Hewitt&CarrArchitects

Design & Access Statement

Full Planning Application for extension to Care Village Complex, including 19no. Units, at Bagnall Heights, Bagnall Road, Bagnall for Shelton Care Ltd.

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Design and Access Statement in support of

A Full Planning Application for an extension to Care Village Complex, including 19no. units, at Bagnall Heights, Bagnall Road, Bagnall, Staffordshire.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 INTRODUCTION

1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.

1.3. This proposal consists of a full application for 19 self-contained residential units as an extension to the existing care village complex.

1.4. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that design actively seeks to respond positively to its specific context in order to provide a valuable service to the surrounding area.

2.0 USE

2.1. Bagnall Heights was developed in 2004/5 after the site became vacant. It is now in a position where there has been high demand for property on the site and is unable to provide a suitable turnover of units to even come close to supplying demand.

2.2. Since 2004/5 the site has proved to be a successful solution to providing peaceful and secure care facility to mature individuals who have wanted to enjoy a fresh lifestyle.

2.3. With the additional 19 units, the care complex hopes to help financially future proof the existing site provisions of social activities, social support and other off-site provisions, such as the local bus service.

3.0 AMOUNT

3.1. The proposal seeks to provide 19 dwellings on the site which is currently used as part of the gardens for Bagnall Heights.

3.2. The development seeks to provide 19 2no. bed single storey dwellings. This will go some way to reducing the waiting list for properties at Bagnall Heights Care Village which currently stands at 35.

3.3. The proposed residential development seeks to work with the existing road layout, by providing the 1no. parking spaces for each of the dwellings with an additional 4 no. spaces for visitors or existing residents where required.



Block Type 2 - 1 Unit Floor Plan

4.0 LAYOUT

4.1. The layout of this development has been derived to work with the existing site restriction that relate to both vehicle access and distances between dwellings. The hope is that it will improve movement in and around this site.

4.2. The dwellings have been located to the north side of the complex to frame the existing properties and create a sympathetic development.

4.3. The layout of an individual unit has been developed, from the existing unit types, to form an applicable scheme to accommodate wheelchair access and care facilities.

5.0 APPEARANCE

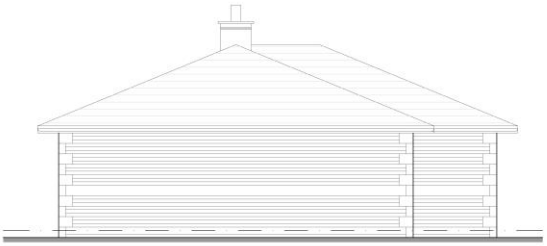
5.1. The appearance of the proposed development has been designed to be in-keeping with the character of the existing properties at Bagnall Heights.

5.2. Materials used in the development will match those used within the existing complex to provide a congruous scheme.

5.3. Stone details within the existing buildings that include the quoins and horizontal banding have been imitated on the proposed elevations.



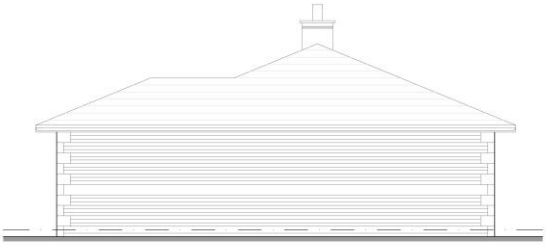
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

6.0 SCALE

6.1. The proposed extension will provide an additional 19 no. dwellings to the existing Bagnall Heights complex which currently features 51 units.

6.2. The development will feature single storey blocks of 1-5 units. The blocks have been arranged in relation to the shape of the site to provide an appropriate scale of development.

6.3. The size of each unit has been developed in accordance with its proposed use and ability to be accessed by wheelchairs.

7.0 LANDSCAPING & ENVIRONMENT

7.1. The scheme has been designed to have minimal impact on the existing landscape. 4no. trees will be removed, 2 of which have been recommended to be removed by Tree Heritage (please see their report). A scheme to detailing replacement trees is also provided by Tree Heritage.

7.2. The Woodland Courtyard will be an informal garden area provided for the residents which will be developed to complement the existing sensory gardens within the complex.

7.3. It is proposed that a full landscape scheme will be developed by a specialist prior to the commencement of construction.



8.0 ACCESS

8.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3. Vehicular and Pedestrian

Pedestrian access will be diverted from the existing access on Bagnall road. Vehicular access will come from the existing site access from Bagnall road. This will be extended further into the site to provide 22no. parking spaces and direct access to the individual dwellings.

8.4. Transport Links

The additional residents that this scheme will provide the complex with will help to ensure that the bus route that serves this area continues running.