09/01082/FUL 6 NOV 2009 - SM

Design & Access Statement

BEECH LODGE NURSING HOME

RAKEWAY ROAD, CHEADLE ST10 1RA

Condy Lofthouse Architects

02-040/RFW/MJF/Nov 09

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The Application

This application seeks consent for a single storey side extension providing nine additional bedrooms plus two further extensions providing improved day-space and entrance facilities.

This application is to replace planning approval 06/01333/FUL granted in January 2007 for a two-storey side extension.

Previous approvals have not been implemented as it has not been economically viable to construct a two-storey building, complete with two staircases and a lift. Reducing the proposals to a single storey extension provides for a more economical solution.

Site Location

The site lies within the open countryside and a special landscape area, as designated in the 1998 Staffordshire Moorlands Local Plan.

The site is located to the south east of Cheadle, approx 1km along Rakeway Road at the junction of Moss Lane. The application site measures approximately 0.55 hectares.

SITE DESCRIPTION

The site lies adjacent to farmland and is surrounded by a native hedge and deciduous tree planting. The land surrounding the building is generally a simply landscaped garden with areas allocated for parking for both staff and visitors.

PROPOSED USE

Beech Lodge is a registered care home providing care for residents with Dementia, Physical Disability and Old Age.

The application is seeking consent to extend the home to provide much needed additional accommodation.

SCALE

The proposed extensions have been designed to reflect the scale of the existing building and to respect its character and building style. The scheme is substantially smaller than the previous approval.

LANDSCAPING

The building is located within open countryside. The grounds are at present very simply treated to respect the character of the surrounding landscape with simple deciduous trees and shrub planting.

It is not proposed therefore to undertake any additional planting.

APPEARANCE

The care home is traditionally constructed in brick being both paint and render finished. The roof to the single storey section of the care home is finished with grey concrete roof tiles. The main section of the home is finished with red clay roof tiles.

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The extension will be constructed in materials to match the existing building –

- Render over block/brickwork and coloured to match the existing render.
- Slate grey concrete interlocking roof tiles to match the existing.
- Windows and external doors to be in white upvc.

The proposals show 22 parking spaces including 2 bays designated for disabled persons.

Policy Issues

As stated above this application is to replace planning approval 06/01333/FUL. The application to be determined needs to be judged against the same policies as the previous scheme.

Conclusions

This proposal is for extensions to the existing care home, which will enable an increase in much needed bed spaces responding to local demand and will also help improve the facilities offered to existing residents.

The proposed development takes into consideration the scale and materiality of the surrounding buildings. The massing of the building has been designed to minimize the visual impact of the development and to complement the existing building.

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Access Statement

Proposed Extensions to Beech Lodge Nursing Home, Cheadle

Description of the Development

- Beech Lodge is a registered care home providing care for elderly residents with specialist care areas for those with Dementia and physical disability.
- The home can be accessed via public transport and has car parking available at the front and side of the premises. It can also be accessed by bus with the train station being located in the nearby town of Cheadle.
- The proposal aims to create a 9-bed extension to the existing care home, plus improved amenity areas and administration facilities.
- This Access Statement has been prepared in support of our Planning and Building Regulation applications.

Philosophy

- Care Homes by their very nature are designed to stringent guidelines as set out under section 23(1) of the Care Standards Act 2000 and therefore should be considered fit for purpose, and accessible to persons with disability and limited mobility.
- This particular development has been designed to be in compliance with the Care Standards and the Approved Document M.

Key Access Issues of the Design

1. General Approach/Parking

- Travel to the care home can be made by car or taxi and is within easy walking distance of public transport routes. The site has good pedestrian links.
- Vehicular and pedestrian access to the building will be via the existing site access off Moss Lane. Car parking will provide 22 spaces including 2 No. new disabled bays.
- The building extensions have been designed to comply with Part M of the Building Regulations Approved Documents. Given that the extensions form part of an existing care home, the building is accessible throughout for residents, staff and visitors who may have physical impairments.

2. Entrance

- Access to the new extension is through the existing building. No alterations to the existing main entrance is considered necessary as approach is straight on through the entrance door which is approximately 800mm wide, easy to open and has a level threshold. Access into the building is staff controlled.

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3. Horizontal Circulation

- Horizontal circulation through the existing building is good, and level. Corridors are approximately 1200mm wide increasing to 1400mm where this allows towards the new extension.

- Corridors within the new extension will be a minimum of 1800mm wide with handrails both sides, giving a clear width of 1600mm without obstruction. Doors to bedrooms, dayrooms and corridors are to be self-closing fire doors held open with electro-magnetic detents or fitted with "swing-free" type closers, all wired into the fire detection and alarm system.

- New internal doors will generally be 926mm wide. New cross corridor doors will open up to the full corridor width. Door leafs will have contrasting furniture and door frames.

- Walls and floors to have a colour contrast.

4. Vertical Circulation

- Vertical circulation is not applicable.

5. Means of Escape

- Generally will be by progressive horizontal evacuation. Emergency egress will be via fire exit doors with level thresholds to a safe refuge. A management policy will be in place to cover evacuation procedures. Evacuation of residents will be with staff assistance.

6. Facilities

- The new facilities will include; 12 sq. metre bedrooms with ensuite facilities. Internal doorways generally having a minimum clear opening of 800mm.

- Lighting generally will be staff controlled, however switch heights will conform to the requirements of BS 8300. Surface finishes will conform to the requirements of BS 8300.

- Induction loops to be extended into the new dayroom areas.

7. Sources of Advice and Consultation

Care Standards Act 2000
Approved Document M
BS 8300
Centre for Accessible Environments

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STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MILAM
Chief Executive

Dealt with by: Rachael Simpkin ***Our Ref:*** Beech Lodge Nursing Home

Your Ref: n/a

Direct Dial: (01538) 395400 (ext. 4122) ***Date:*** 13th May 2009

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CONDY & LOFTHOUSE LTD
RECEIVED
18 MAY 2009
RW | BB | PM | AA | MF

Dear Mr Farrelly,

Proposed Extension to Beech Lodge Nursing Home, Rakeway Road, Cheadle, Staffordshire Moorlands.

With reference to your planning enquiry received by the Council and recent meeting held at Moorlands House, concerning the development of the above site, please note my comments as follows.

With regard to the principle of development, it is considered that the extant permission ref. 06/01333/FUL would carry significant weight with respect to its footprint, massing and number of bedrooms. In effect, this proposal represents a less intensive form of development, however, I have not been party to elevational plans and would add that a good design would be fundamental to securing favourable support. Given the elongated nature of the footprint, I would suggest that efforts are made to break up the resultant horizontal massing.

In conclusion, the Council would favourably support the submission of such an application subject to a quality design. I trust that you find my views useful. You will understand that the above comments represent Officer opinion only and do not purport to be a decision of this Council.

Yours sincerely,

Rachael Simpkin

Rachael Simpkin
Senior Planning Officer