

Design & Access Statement

PARK VIEW EXTRA CARE

London Borough of Hillingdon



CONTENTS

1.0

INTRODUCTION

- 1.1 Scope
- 1.2 Application Summary
- 1.3 Project Team
- 1.4 The Client

2.0

DESIGN

- 2.1 Design Brief
- 2.2 The Case for Extra Care
- 2.3 Design Standards
- 2.4 Context
- 2.5 Consultation
- 2.6 Design Evolution
- 2.7 Design Proposal
- 2.8 Scheme Materials
- 2.9 Daylight and Sunlight
- 2.10 Internal Daylight
- 2.11 Flood Risk and Drainage
- 2.12 Building For Life
- 2.13 Secured By Design
- 2.14 Bat and Bird boxes
- 2.15 External Landscaping

3.0

ACCESS

- 3.1 Site access / External access
- 3.2 Internal access / Inclusive access

4.0

SUSTAINABILITY AND ENERGY EFFICIENCY

- 4.1 Sustainability
- 4.2 Refuse
- 4.3 Site Management
- 4.4 Energy Efficiency

5.0

APPENDIXES OF SUPPORTING INFORMATION

- 5.1 Appendix 1.0 Planning Statement
- 5.2 Appendix 2.0 Residents Comments
- 5.3 Appendix 3.0 Ecology Appraisal
- 5.4 Appendix 4.0 Flood Risk Assessment and Drainage Strategy
- 5.5 Appendix 5.0 Landscape Strategy
- 5.6 Appendix 6.0 Air Quality Assessment
- 5.7 Appendix 7.0 Transport Statement and Travel Plan
- 5.8 Appendix 8.0 Noise Assessment
- 5.9 Appendix 9.0 Daylight Appraisal
- 5.10 Appendix 10.0 Energy and Sustainability Appraisal
- 5.11 Appendix 11.0 Arboricultural Survey
- 5.12 Appendix 12.0 Historic Environment Assessment

1.0 INTRODUCTION

- 1.1 Scope
- 1.2 Application Summary
- 1.3 The Client

LEGISLATION - DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared to meet the legislative requirements set out in DCLG Circular 01/2006 and Article 4C of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 25 June 2013. Also guidance from Design and Access Statements “How to Write, Read and Use them” prepared by CABE June 2006. And finally Section 6 of the Communities and Local Government “Guidance on information requirements and validation”.

PURPOSE OF THIS DOCUMENT

This Design and Access Statement has been prepared by Hunters on behalf of the applicant, London Borough of Hillingdon, to accompany a Full Planning Application for a new Extra Care development in Hillingdon, Greater London. It is the applicant's aspiration that the building achieves the highest possible standards of design and accessibility. This document illustrates how this aspiration will be achieved and should be read in conjunction with the planning application drawings and accompanying reports.

PLANNING DOCUMENTS

In addition to this Design and Access Statement, the application comprises the following documents:

- ☐ Cover Letter
- ☐ Application Form
- ☐ Application Fee (to be internal transfer)
- ☐ Architect's Drawing Register Sheet
- ☐ Architects drawings M9088_APL001 through to M9088_APL016
- ☐ Appendixes 1.0 through to 12.0

SITE DETAILS

Site address:	Park View The Day Centre Farrier Close Uxbridge UB8 3LY Hillingdon
Site area:	0.37ha (3,700 m²)
Ground Floor GIA:	1478.5 m²
Total apartments:	60 (53 No. 1 Bed, 3 No 2 Bed)
Number of Parking:	24 (including 3 disabled spaces)
Number of Cycle Spaces:	12 (6 Sheffield Stands)

PROJECT TEAM

Applicant:	London Borough of Hillingdon
Architect:	Hunters
Planning consultant:	Pegasus Group
Ecology Consultant:	Southern Ecological Solution
Flood Risk & drainage strategy:	Cole Easdon Consultants
Landscape Strategy:	MHP Chartered Landscape Architects
Air Quality Assessment:	Morgan Tucker Consulting Engineers
Transport Statement:	Cole Easdon Consultants
Travel Plan:	Cole Easdon Consultants
Noise Assessment:	Environoise
Daylight Appraisal:	XCO2
Energy and Sustainability Appraisal:	Energist UK
Arboricultural Survey:	Southern Ecological Solution
Historic Environment Assessment:	The Environment Partnership

1.3 The Client

APPLICANT BACKGROUND

Hillingdon Council are developing their Extra Care supported housing portfolio to increase tenants' levels of independence as long as possible when they have increasing care needs, averting the need to go into care prematurely.

The Council currently has 2 other schemes: Cottemore house with 48 flats and Triscott House with 47 flats, which have staff on site 24 hours a day 7 days a week. All staff have completed the core induction required by the care regulator CQC. In addition they have received training in other areas such as working with people with dementia.

Building on these successful and well received Extra Care developments in Ickenham and Hayes respectively, the Council is looking to continue with more high quality, high amenity and sustainable Extra Care developments within the Borough to cater the local community.

The proposed development offers the opportunity to bring back into purposeful use a site left derelict for 2 years. The scheme will combine high quality external and interior design to create a new community. The development aims to make a significant contribution to the provision of high quality accommodation that offers a safe home with the provision of on-site care and communal facilities for local elderly people.

2.0 DESIGN

- 2.1 Design Brief
- 2.2 The Case for Extra Care
- 2.3 Design Standards
- 2.4 Context
- 2.5 Consultation
- 2.6 Design Evolution
- 2.7 Design Proposal
- 2.8 Scheme Materials
- 2.9 Daylight and Sunlight
- 2.10 Internal Daylight
- 2.11 Flood Risk and Drainage
- 2.12 Building For Life
- 2.13 Secured By Design
- 2.14 Bat and Bird boxes
- 2.15 External Landscaping

DESIGN BRIEF

Hunters architects were employed by the London Borough of Hillingdon to explore the potential opportunities of the Park View site. The plot currently comprises a single storey building that has previously been used as a day centre providing services for adults with learning disabilities as well as mentally and physically handicapped persons. The previous use ceased in 2013 and the site has been vacant ever since.

Hunters feasibility study envisaged redeveloping the existing Park View Day Centre to create a new age restricted Extra Care scheme, which was deemed suitable by Hillingdon Council.

Key points of the brief:

- ❑ The design should promote independent living with a clear separation between communal and private residential areas. The view is to provide a 'Home for Life' as far as practically possible.
- ❑ The scale of development must be of 60 units to make the scheme financially viable. The accommodation will include self contained, accessible apartments that provide a mix of 57 No. 1 bed apartments and 3 No. 2 bed apartment
- ❑ The development will provide 100% affordable dwellings for rent.
- ❑ Dementia care principles must be incorporated in the scheme from the outset.
- ❑ Consideration needs to be given to lighting, colour schemes and tonal contrast, casting of shadows, audible signals and tactile information.
- ❑ As residents may use wheelchairs, zimmer frames, sticks or any combination of these, space standards should accommodate the use of all of these. Floors should be level with no steps and be flush at junctions such as door thresholds, shower trays and changes in floor finish.
- ❑ The scheme will provide 24hours/7days care to residents and will include treatment rooms and assisted bathing alongside a communal hub that provides residents with support, services and activities.
- ❑ Services to be included are a dining room, a café/ restaurant and a hairdresser as well as laundry facilities



2.2 The Case for Extra Care

SUPPORTED LIVING EXTRA CARE

The strategic need has been determined by a combination of the Joint Strategic Needs Assessment, which predicts and increase in the number of older people in particular over 80. In addition Hillingdon Council currently have over 240 people in residential care and they would envisage that the extra care housing will reduce the need to commission residential care for older people going forward.

The Park View Extra Care project is part of the strategy to provide new supported housing which promotes independent living and also delivers savings to the Medium Term Financial Forecast. The Strategic Property Governance Group recommended in December 2014 that the project should be delivered.

Other options that were considered included use for general needs housing and disposal either privately or to a Registered Provider. However, these were discounted because supported housing offers the best value solution for these sites. To reduce the over reliance on institutional forms of accommodation such as residential care for people with care and support needs. This form of accommodation is expensive to run and is not always suitable for people who, in many cases could live more independently.

The council's Medium Term Financial Forecast (MTFF) proposes that over 400 supported homes be built over a period of three years to provide alternatives to the current situation and reduce the numbers of people living in residential care. The new accommodation will provide independent living with either floating support or care available on site tailored to clients' needs. It will be less expensive to manage and the cost of providing care will be reduced. Financial modelling conducted for the MTFF process suggests that the annual cost of extra care is £13k less per person than the cost of residential care



2.3 Design Standards

DESIGN STANDARDS

- ☐ London Housing Design Guide
- ☐ Life Time Homes - all 16 points (to be absorbed into approved document Part M).
- ☐ Building For Life 12 (aim 9 greens for “Built for Life” accreditation)
- ☐ Secured by Design (to be absorbed into approved document Part Q)
- ☐ Building Regulations (including October 2015 part M - Access and part Q - Security)
- ☐ Planning Policy Requirements
- ☐ HAPPI guide
- ☐ SELHP Wheelchair Guide.
- ☐ Stirling Dementia Design Guide
- ☐ London Plan 2015 - Housing Standards and Parking Standards

DESIGN OBJECTIVES

- ☐ A sustainable development with good access for local services.
- ☐ A scheme with a sense of place and character.
- ☐ Attractively designed buildings using high quality materials.
- ☐ Legibility—the proposal is easy to read and navigate.
- ☐ A scheme built around good quality amenity & landscaped spaces that residents can enjoy.
- ☐ A scheme with high quality resident communal areas with a range of facilities including restaurant, hair dresser and resident lounges
- ☐ Generous space standards both inside and out.
- ☐ On site care packages to suit the resident needs.
- ☐ A court manager to run the home and deal with residents daily issues.
- ☐ Flexible with support for changing levels of disability.
- ☐ Barrier free access throughout.
- ☐ A scheme incorporating the Dementia Design principles.
- ☐ Safe, with natural and CCTV surveillance of the public realm.
- ☐ Offers on site car and cycle parking.
- ☐ Provides a 100% affordable tenure to meet residents status.
- ☐ A sustainable scheme; offering a place of work while providing for some of the more vulnerable members of society.
- ☐ Develop a strong landscape strategy to further improve the environment as a place to live.
- ☐ Provide high quality accommodation that meets the aspirations of current and future residents.

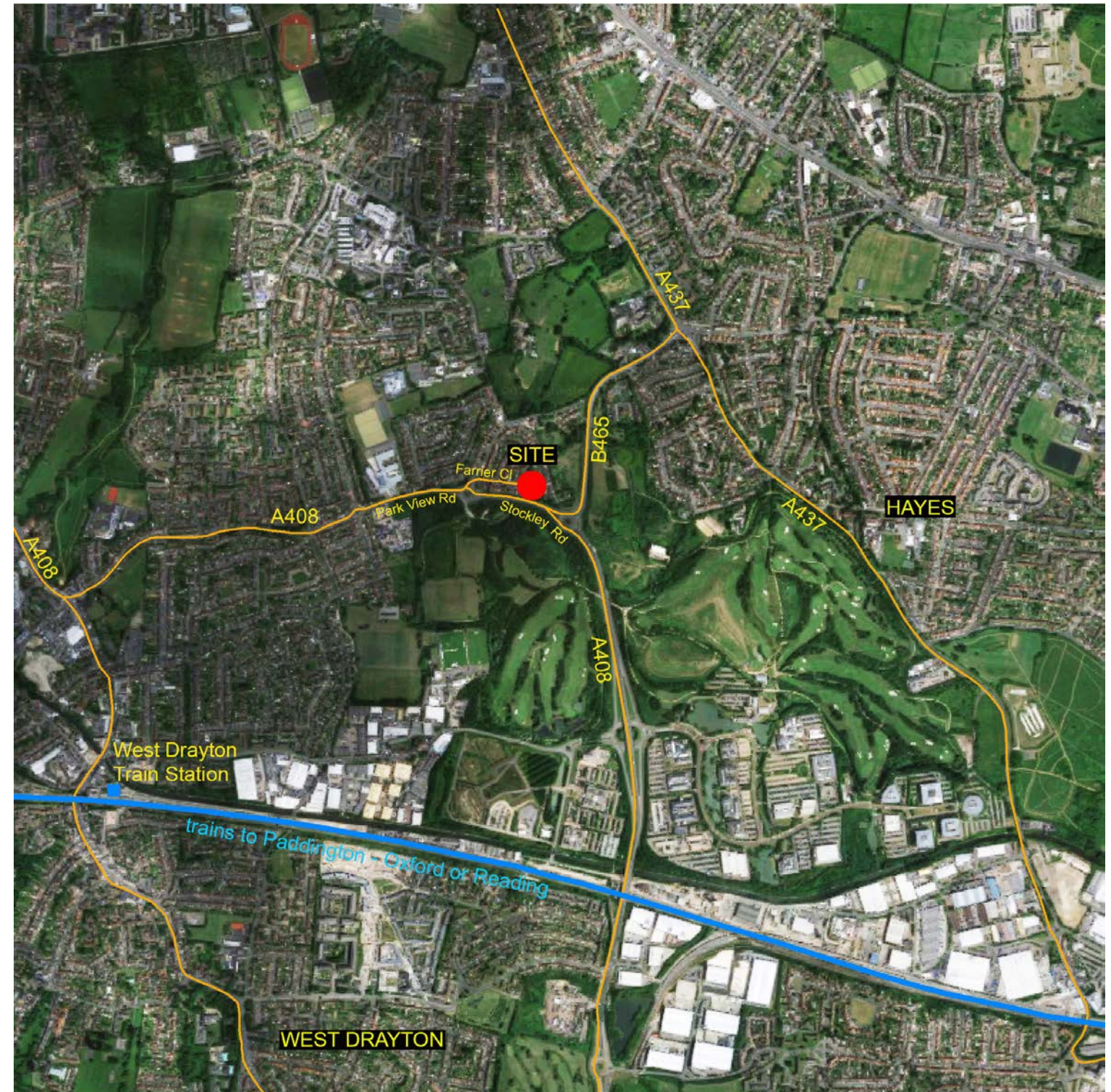
The design approach has been determined by the environment, the existing context of the site, its proposed function, access and the relevant planning policies that relate to its location and proposed use. The following section outlines the location and character of the site and highlights the key constraints and opportunities it presents.



Aerial view of existing site. (image courtesy of Bing maps)

SITE LOCATION AND CONNECTIVITY

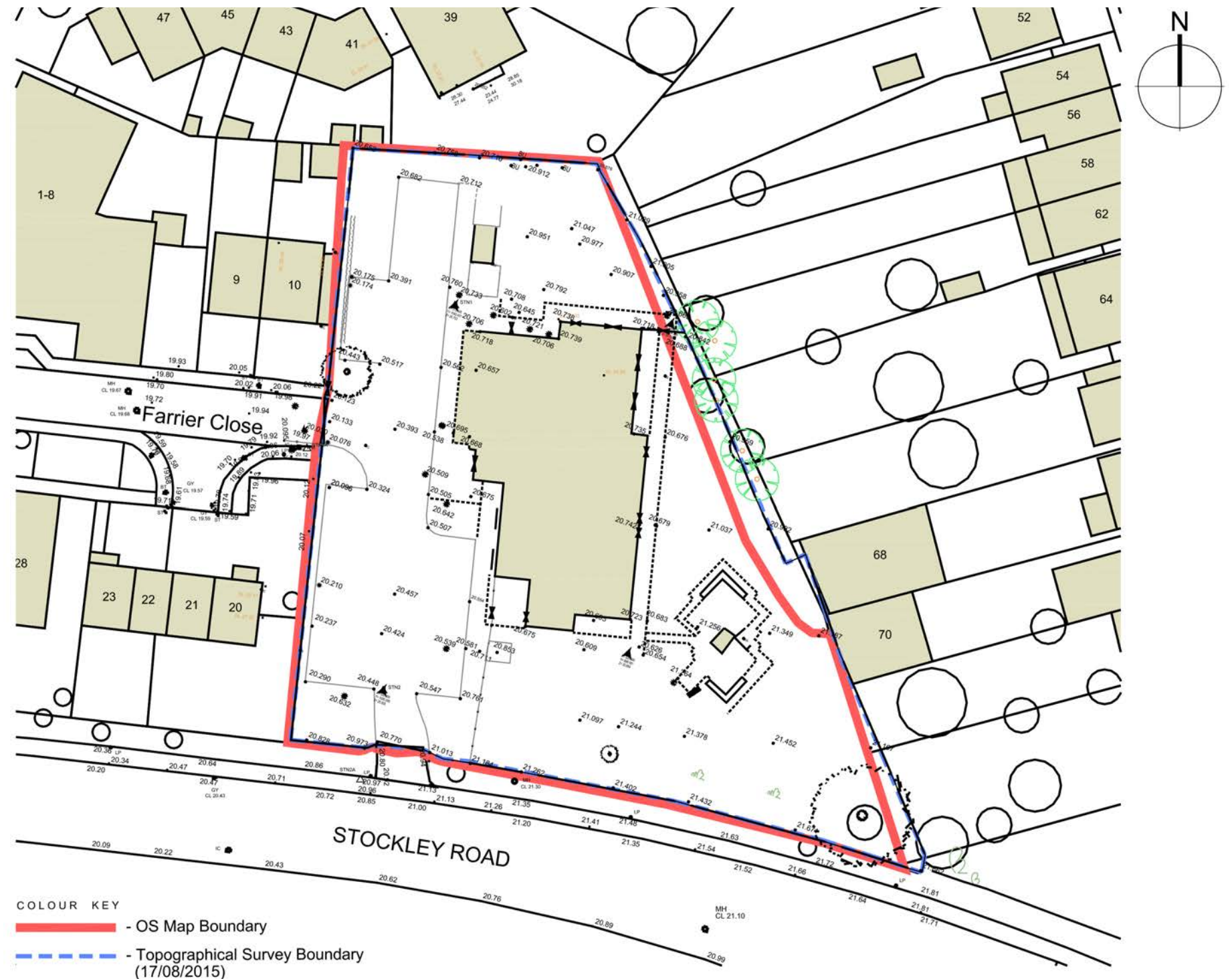
- ❑ The site is located in Yiewsley within the London Borough of Hillingdon and currently comprises the former Park View Day Centre building. It is situated at the end of Farrier Close, and is bounded to the north, east and west by existing residential development and by Stockley Road to the south.
- ❑ The Stilwell roundabout where the B465 meets Stockley Road is located approximately 170 metres southeast of the site.
- ❑ Park View Road is situated to the west of the site and is oriented in a broadly north-south direction. It becomes known as Old Orchard Close to the north and connects with Stockley Road and Park View Road West at a roundabout junction to the south. The length of Park View Road in the vicinity of the site is a single carriageway road benefiting from street lighting, pedestrian foot way and a 30mph speed limit.
- ❑ From the Stockley Road roundabout Park View Road (West) continues to the west before connecting with Falling Lane, Chestnut Avenue and Apple Tree Avenue at a 4-arm roundabout junction.
- ❑ Park View Road (West) benefits from street lighting and foot ways on both sides of the carriageway to the west of the Stockley Academy bus stop. It is subject to a 30mph speed limit.
- ❑ Horseshoe Drive and Farrier Close are located to the west of the site and provide access from Park View Road. Both are single carriageway residential roads with foot ways along both sides. Horseshoe Drive is subject to a one-way traffic arrangement whereby vehicles enter to the north off Park View Road and exit back onto Park View Road to the south. All vehicles turning out of Horseshoe Drive onto Park View Road are directed onto the Park View Road/ Stockley Road roundabout.
- ❑ The site offers access to the U5 bus service, and is conveniently located within easy walking and cycling distance of a range of facilities.



Aerial view of existing site. (image courtesy of Google Maps)

SITE DESCRIPTION AND LEVELS

- ❑ The site covers an area of approximately 3640 square metres, approximately 0.37ha, and is roughly triangular in shape.
- ❑ The plot is unmanaged and has been used by travellers as a dumping ground. As a consequence, the grassland and ornamental hedges/shrubs are overgrown and there are numerous piles of waste and assorted debris littering the site.
- ❑ The main existing building is the former day care centre, a relatively modern single-storey structure with cavity brick walls and a hipped roof finished with pan tiles. The windows and doors are uPVC and the majority are covered with ply-boards. Two timber sheds with felt-covered pitched roofs are located to the north of the main building.
- ❑ Paving slab and tarmac hard standing is located in the western half of the site and around the main building. Cracks and gaps have started to become colonised by wild grass. Unmanaged grassland covers approximately 40% of the land on site, primarily the eastern half. The sward is generally tall (approx. 40cm), although there are patches of more low-lying vegetation.
- ❑ Small areas of introduced shrub planting are present in beds around the site. Small patches of tall ruderal vegetation are also found within the plot, around the perimeter and on a mound of dumped soil in the main car park. There is mature Gum Eucalyptus sp. tree located in the south eastern corner of the site and a line of tall Cypress trees located along the central section of the eastern boundary. The only other tree, a Crab Apple Malus sp. is located near the site entrance off Farrier Close.
- ❑ The site is mostly flat with the highest point at +21.67 AOD located at the south eastern corner and the lowest at +20.09 AOD near the entrance on Farrier Close



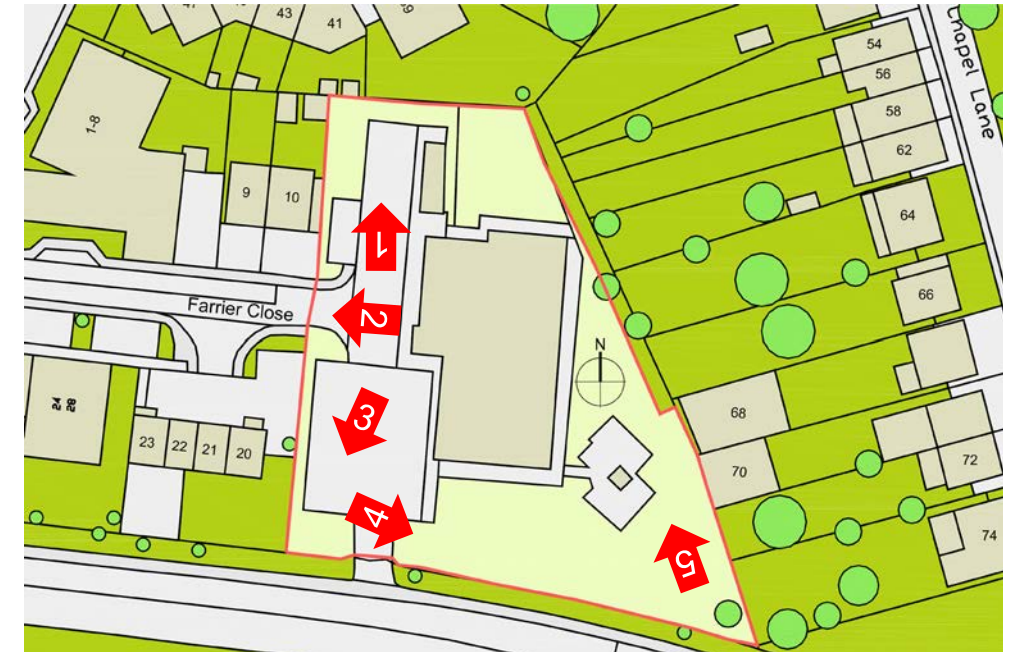
2.4 Context



1. View point 1



2. View point 2



Site plan key



3. View point 3



4. View point 4



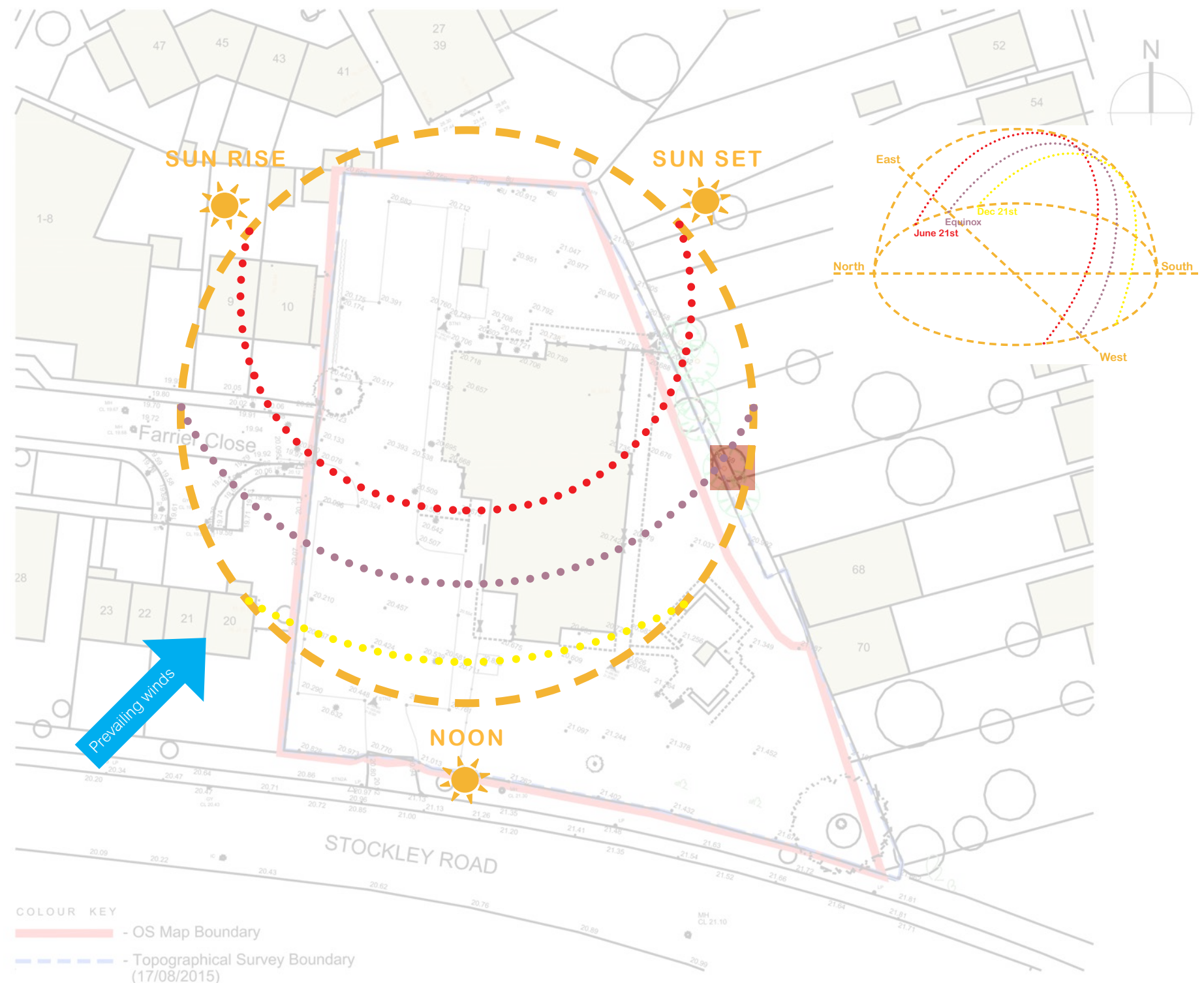
5. View point 5

SITE ACCESS AND ASPECT

- ❑ The plot is orientated north to south
- ❑ The prevailing wind direction is from south west
- ❑ The predominant source of noise is general vehicular traffic noise along Stockley Road. Please refer to the report prepared by Environoise in appendix 7.
- ❑ Vehicular access to the development will be via the existing access to the site off Farrier Close.
- ❑ Pedestrians will be able to access the site via the pedestrian foot way network that links the existing Day Centre site with Park View Road via Farrier Close and Horseshoe Drive.



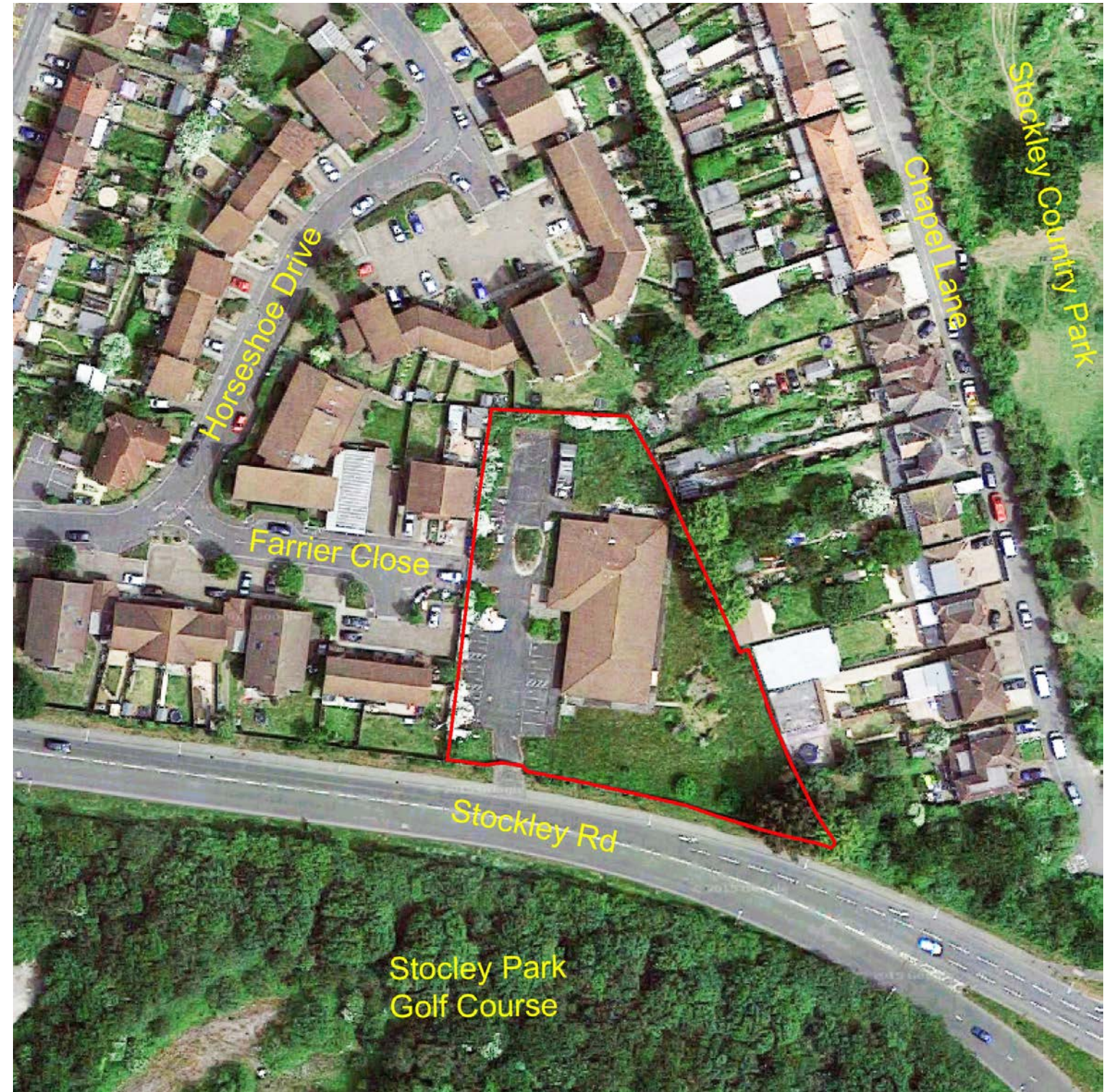
Site entrance



Existing site

SITE CONTEXT

- ❑ The adjoining uses are predominantly residential with small terraces of houses and low-rise blocks of flats at Farrier Close and Horseshoe Drive adjoining the site to the west and north respectively. More traditional low rise housing, predominantly two-storey terraced and semi-detached houses are present to the west of Chapel Lane directly to the east and north-east of the site.
- ❑ Whilst the surrounding area is predominantly residential it benefits from its proximity to local amenities in the form of small shops and a public house located within 400 metres walking distance.
- ❑ The site is in close proximity to Hillingdon Hospital which is approximately 1 kilometre to the north-west.
- ❑ To the south beyond Stockley Road, there is an extensive area of Green Belt land at Stockley Country Park, which takes the form of a Golf Course, a recreation ground and more formal sports facilities, including the stadium used by Uxbridge Football Club.



Aerial view of existing site. (image courtesy of Google Maps)

2.5 Consultation

New communities are created in response to a need, the local environment and the social context. Throughout the development of this application the council and local people have been consulted in order to achieve a scheme that reflects policy and local concerns.



Consultation Event

Extra Care Home development, Hillingdon

You are invited to drop in and review plans of the proposed redevelopment of the Parkview Centre to create a new age-restricted Extra Care Scheme.

Event to be held on:

Wednesday 19th August 2015
between **3:00pm** and **7:00pm**
Parkview Day Centre, Farrier Close, West Drayton,
Middlesex UB8 3XG



www.hillingdon.gov.uk

PLANNING POLICY

Please refer to the Planning Statement prepared by Pegasus Group submitted as part of this application (**appendix 1**).

STATEMENT OF COMMUNITY INVOLVEMENT

As part of the development process Hunters have undertaken a number of consultation activities in order to gauge local opinion of the proposal, as well as those of the local authority. The consultations undertaken include:

- ❑ Pre-Planning Application and Consultation advice from Hillingdon Council Planning Department (meeting took place on 17 July 2015).
- ❑ A second Pre-Planning Meeting was held with Hillingdon Council Planning Department (meeting took place on 24 July 2015).
- ❑ A third Pre-Planning Meeting was held with Hillingdon Council Planning Department (meeting took place on 14 August 2015).
- ❑ A Public Consultation took place on 19th August 2015 at Park View Day Centre.

PUBLIC CONSULTATION

On 19th August 2015 between 3pm and 7pm a Public Consultation was undertaken at Park View Day Centre. Local residents were formally invited to review the latest set of proposals of the scheme that were showcased on presentation boards and interactive 3d digital model. Visitors were encouraged to leave written comments on forms provided either on the evening or posted back in pre-paid envelopes.

Residents comments will be submitted as part of this application (**appendix 2**).

The consultation appeared to be positive with local residents fond of the design and how new buildings integrate with the landscape. Residents were also pleased to see the redevelopment of a plot land that has been unused for years. One resident of Chapel Lane stated that although she completely understood the need for the development, she was concerned about the overlooking to her garden and consequent depreciation of her property.

THE TEAM RESPONSE TO THE LOCAL RESIDENTS COMMENTS:

Overlooking to adjoining properties was already addressed with the revised orientation of the building after the first pre-application meeting. Following the consultation an additional line of mature trees was added in the proximity of the boundary to further enhance the level of privacy to the adjoining gardens.

PRE-PLANNING APPLICATION AND CONSULTATION ADVICE.

A pre-planning application was made and consultation advice sought with the three meeting taking place with Hillingdon Council Planning Department. Comments and advice from planners is further explained in paragraph 2.6 Design Evolution.

Meeting 1 (17 July 2015)

- ☐ Hunters presented original appraisal scheme.

Planners comments included:

- ☐ Alignment of building inconsistent with urban grain.
- ☐ Overlooking along the north and west a concern.
- ☐ Communal garden exposed to road noise.

Meeting 2 (24 July 2015)

- ☐ Hunters presented amended proposal in response to previous comments received.

Planners comments included:

- ☐ New scheme now follows urban grain and is arranged along the building line on Stockley Rd. It ties in well with the adjacent buildings by steps down to 2 storeys on either ends of the Stockley Rd frontage.
- ☐ Communal garden now creates a buffer between the proposed development and gardens of chapel lane properties which addresses the planner's initial concern.
- ☐ Bulk and mass of 4 storey too much. A 3 storey development following the same design principle will be more acceptable.
- ☐ Hunters suggested to explore an option that incorporates a lower ground level suggested in order to omit the 4th storey whilst retaining the same number of units in order to maintain the financial viability of the scheme.

Meeting 3 (14 Aug 2015)

- ☐ Hunters presented a revised proposal with lower ground car park and south facing lower ground units.

Planners comments included:

- ☐ Relocating car park to lower ground improves visual amenity for adjoining properties along the west and north boundaries.
- ☐ Adequate Daylight sunlight levels to lower ground apartments to be demonstrated.
- ☐ Proposal for construction access off Stockley Road a requirement
- ☐ The proposal is deemed to have otherwise addressed all previous concerns raised by the planner.

2.6 Design Evolution

FEASIBILITY STUDY MAY 2015

Hunters architects were employed by the London Borough of Hillingdon to explore the potential opportunities of the Park View site. The proposal envisaged redeveloping the existing Park View Day Centre to create a new over 55's extra care scheme and was looking to include the following with the design:

- Approximately 50 one bed apartments with their own kitchen,
- bathroom/shower/WC
- Provision of a central communal lounge for residents and activities.
- Provision of kitchen and Café style dining facilities
- Provision of ancillary facilities such as hydrotherapy suite, laundry room, quiet areas
- Reception and administration suite for staff.
- Stores for cleaners and other items.
- Landscaped grounds
- Car parking in accordance with LDP guidelines
- Bin stores.

The scheme was designed on a north south axis (along eastern boundary). This provided an East, South, West aspect to apartments. The proposal was developed over 3-storeys with the second floor reduced in footprint to mitigate over bearing mass. Each apartment benefited from a terrace or private balcony. A segregated private resident garden was linked to communal areas.



Conceptual Development Diagrams



Site Response



Floor Plans

1. Entrance Parking Court
2. Main Entrance
3. Resident Gardens
4. Split Roofs to temper Massing
5. North Easterly Orientation
6. Tall Windows to maximise natural Light
7. Roof lights
8. Dwarf Wall and Railings to Boundary Treatment



Massing Diagram



2.6 Design Evolution

PRE-APPLICATION MEETINGS 2015

The design developed from feasibility into a number of proposals that were discussed with the planning officers at pre-application meetings. A number of issues were addressed:

- ❑ **Financial viability.** The number of units was increased from 50 to 60 to make the scheme financially viable
- ❑ **Relation to adjoining properties.** The orientation of the building was revised and a new proposal parallel to Stockley Road was developed. The new scheme was now in line with the existing adjoining properties
- ❑ **Bulk and Mass.** The portion of the building adjacent to the neighbouring properties steps down in level to be more sympathetic towards the existing buildings.
- ❑ **Privacy and overlooking.** Although the distance between the proposed and the existing buildings was over 50 metres, the revised orientation of the scheme affords improved level of privacy by avoiding direct overlooking on the Chapel Lane properties
- ❑ **Residents garden.** The new orientation allows for an improved and more private garden design now located to the east of the site. The front of the building now has a buffer zone between the dwellings and Stockley Road.



1st Pre-Application Meeting Massing Diagram



2nd Pre-Application Meeting Massing Diagram

2.6 Design Evolution

PRE-APPLICATION MEETINGS 2015

The design was further improved with the proposal addressing:

- ❑ **Mass.** The building was lowered by one storey to limit the impact on the adjoining properties and a lower ground floor was added.
- ❑ **Orientation.** The south facing orientation afforded the opportunity of relocating 7 dwellings at lower ground floor. An internal daylight analysis was carried out to verify the adequate amount of daylight was provided to the flats.
- ❑ **Landscape.** Parking bays were moved to the rear of the lower ground floor reducing the amount of hard standing and creating a more pleasant landscape settings.
- ❑ **Parking and Security.** With parking bays and cycle store located at lower ground and accessible via a ramp the level of security is improved. The disabled spaces are located in proximity of the lifts.



3rd Pre-Application. Sketch section showing building height

2.7 Design Proposal



Proposed Site Plan

2.7 Design Proposal

PROPOSED BUILT FORM AND MASS

It is our approach to create a modern building. The consultation with the planners and residents has been informative and fundamental to the design's evolution. The end result is a scheme that reflects the client's needs and aspirations while addresses the requirements of local planners and residents.

- ❑ The design is responsive to the constraints of the site and the height of the building respects one of the adjacent residential properties.
- ❑ The stepped storey height for the part of the building adjacent to the existing properties is less imposing.
- ❑ The waved facade reduces bulk
- ❑ Mass is further reduced by having 21 parking bays including 3 disabled spaces located on lower ground and are accessible via a ramp
- ❑ The proposed building is aligned with the adjoining properties along Stockley Road
- ❑ The arrangement of each wing provides reduced over looking between bedrooms and habitable spaces.
- ❑ Communal gardens for residents and visitors sit between the wings of the building allowing for a safe and secure overlooked environment.
- ❑ Each apartment has a generous sized front winter-garden, which provides all weather amenity space, particularly popular with elderly people, and acts as a threshold between the outdoor and in.



Proposed elevation along Stockley Road

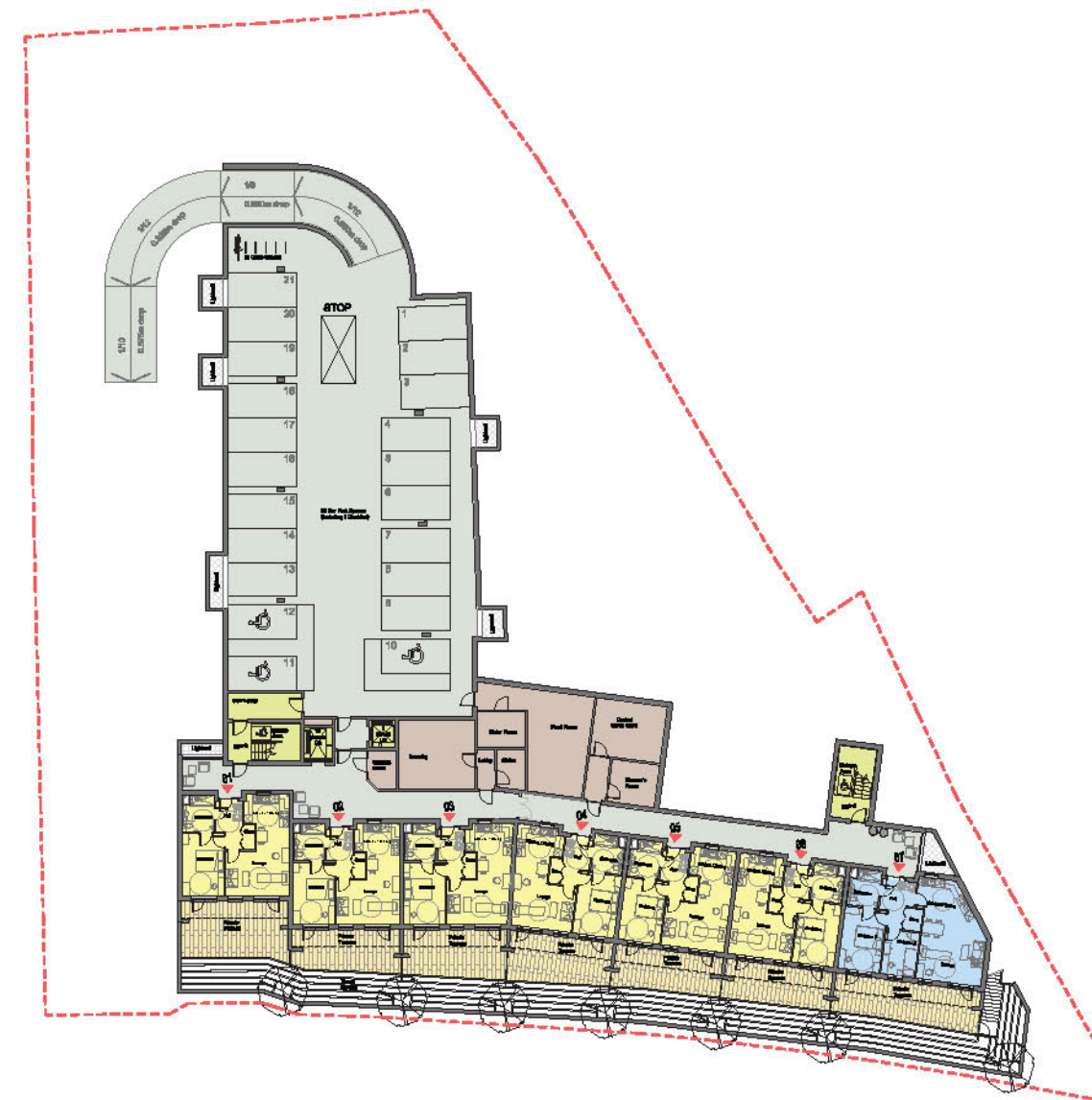


Proposed elevation along Farrier Close

2.7 Design Proposal

BUILDING LAYOUT

- ❑ The foot print of the building is intended to maximise the site potential.
- ❑ The main entrance is located at ground floor facing the Farrier Close access. On entering the building a visitor or resident will have a glimpse of the garden through the lounge and multifunctional room. The lounge has generous glazed screens to encourage spontaneous interaction between residents.
- ❑ The manager's office is in the ideal location for surveillance.
- ❑ Accessing the building is also possible for residents and staff from lower ground where 21 parking spaces (including 3 disabled) have been provided and are located close to the lifts.
- ❑ The lower ground floor has 7 south facing dwellings, plant room and associated facilities and laundry
- ❑ The ground floor has 14 dwellings, central communal areas (lounge, multifunction room, restaurant & café, hair salon, shop, treatment room, assisted bath etc.)



Lower Ground



Ground Floor

COLOUR KEY

	- Reception Lobby / Garden Lounge		- Service / Staff
	- 1-Bed Apartment		- Circulation
	- 2-Bed Apartment		- Stair / Lifts
	- Office / Reception		- Resident Utilities

2.7 Design Proposal

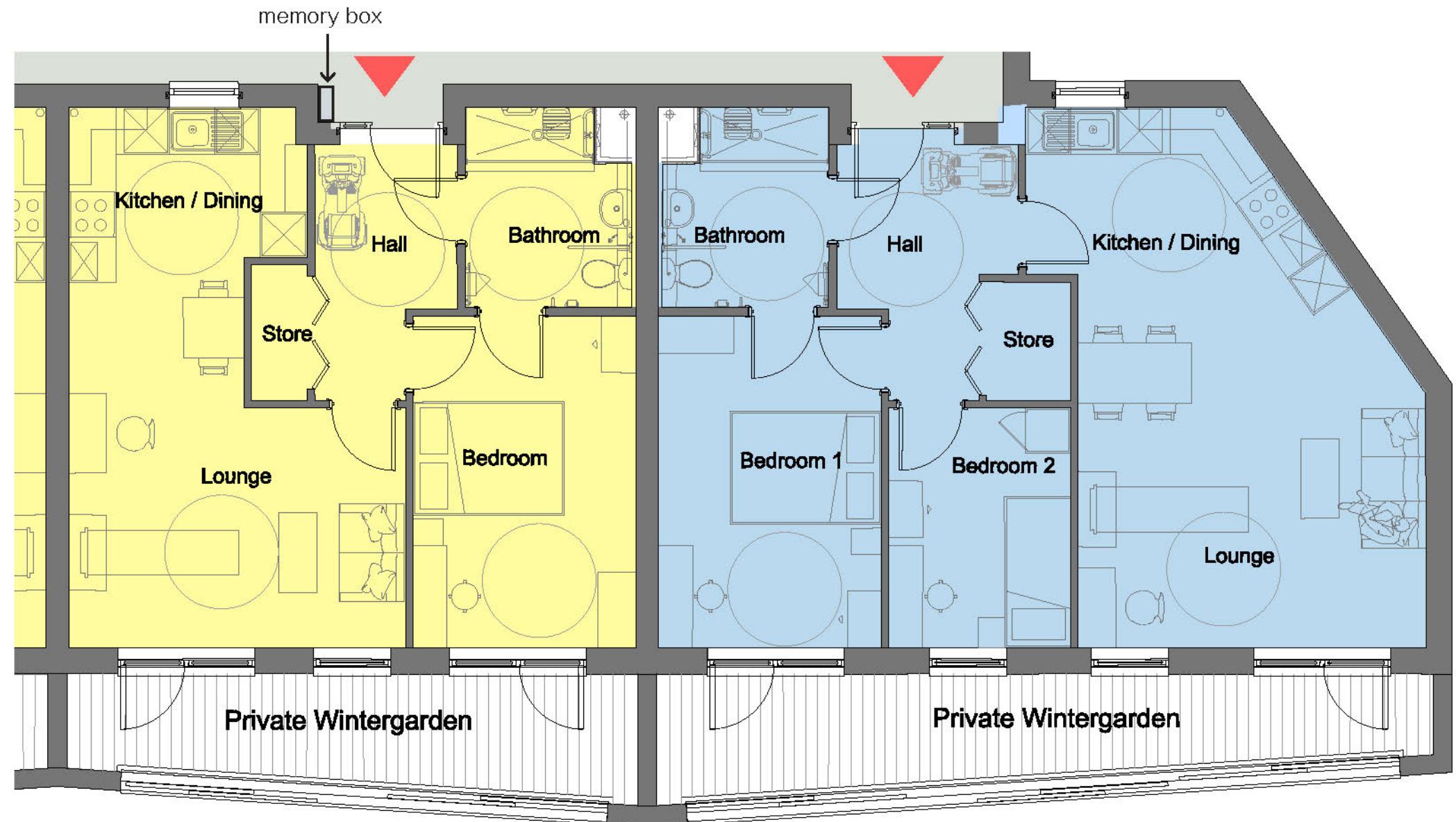
BUILDING LAYOUT (continued)

- ❑ The layout is designed to Extra Care best practice. It is simple and legible, identifying areas according to their function so that residents can orientate themselves, which promotes independence.
- ❑ The scheme adopts the progressive privacy design principles to ensure adequate separation between scheme and facilities with a clear separation between areas just for residents, staff and visitors. Non residents or staff will not need to walk through corridors off which flats are accessed in order to reach their destination. The communal lounges and dining rooms along with ancillary spaces are located centrally and away from residents' flats.
- ❑ The scheme incorporates the principles of the dementia design as some of the users are likely to suffer from a cognitive impairment. Design features that help with orientation are incorporated in the design. There are views to the outside from the circulation spaces.
- ❑ The development has a pleasant familiar environment, which is domestic in scale and character
- ❑ The first floor has 20 apartments and staff facilities.
- ❑ The second floor is a repeat of the first floor with the exception of a residents' terraces in lieu of staff facilities, and no 2 bedroom flat.
- ❑ All apartments stack directly over each other.



TYPICAL APARTMENT LAYOUT

- ❑ 1 Bed Apartment is approx. 52.5 sqm.
- ❑ 2 Bed Apartment is approx. 66 sqm.
- ❑ Designed to Lifetime Homes Standards, the new approved document part M and wheelchair accessible.
- ❑ The entrance door to all apartments are recessed and have a full height sidelight. They are personalised with a "memory box", containing personal items, located near the sidelight panel.
- ❑ All rooms in the flats have generous space standards and sufficiently wide doors for residents using a wheelchair or walking frame
- ❑ The flats allow for space for wheelchair storage in the hall or the storage cupboard
- ❑ The layouts provide generous storage space
- ❑ The kitchen have been designed to be suitable for older people with wheelchair turning space. The window in kitchen provides sense of interaction with the community.
- ❑ There is a direct access from the bedroom to the bathroom with the potential of a hoist to be fitted at later date.
- ❑ The shower tray in the bathroom is built-in so that residents will have an option for bath or wet room.
- ❑ Full height window where possible to maximise natural sunlight and allowing unobstructed view out.
- ❑ There is substantial private outdoor amenity. Each flat has a winter garden with a glazed balustrade and sliding panels.



1 bed apartment

2 bed apartment