



Access Statement

Proposed Residential Care Home

Planning Application: 30 – 38 Chester Road

Northwood, Middlesex, HA6 1BQ.

Proposed development of 29 bedroom Residential Care Home
Planning application: 30 - 38 Chester Road, Northwood.

Access Statement

Introduction

The proposal is to develop a 29 bedroom residential care home for the elderly on the vacant site of 30 – 32 Chester Road, Northwood, Middlesex, HA6 1BQ. We examine the access to the proposed new home, movement of residents and others within the home and special considerations and design provisions to facilitate the needs of disabled people.

Site and Location

The site is located to the southern side of Chester Road, between its junctions with Reginald Road and Hallowell Road to the west. Chester Road is a quiet residential road with daytime parking restrictions, it has a near flat gradient and has pedestrian footpaths each side.

Accessibility

The proposed building is designed to comply with the criteria as set down in the Health and Social Care Act 2008 (Regulated Activities) Regulations 2014. The premises will be subject to registration with the Care Quality Commission (CQC). CQC was created under the Health and Social Care Act 2008 as the regulator of all health and adult social care services. It is a single Act of Parliament that contains the commission's powers and duties, and represents the modernisation and integration of health and social care. A single independent inspectorate it is also responsible for regularly inspecting the services offered by the home once the building is operational. The results of the inspections are available for public reference on the commission's website.

The building will also, by its very nature, be designed to comply with all other current legislation and accepted published advice (i.e. DDA, Building Regulations Part M, RNIB, etc.) regarding access and inclusive design issues. The property and indeed the site as a whole is intended to be constructed with due regard for the provisions of the Disability Discrimination Act and in full compliance with the Approved Document Part M of the Building Regulations.

Pedestrian Access

Access to the main front entrance will be nominally flat and level with smooth surfacing and of sufficient width to satisfy Part M of the Building Regulations.

Vehicular Access to the Site

Access for vehicles to the site is via Chester Road. A parking space for disabled people is laid out in accordance with Approved Document Part M guidance and is included adjacent to the building entrance as part of the off street car parking.

Internal Access

Internally the care home will be designed to include various colours, textures and aromas to enhance the residents' experience especially those with a diagnosis of dementia. The home has been planned for disabled access throughout with each floor being on one level plane. The passenger lift provided is located at a central strategic point of the building in the main corridor.

All door widths will be of sufficient width to satisfy Part M of the Building Regulations and all rooms have been planned for use by wheelchair users though not necessarily all residents would be disabled. The home will be planned for disabled access throughout with level access to all floors. The lift with a suitable door width and full accessibility for wheelchair users. Access within the development will be in the form of fully integrated Level Access Threshold doorways, which lead to well proportioned access and circulation corridors, together with a lift which facilitates access to all floors and through suitably wide entrance doors to all areas and particularly the residents rooms and en-suites. All circulation areas have been designed in accordance with part M of the Building Regulations.

External Access

Externally a secure garden space will be provided. This will have a walking route where residents can be helped along by staff, with sitting areas at intervals. Various shrubs, flowers, etc would be provided to enhance the visual and residential amenity of this area. Where the existing site levels may dictate that steps are required, these have been designed in accordance with current Building regulations Part M, and have associated adjacent ramped access so as to ensure full disabled access. This can be seen to the rear of the home where ramped access to the garden is provided.

Level Access into the home from the front drive, highway and pedestrian footpaths will be provided in the form of lit footways finished in quality external paving's and edgings.

External Spaces

The external garden spaces will have level paving and paths and will be landscaped and planted with suitable shrubs, etc. as appropriate for resident's enjoyment. Generally, therefore, the building's interior and exterior spaces will be planned and detailed to take into account the needs of all users. Issues such as lighting levels, choices of fittings (i.e. ironmongery, luminaries, etc), colours of walls, floors, ceilings and woodwork are carefully considered throughout the design, specification and construction stages of the project. The disabled space is located close to the main entrance and the area will be well illuminated at night for safety and security.

Building Access

The main entrance foyer will have an access that will be virtually level or have a ramp that will be no greater than 1 in 20. The dimensions of the lobby will comply with at least the minimum requirements of current legislation. Entrance matting, door thresholds, etc. will all be specified to be suitable for all users of the building. The foyer and its approach will be well illuminated at night for the safety and comfort of residents, staff and visitors.

Main Entrance

The entrance foyer will be designed for use by all users and will be suitable for those in wheelchairs. A visitor's toilet and disabled toilets are located near to the foyer area and will be detailed to comply with current practice including appropriate aids for disabled people, colour contrast of fittings against walls and floors, etc.

Internal Circulation (Horizontal)

The corridors in the building are at least 1500mm wide providing space for wheelchairs and will form level access throughout each floor of the building. Self-closing fire doors will be necessary within the corridors but these will be held open on magnetic devices connected to the fire alarm system that will release them in the event of a fire. Guide rails will be mounted at 'dado' level along the walls to help guide and support people around the building.

Internal circulation (Vertical)

One lift is provided to afford vertical access between all floors. The lift will have a measure of restricted access to residents for reasons of safety and security. The lift will be provided with appropriately designed and located controls, lighting, emergency call system, etc. Access to the staircases will be restricted by means of staff operated digital locks for the safety and security of residents. One ambulant disabled suitable staircase is included to comply with Part B & M of the Building Regulations.

Sanitary accommodation

Assisted bathrooms, showers and toilets for residents will be detailed to comply with current healthcare practice. They will incorporate appropriate specialist equipment for not only the comfort of residents but also for health and safety of the care home staff. In addition other design issues such as colour contrast of fittings against walls and floors, emergency call systems, etc, will be included.

Communal Day Space

Day spaces will have access into the private secure garden space for resident's enjoyment. All communal day spaces are fitted with induction loop hearing systems to aid residents who are hard of hearing.

Conclusions

Access across the site would be level and within the building, a lift would give access to all floors. The scheme would be designed in accordance with Part M of the Building Regulations. 1500mm wide corridors and open circulation areas in front of the passenger lift at all levels. Disabled toilet facilities are provided close to all lounges and would be available to visitors, near to the main entrance foyer. Provision of disabled access in the design also includes finishes in different textures and colours to encourage differentiation of building uses for users with varying degrees of dementia and perception levels. Externally, landscape gardens would be provided, with gradients to suit wheelchair use. Disabled parking facilities are provided adjacent to the principal entrance.

Page 48 of the Hillingdon Local Plan - Accessible Hillingdon Supplementary Planning Document
September 2017 the council reference clearly states that Residential Care
Homes are to be built in accordance with the Care Quality Commission, National Minimum
Standards, and to have regard to the best practice guidance contained in this document. For all
newly built homes and first time registrations, the location and layout of the home should be
suitable for its stated purpose. As explained in this statement the proposed building layout has
been governed by these standards and regulations.