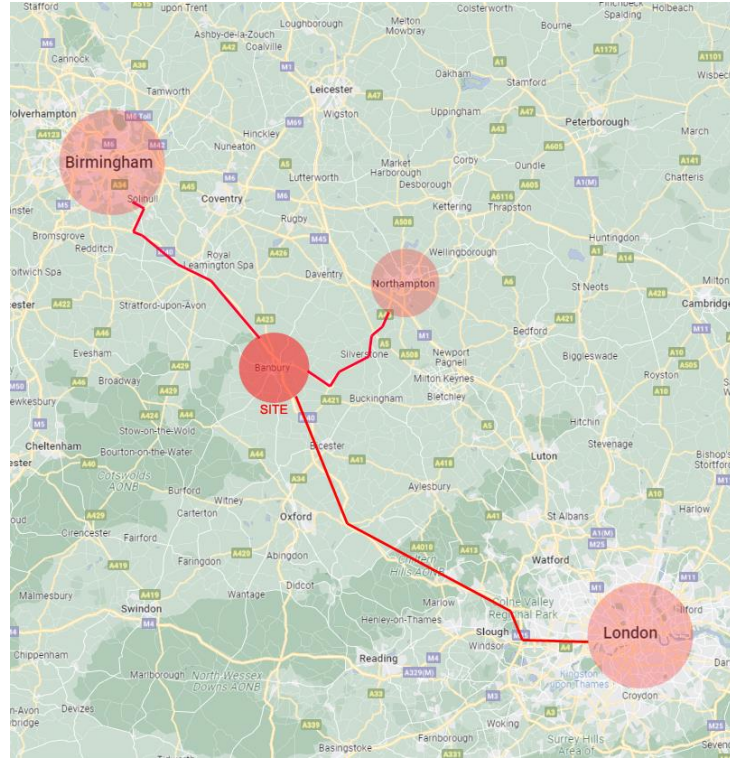


FIG 10 – TRAIN ROUTES



FIG 11 – ROUTE TO HOSPITAL

2.3 LOCAL CHARACTER

It is important for our scheme to use the surrounding properties as a precedent so the development complements the wider context of the local area and corresponds with the Longford Park design guide.

The care home site is situated with land to the north, east and south subject to large scale residential development. (Figure 12)

This vacant plot of land sits within the wider 'Longford Park' development. Outline planning permission for the wider development was first granted in 2009 (LPA Ref 05 01337 /OUT) and allowed the development of up to 1070 dwellings to the east of Bodicote.

The development will include associated facilities including a new school, community centre and for a new village centre providing local shopping facilities Following the initial grant of outline planning permission for the Longford Park Development (LPA Ref 05 01337/OUT) a Design Code and Masterplan (LPA Ref 10 00294/DISC) have been approved.

Much of the residential development approved through the above permissions (and other, associated applications) have been built. The site, and two adjacent parcels of land to the south east, focused around the communal car parking area remain vacant. These two parcels are intended to form a 'village centre' and benefit from planning permission for a terrace of 2-3 storey buildings (LPA Ref 14 01888/F) which would provide a range of goods and services.

The new development accords as far as operationally possible with the parameters and principles of the approved outline planning permission and the masterplan for Longford Park, Banbury. Therefore, it should respond sympathetically to the landscape and the physical character of the area in terms of layout, scale and appearance.

2.4 SITE ANALYSIS

The application site is 9707 sqm / 2.4 Acres.

The views into the site are predominantly from the north east boundary, (Figure 20); however, consideration should be given to the buildings orientation to enhance the street frontage, to compliment the character of the area and a sympathetic approach should be used at the remaining boundaries due to the proximity of the residential properties.

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

Primary Design Parameters:

- Building Orientation – views and sunlight.
- Mass of proposed building.
- Respect site surroundings.
- Sympathetic approach for neighbouring properties.

Secondary Design Parameters:

- Ecology – Introduction of habitat through the use of new landscaping.
- Noise pollution from surrounding infrastructure.
- Topography.
- Retaining existing vegetation where possible.

It is clear from the site analysis that the primary 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 may have a positive impact on the immediate environment and its neighbours.

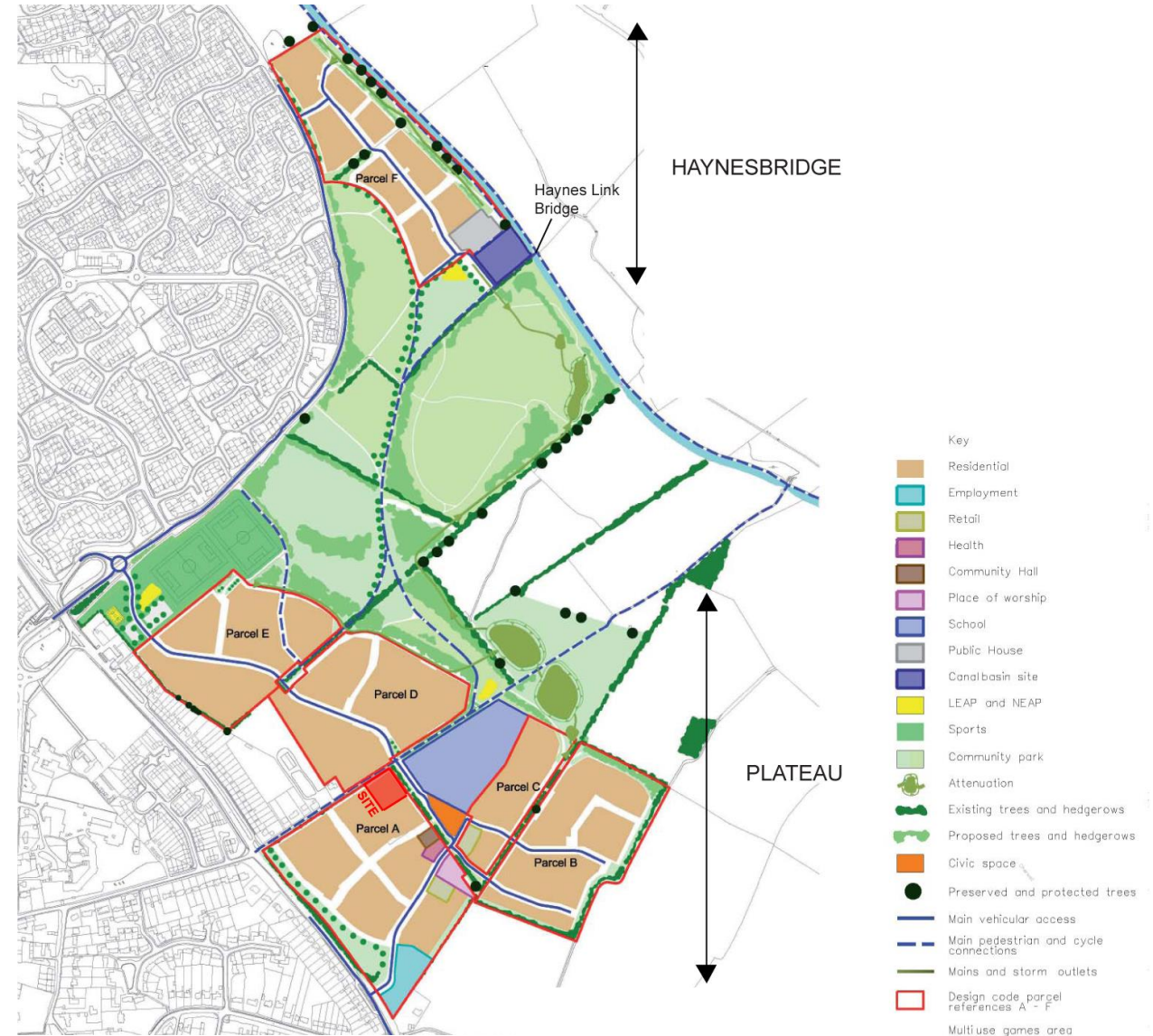


FIG 12 – PROPOSED MASTERPLAN



FIG 13 – BODICOTE CHARACTER DETAILS

The proposed care home is as far as operationally possible within the approved parameters of the outline planning permission, thereby mitigating any adverse landscapes or visual impacts.



FIG 14 – EXISTING VEHICULAR ACCESS



FIG 15 – EXISTING SITE HEDGEGROW / SCHOOL



FIG 16 – EXISTING PEDESTRIAN ACCESS

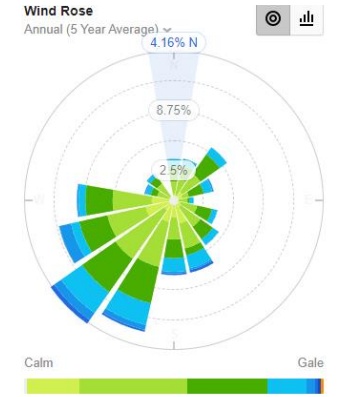


FIG 17 – PREVAILING WINDS

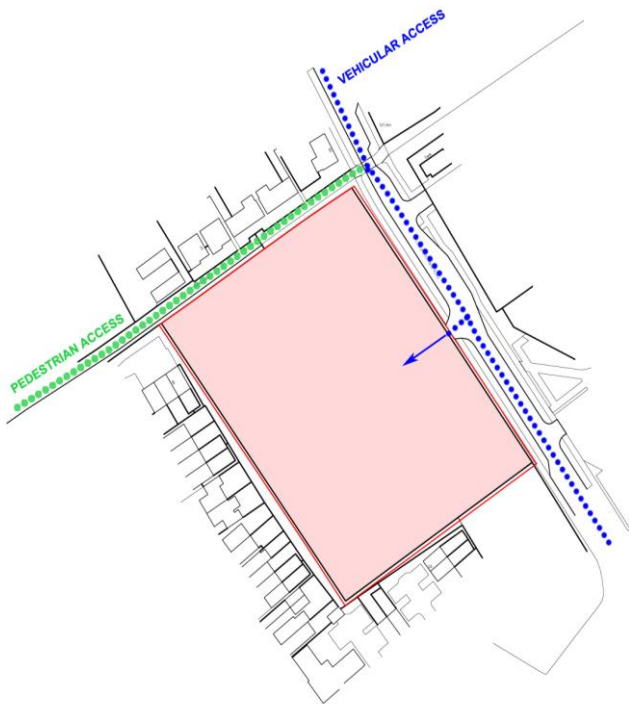


FIG 18 – PEDESTRIAN / VEHICULAR ACCESS

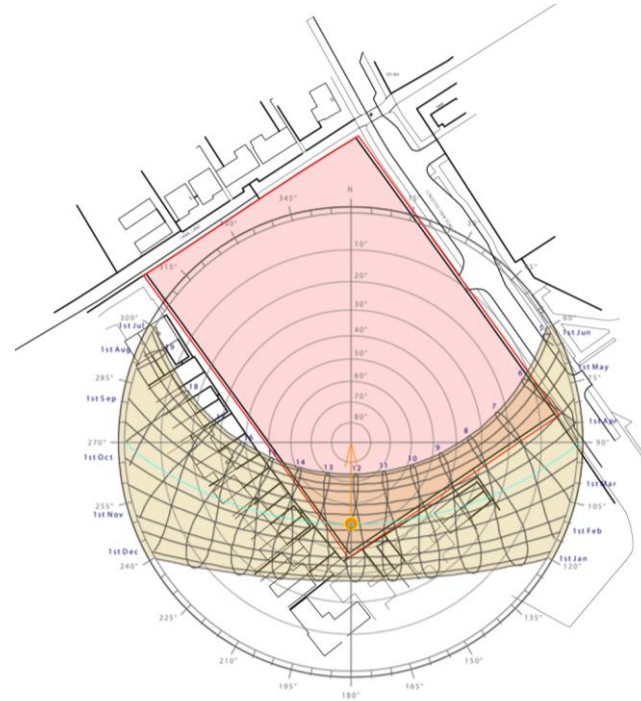


FIG 19 – SUNPATH DIAGRAM

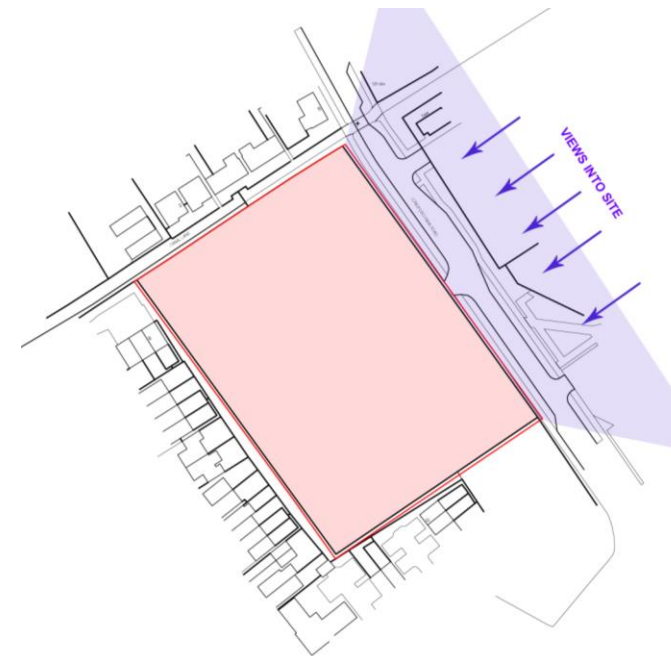


FIG 20 – VIEWS IN AND OUT OF SITE

03



DESIGN

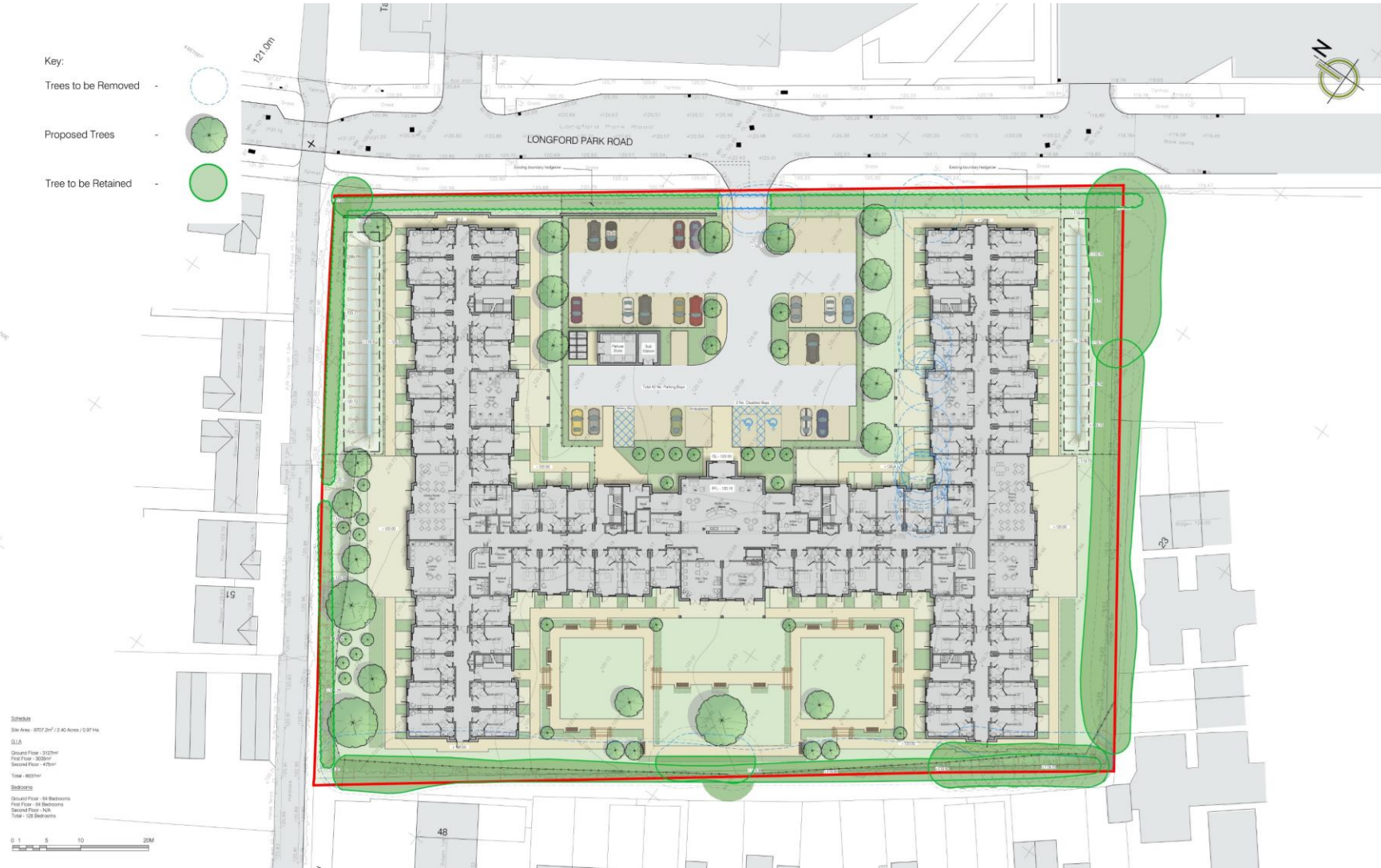


FIG 21 – PROPOSED SITE PLAN

3.1 – USE

The proposed care home for older people will provide 128 beds laid out in flexible wings, specially designed to deliver the highest standards of living and communal spaces for residents over 2.5 storeys.

The proposed main entrance into the care home is easily identified and located off a dedicated car parking area providing 42 parking spaces including; 2 disabled parking spaces, 1 delivery bay, 1 ambulance bay and 10 cycle parking spaces.

All entrances and exits have level thresholds increasing ease of use. Within the care home all areas are easily identified with appropriate signage and private areas are secured by keypad access.

All bedrooms will be equipped with en-suite bathrooms designed for safety and accessibility, included are shared facilities such as hairdressers, café, a sensory room and a library. Additional facilities include: assisted bathrooms, lounges, dining rooms and flexible day rooms on all floors. Staff lounge and changing facilities are incorporated.

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

3.2 – DENSITY, FORM AND SCALE

The design has responded to the aforementioned points to provide a development befitting the proposed site and its locality. The style of the proposed buildings use traditional references with varied pitched roofs over two and a half storeys.

This particular site is located in a residential area, with a primary school located adjacent to the site. The facades are broken up with varying roof heights.

The building's form has been dictated by the site constraints and rigorous reviews through the design stage. The care home elevations have been designed to reflect the proportions of proposed dwellings in the locality.

A variety of dormers, varied roof heights and materials are incorporated into the design, to help manage the massing yet maintain local vernacular.

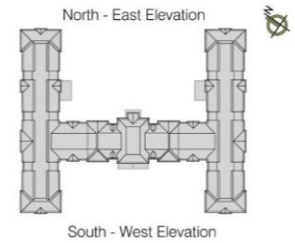


FIG 22 – NORTH EAST ELEVATION

3.3 – APPEARANCE

The choice of materials embraces the surrounding developments ensuring the proposed buildings can integrate within the residential area, as well as corresponding with the Longford Park design guide.

The approach taken reflects aspects of the surrounding vernacular and takes cues from the neighbouring properties.

The residential zones to the north east and south west of the site are 2.5 storey, lower density dwellings. Whereas to the west of the site the proposed heights are 2 storeys. Highlighted by a prevailing use of red brick, grey or red tile roofing, with the occasional use of stone detailing and render. (Figure 24). The design guide states that 3 storeys would be acceptable on site, as can be seen in Figure 26. Located off Linet Road and Robins Way, within the vicinity of the site, there are 3 storey dwellings as seen in Figure 23.

The car parks are designed to be overlooked, to enhance natural surveillance and feeling of safety. The landscaping is to be used to soften parking and boundaries.

The proposed materials used on the elevations include a red brick with matching mortar, reconstituted stone detailing and a light beige render to provide a local yet distinctive identity. Along with this, there is white window frames, dark grey rainwater goods and fascia's and a grey concrete tile roof used to compliment the style and surrounding area. The roof varies in height and the building incorporates glazed links to further break up the massing and articulate the homes frontages. (Figure 24/25).



FIG 23 – SURROUNDING RESIDENTIAL DWELLINGS

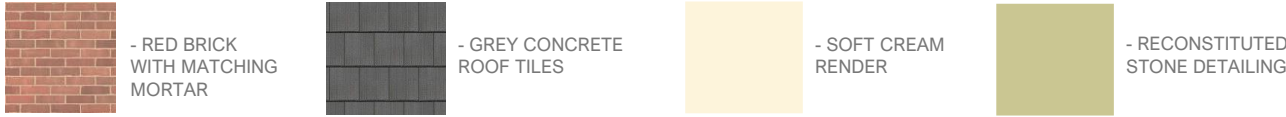


FIG 24 – NORTH WEST ELEVATION



FIG 25 – SOUTH WEST ELEVATION

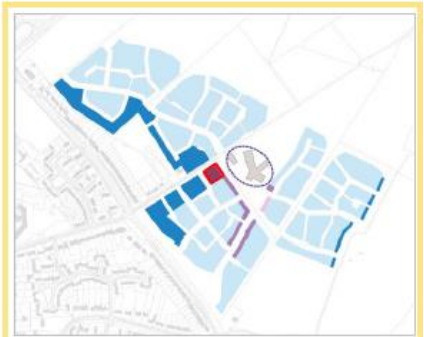
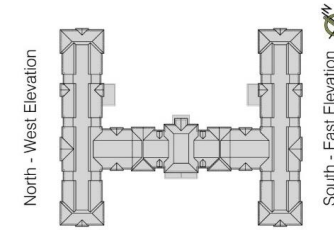


Fig.53: Plateau Building Heights Parameter Plan
- Max 3 Storey (max 14.2 to ridge height)
- Max 2.5 Storey (max 11.2 to ridge height)
- Max 2 Storey (max 11.2 to ridge height)
- Retail (1/2/3 Storey subject to market viability)
- School Height not identified

FIG 26 – BUILDING HEIGHT PLAN



3.4 – LAYOUT AND DESIGN

Upon entering the home there is a warm and welcoming entrance foyer which opens straight through to a reception and bistro/café as well as a dining area and hairdresser/spa.

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. These are located throughout the bedroom wings providing easy access to residents.

A ‘service core’ type arrangement has been adopted at the corners of each wing across all floors. The back of house facilities includes kitchen and laundry, staff room and changing facilities and plant rooms. These are located on the top floor of the building. The back of house area will not be accessible to residents.

The bedroom wings contain a total of 128 care beds, with the ground and first floors containing 64 bedrooms. All bedrooms at ground floor benefit from a patio and access to private garden space, providing an external amenity space for residents.

Bedrooms at first floor benefit from views over one of the communal gardens. All residents and visitors can also access the private landscaped gardens from the ground floor café, lounge and dining areas.



FIG 27 – SOUTH EAST ELEVATION



- Communal Areas
- Circulation Areas
- Stores and Plant Rooms
- Staff
- Bathrooms and Wet Rooms
- Bedrooms

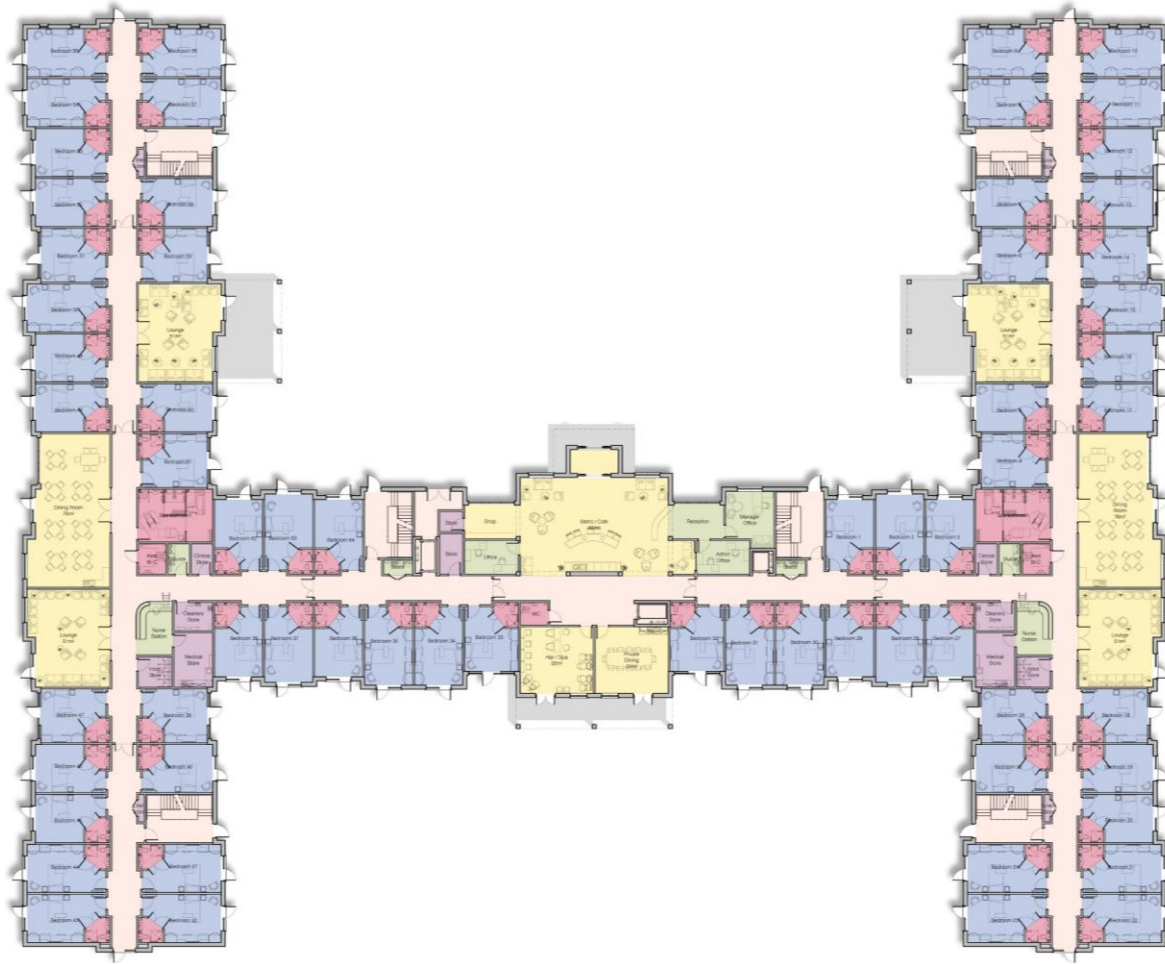


FIG 28 – PROPOSED GROUND FLOOR PLAN



- Communal Areas
- Circulation Areas
- Stores and Plant Rooms
- Staff
- Bathrooms and Wet Rooms
- Bedrooms

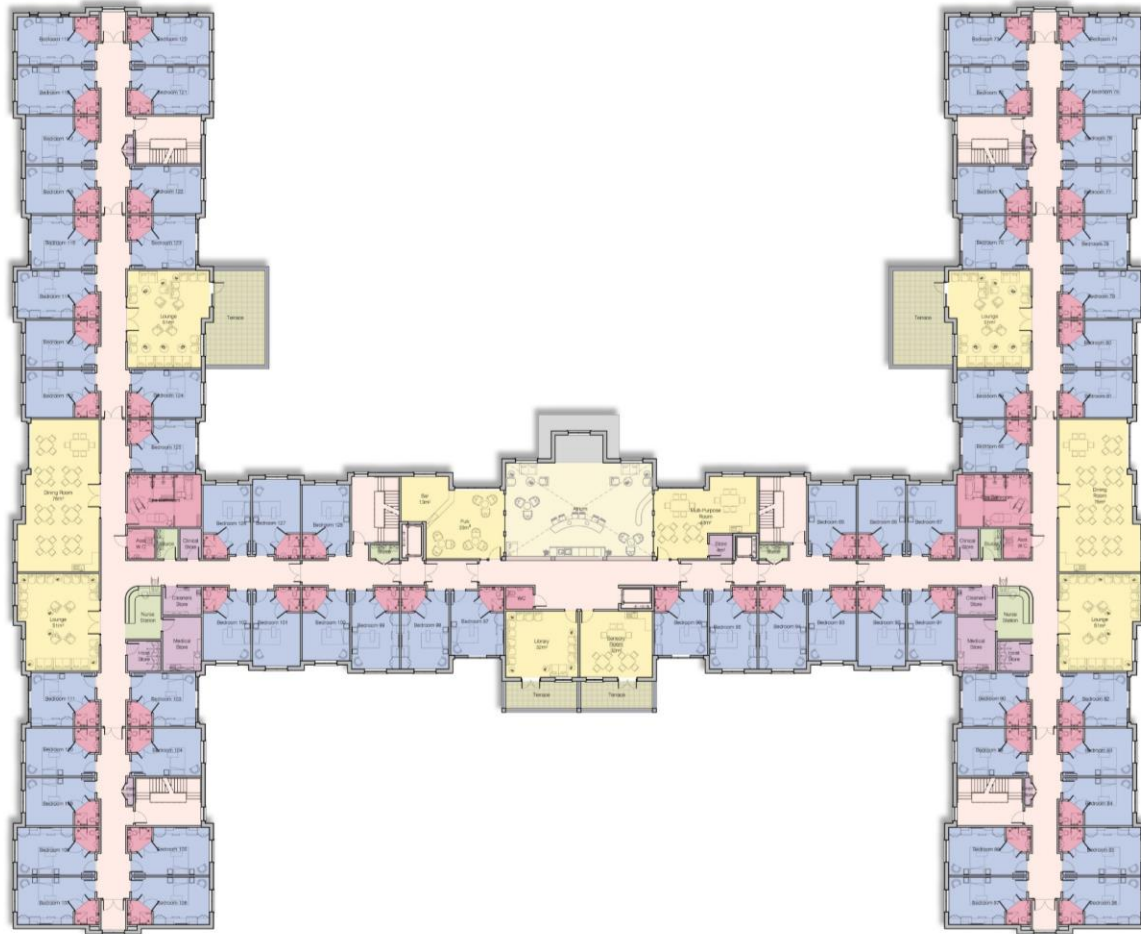


FIG 29 – PROPOSED FIRST FLOOR PLAN



- Communal Areas
- Circulation Areas
- Stores and Plant Rooms
- Staff
- Bathrooms and Wet Rooms
- Bedrooms

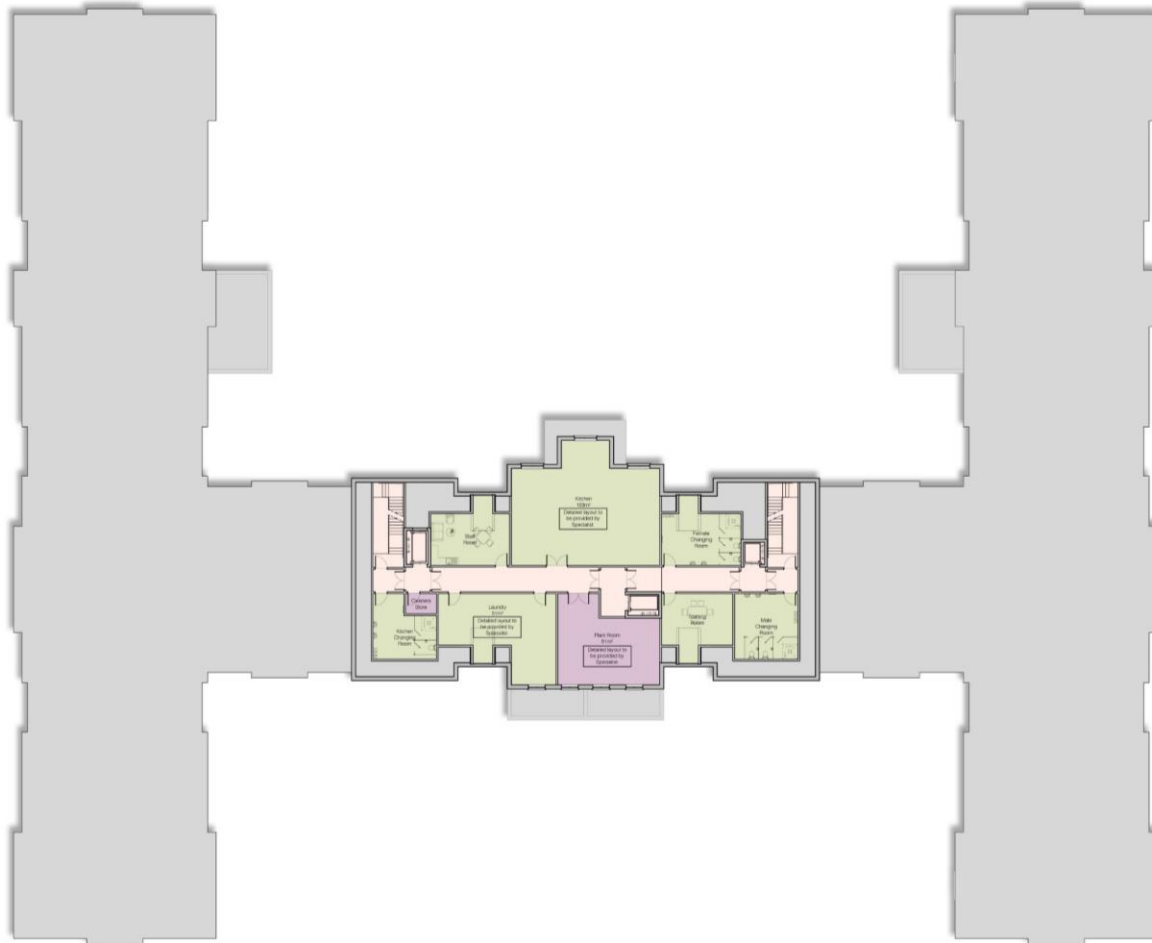


FIG 30 – PROPOSED GROUND FLOOR PLAN

3.5 – LANDSCAPE

The proposal advises a number of new trees to be planted within the site. This combined with high quality planting, details of wildlife habitat enhancements and hard landscaping may be incorporated to create and enhance the current setting whilst providing a high-quality series of garden spaces. These areas could include sensory gardens, water features and varied seating areas. It is proposed that the end user will employ gardeners who will maintain and manage all landscaping. Further information can be found within the surveys and statements that accompany this document within the planning submission.

Residents will take part in gardening activities where appropriate. Residents individual patio areas will be defined with the use of raised planters and trellis panels that both define space and offer a degree of separation and privacy (Figure 35). Residents are encouraged to maintain and grow their own plants immediately outside their room.

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 all 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 adjacent to the parking area. All doors are accessed from a level external area.
- The semi-public zone consists of the entrance foyer & café area with seating and refreshment areas.
- The semi-public access area provides access into the private resident's areas at ground floor and a lift to the upper floor, where the resident's bedrooms can be accessed. All 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 a zoned service area and include the kitchen, laundry, plant rooms and staff facilities.
- A series of pathways provide easy access to a series of seating and garden areas that provide differing landscapes and planting opportunities including sensory planting for sight, smell and touch, and water features that relate to all of the senses (Figure 32-36).

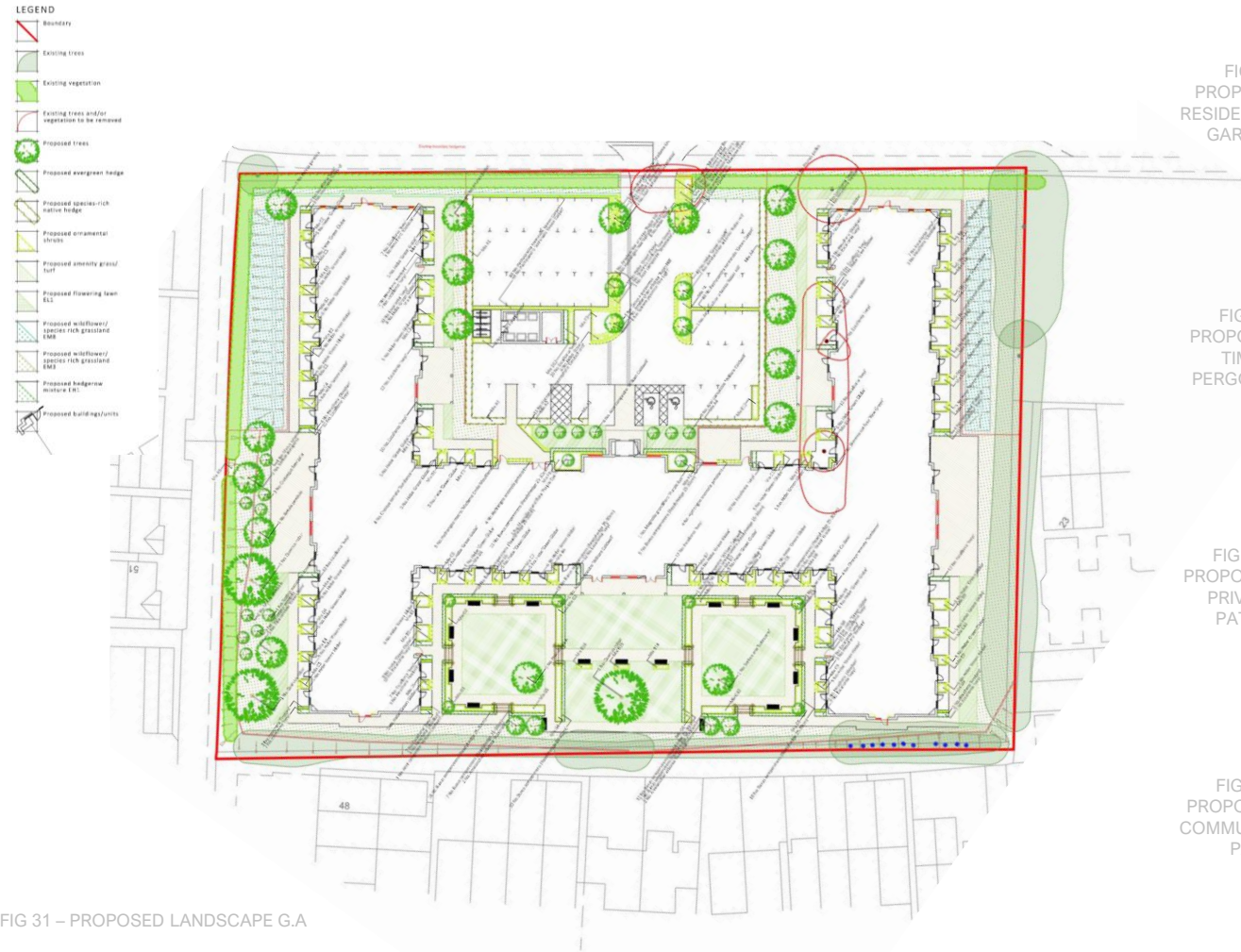


FIG 31 – PROPOSED LANDSCAPE G.A



FIG 32 – PROPOSED GARDEN CLUB



FIG 33 – PROPOSED RESIDENTIAL GARDENS



FIG 34 – PROPOSED TIMBER PERGOLAS



FIG 35 – PROPOSED PRIVATE PATIOS



FIG 36 – PROPOSED COMMUNAL PATIO

04



COMMUNITY SAFETY

The boundaries to the site will be clearly defined with a mixture of trees and planting and will incorporate a closed board fence combined with a species rich hedgerow. Within the site a 1800mm hoop top railing will be used to define public/private boundaries (Figure 37).

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 parking area.

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.
- A secure and covered cycle store is provided where it is easily over-looked. (Figure 38)
- Access control; access controls fitted within the building e.g. fob, swipe card, keypad.



FIG 37 – PROPOSED FLAT TOP RAILINGS (OR SIMILAR)

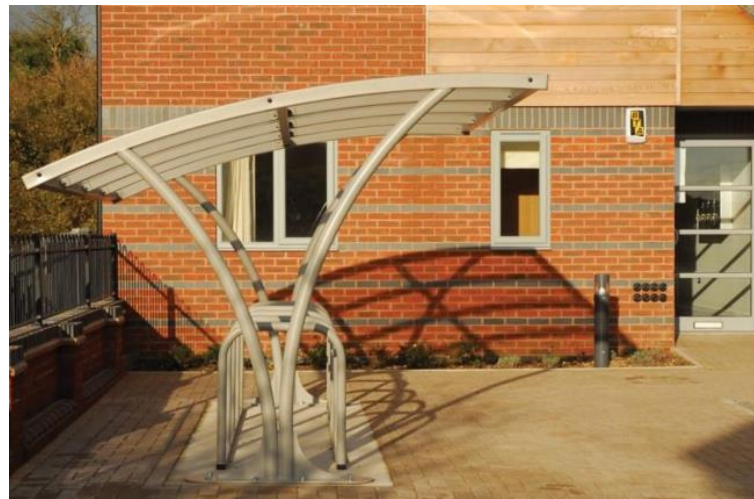


FIG 38 – ILLUSTRATIVE EXAMPLE OF SECURE CYCLE SHELTER

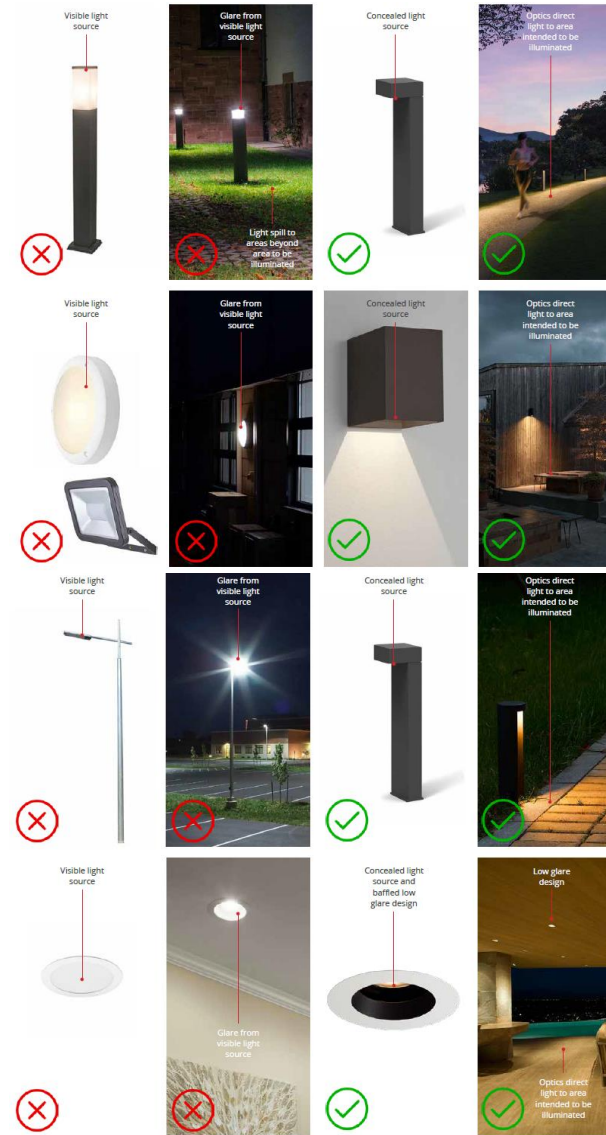


FIG 39 – PROPOSED LIGHTING

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 proposals 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 provides 42 standard car parking bays plus provision for two designated accessible parking bays, where wheelchair users can 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. There are also opportunities for some vehicles positioned at the end of parking rows to use the adjacent paving for transfer zones between a vehicle and wheelchair. Parking facilities for 10 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 wheelchair do not become trapped and there is space for the wheelchair, occupant and an assistant to push 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 wheelchairs 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.

LIFTS

The lift 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

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. These 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 homes 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 roof plan above the back of house area, this will be used to accommodate several utilities including risers, flues and extracts from within the kitchen and plant room whilst being hidden from public view maintaining a discreet flat roof space. Other services such as condensers, heat recovery units and PV panels may be located on the roof.

06



CONCLUSION

FIG 40 – VISUAL 1



The proposed development will provide much needed accommodation designed to meet the needs of people within Bodicote. It represents a carefully considered scheme that makes efficient use of the site. The proposals are designed to a very high standard. 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 redevelopment 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. Each draw upon careful analysis of the surrounding vernacular; in this sense, the proposal represents a vernacular-led bespoke new building, which will represent a positive improvement to the site and its contribution to the surrounding area.

The design, height and layout of the care home development is as far as operationally possible within the approved parameter plans for the Longford Park development. The technical issues raised within this report such as landscape, visual impact and drainage are addressed accordingly, and can be demonstrated with the accompanying reports and assessments.

The scale, orientation and design of the building respect neighbouring land uses, in particular nearby residential properties. Internally the care home provides a high-quality care environment for the elderly that 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 new development 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 41 – VISUAL 2