

Funding and Economic Development  
Project Management  
Chartered Surveyors  
Energy



Create and Deliver

# Lighthouse Healthcare

Ballington House, Ballington  
Gardens, Leek ST13 5LW

Proposed Extension

February 2016



## Focus Offices

### Nottingham

Focus House  
Millennium Way West  
Phoenix Business Park  
Nottingham  
NG8 6AS  
Tel: 0115 976 5050  
E-mail: [enquiries@focus-consultants.com](mailto:enquiries@focus-consultants.com)  
Website: [www.focus-consultants.co.uk](http://www.focus-consultants.co.uk)

### Leicester

4 Merus Court,  
Meridian Business Park  
Leicester  
LE19 1RJ  
Tel: 0116 275 8315  
E-mail: [leicesterenquiries@focus-consultants.com](mailto:leicesterenquiries@focus-consultants.com)  
Website: [www.focus-consultants.co.uk](http://www.focus-consultants.co.uk)

### Lincolnshire

Focus House  
Resolution Close  
Endeavour Park  
Boston  
Lincolnshire  
PE21 7TT  
Tel: 01205 355 207  
E-mail: [bostonenquiries@focus-consultants.com](mailto:bostonenquiries@focus-consultants.com)  
Website: [www.focus-consultants.co.uk](http://www.focus-consultants.co.uk)

### London

88 Kingsway  
Holborn  
London  
WC2B 6AA  
Tel: 0203 4022166  
E-mail: [londonenquiries@focus-consultants.com](mailto:londonenquiries@focus-consultants.com)  
Website: [www.focus-consultants.co.uk](http://www.focus-consultants.co.uk)

### Client:

**Lighthouse Healthcare**  
2<sup>nd</sup> Floor  
Bezant House  
Bradgate Park View  
Chellaston  
DE73 5UH

### Client Lead: Julian Ball

Tel: 01332 706769  
Email: [julian.ball@lighthouse-healthcare.co.uk](mailto:julian.ball@lighthouse-healthcare.co.uk)

### Prepared By:

Focus Consultants  
4 Merus Court  
Meridian Business Park  
Leicester  
LE19 1RJ

### Focus Contact: Christopher Green

Tel: 0116 2758315  
Email: [leicesterenquiries@focus-consultants.com](mailto:leicesterenquiries@focus-consultants.com)

### Project: Proposed Extension

### Document Title: Design and Access Statement

Date: February 2016

Authorised By: Keith Butler, Partner

### Signature:



# CONTENTS

	<b>Page Nr</b>
1.0 Introduction	2
2.0 Background Information	2
3.0 The Application Site	2
4.0 The Proposals	2
5.0 Design Components	3

# APPENDICES

Appendix 1	-	Site Location Plan
Appendix 2	-	Aerial Site Plan
Appendix 3	-	Site Photographs

## **1.0 INTRODUCTION**

This document is the supporting statement to a full planning application submitted by Focus Consultants on behalf of Lighthouse Healthcare for the proposed extension works to Ballington House, Ballington Gardens, Leek, ST13 5LW. It is also noted that the building falls within the boundaries of the Leek conservation area within the Staffordshire Moorlands District.

## **2.0 BACKGROUND INFORMATION**

Ballington House is currently used as a 10 bedroom mental health rehabilitation hospital that provides specialist private services for women with complex mental health needs. For the previous 18 months, Ballington House has been operating at a 100% occupancy level, and over recent years demand has significantly increased for the service, which has subsequently created a substantial waiting list for new tenants.

To the west of the site and connected to the main building are a dilapidated garage and stores. This part of the building is currently disused, so proposals have been made to demolish this section and re-build a new extension where services can be provided like those in the main building.

## **3.0 THE APPLICATION SITE**

The site where Ballington House is located is situated within the boundaries of Leek conservation area and can be accessed via Ballington Gardens. Please find the site location plan attached.

## **4.0 THE PROPOSALS**

The proposal is to demolish the existing dilapidated stores and garage area, and to erect a new extension to house 3nr en-suite bedrooms and a shared kitchen / dining area. This new area will provide a structured, safe and private environment to support the rehabilitation of the service users.

## 5.1 Design Components

### 5.1.1 Amount / Scale

- Demolition of existing dilapidated garage and stores to the west of the site (118m<sup>2</sup> total).
- Proposals to erect new extension to original building to house 3nr en-suite bedrooms and kitchen dining space (152m<sup>2</sup> total). Extension to be situated roughly within the same footprint of the existing garage and stores.
- Proposal to erect hallway to provide access from existing building to the proposed extension.

### 5.1.2 Appearance

It is proposed to salvage as many of the existing bricks as possible during demolition, and re-lay using a brick course to match that of the original building. Another area which has been considered is to maintain and to complement the aesthetics of the existing building through the use of stone lintels and cills to proposed window and door openings. Also, around the parapet, a stone corbel course and coping will be used to replicate that which is found on the original building. The existing roof structure of the stores and the garage is multi-pitch; however the proposals for the extension are for a flat roof structure (with roof lights) and a parapet wall. Although this roof structure is not in line with the design guidelines, the reason for this proposed option is to enable provision of natural light to the core areas of the extension along with mitigating the requirement to use artificial lighting for prolonged periods of time. Windows are proposed to be UPVC items, which coincide with and form continuity with the adjacent UPVC conservatory area.

### 5.1.3 Landscaping / Parking

As an additional member of staff will be working within the proposed extension at any one time, there is subsequently a requirement for an additional car parking space. Therefore this has been proposed to be located on an existing hard standing area to the rear of the existing building and adjacent to the proposed extension. For the exact location, please refer to the proposed site plan drawing included within the main planning application.

### 5.1.4 Flood risk

Having checked the Environment Agency's flood risk assessment map, the site is not within an area which is subject to flood risk.

### 5.1.5 Use

The proposed works will enable Lighthouse Healthcare to provide a structured, safe and private environment to support the rehabilitation of its service users alongside their existing facilities.

### 5.1.6 Specific issues which might affect access

The proposed works will not affect access to and from the site.

### **5.1.7 Consultations made**

None.

### **5.1.8 Access / how users will access the development**

Access to the site will not be affected by the proposal, and can still be made via Ballington Gardens. The site is secure, with electric iron gates openable via an intercom system. Users can access the proposed area of the building from either external areas or from within the existing building via the proposed access hallway.

## **Appendix 1**

---

### Site Location Plan (1:1250 Scale)



## **Appendix 2**

---

### Aerial Site Plan

## AERIAL SITE PLAN



Area indicated in red is the stores and garage proposed to be demolished.

## **Appendix 3**

---

### Site Photographs

**Photograph 1 . Existing front elevation**



**Photograph 2 . Existing dilapidated stores/garage**



**Photograph 3 .** Hard standing area to have proposed additional parking space



**Photograph 4 .** Area to receive proposed walkway from existing building to proposed extension

