

Design and Access Statement

ROUGHCOTE HALL FARM
ROUGHCOTE LANE

Planning Document
Staffordshire ST11 9ET

JANUARY 2018

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1.0 Introduction

This architectural design document has been prepared by MdM ArchiDesign for part of a Planning Application for **DEMOLISHMENT OF EXISTING STORAGE - SINGLE STOREY 5 BED CARE HOME FOR ADULTS (18-65) WITH LEARNING DISABILITIES.**

Roughcote Hall (Stoke) Ltd operates several homes providing residential care for adults with learning disabilities up to the age of 65yrs. This is a vital service that enables the local authority to fulfil its legal obligation to provide a safe environment for each person that needs this level of guidance and support, which cannot be provided within his or her own family home.

As part of the Group's ongoing expansion to meet the needs of the local authorities it provides services to, we are seeking planning permission for an additionally standalone 5 bed care unit from the existing 9 bed care home. The proposed house will be a residential property for the people who will live there, each having their own bedroom and ensuite residing in the home as a permanent place of residence.

To ensure there is no adverse impact on the immediate location and residents, there will only be a maximum of 5 persons living at the home at any one time. As per the CQC's guidelines, there will be at least 2 carers on site whenever one or more persons are at home, also a manager will be onsite. The small team of carers will work on a shift rota basis, however the shift changes are managed in a way to limit the number of cars at the property at any one time, so that the total number of cars and journeys mirrors that of a normal 5 bedroom dwelling house.

The proposed house will be used as a home for up to 5 people will be given nursing or personal care and the support and guidance in a safe and homely environment so that they can flourish to their full potential and make a valid contribution to society.

The residents are supported by the home to integrate into the community positively and independently, they shall attend local education provisions and access all local amenities independently with/without the need of staff supervision.

We shall have 2-5 members of staff on the new premises 24 hours a day with a manager on site Monday to Friday 8-4. There shall be five residents placed, meaning an average of no more than 6-8 people in the new home at any given time.

1.2 Design Ethos

The design approach can be summarised as follows:

- The design is intended to be used as a Residential Care Home.
- The design intends to maintain to local existing architectural continuity.
- The design aims to be functional and practical for the intended users of the building.

1.3 Location

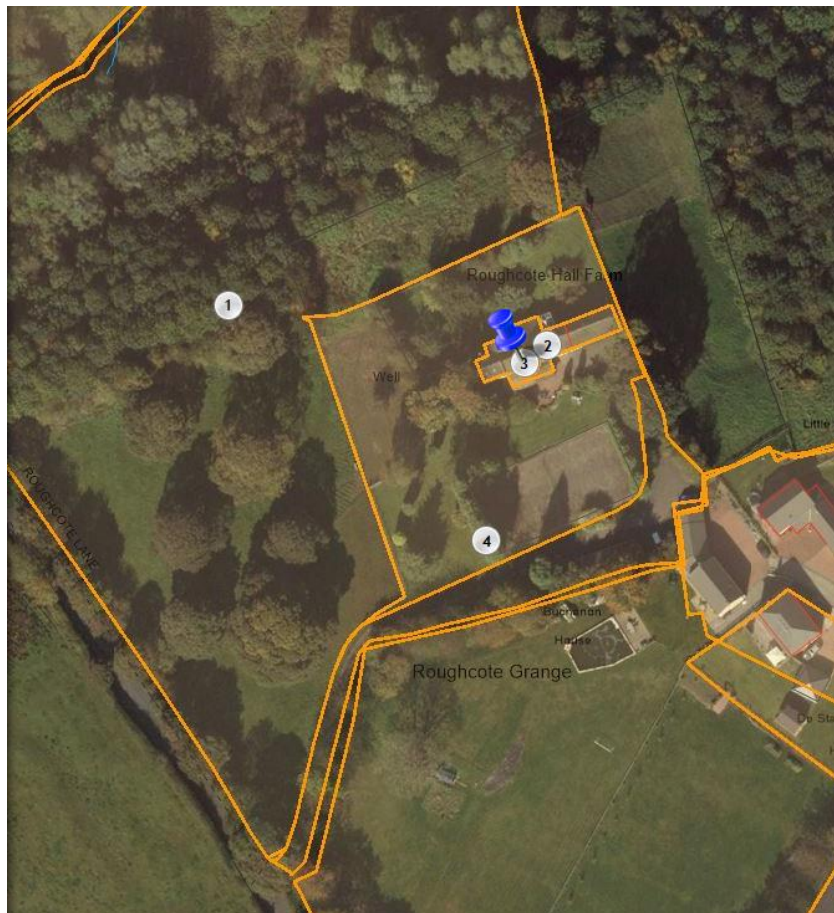
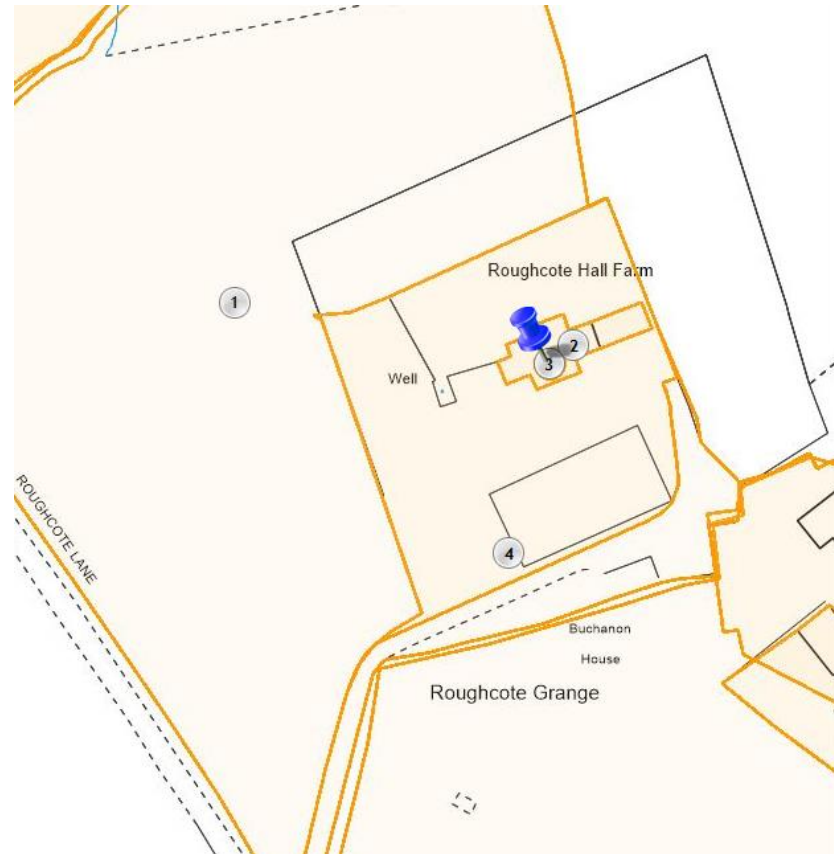
The site is located on **ROUGHCOTE HALL FARM, ROUGHCOTE LANE ST11 9ET**

2.0 Planning Guidance

2.1 Planning History

There appears to be relevant planning history on the property.

1. APPLICATION NO: SMD/1980/1022
OLD REFERENCE: 80/08523/OLDDC
LOCATION: Roughcote Hall Farm, Roughcote Lane, Caverswall, Staffordshire Moorlands, ST11 9ET
DESCRIPTION: Change of use of one room to licenced restaurant
DECISION: APPROVED
2. APPLICATION NO: SMD/1984/0481
OLD REFERENCE: 84/13553/OLDDC
LOCATION: Roughcote Hall Farm, Roughcote Lane, Caverswall, Staffordshire Moorlands, ST11 9ET
DESCRIPTION: Conversion to form two dwellings
DECISION: APPROVED
3. APPLICATION NO: SMD/1991/0894
OLD REFERENCE: 91/00053/OLD
LOCATION: Roughcote Hall Farm, Roughcote Lane, Caverswall, Stoke-on-trent, ST11 9ET
DESCRIPTION: CHANGE OF USE OF PART OF DWELLING TO DAY NURSERY
DECISION: APPROVED
DECISION DATE: 21/03/1991
4. APPLICATION NO: SMD/2013/0896
OLD REFERENCE: 13/01059/FUL
LOCATION: Roughcote Hall Farm, Roughcote Lane, Caverswall, Staffordshire, ST11 9ET
DESCRIPTION: Change of use of a dwelling house to a residential care home for adults with learning disabilities
DECISION: APPROVED
DECISION DATE: 23/12/2013



3.0 The Design



3.1 Proposed Footprint
As the proposed scheme is the demolition of the existing building, the footprint considers the development in the massing and a contrast of materials from tradition to contemporary.
The design has been carefully designed to complement the existing linearity of the site and existing buildings, which helps to create continuity along the elevation.

3.2 Land Use
The site area of is currently used as a Guest house.

3.3 Usage
The proposed scheme consists of:

- Ground floor:5 bedrooms with ensuites, lounge, kitchen, office, Wc and store.

3.4 Landscaping/Hardscaping
The landscaping and hardscaping are an integral part of the design. The front of the site will remain. The rear and sides of the site will be landscaped and some replanting of shrubs to provide a communal outdoor space for the residents incorporating a mixture of paving and landscaping.

3.5 Car Parking
6 No. car parking spaces and 1 disabled parking is also readily available.

4.0 Conclusion

An application document to be submitted and in due course will received any feedback from the planning officer.

4.1 Responding to the comments and suggestions made

5.0 Project Details

5.1	Drawing List		
15-2017-01_PL	Location Plan		1:1250
	Proposed Site Plans		1:200
15-2017-02_PL	Existing Floor Plans		1:100
15-2017-03_PL	Proposed Floor/Roof Plans		1:100
15-2017-04_PL	Proposed Elevations		1:100
15-2017-05	Design and Access Statement		