Design & Access Statement

To support a planning application to London Borough of Hillingdon for the extension of a Care Home at 84 Long Lane, Hillingdon



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Introduction

This planning application follows a successful result of a pre-app ref. no. 74274/PRC/2018/247 as submitted to London Borough of Hillingdon on 31 October 2018.

A pre-app meeting was held 7th January 2019 to clarify matters of site layout and distances to neighbouring residential properties.

The pre-app report dated 20 March 2019 considers development acceptable in principle.

Full planning permission is sought for construction of a 2 storey extension to existing care home to provide additional 14 bedrooms.

The application is supported by the following documents:-

Document	Drawing Nos.
Location Plan	4973-II
Existing Plans & Elevations	4973 – 1B, 2B, 3A
Proposed Plans & Elevations	4973 – 4C,5C, 6B,7

Description

The application site comprises a detached building no. 84A, formerly a family house, now in use as Day Care Centre with offices for the managers, and another building no. 84 which accommodates the care home with existing 18 rooms.

The large area at the rear of the properties is used partly as garden space, partly as parking for staff. It also accommodates storage space serving the existing kitchen and a portakabin used as the office.

There are also 10 parking spaces to the front which most of the time remain unoccupied.

The application site sits between house no.82 at the north side and Swakeleys County Secondary School to the south.

Trees

There are numerous trees and hedges screening the site on each side. The hedges are within the site, but there are no trees except for a single horse chestnut at the front, which is not affected. There is no potential damage to the trees off site.

Proposal

The proposed extension is to provide an enlargement of the sleeping accommodation that would increase the number of bedrooms to 32.
Each room is to have an en-suite private toilet and access to the shared bathroom on the first floor. The ground floor will accommodate the large living and dining area with the access to the private garden.

Also the proposal includes a relocation of the existing kitchen, laundry and boiler room into the new structure. This allows for remodelling of the entrance area to create a large reception room and waiting area.

The proposed floor areas measure 275.5m^2 at the ground floor and 164 m^2 at the first floor.

The new building is designed with red-multi facing bricks on a plinth faced by buff coloured render. The two storey building will be covered with slated roof whilst the single storey structure is to have a flat roof, matching the existing link building.

Demand

The Woodlands Care Home receives, on average 10 enquiries per month whilst the Day – Centre now has a waiting list, to date, of 10 persons living locally within the area.

Hillingdon Council is also stretched to its limit by demand for admissions into care homes. The Woodlands Care Home has been approached by Head of Social Services, London Borough of Hillingdon with regard to expansion, as there is a great demand for dementia beds within the Borough for elderly persons requiring the specialised care, which Woodlands would be able to provide.

The extended care home will assist in relieving pressure on the existing system, and allow local residents to provide accommodation for care of their loved ones.

Access

Pedestrian and vehicular access is via the existing front gateway from Long Lane, B466, roughly 600 metres north of its junction with the A40, being close to the motorway slip serving the M40.

The proposal provides 14 parking spaces which meets the requirements of the Hillingdon parking standards of 1 space per 4 residents. The number of employees is 1 to 5 residents. The site stands mid-way between Hillingdon and Ickenham stations of the Metropolitan and Piccadilly lines. There are frequent bus services passing the site linking Uxbridge with Ruislip and beyond. Many of the staff arrive on foot or come by public transport.

There is nearby open space following the River Pinn to the west of Swakeleys House with its parkland. Step-free and wheelchair access is available at front and rear entrances and to the length of the garden and all new accommodation.