



DESIGN & ACCESS STATEMENT

----- PROPOSED CARE HOME -----

PROJECT: CONSOLIDATION AND REDEVELOPMENT TO PROVIDE A CARE HOME (60 ROOMS) FOLLOWING DEMOLITION OF EXISTING BED AND BREAKFAST HOTEL AND 3 DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING WORKS



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1.0 INTRODUCTION

- 1.1 This Design and Access Statement is prepared by White Rock Development Ltd on behalf of our client Astoria Healthcare Ltd, in support for the proposed demolition and erecting of 60 bed Care Home located on the corner of Pield Heath Road and Pield Heath Avenue, 18 Pield Heath Road, Uxbridge, UB8 3NF.
- 1.2 The application site comprises four individual curtilages (Nos. 14, 16 and 18 Pield Heath Road and No. 2 Pield Heath Avenue), three of which are currently residential, and No. 18 is in use as a Bed and Breakfast (C1 use class).
- 1.3 No. 2 Pield Heath Avenue and No. 18 Pield Heath Road were both built as single-storey bungalows, much like most properties on Pield Heath Avenue, although most have now been extended to accommodate habitable accommodation within the loft space. Pield Heath Road, on the other hand, has a much more varied street scene with much greater variation in both the scale and design of developments, including examples of one, two and three-storey building.
- 1.4 Astoria Healthcare Ltd (AHL) are experienced healthcare specialists who are working closely with White Rock Development Ltd to redevelop the application site with a modern fit for purpose Care Home.
- 1.5 AHL was incorporated in August 2011 and is headed by Four Directors. AHL has within its property 82 bedrooms. Vicarage Farm Care Home currently operates a 24-hour manned shift system employing 22 existing full time and 6 part time staff with no residential carers.
- 1.6 AHL provides quality care for older adults with nursing, dementia, and challenging needs. The current home caters for frail, elderly, and EMI. The detached unit at No.141, Vicarage Farm Road caters for older adults with challenging behaviour. The proposed unit will provide step down recovery allowing residents to progress from the challenging behaviour unit into a lesser supported care level.

- 1.7 AHL provide personalised, empathetic, and professional care for each and every resident in each of their units. Their caring and compassionate staff are highly trained, qualified and specialise in the provision of dementia and nursing.

- 1.8 They encourage holistic rather than custodial relationships and pride themselves on their 'home away from home' ethos.

- 1.9 AHL encourage all residents to enjoy full and active lives whilst providing them with the dedicated, expert care their condition requires.

- 1.10 The home boasts up-to-date active leisure activity schedules, excellent links with community programmes and close bonds with local education facilities.

- 1.11 They provide the highest standards of accommodation and care which is delivered by a dedicated team of experts. Service users are able to access the wide range of services provided in the different sections and make appropriate lifestyle choices.

- 1.12 AHL has a dedicated team providing high quality care to their service users.

- 1.13 They are committed to rehabilitating their service users by improving their capacity for self-management, sense of social engagement and belonging in a way that will help them make healthier lifestyle choices.

- 1.14 They aim to:
 - Provide a safe and secure environment for people with dementia and long-time nursing needs.
 - Recognize their clients as individuals, and treat them with dignity and respect, providing a person-centred approach to each individual.
 - Promote independence to their service users in meeting their agreed care plans.
 - Support and assist service users in learning or relearning skills to live independently where possible.

2.0 SITE LOCATION

2.1 The site is surrounded mainly by private residential properties with a few commercial shops. It is located on the corner of Pield Heath Road and Pield Heath Avenue. Situated only a 10-minute drive from London's Heathrow Airport, and a 2 minute drive to Hillingdon Hospital.

2.2 Pield Heath Road in Uxbridge is in the London region of England. The postcode is within the Brunel ward/electoral division, which is in the constituency of Uxbridge and South Ruislip.

2.3 The site and the existing building is not in a conservation area, special character area, nor a listed building and has no heritage value.

2.4 The surroundings of the site consist of mixed architectural styles and appearances. The surround properties range from bungalows to two and a half storeys. Part of the application site is in use as a Bed and Breakfast, and Moorcraft Park, a large area of public open space, sits opposite the site. There are also new developments in the area, which include the corner on the opposite side of the site off Harlington Road, which has approval for a 3 storey residential development.



Fig 1, Existing site Location and site boundary



Fig 2, View facing corner of Pield Heath Road & Avenue



Fig 3, View facing No. 2 Bungalow of Pield Heath Avenue



Fig 4, The 2 Storey Houses No. 14 & No. 16 Pield Heath Road

3.0 TRANSPORT AND ACCESS

- 3.1 There are bus stops within a reasonably short distance (10m and 20m for buses in opposite directions) of the site and is well served for public transport.
- 3.2 Public transport provision is by buses U2, U4 and U7 outside Nos 14-18 Pield Heath Road, these buses serve Uxbridge, Stockley Park and Hayes respectively. The same buses serve Uxbridge and Brunel University in the opposite direction.
- 3.3 All buses are wheelchair accessible buses.
- 3.4 Access to the site is from both Pield Heath Road and Pield Heath Avenue off existing crossovers.

4.0 PLANNING HISTORY

4.1

REFERENCE	LOCATION	PROPOSAL	RECEIVED	STATUS
9287/APP/2001/751	18 Pield Heath Road Hillingdon	Change Of Use Of The Premises From Dwelling House To Mixed Residential And Guest House Accommodation (Retrospective Application)	06-04-01	Approval
49765/APP/2000/1056	18 Pield Heath Road Hillingdon	Installation Of One Free Standing Pouch Box For Use By Royal Mail (Ref.Ux 28)	27-04-00	Approval
9287/E/83/0345	18 Pield Heath Road Hillingdon	Formation Of Access (P)	14-03-83	Approval
9287/D/79/2018	18 Pield Heath Road Hillingdon	Householder Development - Residential Extension(P)	06-11-79	Approval
19312/A/79/2059	14 Pield Heath Road Hillingdon	Householder dev. (small extension, garage etc)	09-11-79	Approval
24133/APP/2003/2672	2 Pield Heath Avenue Hillingdon	Conversion Of Roofspace To Habitable Room Incorporating Installation Of Two Side Dormer Windows And One Window In Rear Gable	18-11-03	Appealed

5.0 PRE-APPLICATION

- 5.1 Pre-application advice is sought for the erection of a Care Home with associated access and landscaping works, following the demolition of the existing Bed and Breakfast/Hotel (No. 18 Pield Heath Road) and three residential dwellings (Nos. 14 and 16 Pield Heath Road and No. 2 Pield Heath Avenue).
- 5.2 Initially, the pre-application proposal comprised a 72-bedroom care home with a floorspace of just over 3,500 sqm, with sleeping accommodation proposed at ground, first, second and third floor level, with a cinema room, laundry room, staff rooms and other back-of-house staff areas proposed at basement level.
- 5.3 At its tallest, the previous scheme was 4 storey with the third floor visually lower to reduce impact, the updated proposal is for a 3 storey which visually appears to be 2.5 storey which is reduced by 2.8m in height. At the corner of Pield Heath Road and Pield Heath Avenue, the building appears as a 2-storey building with loft accommodation, the building then cascades lower to harmonise with the local vernacular by stepping down in height adjacent to No. 4 Pield Heath Avenue (a detached bungalow) and to three-storeys adjacent to No. 12 Pield Heath Road (a two-storey detached house).
- 5.4 With a significantly reduced maximum height of 10.8 metres, reduced from 13.7 metres originally, which corresponds with a reduction in the overall floorspace proposed to just over 3,000 sqm, although the footprint remains largely the same. Consequently, the revised proposal appears as a 3-storey building, which steps down to two-storeys towards the north, near to the boundary with No. 4 Pield Heath Avenue.
- 5.5 The proposal remained the same internally, with car parking to the front and sides having provision of 1 disabled bay, with combined amenity area of 608 sqm in size, and 16 cycle parking spaces are proposed.

PRINCIPLE

- 5.6 The principle of the development was agreed as there is always a need for elderly care, making effective use of a brownfield site to deliver accommodation specifically for the older age groups, supporting a higher density and indirectly improving access to C3 residential uses elsewhere in the local area.

- 5.7 The proposed demolition of the existing residential properties is replaced by a larger number of residential units.

- 5.8 The borough of Hillingdon, like much of London, has an aging population, with the over 65 and over 85 age groups predicted to increase by 7.1% and 8% respectively, compared to the previous increase average of 5% for the younger age groups.

DESIGN

5.9 The proposed design was deemed incongruous to the local vernacular, image below is of the street scene.



5.10 As the surrounding properties are generally bungalows, the best approach would be to have a 2.5 Storey building design as below.



5.11 The updated proposal presented would be a part 2 and part 3-storey care home, comprising of 60 bedrooms. No. 2 Pield Heath Avenue and No. 18 Pield Heath Road are both bungalows, broadly consistent with the majority of properties on Pield Heath Avenue in terms of their overall size, shape and style, recognising that No. 18 sits on the corner of both streets, and has a Pield Heath Road address but appears to be more comparable with the appearance of properties on Pield Heath Avenue. Nos. 14 and 16 Pield Heath Road are a pair of two-storey semi-detached properties, which are similar to the built form

along the rest of the street. The council considers that the proposal will be of a positive contribution to the surrounding street-scene and character and contributing to the spacious and verdant residential character.

- 5.12 The existing properties as mentioned in the application response are themselves not particularly unique, and having regard to the need to make the most effective use of land, which involves intensification in sustainable locations, it is considered that individually and as a group, their loss would not be particularly harmful to the overall residential character of the area, subject to a high-quality redevelopment proposal respecting the prevailing scale and appearance of the surrounding built form.
- 5.13 The council have replied more positively to the revised scheme as it is more in keeping with the locality, the overall scale and massing of the proposal are acceptable, reflecting a good balance between the need to make the best use of the site and the need to respect the scale of the surrounding built form. The proposal steps down appropriately to the neighbouring buildings, and whilst this will still result in a significant increase in built form within the site, the building would be sited a sufficient distance away from No. 4 Pield Heath Avenue (to the north) and No. 12 Pield Heath Road (to the east) to ensure the proposal makes a legible transition in height at street-scene level.
- 5.14 A suggestion was made to relocate the main entrance towards the corner of the site and away from Pield Heath Avenue, this option has been explored, however, it will reduce the number of bedrooms proposed and create an imbalance for the staff to ensure residents are looked after appropriately. The proposed central location allows for optimized internal configuration that serves the care home better operationally.
- 5.15 The other note received regarding design was the introduction of ground level doors providing direct access to the bedrooms, the resident rooms adjacent to the Pield Heath Road & Pield Heath Avenue are open to public areas which can be a health and safety issue for the residents.

5.16 Generally, Care Homes require one 13 person lift as a standard and others can be for 8 person as it is sufficient for the operation, it has been suggested that two 13 person lifts are provided.

5.17 The planners have also mentioned the proposed amenity space would require more greenery and try to reduce hardstanding to front and rear, the suggested idea was to relocate the parking within the courtyard area. In this regard, creating one continuous resident garden would provide a better level of amenity and be more consistent with the layout of residential buildings in the area.

5.18 As the viability of the project was relying on the minimum of a 60-bedroom Care Home, the reduction of the building by setting it back from street-scenes will significantly reduce the number of rooms, the stepping back of the building in height and depth does harmonize with the surrounding, the stepping forward of the design, off Pield Heath Avenue, is beyond the 45 Degree line and is creating a good visual buffer from the proposed building and No. 4 Pield Heath Avenue.

AMENITY

5.19 Given any proposal that sits slightly higher either with level difference or additional storeys, there is a slight level of loss of privacy as it comes naturally with having varying scales of the surrounding properties, careful consideration has been taken to ensure windows are a comfortable distance away from within the building and facing neighbouring properties. though the neighbouring properties are majority bungalows with a roof conversion and dormers, it is accepted that the local vernacular will have mutual overlooking. The proposed slanting of the windows facing away from garden of No. 4 Pield Heath Avenue, this with other considerations taken have given the council comfort that we have taken measures that will not lead to a significant loss of privacy to neighbouring residents.

5.20 The proposed first floor amenity space is considered as part of the overall areas; this will include obscured glazing to soften the elevation and allow privacy for the residents and neighbouring properties.

HIGHWAYS

5.21 Cycle storage was provided in the initial Pre-Application, further detail will be provided as part of the main application.

5.22 Access and egress from Pield Heath Road and Pield Heath Avenue with provision of parking spaces parallel to the building line, additional parking to rear within courtyard to ensure ample parking is provided for staff and visitors, the requirements for car parking have reduced as councils are pushing for Car-free developments, that should be the starting point when designing for areas that are well connected by public transport.

5.23 As there are no specific guidance on parking standards for Care Homes, it is down to space availability. Provision of disabled parking spaces is essential as it is a Care Home. The proposal can have reduced number of parking space than the proposed Pre-Application site plan. Provision of EV charging points will be required.

5.24 The surrounding area is predominantly residential in character and PHA is partly covered with waiting restrictions operating from Monday to Friday (9am to 5pm) whilst Pield Heath Road has double yellow lines. The address has a moderate level of access to public transport, with a PTAL of 3.

5.25 It is also advised that provision of mobility scooters is needed, provision of up to 4 spaces that are charging compliant and set up closer to main entrance.

5.26 The proposal has made provision for Emergency vehicles, delivery and servicing are provided for the operation of the Care Home, the one-way system will help keep the traffic flowing smoother.

SUMMARY

5.27 The Pre-Application was successful as the principle of the development is agreed, the delivery of specialised accommodation for people requiring care is appropriate for the site. It is agreed that there is a general demand for new care home accommodation within London and within the borough. The initial design has provided much of the requirements, the revised will ensure it reflects the comments received with updated details.

5.28 Scale and massing of updated was favoured as it sits well within the residential setting. The council has accepted the design rational and with a few minor amendments, the proposal will be acceptable.

6.0 DESIGN

6.1 Since the Pre-Application, the planning officers have agreed with the development in principle and recommended minor alterations.

6.2 The new proposal will still entail demolishing the existing buildings and replacing them with a 60 Bed Care Home with associated access and landscaping work.

6.3 The updated schedule of accommodation is:

BASEMENT LEVEL: 970m²

GROUND FLOOR: 970m² - 21 ROOMS

FIRST FLOOR: 955m² - 25 ROOMS

SECOND FLOOR 590m² - 14 ROOMS

TOTAL: 3,053m² - 60 ROOMS

RESIDENT AMENITY SPACE: 848m²

EXTERNAL AMENITY SPACE: 253m²

CAR PARKING: 8 SPACES

ELECTRIC CHARGING: 4 SPACES

DISABLED PARKING: 2 SPACES

TOTAL PARKING: 14 SPACES

CYCLE STORE: 12 SPACES

MOBILITY SCOOTER PARKING: 4 SPACES

- 6.4 The new proposed site plan drawing “WRD098 – 10 Proposed Site Plan” shows the updated layout as advised from the Pre-Application, the amended design has omitted the car parking at the rear of site within the courtyard opening the amenity area for the residents, 4 EV charging spaces, 2 No. disabled parking spaces, 12 cycle storage areas, one point of entry and one point of egress.
- 6.5 Retention of existing crossover will remain and proposal of new crossover meeting requirements of the council.
- 6.6 Provision of a delivery bay in proximity of the Service entrance is provided to ensure the internal traffic of cars is not disturbed.
- 6.7 Refuse storage bins located North-East of the site which can be accessible from front and rear of the building and is away from the street-scene.
- 6.8 At the entrance for accessibility and convenience, there are 4 No mobility scooter charging spaces for the Care Home as suggested by the Pre-Application and indicated in the Transport Assessment.
- 6.9 The rear amenity is larger and will provide a better living space for the residents, the proposed landscaping design is planned to be more open, a few areas will have raised hedging to create a sense of privacy with benches.
- 6.10 As advised in the Pre-Application, the provision of lifts in Care Homes generally only require one 13 person lift as a standard, and any other additional can be 8 person as it is sufficient for the operation, the revised designed incorporates 2 No. 13 person lifts as demonstrated in the floor plans.
- 6.11 The proposed total parking is reduced to 14 spaces, this includes 4 No. EV charging spaces and 2 disabled parking. This is sufficient for the operation of the Care Home. Parking spaces within the courtyard have been removed to provide more amenity space.

6.12 Main entrance to Care Homes need to distinguish from the rest of the building, the introduction of curtain walling was proposed to create a lighter and focused element, it has been amended to include windows that match the building design. Roof for the main entrance was pitched with an overhang, the revised design is a flat roof with retention of the stonework.



Proposed Main Entrance design on Pre-Application



Proposed revised Main Entrance design

6.13 The revised main entrance design is in keeping with the intended design, to relocate the entrance to the corner of Pield Heath Avenue and Pield Heath North will reduce the number of rooms and create an imbalance for the staff to ensure residents are looked after appropriately. The proposed central location allows for optimized internal configuration that serves the care home better operationally.

6.14 The materials proposed were chosen carefully to ensure the building is in keeping with the local vernacular and be of a high-quality positive contributor, the local buildings have a wide range of materials that include predominantly Light Render, a few buildings having buff brick, red bricks and dark grey and brown roof tiles, traditional materials that are of a residential character. The next page demonstrates the building materials local to the application site.



6.15 The residential properties surrounding the application site are designed traditionally, with use of pitched roofs and dormers, the intended design of the Care Home will be in keeping with the surrounding as the residents can feel more at home when a traditional approach is taken. Introduction of grey timber cladding between windows as an accent material to tie the design together, creating a more horizontal feel to reduce the visual massing of the design as explained in the Pre-Application.

6.16 The use of light render and brick has been proposed and implemented in buildings in the area, this includes:



Crispin Way, Hillingdon



206 Harlington Road Approved Scheme

7.0 SCALE & MASSING

7.1 Since the Pre-Application, it was accepted in principle to proposed 3 storeys with basement, as the original 4 storey with basement was deemed incongruous to the local vernacular. The proposed second floor is designed to be within the roof space and be of a traditional design. The cascading of the floors by stepping down and lowering of ridge heights assisted in marrying the building within the context more gracefully. This was received positively with the planning officers as it is seen has having no overbearing impact on the neighbouring properties.

7.2 Careful consideration has been taken to ensure no impact on the neighbouring properties that are on both Pield Heath Road and Pield Heath Avenue, the stepping down and setting away of the massing has provided a good distance from the neighbouring properties. Site plan indicates the 45 Degree lines and dimensions of window distances shows the building is set at a comfortable distance and height. The Daylight sunlight report has indicated the building has no overbearing effect on the local vernacular and will cause no overshadowing.

7.3 Elevations below are extracted to demonstrate the cascading building design adjacent to neighbouring properties:



8.0 MATERIALS

8.1 Given the surrounding properties have a variety of traditional materials, the proposed design will have Buff Brick, Portland Stone or similar to main entrance and window Cills and Heads, grey timber for areas between windows, Chalk Render, Dark Grey slate or slate like Roof Tiles, and anthracite grey windows, doors, window surrounds, RWP and Gutters.

BRICK	Dark Grey slate or slate like Roof Tiles 	WINDOWS, DOORS, WINDOW SURROUNDS, RWP, GUTTERS	Anthracite Grey 
RENDER	Chalk Render 	CLADDING	Dark Grey or similar 
STONE	Portland or similar 	BRICK	Ivanhoe Cream Original or similar 

9.0 ACCESS

- 9.1 The site currently benefits from 4 separate crossovers. 1 along Pield Heath Avenue and 3 separate accesses onto Pield Heath Road. The proposal will have 2 crossovers, reducing the total from existing. The reduction in crossovers is considered to improve safety and provide more refuge for pedestrians.
- 9.2 A one way system is proposed to ensure a smoother internal traffic operation and less congestion on both Pield Heath Road and Pield Heath Avenue.
- 9.3 Site Entrance / Ingress will be via Pield Heath Avenue, and Egress via Pield Heath Road.
- 9.4 Safe and efficient servicing will need to be insured within the site, deliveries, refuse, ambulance can manoeuvre within the site safely and egress in forward gear.
- 9.5 Refuse bins are located North East of the site, this will provide a smoother collection service from the site and safe egress forward gear.

10.0 FIRE

- 10.1 The site plan labelled “WRD098 - 15A Fire Plan” demonstrates the fire strategy, red arrows indicate the escape routes

11.0 URBAN GREEN FACTOR

- 11.1 The proposed drawing labelled “WRD098 - 16A Urban Green Factor Plan” demonstrates the UGF of the site achieving 0.4.

12.0 CONCLUSION

- 12.1 The guidance received from the Pre-Application has provided a good insight into the proposed application. The amendments applied and other supplementary information provided have provided further clarity on the project. The proposal and revised massing is agreed in principle.
- 12.2 The location of the application site has positive connections to local amenities, public transport, and Hillingdon Hospital. The heights of the surroundings vary from 2 storey to 3 storey, this supports the 2.5 storey approach taken and proposed facade in keeping with the character of the area.
- 12.3 More amenity space is provided with the revised layout which will provide a better living environment for the residents. There is also sufficient separation distances from the proposed design and neighbouring properties.
- 12.4 The proposed demolition and redevelopment of the site is deemed a positive contribution to the area and will provide a fit for purpose Care Home for the elderly.
- 12.5 It is recognised that there is an increasing dependent elderly population locally, and the proposal to construct the 60 bedrooms is a response to that increasing local demand and need.
- 12.6 The proposal will enhance the visual appearance of the area and will encourage more employment opportunities. The cascading design will complement the local vernacular.
- 12.7 The design and operational aspects and efficiencies of the Care Home ensure that it will be a viable development for the future within which effective care for the elderly can be delivered.
- 12.8 A careful and sensitive approach will be taken when construction begins to ensure the harmony of the surrounding properties and the site.