

den

architecture

Design & Access Statement

Assisted Living, Churnet House,
Hugo Street, Leek

REV A

3397

October 2023

Introduction

Design and Access Statements are documents that explain the design thinking behind a planning application. They illustrate that the applicant has carefully considered how everyone, including disabled people, older people and very young children, will be able to use the places they want to build. It is important that they are written specifically for the application they accompany. They need not be very long, but the amount of detail they contain should reflect how complex the application is, i.e. a statement for a major development is likely to be much longer than one for a single building.

The circular, Guidance on changes to the development control system, says that statements should explain the design principles and concepts that have informed the development and how access issues have been dealt with. So, although there will be a design and an access component, design and access statement should not be considered as two separate documents. Much of the preliminary work that needs to be done for the design component will help inform the access component and vice versa. Additionally, the approach to inclusive access should not be limited to the access part of the statement – it should infuse the whole document.

This Design and Access Statement has been prepared by Den Architecture on behalf of Achieve Together Limited and accompanies the Planning Application for the construction of 6 Specialist Supported apartments with ancillary staff facilities. The proposed site is a Churnet House, Hugo Street, Leek.

The purpose of this Design & Access Statement is to provide the background, context and an explanation of the concept to show how the design has been informed by these considerations.

The Supported Living Concept

Achieve Together Limited develops quality housing designed to meet the needs of, and create better outcomes for, the UK's most vulnerable people. Working in partnership with care providers, housing associations, commissioners and care professionals, they help vulnerable people to live in their own homes.

Supported living is a service designed to help people with a wide range of needs retain their independence by being assisted in their own home.

People in supported living have their own tenancy and are responsible for their own bills and cost of living. This may include full or part furnishing and repairing any damage – exact details will vary locally. To afford these, the person may be entitled to a wide range of benefits and grants. In single person supported living, they will also have their own front door.



Aerial photograph of site



View of Site from Hugo Street



View of Site from Dampier Street

Assessment

This section demonstrates that the context of the site and its surroundings has been considered. The size of the surrounding area to be surveyed and the detail with which this is done depends on the sensitivity and scale of the development. Local context includes the physical, social and economic characteristics of the site and surroundings, as well as any existing planning policies.

Physical Context

Physical context means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes. The statement avoids going into too much detail – it is an opportunity to explain the scheme and not to record local history. Leek is a market town and civil parish in the county of Staffordshire, on the River Churnet.

Building Ages/ Statutory Designations

There are no listed building on or near the site. The site is in a Conservation Area.

Scale

The adjacent buildings are domestic in scale.

Building Types

The adjacent buildings accommodate residential use. The existing use is a Care Home.

Access

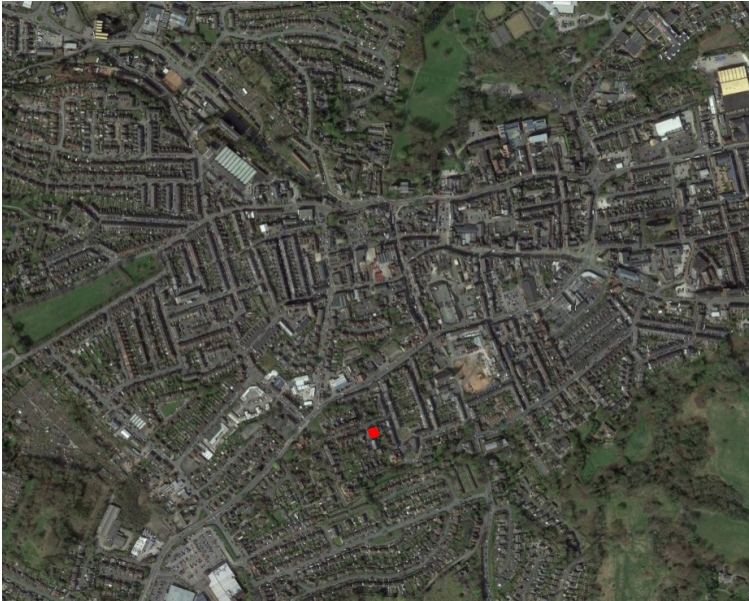
Access to the site is possible from Dampier Street.

Social Context

Social context means how people in the locality will be affected by the development, including any aspirations they may have for the site.

Our Client, Achieve Together Limited wishes to build 6 Specialist Supported apartments with ancillary staff facilitates

The new facility will be appropriate for and enhance its setting, and provide much needed social care in the community.



Leek

Economic Context

Economic context means the contribution the development will have on the local economy.

During construction the local amenities of the surrounding area will benefit with construction workers spending money in the area. Going Forward the tenants, staff and visitors will impact the local economy positively.

The development will employ 50 people fulltime including management. The people supported here are anticipated to be on 2:1 or 3:1 support 24 hours a day, so that number of staff will be split across 3 shifts. There will be around 14 or 15 members of staff on site at any one time, due to the shifts.

Involvement

No pre-application advice has been sought on this proposal.

Evaluation

This section evaluates the information collected and identifies opportunities and constraints that will inform the scheme. Evaluation may involve resolving any conflicting issues and the statement should clearly set out what decisions have been taken and why. This will give those reading the design statement an understanding of why elements of the scheme that they may not at first entirely agree with, have been decided on.



Aerial photograph of site

Opportunities

The following opportunities exist in relation to the site

- Reuse of an existing building to provide Specialist Supported Housing development which caters for the unique and diverse needs of residents with a range of needs.
- Bring a vacant building back into use.

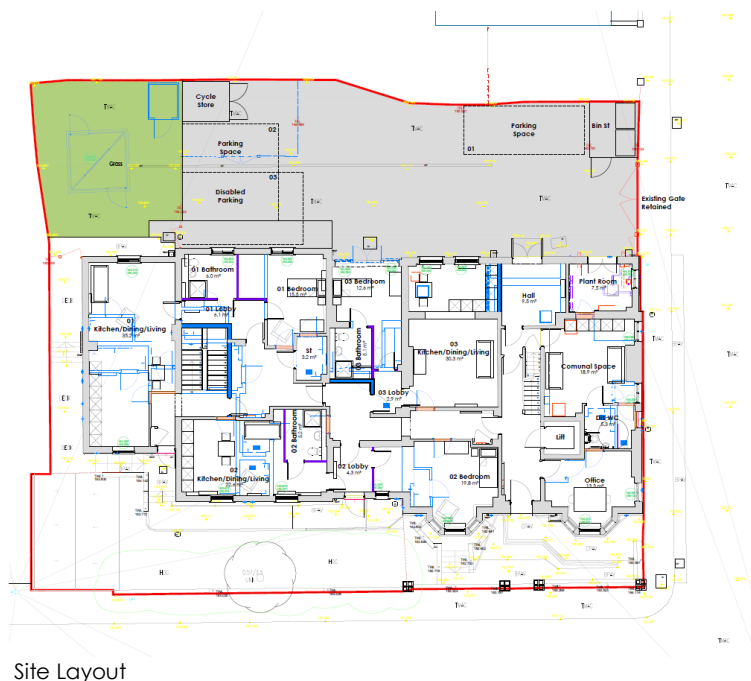
Constraints

The following constraints exist with the site.

- The site is in a Conservation Area

Design Component

This section shows how development options have been evaluated and any potential conflicts resolved. The statement shows the decisions that have been made are informed and based on an understanding of all elements that affects the application site.



Site Layout

Use

The proposed scheme provides a high quality purpose-built supported living apartment development which caters for the unique and diverse needs of residents. The proposed self-contained apartments, (which include 24-hour on-site support), have been designed to ensure that the residents will be able to live as independently as possible.

Amount

6 One Bed Apartments are proposed within the existing building.

Layout

The scheme reuses the existing building, and largely follows its existing cellular layout. A new stair is proposed to the 1st floor, and to provide the required head room a new dormer is required.

Scale

The scheme reuses the existing building so the overall scale remains the same. The one external addition is the proposed small dormer over the new staircase.

Parking

Parking is provided within the site. 3 parking spaces are provided including, 1 disabled

Garden

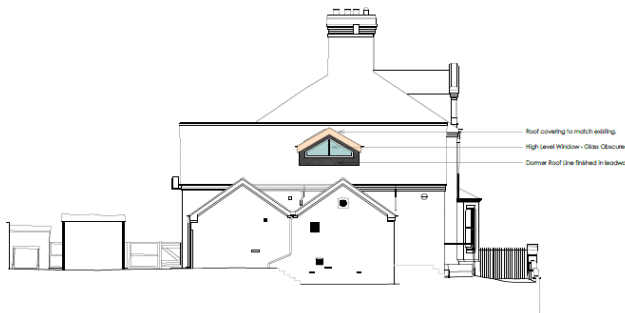
A new Amenity Area for residents is provided



North Elevation



South Elevation



East Elevation



Proposed Elevations

Boundary Treatment

The existing boundary treatments will be retained.

Appearance

The existing building is to be retained.

The only external addition is the dormer formed over the new staircase. This will be detailed using lead and slate to match the existing and shall be in keeping with the Conservation Area.

All existing timber windows are to be refurbished unless beyond economic repair. Replacement windows to be like for like.

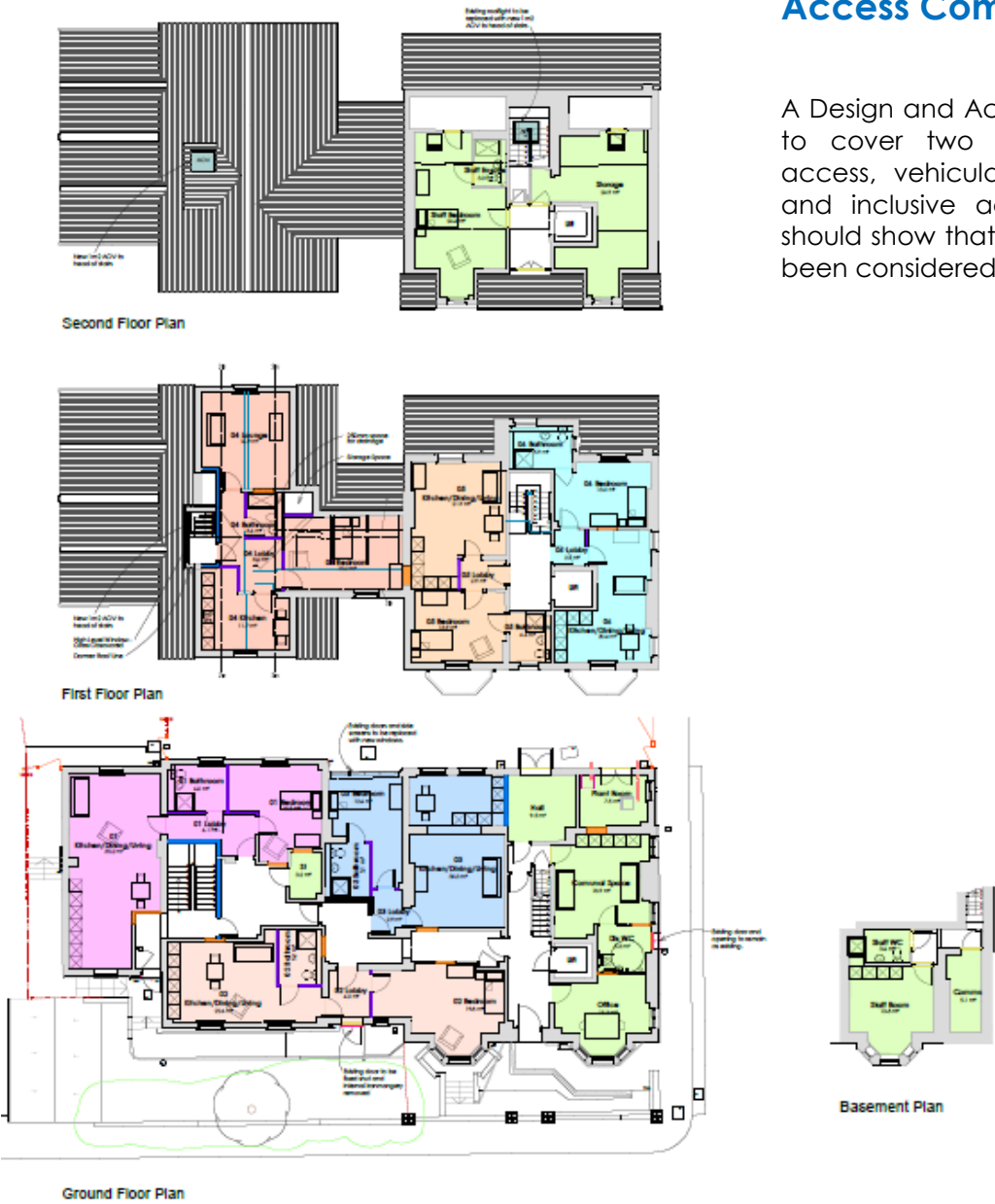
An existing Door and Screen at the rear is to be replaced with a new window within the same opening, and a rooflight at the head of the existing stair is to be replaced with a new AOV to comply with the fire regulations.

The external fabric comprises brick external walls with render to approved sample, and concrete tile 'slim profile' roofing.

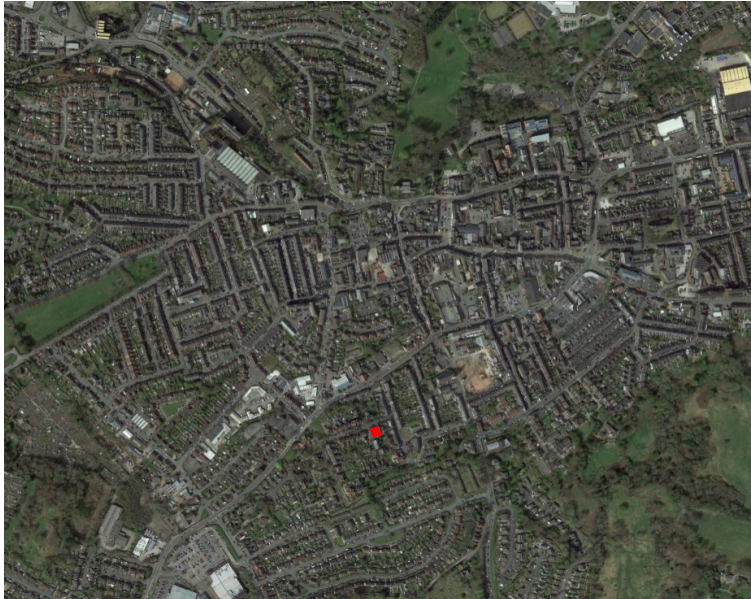
The proposal seeks to create a building that not only meets the specific needs of the residents, but is also in keeping with the surroundings in terms of scale and density. The scheme will improve the appearance of the site, adding significant green space to the rear and creating a pleasant residential environment.

Access Component

A Design and Access Statement needs to cover two potential aspects of access, vehicular and transport links, and inclusive access. The statement should show that all access issues have been considered together.



Proposed Plans



Leek

Vehicular and Transport Links

Access by Public Transportation

The site is less than a 2 minute walk to the nearest bus stop, offering regular services into Leek and the surrounding area.

Vehicular Access

The site is accessed by vehicles from Dampier Street, which is a 30 mph speed limit zone. The site is accessed straight from the road with very good visibility.

Emergency Access

Emergency vehicles are able to drive onto the vehicular access point as required.

Refuse

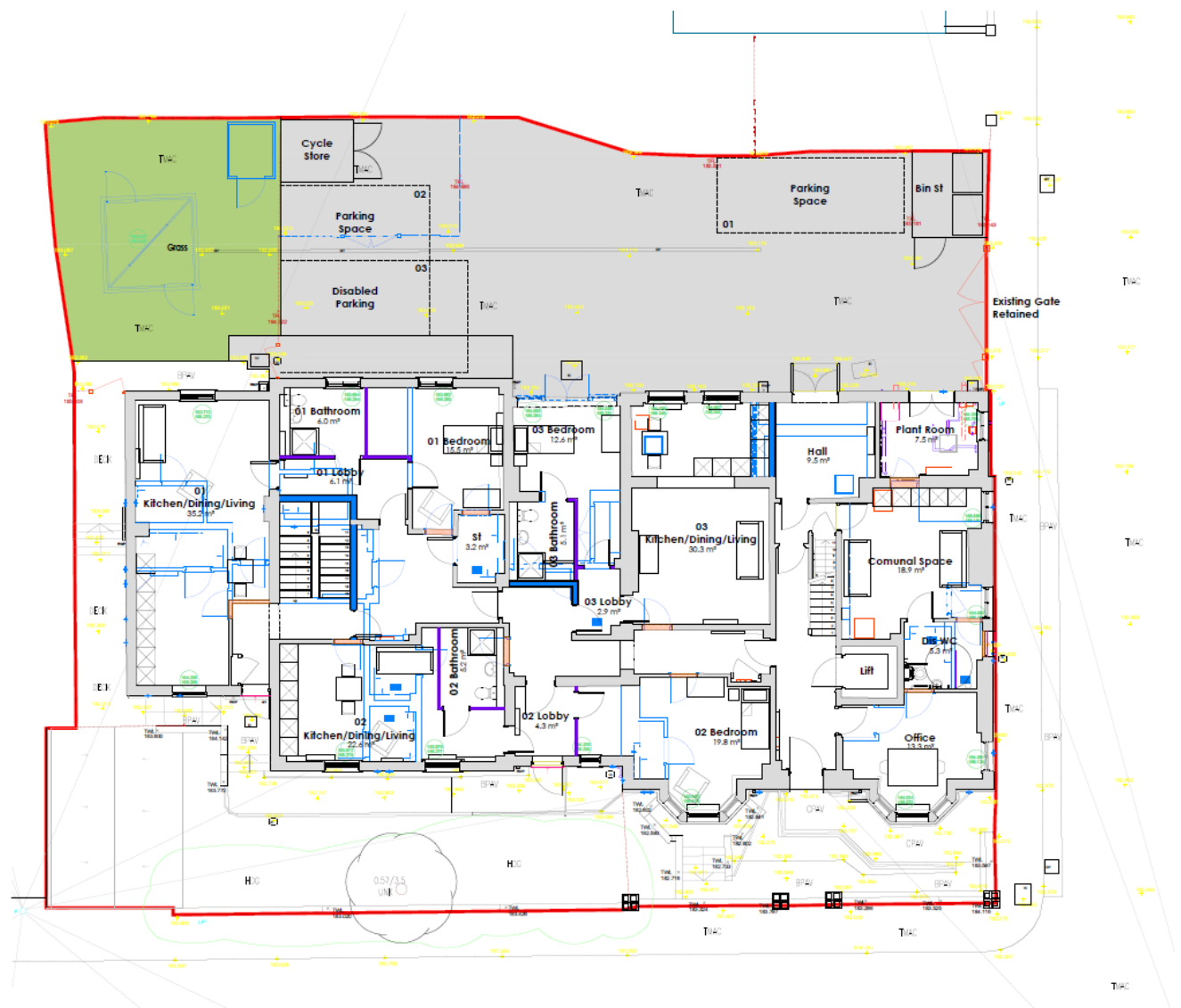
Refuse collection will be from Dampier Street. A bin store is provided within the site near the site access.

Cycle Parking

A cycle store is provided on site.

Parking Provision

3 Parking spaces are provided off Dampier Street This level of parking provision is appropriate given the end use. The spaces are provided primarily for staff and occasional visitors.



Proposed Site Plan

Inclusive Access

The basic definition of inclusive design is that products and services should be designed to be easily usable by as many people as possible. Taking into account the differences between people and their abilities, inclusive design looks at ways of designing products, services and the environment to suit the majority of people and avoid physical barriers and the need for adaptations. In other words, good design, where products are fit for purpose.

The proposed scheme addresses these requirements creating an environment which is all inclusive and suitable for the occupier requirements.

As a matter of course the scheme will also be fully compliant with the relevant sections Part M of the Building Regulations.

The scheme will have level access at all entry points at ground floor, and a lift is provided.



Proposed Plans

Conclusion

In summary the application proposal is for the redevelopment of an existing building to comprising a total of 6 self-contained one-bedroom Supported Living Apartments, with associated open space and car parking. The scheme will provide high quality specialised accommodation for vulnerable adults with a range of needs. The application site is within a predominantly residential area, and through conversion, preserves the existing building.

The application proposal would meet an identified need for supported living facilities for people with a range of needs in Leek

The site is in a highly sustainable and accessible location, with good public transport links and access to local shops and services within close walking distance.

There are no technical constraints to development in terms of flood risk, highways, ecology, utilities etc.

The proposed development is entirely consistent with the aims, objectives and requirements of the NPPF. The application scheme is exactly the type of development advocated by the NPPF, and will assist in the delivery of the Government's objectives to increase the supply of new homes and widen the choice of housing options for the local community, including those with disabilities.

The proposed development accords with all the relevant policies of the adopted development plan. The site is clearly suitable for a residential supported living development. The proposed scheme will bring back into use a vacant building in a highly sustainable location, and will provide high quality accommodation for adults with a range of needs. The scheme is appropriately designed for the area.

The application scheme is acceptable and appropriate in terms of its proposed use, amount of development, layout, appearance, landscaping, and access arrangements.

For the reasons given in this Statement, we consider that the proposed development accords with the strategic objectives and relevant policies of the development plan, and is entirely consistent with the NPPF and the PPG. Thus, we conclude that the application is 'in accordance with the development plan' and so we respectfully suggest that it should be approved.

Design & Access Statement

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