

DESIGN, ACCESS AND PLANNING STATEMENT

November 2020

Site at 30 – 38 Chester Road

Northwood, Middlesex

HA6 1BQ



Proposal: Erection of 29 Bed Residential Care Home For The Elderly at 30 – 32 Chester Road and the Change of use of three rear bedrooms to storage and ancillary rooms to No. 34 Chester Road.

Contents

- 1. Introduction**
- 2. The Site and Location**
- 3. Established Site Use**
- 4. Planning History**
- 5. Reason 3 in Refusal of Planning Permission Ref: 13800/APP/2019/604**
- 6. Appeal Decision Ref: APP/R5510/W/19/3236950**
- 7. The Proposal**
 - **Layout**
 - **Design, Visual Impact and Appearance**
 - **Scale, Mass and Bulk**
 - **Height**
 - **Local Precedents of groups of similar properties**
 - **Parking and Access**
 - **Landscape and Amenity**
 - **Waste Management**
 - **Crime Prevention**
 - **Sustainable Drainage Strategy**
 - **Energy and Sustainability Strategy**
 - **Economic Statement**
- 8. The Need for Care Home Development**
- 9. Planning Policy, Guidance and Legislation**
- 10. Conclusion**
- 11. Appendix – Site Photographs**

1. Introduction

This design statement supports our planning application in respect of 30 - 38 Chester Road, Northwood, to develop a new build 29 Bed Residential Care Home For The Elderly at 30 – 32 Chester Road and the Change of use of three rear bedrooms to storage and ancillary rooms to No. 34 Chester Road. It examines the character and appearance of the local topography and townscape, the site itself the policy background and site constraints. The Design Access Statement incorporating Planning Statement focuses upon the way in which the proposals have been designed through an understanding of previous approved planning applications, planning appeal decisions, the setting, scale, massing and relationship to surroundings.

This planning application follows on from the following:

1. Planning application reference: 13800/APP/2011/1140. Date of approval 22nd February 2012. This was for a very similar proposal for a new build 22 Bed Residential Care Home For The Elderly.
2. Planning application reference: 13800/APP/2019/604. Date of refusal 22nd August 2019. This was for a very similar proposal for a new build 29 Bed Residential Care Home For The Elderly. This was then subsequently dismissed at Appeal Ref: APP/R5510/W/19/3236950 decision dated 8th January 2020.
3. Planning application reference: 13800/APP/2020/2272. Date of approval 19th October 2020. Our proposed application is identical to this approved application in every aspect except for the larger rear projection.

This new planning application is accompanied by identical scheme proposals as our previously approved application with a larger rear projection, a Transport Statement prepared by Transport and Traffic Consultancy, a Tree Survey by Arbtech Consulting, a Land Quality Assessment and Sustainable Drainage Assessment by GeoSmart. A Energy and Sustainability Report by Eal Consult. Air Quality Assessment by Virdian-Air.

2. The 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 and has a total area of 1203m² with a street frontage of 21.4m. The former buildings now demolished comprised of a pair of large semi - detached houses which had been extended and were then converted into a registered children's home providing accommodation for 13 teenagers. The site is now a vacant plot of land with the previous buildings having been demolished and the site now cleared.

Immediately next to the site, 34 Chester Road is a 12 bedroom residential care home. This detached building is three storeys with a mansard roof and dormer windows, the design includes brick and renders elevations with a slate roof. No's 36 - 38 Chester Road is also a 24

bedroom residential care home. This building has been designed to appear as a pair of large semi-detached houses, again with a mansard roof and dormer windows to the upper level. These two buildings have been further linked on the ground floor and are now run as one single residential care home comprising of 36 beds in total.

No's 28 - 26 Chester Road, immediately west of the application site is a pair of very substantial semi-detached houses. These again are high level two storeys but with additional rooms within the roof space and front facing dormer windows.

No's 24 and 22 are both smaller detached two storey houses incorporating hipped and gable roofs demonstrating the great variation of design in this area.

Opposite the site there is a similar variety of design, No's 45 and 47 Chester Road, either side of the junction with Kemps Drive, are large detached houses with gable roofs and three storeys in height. No 45 has been unsympathetically extended at roof level with dormer extensions each side. Both of these properties are substantial in their form.

More widely the area comprises of residential accommodation characterized by substantial 2/3 storey traditional style properties built around the turn of the 20th century, mainly of semi-detached form with small front gardens. The actual design and detailing of the buildings is varied and individual but most are built of similar materials with pitched slated or tiled roofs and certain elements are copied within the street. Unfortunately, a number of the properties have in our view been spoiled by the addition of unsympathetic extensions.

Whilst some of the properties have garages to the side the majority, although having visual separation, are built fairly close together and thus generally have parking in the front gardens with access directly off the street. Along Chester Road the buildings have a fairly regular frontage setback and are relatively close to the road. The general impression is that of an established residential area with semi and detached houses, dating from Edwardian and Victorian times set in a regular pattern.

There have been a number of more recent re-developments within the area these include a terrace of three storey town houses, 5,5A,7 and 7A Chester Road where the second floor accommodation is incorporated in a mansard roof. A purpose built block of three storey flats known as Chester House at No.8 Chester Road. Also, 41-47 Reginald Road, which although in a different street, is in very close proximity. Again these are three storey town houses with prominent dormer windows fronting the street.

The site is in a highly sustainable location being accessible on foot and by cycle. It is within a short walking distance of local shops, services, schools and public transport facilities (including key bus routes in the area and Northwood Tube Station. The site is located within Old Northwood, an Area designated as an Area of Special Local Character.

3. Established Site Use

As discussed planning permission is sought to develop a purpose built Residential Care Home. This site has a long established C2 planning use as the last use of the site was as a registered children's home with ages ranging from 13 - 18, with a registration of 13. On the 19th October 2020 planning permission was approved under 13800/APP/2020/2272. This was for an identical scheme for a 26 bed residential care home (excluding the slightly smaller rearward element). The redevelopment of the site to provide a new purpose built Care Home is thus considered completely in context within the residential area. The proposal does integrate well within the quiet residential location which is ideal for the elderly residents that will occupy the home. The proposed development will provide accommodation for up to 29 residents. The care home when finished will be run in conjunction with the neighbouring care homes at 34 – 38 Chester Road under the same ownership and management. The neighbourhood services are generally considered capable of supporting the development which to a large extent has already been demonstrated by the existing care homes at 34 – 38 Chester Road and the previous established use of the site.

4. Planning History

13800/A/96/1624 32 CHESTER ROAD NORTHWOOD - Change of use from Class C3 (Residential) to Class C2 (Children's Home). Date of Application: 21/10/1996. Approved on 05/03/1997.

13800/APP/2010/623 LAND AT 30 - 32 CHESTER ROAD NORTHWOOD - Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping. Date of Application: 18/03/2010. Refused on 01/09/2010. Appeal on 29/10/2010. Appeal Dismissed on 10/02/2011.

13800/APP/2011/1140 LAND AT 30 - 32 CHESTER ROAD NORTHWOOD - Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping. Date of Application: 11/05/2011. Approved on 22/02/2012.

13800/APP/2019/604 LAND AT 30 - 32 CHESTER ROAD NORTHWOOD - Development of 29-bed Residential Care Home, alterations to access, to vehicular crossover and associated landscaping. Date of Application: 19/02/2019. Refused on 22/08/2019. Appeal on 12/09/2019. Appeal Dismissed on 08/01/2020.

13800/APP/2020/2272 LAND AT 30 - 32 CHESTER ROAD NORTHWOOD - Erection of 26-bed residential care home (Use Class C2), alterations to access, to vehicular crossover and associated landscaping. Date of Application: 20-07-20. Approved on 19/10/2020.

This planning application has been replicated from 13800/APP/2020/2272 with a larger rearward element as already scrutinised and tested with the guidance and parameters set out in the most recent Appeal Decision Ref: APP/R5510/W/19/3236950 decision dated 8th January 2020.

5. Reason 3 in Refusal of Planning Permission Ref: 13800/APP/2019/604

The proposed rearward element by virtue of its size, scale, siting, bulk and proximity to no. 34 Chester Road would be detrimental to the amenities of the adjoining occupiers at 34 Chester road by reason of over-dominance, overshadowing, visual intrusion, loss of daylight and sunlight and loss of outlook. The proposal is therefore contrary to Policies BE13, BE19, BE20, BE22, BE24 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB5 of the draft Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

6. Appeal Decision Ref: APP/R5510/W/19/3236950

The above appeal decision dated 8th January 2020 is summarised below detailing the Planning Inspectors comments and guidance.

Living conditions of the occupants of No 34 Chester Road

The neighbouring care home at No 34 has clear glazed windows at ground, first and second floor level to its rear elevation. These windows sit close to and set back from a two-storey rear projection on No 34. The evidence before me confirms these neighbouring windows serve bedrooms and storage areas. The part of the proposed building that would sit closest to this neighbouring boundary would project past these windows and align with the rear projection serving No 34. In combination the tunnel effect created by the two opposing brick walls of considerable height and depth and their close proximity to these windows would be oppressive and would result in material harm to the means of outlook for occupants of No 34.

I have no substantive evidence before me, for example in the form of daylight / sunlight surveys, to clarify whether or not there would be a material effect on the levels of light experienced by occupants of the rooms served by these neighbouring windows. Even so, this does not detract from the overbearing impact of the proposal on the specified neighbouring windows.

The appellant suggests that the Inspector for the appeal which granted planning permission for the care home at No 34 would have considered a similar relationship between the L-shaped footprint of No 34 and windows on the recessed part of the rear elevation serving No 36 – 38. However, the Inspector in that instance considered the proposal on the basis that it could be implemented in conjunction with the care home at Nos 36 – 38 unlike the standalone development before me. Furthermore, the main issue in respect of living conditions raised by the Council in that instance related to the relationship with the former building at No 32. The Inspector exercised their judgement in the cited appeal based upon the evidence before them, as shall I in relation to the evidence before me in relation to this appeal. For the reasons that I have given, I am not persuaded that the relationship with No 34 would be acceptable.

The appellant suggests that the overall standard of amenity of the care home at Nos 34 - 38 is excellent and that the effect of the proposal only relates to 5 windows. However, some of these neighbouring windows serve bedrooms. For the residents in those bedrooms, this is

potentially their only private space. I am therefore not convinced that acceptable living conditions for the neighbouring residents that would be affected should not be protected.

To conclude, the development would have a harmful effect on living conditions for occupants of No 34 Chester Road. Consequently, in this regard, the development would be contrary to Policy BE1 (Built Environment) of the HLP1 and Policies BE19 and BE21 of the Saved UDP Policies which amongst other things seek to ensure that new development complements or improves the amenity of an area and that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity. The proposal would also conflict with Paragraph 127 of the National Planning Policy Framework which promotes a high standard of amenity for existing and future users.

The Council has cited conflict with Policy BE13 of the Saved UDP Policies in respect of this main issue. However, this policy is not specific to the protection of living conditions. Policies BE20, BE22 and BE24 of the Saved UDP have also been cited. However, I have not identified any material loss of daylight or sunlight, the proposal would provide more than a minimum 1.0 metre gap between the building and the side boundary with No 34 and there would not be a material loss of privacy for neighbouring occupiers. Finally, Policy DMHB 5 of the Emerging HLP2 has been cited, however, this policy is specific to the character of the ASLC. Whilst I have therefore not identified conflict with these particular policies in respect of this main issue, this does not override the harm already identified.

It is clear from the above appeal decision that the Planning Inspector does not agree with reason 3 given by the council in their refusal of planning permission. The inspector does not object to the size, scale, siting, bulk of the rearward element. The inspector does not object to the proximity to no. 34 Chester Road and does not agree that it would be detrimental to the amenities of the adjoining occupiers at 34 Chester road by reason of over-dominance, overshadowing, visual intrusion, loss of daylight and sunlight. However the inspector does find that there will be a loss of outlook from the three rear residents bedrooms. “ In combination the tunnel effect created by the two opposing brick walls of considerable height and depth and their close proximity to these windows would be oppressive and would result in material harm to the means of outlook for occupants of No 34. “

This is why we are now proposing the change of use of these three rear residents bedrooms to No. 34. These rooms will not be residents bedrooms and will be non-habitable rooms. They will be storage and ancillary rooms to the care home. This completely removes the issue of the tunnel effect created by the two opposing brick walls of considerable height and depth and their close proximity to these windows would no longer be oppressive in anyway and would not result in any material harm to the means of outlook for occupants of No 34. It must also be noted as referenced by the Planning Inspector that this application is for the whole site area of Nos. 30-38 and is especially in conjunction with No.34 rather than a standalone development on just Nos. 30-32. Therefore the relationship with No.34 now becomes acceptable.

7. The Proposal

Layout

The proposed building is set in from the carriageway, generally in line with the developed street frontage and adjacent properties. To the rear of the site is the enclosed private garden which extends to a depth of some 37m from the main building. The proposed two storey building would have accommodation in the roof space and incorporates a lower ground floor/basement level towards part of the rear of the building. To the front, the building would have the appearance of two storeys with accommodation in the roof space, and would be similar to it's adjoining neighbours. To the rear a basement level would be created, including a central two storey rear wing that would protrude into the rear garden to the same depth as that allowed and permitted on the adjoining properties. The building extends through the width of the site maintaining the separation distances from its side boundaries that are consistent with the majority of the properties on the street. The separation distance of 2m from the flank walls of No.34 and No.28 ensuring that the proposal meets policy BE22 UDP saved policies and Local Plan Part 2 Development Management Policies. Three off-street car parking spaces including a disabled persons space are proposed to the front of the new building, with cycles storage provision being made in the rear and bin storage in the front. Pedestrian access would be provided either side of the building. A deck area is also proposed to the rear of the projecting rear wing with a ramp leading from the deck into the garden.

The orientation of the site coupled with the siting of the building and the relationship of adjoining properties will not result in the loss of daylight or sunlight to neighbouring dwellings. Therefore, it is considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

The proposed care home would only contain non-habitable side windows that can be conditioned to be non-opening and obscure glazed to protect the privacy of the neighbouring properties. As regards the properties that front Roy Road and adjoin the site at the rear, the rear elevations of these properties are typically some 80m away from the rear elevations of properties on Chester Road so that they would be too remote from the proposal to be affected by overlooking, greatly in excess of the Council's recommended 21m distance, and the rear boundary is also marked by mature trees that would screen the proposal. A garden depth of 37m would be maintained from the rear of the main building ensuring that the proposal would comply with Policy BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Design, Visual Impact and Appearance

The design and visual appearance of the proposal has already been established and deemed acceptable by the Council by the grant of planning permission dated – 19/10/2020. Application reference: 13800/APP/2020/2272. This proposal keeps an identical design and street facing front façade to the previous approved application. The building would have a tiled, mansard roof, incorporating a flat roof element. There are two single and two double dormer windows on the front elevation. A double dormer window on the rear elevation of the main building, and a further two double dormer windows on the rear of the projecting wing. The design

whilst reflecting the traditional appearance of the Victorian/Edwardian properties in the street also adds variety to the street scene in keeping with the various styles of design and character. The site is not located within a Conservation area, however the area is designated as an Area of Special Local Character. This status seeks to ensure that new development is of similar scale, reflects the materials and harmonies with the mixed architecture and spacious character and appearance of the Old Northwood Area of Special Local Character. To address this policy we have taken great care in considering both the Local Character and street setting. Our proposal thus seeks to considerably enhance and revive this part of the street. The design incorporates a mansard roof and has been planned to appear as a pair of large semi - detached houses in keeping with the general built form of the street. The architectural detailing has been chosen to reflect the adjacent properties and includes design features seen elsewhere within the street. Some of the detailing is also carried over from our neighbouring care home developments in respect of 36 - 38 Chester Road and also No 34. We propose the use of high quality traditional materials with natural slated roof finish with brick elevations incorporating attractive features as illustrated on our drawings. The proposed building has been carefully designed to harmonise and fit within the street context and also to have no adverse impact on the special character and appearance of the area. As discussed the design draws on the various period architectural features found on adjacent buildings bringing them together in a form that is individual but completely in keeping with the area.

Approved Front Street Elevation 19/10/2020. Application reference: 13800/APP/2020/2272.

STREET ELEVATION PROPOSED



No 34

32-30 Proposed New Build Care Home
No design change as approved under
application, ref: 13800/APP/2020/2272

28-26

LF DESIGN ENTERPRISES URBAN DESIGN & ARCHITECTURAL SERVICES 27 Douglas Ave, 5th Flr Glenageary, Dublin 24 Tel: 01274 411 841 Email: info@lfdesign.co.uk www.lfdesign.co.uk	
PROJECT: Proposed Development, 32-30 Chester Road, Northwood, Dublin 24	
CLIENT: Specialist Housing Residential Care Homes LTD	
PROJECT REVIEW:	DWG: APPROV: 0200
DATE:	02/10/20
BY:	NTS
SCALE:	1:500
DATE:	02/10/20

Our proposed design and front elevation is identical to our previous approved application. The separation gaps between the proposal and No. 28 and No. 34 is again identical to our previous approved application and complies to the separation distances required as per the Council's recommendations leaving the characteristic spaces between the properties as are consistent on this street. The design ensures the proposal has its own individual identity within the street ensuring that it's form is not repetitive. It therefore complies to local plan policies which states that new development should complement or improves the character and amenity of the area whilst safeguarding the design of existing and adjoining sites. As such, it is considered that the proposals would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Scale, Mass and Bulk

The footprint of the proposed building matches the front and rear building lines of our neighbouring completed care home developments at No.34 and Nos. 36-38. The main part of the building sits comfortably within its designated boundaries leaving the minimum separations distances as required by council policy to the flank walls of each neighbouring property. The proposed two storey building would have accommodation in the roof space and incorporates a lower ground floor/basement level towards part of the rear of the building. The building would be set back 6.595m from the back edge of the pavement, broadly in line with the existing buildings, in line with that at Nos. 34-38 and No.28. To the front, the building would have the appearance of two storeys with accommodation in the roof space, and would be similar to No. 34, Nos. 26 and 28 adjoining. To the rear a basement level would be created, including a central two storey rear wing also with accommodation in the roof space that would protrude into the rear garden to the same depth as that allowed on the adjoining properties. The projecting two storey rear wing would be set in approximately 8.6m from the side of No.28. At this distance, the rear wing would not appear unduly dominant and the proposed building would not encroach upon any 45° line of sight taken from No.28's rear facing windows. In respect of our previous approved application (13800/APP/2020/2272) the scale and mass is very similar. More importantly the scale and mass is identical to our previous application that was dismissed on appeal. The Planning Inspector did not find any issues with the scale, mass and bulk of the previous appeal proposal nor did he find any form of overdevelopment. A change of use of the three rear bedrooms with their rear facing windows that was a concern to the Planning Inspector in respect of resident's outlook is now proposed for No. 34 Chester Road. This change of use to non-habitable rooms to the rear of No. 34, completely removes any issues in respect of resident's outlook from their private space and bedrooms.

Our completed developments in respect of the Care Homes already built on both 34 and 36-38 Chester Road have clearly established a firm principal in terms of form, mass and general scale acceptable in this location. It is clearly visible from the image below that the bulk, mass and scale of the proposed new care home is in context with the completed neighbouring care homes. The change of use of these three resident's bedrooms and their respective bedroom

windows at the rear of No. 34 Chester Road ensures that all the remaining rear bedroom windows / private spaces for resident's rooms have a clear and level outlook into the rear garden avoiding any obstructions to outlook on either side.

Approved under Application ref: 13800/APP/2020/2272



Dismissed at Appeal under ref: APP/R5510/W/19/3236950



Proposed with this application the overall footprint and the size of the rearward element is identical to the above appeal scheme.



It is noted that the rear projection of our proposed building at No. 30 – 32 leaves a flank wall measuring approximately 21 metres. This was not considered overdevelopment and it was not objected to by the Planning Inspector in his most recent appeal decision. The length of the flank walls are not considered detrimental because of the neighbouring relationship between the buildings, their usage as one establishment and the development proposal of the whole site of Nos. 30 – 38 Chester Road. This is also mitigated against the fact that the 2 metres separation gap between the flank walls of No. 34 and Nos. 30-32 have been deemed acceptable by the Planning Inspector in his previous appeal decision and the council in the consent given under application ref: 13800/APP/2020/2272. It is also noted that No.34 has an existing flank wall measuring approximately 21 metres on one side. This therefore meets policy BE22 UDP saved policies and Local Plan Part 2 Development Management Policies.

In providing all the external and internal requirements of the care home, full consideration has been given to the nature of the site, its topography, and the character of the surrounding area. This has resulted in a proposal of essentially a two-storey mass building (with accommodation in the roof space) with a mansard roof construction in a format that is considered minimal and reasonable within its context. The density of the development reflects the desire to create an attractive building which sits comfortably within its surroundings, optimizing the opportunities that the site presents and maximizing the efficient use of land. The National Planning Policy Framework July 2018 – Chapter 11 – Making effective use of land clearly states planning policies and decisions should promote an effective use of land in meeting the needs of homes and other uses. Give substantial weight to the value of using brownfield land and promote and support the

development of under-utilised land especially in meeting identified needs where available sites can be used more effectively. The scale and mass of both the main block, rear projection and rear infill extension are considered to make effective use of the site, while safeguarding and improving the environment, ensuring safe and healthy living conditions for all in accordance to the guidance as laid out in the National Planning Policy Framework July 2018 – Chapter 11.

Height

The proposed building has been carefully designed to fit in with the heights of the neighbouring properties so that it sits comfortably within this part of the street scene and does not appear out of character or overbearing. Our street elevation drawing is identical to our approved application (13800/APP/2020/2272). This proposal keeps an identical design and street facing front façade as our approved application. Overall, it is considered that the proposal, given its size, scale, height, siting, site coverage, adequate separation distances and keeping to the existing building line within the street scene; would constitute a development of the site that would completely respect the established character of the area. The proposal would therefore comply to Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document - Residential Layouts.



S C A L E



1/200 A3
EXISTING/PROPOSED STREET ELEVATIONS

LF DESIGN ENTERPRISES URBAN DESIGN & ARCHITECTURAL SERVICES 25 Poppleton Drive Bristol BS1 3BT 0117 325 1111 www.lfdesign.co.uk	CLIENT Hillingdon Housing Partnership Care Homes Ltd PROJECT FILE 13800/APP/2020/2272 PROPOSED DEVELOPMENT 32-30 Care Home 32-30 Care Home Northwood 13800	PROJECT NUMBER 13800/APP/2020/2272 DRAWING FILE 13800/APP/2020/2272 DRAWING NO. 13800/APP/2020/2272	DATE 12/01/2020
			SCALE 1/200
			REV. A. 12/01/2020
			REV. A. 12/01/2020

Local Precedents of groups of similar properties

Below are the numerous examples showing groups of similar properties within the area of special local character. All these examples have a collective frontage equal to or greater than that of 30-38 Chester Road:



Nos. 44 to 58 Chester Road showing as a group of similar designed properties with variations.



At the corner and junction of where Hallowell Road meets Chester Road showing a group of six properties all similar in design with subtle variations.



A group of three very similar houses in Whycwood Way directly off Chester Road.



A group of three similar designed mansard roof town houses in Ashurst Close directly backing onto Chester Road.



A group of two identical blocks of flats in Ashurst Close



Proposed new build at 30-32 Chester Road as already approved under application ref: 13800/APP/2020/2272, shown with 34 – 38 Chester Road as a group of similar properties with design variations.

Parking and Access

Chester Road is a quiet residential road wide enough to allow street parking with pavements on both sides, it also falls within a controlled parking zone. The street is well lit and provides good vehicular and pedestrian access to the building. The site is within easy walking distance of the Northwood town centre and high street. It is also walking distance to public transport services which include London red buses and the Northwood underground station. The location ensures that the development is non car reliant and is accessible to sustainable modes of transport. The home will afford level access to the main front entrance of the building with close related parking, this includes a designated space for disabled persons and two standard parking spaces on the front driveway. The parking layout and number of car parking spaces has been deemed acceptable by the previous approved planning application reference: 13800/APP/2020/2272 and by the Planning Inspectors comments on all the previous planning appeals determined on this site. It is also very similar to the front car parking layout of the existing care home at 36-38 Chester Road. The site retains its two existing vehicular crossovers, one as its main central entrance for vehicular access into the driveway and the shared vehicular crossover with the neighbouring property No.28 Chester Road for access to and removal of waste bins. The site is accessible by walking, cycling and public transport, as set out in the accompanying Transport Statement. Given the nature of the proposed development and location of the site, anticipated levels of traffic generation and car parking demand, are likely to be low. As such, there will be no notable or adverse impacts in respect of either highway or

pedestrian safety. Given the accessible nature of the location; the availability of alternative modes of travel, to and from the site, the submitted Transport Statement, and the limited level of vehicular activity and impact on the local highway network, the proposed development should be of a wholly sustainable, safe and accessible for all. The proposed development should not unduly impact on the surrounding highway network and is considered to accord with both local and national policy from a highways and transportation perspective. Internally the layout includes wide corridors providing space for wheelchair users and incorporates a passenger lift to all floors. To the rear of the home ramped access will be provided so as to allow residents unpaired use of the rear gardens. See also separate Access Statement submitted as part of this application. A Transport Statement is submitted in further support of this application prepared by Transport and Traffic Consultancy.

Landscape and Amenity

There are no trees on the site of 30 – 32 Chester Road, however there are a few trees on the neighbouring boundaries around the site. The application is accompanied by a BS5837 Tree Survey which concludes there are no trees of any significant value that would be affected by the proposed building. The trees in the rear gardens of neighbouring properties provide some screening of the site. The layout of the parking at the front of the site, and the landscape concept for the whole site, are similar to the existing care homes at 34-38 Chester Road. The application is also accompanied with a land quality assessment which demonstrates the likelihood of any contamination being present on the site is low and the overall land quality risks are low. The development would also retain an extensive rear garden in excess of 37m in length and 600m² in area. Although there are no adopted standards for care homes, this provision would exceed the shared amenity space required for 29 one-bedroom flats. It is therefore considered that the proposal would provide suitable accommodation for its residents in regards to plants, trees and the natural environment. Areas to be landscaped are indicated on the proposed site plan. The landscaped area at the front of the site would provide an attractive frontage to Chester Road and soften/screen the front parking area. The area to the rear of the property is fully landscaped as a garden area. The communal garden will be landscaped to provide areas for relaxation, simple gardening activities and sensory stimulation. So as to provide a pleasing garden for the residents paved walkways will allow residents to access the grounds with seating areas set within planting. The proposed care home would be sited within an extensive and attractively landscaped plot that will further assist in its assimilation with its surroundings. The built form would be of a similar height to other neighbouring properties within the immediate area, within which a variety of architectural styles exist. It would also benefit from being set within an extensive landscaped garden space and attractive enclosed boundaries. The proposal would have a relative abundance of external amenity space and is planned / designed to offer residents attractive views out and an attractive and usable external amenity. Given its siting relative to the immediate neighbouring approved care homes, acceptable relationships will be provided and acceptable levels of privacy and residential amenity achieved.

Waste Management

It is accurately assumed that the proposed care home will require two 1100 litre bins to contain the waste produced by the proposed care home. This is based on the two existing care homes at 34-38 Chester Road which currently have two 1100 litre bins which is servicing the existing care homes and is sufficient for containing all the waste produced. A bin store would be located at the front of the site, less than 10m from the public highway, allowing for refuse to be easily collected from Chester Road. The existing crossover would be used to service the refuse collection and the emptying of bins to and from the collection truck. The proposed development would therefore comply with Policy 5.17 (refuse storage) of the London Plan (2016). The gradient of the path leading to Chester Road from where the 1,100 litre bins have to be moved on will be no more than 1:20, with a width of at least 2 metres. The surface will be smooth and finished in block paving. As mentioned as the storage area is raised above the area where the collection vehicle parks, the existing dropped kerb will allow for safely moving the bins to the level of the collection vehicle.

Crime Prevention

The issue of crime has been considered at the design stage and the building is designed so that its orientation allows for natural surveillance. The proposal adopts the principles of 'Secured by Design' and 'defendable space' within the design of the site layout and also the landscaping design. The care home aims to define and defend the site boundaries between the public and private realms, through natural surveillance, lighting and CCTV. The rear and end perimeter will be defined by close boarded fences at 2m in height. To each side of the proposed building, set near to the frontage secure lockable gates 2m high, will be provided. The site frontage is to be contained with shrubbery and bushes, planted to the rear of this to defend the site boundaries and ensure a sense of security exist to the front of the site. All external areas of the site can be fully observed from within the building, in addition the building is staffed 24hrs. CCTV will be provided covering the frontage car park area and the rear decking area. All windows will be fitted with integral restrictors which are key operated. The principle entrance will have digital access control, with all other doors fully alarmed. New "door sets" will be certified to British Standard PAS 24-1 'Doors of Enhanced Security'. Mortise locks will be upgraded to 5-lever locks tested to BS: 3621. Rim locks will be tested to BS: 3621. Multi-point locking involves several hooks or bolts holding the door into the frame. The lock cylinders will be tested to BS EN 1303 Grade 3. The windows will be certified to British Standard BS7950 Windows of Enhanced Security. Glass panels on or around doors are especially vulnerable, these will be laminated glass. Security lighting will be provided to the frontage, rear garden areas and cycle store areas so as to make offenders feel vulnerable and observed. Secure cycle storage is set to the rear of the property close to the building. The property will be constructed of robust materials to withstand attempts at breaking and entering or criminal damage. The space around the building and in particular the rear garden will be defensible space and include 2m high fencing and secure side gates. The main entrance will overlook the car parking area and enable surveillance of the main vehicle and pedestrian routes. Lighting will be appropriately designed to deter intruders and reduce the fear of crime, particularly in the vicinity of the main access, car parking areas and all footpaths and associated areas to the care home building. Lighting will be wall mounted and suitably angled around the building. Suitable boundary treatments are proposed that will provide secure

boundaries and reasonable defensible space around the new building. All areas will afford clear and natural surveillance so as to help to reduce the opportunity for criminal acts.

Sustainable Drainage Strategy

London Plan Policy 5.2 (2016) sets out that development should address the issues of flood resilient design and emergency planning. Development should remain safe and operational under flood conditions and buildings should be designed for quick recovery following a flood. Policy 5.13 of the London Plan (2016) seeks to ensure that Sustainable Urban Drainage Systems are included in development proposals. Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. The proposal is not located within a zone at risk of flooding. However due to the size of the proposed care home a sustainable urban drainage scheme has been submitted with this application. It demonstrates that it would incorporate sustainable drainage techniques in accordance with the SUDS hierarchy and reduce the risk of flooding, in accordance with the requirements of Policies 5.11, 5.12 and 5.13 of the London Plan and the NPPF.

Energy and Sustainability Strategy

The proposed building due to its 24/7 occupation and spacious surrounds, will provide an attractive and amenable development within its setting, and offer a sustainable form of development. Efforts have been made to minimise energy demand having regard to the operational requirements of the home. Externally the building is designed to offer an abundance of natural light and ventilation. All glazing is to be specified so as to minimise heat loss and excessive solar gain and natural ventilation will be relied upon. Low energy luminaires and occupancy sensors are to be utilised in all communal areas, bathrooms, toilets and en-suites. There would also be central controls that would enable areas within the building to be isolated on a night and thus further reduce energy usage. A combined heat and power (CHP) is proposed to provide heat and power to the building and it anticipated that this system will achieve 82% reduction in carbon emissions. Measures are also proposed to limit water consumption and offer water efficiency throughout the facility, with dual flush WC's and flow restriction in all taps and shower heads throughout.

From our initial site analysis and building orientation through to the design of the structure the principles of designing a sustainable building have been considered. Our approach is to always incorporate a sustainable philosophy into our design by considering the following:

Orientation

The south facing garden area maximises the solar gains to be achieved at different times of the day and the internal layouts are considerate to the natural environment. This is further heightened by the style of the patio doors and decking area to the rear of the building enhancing the day lounges and dining rooms.

Energy

The thermal efficiency of the walls, windows and roof will be insulated to exceed the current Building regulation u-value requirements, to achieve at least 25% improvement over built to Target Emission Rate. The air permeability of the buildings will be reduced to the minimum consistent with

health requirements. The M&E design will be developed to provide a high efficient heat and ventilation system, which will be complimented by renewable energy technologies. The ability to include renewable energy technologies within the building design assists with the reduction in CO2 production while reducing the running costs and energy demands within the completed building.

Water

The new building is designed to use no more than about 105 litres per person per day internal portable water consumption and this will be achieved by fitting dual flush WC's and flow reducing/aerating taps throughout the buildings.

Lighting

The proposed lighting both inside and outside the buildings will be designed for low energy consumption. External lighting to be designed in accordance with CIBSE lighting guides to provide safe and secure lighting. Low level bollards will be used to footways and column mounted fittings will be provided with an anti-glare reflector to a green lighting standard.

Materials

The environmental impacts of the materials are to be specified to achieve a BRE green guide 2006 rating of at least D. All timber will be certified and sourced from PEFC managed and sustainable forests. Where possible all materials will be sourced locally.

Construction Material Waste Management

Material wastage and recycling is also a key consideration upon the development. The buildings have been designed to consider off site manufacturing and the design around modular material sizes such as standard brick dimensions to limit site wastage. The contractor will be encouraged to prepare a site waste management plan which will again look to limit site wastage and recycle where possible.

Transportation

The site is positioned off Chester Road, with good vehicular and pedestrian access, as part of our proposal we have developed a scheme which provides car parking for the care home visitors. The care home management plan will encourage staff to car share or cycle to work where cycle storage facilities are provided. This is complimented with on-site changing facilities and showers.

Transport movements from the care home will be kept to a minimum as its residents will not have use of private vehicles and therefore the only traffic generated with a direct link to the residents will be the visiting of friends and family on an ad-hoc basis. The good location within central Northwood provides residents and visitors with excellent transport links. The main expanse of hard standing will be permeable paving to reduce surface water run-off rates. Recycling facilities will be provided for both construction and domestic waste. All timber to be used in construction will be sourced from renewable sources with FSC certificates. Where appropriate, there will be a reduction in the CO2 emissions of the development through sustainable transport strategies and energy efficient strategies. The proposed landscaping strategy will provide a sensitively designated scheme which will enhance the environmental quality as well as enhancing its surroundings. This will include lighting angling light down to avoid light pollution and to easily locate paths and parking areas without impacting on neighbouring residents. The building orientation enables all the bedrooms

and day spaces to benefit from direct sunlight at some part of the day for most of the year. The user group would have minimal noise impact on their neighbours as by their nature are quieter and are involved in less antisocial activities. Their traffic movements are limited. The building windows would be suitably glazed to avoid noise disturbance to the residents. The emphasis of local sourcing of effective contractors and sub-contractors who can deliver their services to the construction site on time provides an opportunity to contribute to the economic viability of the local and surrounding areas. A Energy and Sustainability Statement is submitted in further support of this application prepared by EAL Consult.

Economic Statement

The proposal will bring with it important economic benefits to the local economy in terms of employment opportunities and investment in construction. A study undertaken on behalf of the UK Contractors Group found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy.

The construction cost of the proposed development, in itself, is fairly substantial and should result in an extremely large contribution to the local economy. Government policy and guidance highlights the significant weight to be attributed to the need to support economic growth through the planning system and the contribution that new development can make to economic growth. In this case, the proposal is likely to generate a further 15-20 new jobs, all intended to be offered to suitable candidates from the local area. Analysis of local demographics and existing care facilities within the local area supports the view that there is both a quantitative and qualitative need for a new purpose-built residential care home for older people in this location. It is anticipated that some 15 - 20 further jobs would be created in the operation of the proposed care home, working to a rotational shift pattern. 85% of these would be full-time positions and 15% part-time. Up to a maximum of 7 members of staff would be present on site at any one time, due to the shift pattern and staggered changes. The proposed residential care home would very much be a local community facility. Residents of the home would be expected to emanate from an area of no more than three miles from the site or be associated with families / relatives that reside within this same catchment. The majority of the new jobs created would also be expected to be filled by suitable candidates from the same local area. The proposed care home would provide an important local support service and offer high-quality care accommodation outside the Local Authority and Primary Care Trust Services and functions. In addition the home would not burden existing health and social care services, as there will be economies and efficiencies of scale for local health care practitioners, in visiting the elderly in need of care from the local area in this one location. From a general planning policy perspective, the proposed care home would offer those in need of care improved quality and choice of accommodation to that which exists within the area at present. It would also assist in the development of a more socially inclusive and sustainable community in and around the site, at least in respect of provision of social care.

8. The Need for Care Home Development

The need for such accommodation is well documented in the Council's own assessments. Demand for care homes is expected to grow, particularly in the Borough's northern wards, including Northwood, where there is already a high proportion of older residents. It is noted that paragraph 4.25 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) states that there are 34,385 people over the age of 65 in Hillingdon and the population in this age bracket is predicted to increase by 7.1% in the next five years. The population for persons aged 85+ is expected to experience a higher increase of 8% over the same period. These figures compare with a predicted 5% population increase for the rest of Hillingdon's population. Evidently, there is a general increasing demand for care home provision. Planning policy and guidance seeks to achieve a mix of housing types and tenure, to meet the needs of different household types and of particular relevance, in this instance, older people. There are no specific allocations for such facilities, as far as we are aware, within either the current or emerging Plans but there is general encouragement for such provision to be made within wider residential development with the local Development Plan. The proposed development should positively contribute to the mixed use character of the area and provide an important local community care home, offering quality and choice to older people from the local community and in need of general and specialised dementia care. It would also offer important support, at one time, or another, to almost all families within the local community. In addition to offering an important service, it is expected that the proposal would also generate between 15-20 new jobs, all of which are likely to be offered to suitable candidate's resident within the local area.

9. Planning Policy, Guidance and Legislation

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration and relevant policies are considered below.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework 2018 is the overarching national planning policy document and sets out the Government's planning policies for England and how these are expected to be applied.

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that decisions on planning applications must be made in accordance with the policies and proposals in the Development Plan, unless material considerations indicate otherwise. The Development Plan for the area in question comprises the adopted Hillingdon Local Plan Part 1 – Strategic Policies (2012), and the Hillingdon Unitary Development Plan – Saved Policies (2007). In addition, the 2016 London Plan is part of the Development Plan.

Hillingdon Local Plan Part 1 – Strategic Policies (2012)

The following policies from the London Borough of Hillingdon's adopted Local Plan Part 1 are relevant to the current planning application:

Policy BE1 Built Environment – requires all new development to improve and maintain the quality of the built environment and lists 11 policy criteria with which new development should comply.

Unitary Development Plan (UDP) Saved Policies (2007)

The following policies from the London Borough of Hillingdon's adopted UDP (saved policies) (November 2012) are considered relevant to the current planning application:

Policy AM7 Consideration of traffic generated by proposed developments

Policy AM13 Increasing the ease of movement for frail and elderly people with disabilities in development schemes where appropriate

Policy AM14 New development and car parking standards

Policy AM15 Provision of reserved car parking spaces for disabled persons

Built Environment Policies BE 13, 15, 18, 19, 20, 21, 22, 23 and 38.

Policy BE13 New development must harmonise with the existing street scene

Policy BE15 Alterations and extensions to existing buildings

Policy BE18 Design considerations – pedestrian security and safety

Policy BE19 New development must improve or compliment the character of the area

Policy BE20 Daylight and sunlight considerations

Policy BE21 Siting, bulk and proximity of new buildings / extensions

Policy BE22 Residential extensions/ buildings of two or more storeys

Policy BE23 Requires the provision of adequate amenity space

Policy BE 38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals

Policy OE1 Environmental Nuisance

National Planning Policy Framework (NPPF).

The NPPF introduces a pro- growth agenda for the planning system. At its heart is the presumption of sustainable development that means that planning permission should be forthcoming unless there are substantive reasons to the contrary. The NPPF emphasises that local planning authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups within the community such as older people.

Key NPPF policies relevant to the application are:

Planning should create mixed communities based on current and future demographic trends and the needs of different groups in the community.

Planning should seek to ensure a high-quality design and good standard of amenity for all existing and future occupants of land and buildings.

Planning policies and decisions should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

The proposal accords with the NPFF presumption in favour of sustainable development. It meets the three inter-related threads of:

Economic role: This land can be developed in the short term for development that will support economic growth.

Social role: The redevelopment of the site will provide much needed accommodation for elderly people.

Environmental: The development will not harm the natural or built environment and with opportunities to contribute towards a local carbon economy.

At the heart of The Framework is the presumption in favour of sustainable development:

Section 2 of The Framework indicates that for decision taking the presumption in favour of sustainable development means:

Approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

Other elements of The Framework considered to be of relevance to this this proposal are summarised below.

The overarching planning principles, all of which are relevant but the following are of particular significance:

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Always seek to secure a high standard of design and a good standard of amenity for all existing and future occupants of land and buildings. Contribute to conserving and enhancing the natural environment and reducing pollution. Developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether, the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure. Safe and suitable access to the site can be achieved for all people, and improvements can be undertaken within the transport network that effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The importance of good design as a key aspect of sustainable development is indivisible from good planning. Proposals that can demonstrate this in the development of the design of a new proposal should be looked on more favourably.

Chapter 11 - Making effective use of land. Gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Promotes and supports the development of under-utilised land and buildings, especially if this would help to meet

identified needs for housing where land supply is constrained and available sites could be used more effectively. To support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.

The National Planning Policy Guidance (March 2014) places significant emphasis on the need for local authorities to meet their housing targets and clearly states that care home bedrooms (falling within Use Class C2) can contribute towards these objectives. The section on 'Housing and Land Availability Assessment' comments that 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan'.

The London Plan March 2016 and emerging London Plan, December 2017

The London Plan identifies that development proposals should support sustainable travel through the promotion of public transport, the inclusion of appropriate cycle parking and facilities, high quality pedestrian environments and car parking in accordance with maximum standards. Policy 3.5 of the current London Plan (March 2016) and policy D4 of the emerging London Plan, seek to ensure a high-quality standard of design in housing developments. Part C of policy 3.5 recommends that local plans incorporate requirements for accessibility and adaptability and minimum space standards and this is reiterated in parts A and B of emerging policy D4. Both current policy 3.5 and emerging policy D4 also recommend that the needs of children, disabled and older people be accounted for in planning decisions. Paragraph 4.15.3 of the emerging London Plan discusses residential nursing care accommodation. Chapter 6 Specific Transport is relevant to the assessment of traffic generation, parking provision, and related matters. In particular, paragraph 6.14 states that developments that would place an unacceptable burden on either the public transport network and/or the road network would be contrary to the objective of sustainable development.

Supplementary Planning Documents

Hillingdon Design and Accessibility Statement (HDAS) Guidance (December 2008)

Policy BE21 of the Hillingdon Local Plan (November 2012) seeks to resist developments which would result in significant loss of amenity by reason of their siting, bulk and proximity. The (HDAS) (2008) 'Residential layouts' provides further guidance on interpretation of the policy.

Other Material Considerations

The Care Act 2014

The Care Act 2014 came into effect from April 2015 and replaced most previous law regarding carers and people being cared for. Under the Care Act, local authorities have new functions. This is to make sure that people who live in their areas, receive services that prevent their care needs from becoming more serious, or delay the impact of their needs can get the information and advice they need to make good decisions about care and support. Have a range of provision of high quality, appropriate services to choose from. The Housing and Planning Act 2016 places a

further duty on local planning authorities to meet the assessed need for the required mix of housing within the Borough.

Health and Social Care Act 2008

The design of the proposal has been replicated through the successful registration of the neighbouring care homes at 34 – 38 Chester Road with the Care Quality Commission (CQC) who are the relevant health and social care services regulator acting across England. In considering the location, design and layout of the site, Regulation 15 of the Health and Social Care Act 2008 has been referred to, in particular section 15(1)(c), in order to ensure that the premises among other things are ‘fit for purpose’.

Both the Housing White Paper 2017 and the Government’s recently published consulting on Planning for the Right Homes in the Right Places, September 2017 outline the importance of ensuring that we plan to deliver the accommodation that is needed to meet identified local needs.

The Town and Country Planning (Use Classes) Order 1987 C2 of the Use Classes Order ‘Residential Institutions’ provides for the following:

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Use as a hospital or nursing home. Use as a residential school, college or training centre. Article 2 of the Use Classes Order defines care as follows: “Personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment.”

The Use of Planning Conditions

Section 70 (1) (a) of the Town and Country Planning Act enables the local planning authority in granting planning permission to impose “such conditions as they think fit”. This power must be interpreted in light of material factors such as the National Planning Policy Framework, the NPPF guidance on the use of conditions, and relevant case law. The National Planning Practice Guidance (NPPG) states that ‘when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable.

10. Conclusion

The proposed redevelopment of this sustainable site represents a carefully considered proposal that, in accordance with the NPPF and adopted Local Plan policies, makes the best use of previously developed land. The already established care homes on 34 – 38 Chester Road, the existing approved application in October 2020 on this part of the site and the most recent planning appeal decision in January 2020 sets a clear precedent for the development proposals within this application. The proposals would enable a major enhancement to the quality of accommodation for residents, staff and visitors, augmenting the implementing permission to maximise the efficient use of the land by enhancing the number of bedrooms. At the same time,

the proposals are designed to ensure that there is no compromise to the high standard of the development, the character of the local area or neighbouring amenity. The proposed residential care home will help to deliver significant community facilities as well as having associated employment and housing benefits. The proposals will overlap with the three roles of sustainable development set out in the NPPF in the following way:

Social Factors

The re-provision of much needed housing for older people for which there is a pressing need as documented in the London Borough of Hillingdon Joint Strategic Needs Assessment.

The release of larger sized family homes onto the local housing market.

Enabling local residents to remain within the area, and helping to deliver much needed quality specialist care accommodation through the provision of a residential care home that exceeds the minimum standards set by the Care Quality Commission and which is designed to address the specific needs of residents with dementia.

Economic Factors

Re-providing employment opportunities during construction and operational phases, with 15 - 20 full time equivalent employees proposed.

Reducing the cost burden on local primary healthcare services by providing quality care to the community.

Environmental Factors

The efficient re-use of the previously developed land.

A sustainable site with good public transport options.

A development which has been designed to have a no material impact on neighbouring amenity, and the provision of a high quality and sustainable building.

The proposals for the site have evolved through careful consideration of the street scene elevations. This has been designed to reduce its visual impact; provide variety, interest and to improve the streetscape. The design, scale and mass have been developed to integrate into the existing surroundings and combining this with materials replicated from the neighbouring and surrounding properties the proposal will complement the area and provide a community facility and benefit the local economy. The redevelopment of this site will ensure the enhancement and provision of additional care facilities that will meet the 21st century needs of all residents. There will be a complete integrated care service for all the seniors within this sustainable quality development. It seeks to provide a superior personalized service backed by a 'spirit to serve' philosophy in unmatched lifestyle facilities for residents. In summary we believe that the proposal fully accords with the relevant development plan policies and the objectives of the NPPF and we would respectfully request that the Council approve the submitted application.

11. Appendix – Site Photographs

See next page for site photographs and descriptions. The photographs emphasize the Planning Inspectors comments that existing buildings are of a variety of styles with newer developments incorporating alternative roof designs, such as the mansard roofs.



The vacant site at 30 – 32 Chester Road.



Existing operational Residential Care Homes for the Elderly on 34, 36 & 38 Chester Road.



Proposed new build 29 bed residential care home for 30-32 Chester Road. As already approved under application ref: 13800/APP/2020/2272



Alternative view of existing care homes at 38 & 36, 34 Chester Road, and neighbouring vacant site at 32 – 30 Chester Road.



Nos. 28 – 26 Chester Road. Immediate neighbouring property to vacant site at 30 – 32 Chester Road.



Substantial properties Nos. 45 & 47 Chester Road, directly opposite the site.



Traditional 2/3 storey semi – detached houses along Chester Road.



Traditional 2/3 storey semi – detached houses along Chester Road.



Traditional and more modern 2/3 storey semi – detached and detached houses along Chester Road.



Traditional 2/3 storey semi – detached and detached houses along Chester Road.



Traditional 2/3 storey semi – detached houses along Chester Road.



Traditional 2/3 storey semi – detached houses along Chester Road.



No. 8 Chester Court. Modern Flat development.



Nos.5,5A,7 and 7A Chester Road. Modern Town House development.



Nos.5,5A,7 and 7A Chester Road and Rear of Ashurst Close. Modern Town House developments.



Nos. 41 - 47 Reginald Road. Modern Town House development to the rear and backing onto the site.



New Mansard roof construction of three town houses built in 2017 in Ashurst Close behind Chester Road.



Flats in Ashurst Close behind Chester Road.