

For the construction of a new build 62 bed care home

At Former Public House, The Ascot Arms, Central Avenue, Gravesend, DA12 5AW

Date: March 2021

Gravesend Borough Council

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Gravesham Borough Council



Avery Healthcare Group are a Northampton based company who currently operates 60 elderly communities across the UK and specifically The Hawthorns Retirement Community, Spencer House Care Home, Cliftonville Care Home and Ashurst Mews Care Home in Northamptonshire. Avery Provides residential and nursing care for over 4,500 residents. In addition, 4 retirement living properties offer independent living facilities for over 300 individuals with further developments planned and in progress.

Avery Healthcare Group is challenging the perception of elderly care within the UK by ensuring that the philosophy of person centred care is at the heart of each of the services they provide to enable residents to receive care that truly reflects their individual needs and preferences.

By putting quality first in everything they do for their residents, relatives and staff, Avery Healthcare Group aspire to be one of the most respected and successful care providers in the UK.

The company constantly strives to improve the buildings, services and quality of care for residents by continually investing heavily in systems and support. The company has an Operational Team comprising individuals with many years of experience and expertise in their respective fields. Clinical, Dementia Care, Hotel and Culinary, Well-being, Training and Staff Development Departments work together to support the homes in providing consistently high standards of service. Working with such a structured and coordinated approach ensures that Care Quality Commission accreditations and other regulatory standards are maintained.

Avery Healthcare Group is one of the few operators with an active construction programme. Avery Healthcare Group has the resources together with the appropriate banking and equity support to develop, construct and manage a prestigious project of this nature.





This document has been prepared to support a full planning application on behalf of Avery Healthcare Group. For the construction of a new build 62 bed care home at Former Ascot Arms, Central Avenue, Gravesend.

TDC Architects have been appointed by Avery Healthcare Group to undertake the architectural services relating to the proposed scheme for the regeneration of the land at Former Ascot Arms, for the provision of a new build care home.

The brief and site principles were established by Avery Healthcare Group and have developed through discussions with landscape designers and other principle consultants as well as Pre-Application advise with Design South East .

Proposal Principles;

- the position of the site on the corner of Ascot Road and Central Avenue
- the provision of high-quality living accommodation and care for the elderly and frail residents, communal facilities, landscaping and associated parking facilities.
- the massing and visibility of the development in its wider context

Introduction:



Avery Healthcare Group homes are designed and constructed to the new Essential Standards and all bedrooms include hotel style ensuite showers and toilets which far exceed the National Minimum Spatial Requirements as defined in the Care Standards Act 2000.

Avery Healthcare Group believe that these are only a minimum and in fact accommodation should be designed and built which best suits the care categories to be provided. Often even the minimum standards do not allow for the quality of life that Avery residents should expect to benefit from.

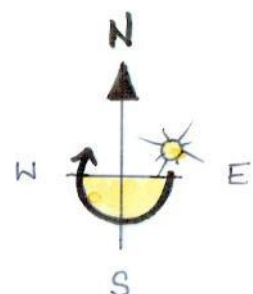
The design and operational ethos of Avery Healthcare Group has always been to produce and run care homes that meet and exceed the statutory standards as prescribed in the Care Standards Act 2000. Each new home we design therefore represents an evolution of design, while being entirely bespoke to suit its particular location.

Avery Healthcare Group care homes are also designed to incorporate suitable outside leisure areas. Avery believe that access to outdoors and outdoor spaces is an essential element of supporting well-being for residents. The terraces and gardens are maintained to a high standard and incorporate level walkways, garden features and specialist facilities (e.g. sensory gardens, raised gardens, water features, seasonal planting) where appropriate.

It is a required that before care home opens it must be registered with the Care Quality Commission (CQC) in order to ensure it is suitable to provide care. Avery Healthcare Group works closely with CQC to ensure that every care home provides the best quality accommodation and care. The facility we are proposing will also therefore be approved by CQC before opening.

This development and the site as a whole will also be constructed in compliance with the Disability Discrimination Act, BS8300 and Approved Document Part M of the Building Regulations.





The site is located approximately 1.5 kilometres to the south of Gravesend town centre within the urban boundary. It is located within Woodlands Ward. It comprises a vacant public house and a small electrical sub station on the western boundary.

Address of the application site is:
Former Ascot Arms (Public House)
Central Avenue,
Gravesend,
DA12 5AW

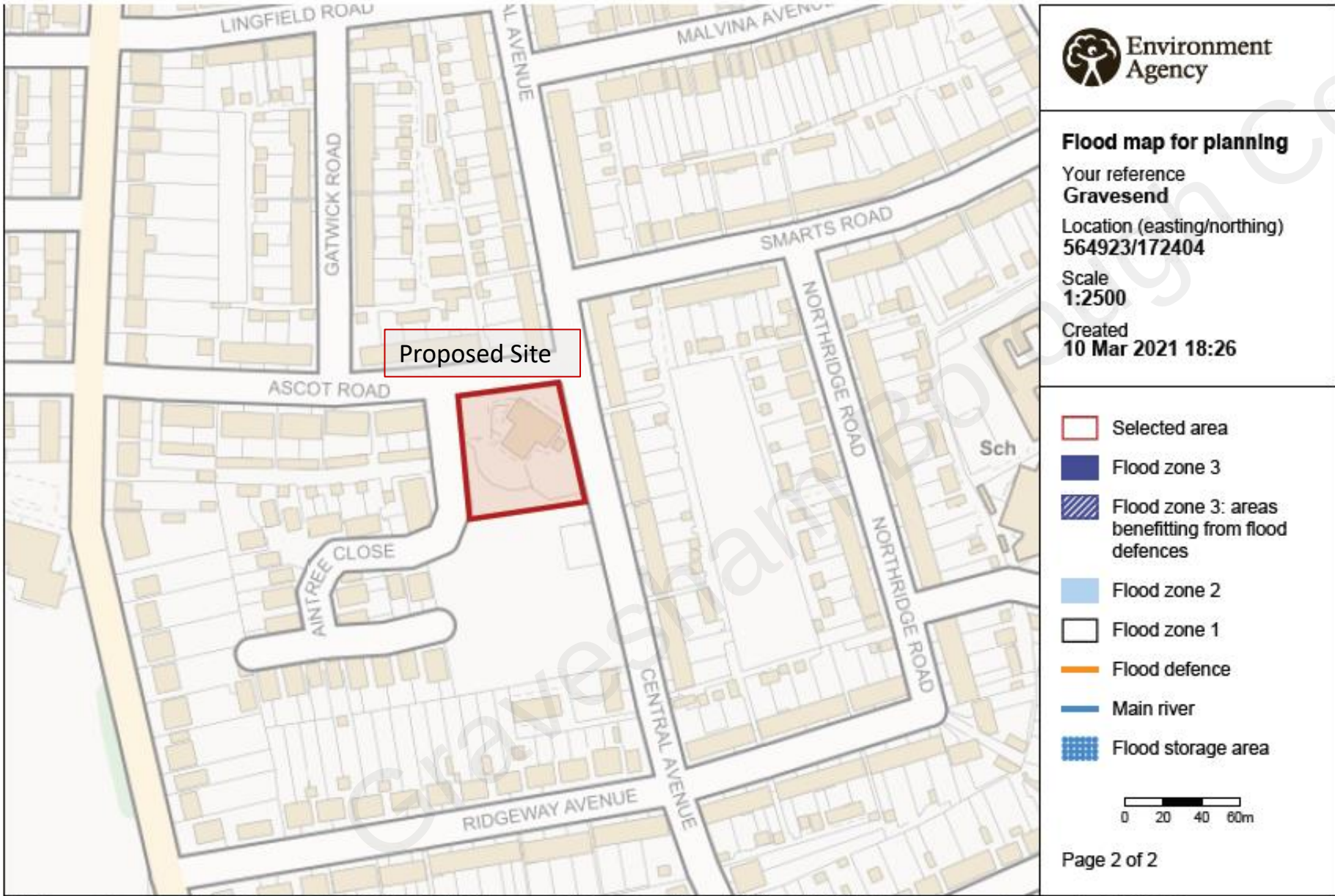
The site is approximately 0.96 acres (0.39 hectares) in size and comprises a former public house, which has been vacant for a number of years. The land therefore comprises a brownfield development opportunity.

The existing public house building is a two storey structure with a pitched roof, positioned at the junction of Ascot Road and Central Avenue with an area of car parking for c. 14 vehicles to the front, accessed from Ascot Road. To the rear the site comprises areas of hardstanding and overgrown vegetation including some mature trees.

The surrounding uses comprise mainly two storey semi-detached and terraced residential properties. Other nearby uses include Whitehall Junior School located approximately 300 metres to the east of the site and Mid Kent Golf Club located approximately 0.5 kilometres to the west. To the south of the site lies an area of open green space, known as Central Avenue Open Space comprising a recreation ground and playground.

The application site falls outside the higher flood risk zones (flood risk zone 2 or 3), according to the Environment Agency's Flood Map.

As the site is within flood risk zone 1, and the site area is under 1 hectare threshold, there is no need to submit a site-specific Flood Risk Assessment with this planning application, given advice contained within the NPPF.



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Site Description and Context:

The Care Standard Act of 2000 and the aging population has caused the government to realise that more funding for long term care is required. This has created a burgeoning new market for care homes. The demand for new-build homes has been further exacerbated by the introduction of the benchmarked standard as laid out by the National Minimum Standards, which older care homes often do not meet and have to be closed down.

The modern standard of care home is based around a perception that residents should have the option of ensuite facilities as opposed to a communal WC and bathroom. Day space should be ample and plenty of amenity should be provided within the property.

Care homes should be homely and resemble quality hotels as opposed to a cramped guest house or institutional environment.

Spacious living facilities should enable residents and their families to continue to live well with the appropriate level of skilled support.

The overall quality of the care homes across the country remains extremely varied and the continual closure of small, less appropriate homes, together with the ageing population, there is always going to be a requirement for the modern care home.

The financial pressures facing the care home sector is well-documented with many care provider organisations failing despite a steadily increasing demand for long-term care facilities.

The care organisations who continue to operate successfully have recognised the need to provide spacious and well-appointed accommodation with consistently high-quality person-centred care.



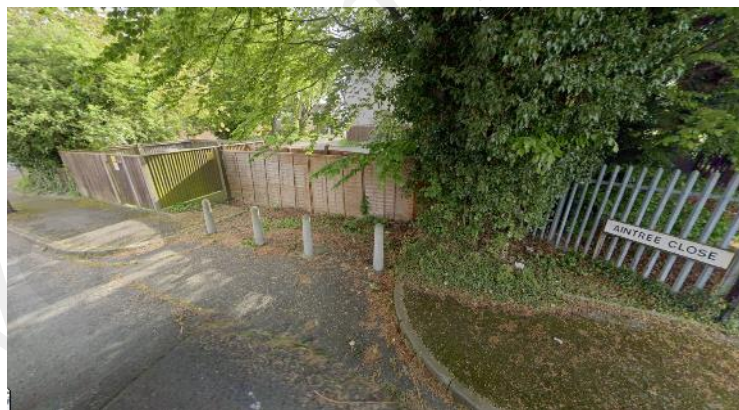
There is a band of mature trees that cut across the site, these trees have been left untouched for some years and are in need of some maintenance and will be reduced and managed by a tree surgeon to facilitate their future health and ongoing screening to the site, the overall line of trees will be maintained to minimise views to the neighbouring properties.

There is also a tree line along both Ascot Road and Central Avenue, which will be retained and as above has been left untouched for some years and are in need of some maintenance and will be reduced and managed by a tree surgeon to facilitate their future health and ongoing screening to the site, to maintain a natural buffer and screen to the surroundings.



Images looking at the surrounding streets around the site show the perimeters of mature trees providing a natural screening. As well as the existing site entrance that will be utilised for the proposed new care home.

The views also show the existing entrance into the site from Aintree Close which is to remain stopped up and utilised for pedestrian / Cycle Access and the collection of refuse.



Images of the character of the immediate site area

- Architectural finishes
- Material finishes
- Quality of spaces
- Scale, Mass

To ensure we create a development both in keeping with its surrounding area and that enhances the current street scene, we have selected materials already in use within the local area which has a strong local vernacular and character, the existing public house faced the corner of Ascot Road and Central Avenue and so the new care home entrance does the same to maintain this as the focal point of the site for passers by and visitors.





Fascias and Soffits – Anthracite



Rainwater Goods - Black



Gemini Roof Tiles - Mixed Russet



Red Brick - Heads, Cills & Banding Course



Nutcombe Multi – Red Brick



Render - Champagne



Herringbone Brick Pattern



Windows and Door – uPVC
& Aluminum – Ral 7016



Tudor Boarding – Swish Rosewood





Planning History:

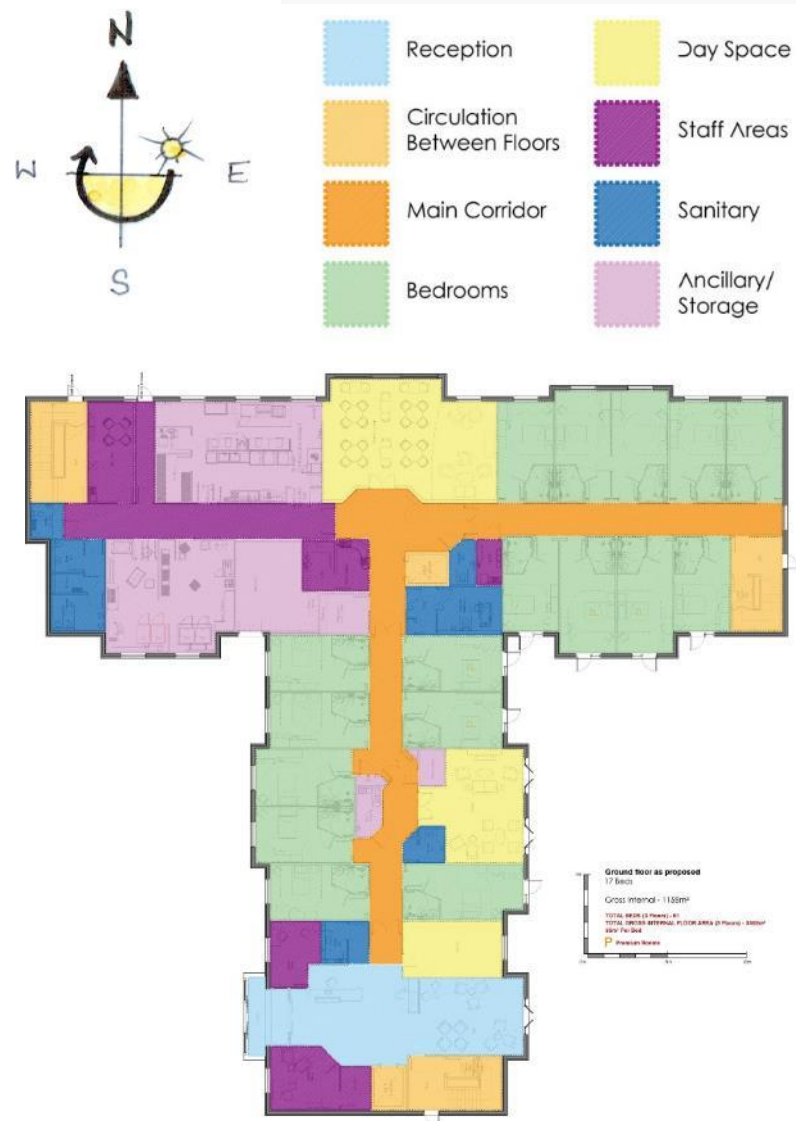
TDC and Avery have been open in communication with Design South East (DSE) to ensure that the proposed development is appealing to the local area.

Originally submitted in April 2020 by corresponding with Design South East, we have developed the design of the site to include the comments from DSE as well as putting the client and their residents needs at the fore front of the design.

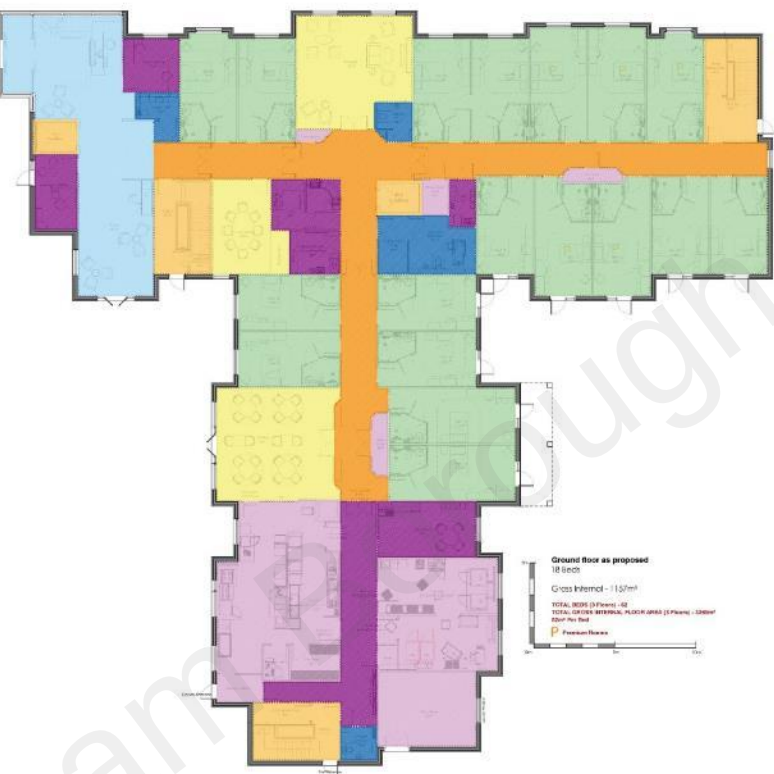
After the design reviews carried out with DSE, we have reviewed and considered the comments made and implemented them to improve the design.

Design Awareness:

Circulation Analysis



February 2020 Pre-Application Submission



January 2021 Design South East Development



March 2021 Full Application Submission

- The programming of the internal spaces and their relationship to the external spaces seems unclear and not well informed; the proposal misses the opportunity to create a protected and sheltered environment to help foster and care for the more vulnerable residents. The organisation of the public/semi-public areas, social spaces and private rooms should be clearly established and could have a stronger and clearer relationship with each other and the proposed new landscape spaces and existing open space. The programming of spaces should have an intuitive design that is informed by way-finding principles. – The internal arrangement and organisation of bedroom wings to day space and ancillary location is driven by the operator's requirements and is formed from years of experience in the efficient operation of care home facilities of this nature, but we have taken on board the comments made and have adjusted the internal space arrangements in order to relate better to the existing external space influences but whilst also looking to retain the applicant's necessary standards.
- The interior arrangement of public, communal, private and ancillary spaces should be carefully reconsidered prioritising the quality of residents' daily experiences, accounting for sociability, sunlight, views and outlook.

Design Awareness:

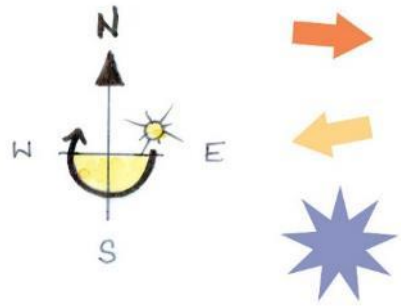
Proposed Views

Key

Main Entrance

Views within the development

Gable Views



February 2020 Pre-Application Submission

January 2021 Design South East Development

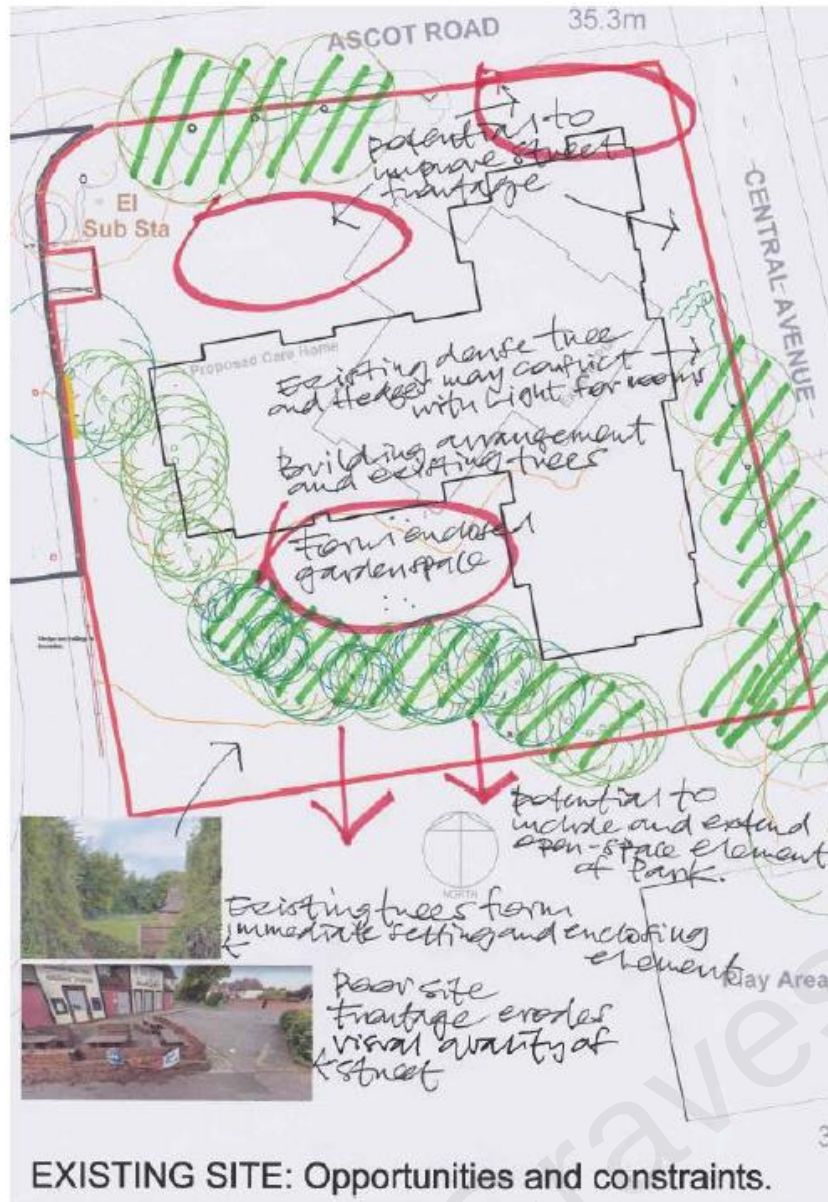
March 2021 Full Application Submission

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- The proposed building is laid out in a right-angled T-shape, resulting in the building arm on Central Avenue not being parallel to the road, unlike the uniform and rectilinear layout of the existing houses opposite. To achieve a more responsive design to the site context, both arms of the T-shaped layout could be angled to be parallel to Central Avenue and Ascot Road respectively. – Noted and we have aligned the proposal parallel to the roads.

Design Awareness:

Landscaping Design



-The design of the landscape, its access, boundaries and relationship with both the building and green to the south, must have the input of a landscape architect, and include Gravesham Council in design dialogue to maximise communal benefit. PDP landscaping has been involved with the design team to ensure the development enhance on the surroundings.



Proposed Elevations considering Pre-Application Advise

- Overall, the design of the proposal seems largely generic and a poor response to the site. This will result in an institutional feel which is not appropriate for an aged care home proposal in a residential area; this is particularly problematic considering the existing public house has interesting character and is of value to the community. The proposal should seek to relate to the conditions and qualities of the setting as well as the existing building's defined architectural qualities; this will promote community cohesion and achieve a higher quality of accommodation. – We have reviewed the scheme against the local area and the character of the public house and have taken some positive inspiration from this and added it into the treatment of our proposed elevations.

- The location of the full-length gables on the exterior frontages seems, in some instances, ill placed as it results in an inefficient internal arrangement. This element of the design should be driven by the immediate landscape qualities and conditions as well as the internal arrangement; the current proposal does not appear to be informed by either. – As noted above we have taken onboard these comments and have looked to rationalise the internal spaces and thus re-informing the external façade principles and include architectural details from the existing building character.



Proposed Elevations considering DSE advice

- The area at the north-east corner of the site currently acts as the existing public house forecourt and has vegetation; this is of important community value in promoting a sense of place and the proposal should seek to address this corner with a public space and main entrance. The latter would mean there is a direct entrance to the heart of the building, at the junction of the building arms, providing a more direct access to the rear courtyard and promoting a stronger relationship between the proposed building and the surrounding landscape and community. – *This is duly noted and as part of our internal space review we have looked to reposition the building entrance to the junction of the two roads with a landscaped forecourt.*

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-Further iterations of architectural design are required, which should be better informed by local garden suburb and 'Arts and Crafts' details, material and character, including three-dimensional, contextual refinements of scale and proportion developed in relation to programmed use, responding appropriately to distinct street contexts. – *Further development of the material palette has been carried out, to ensure an 'Arts and Crafts' feel.*

-Communal terraces could be considered on the first and second floors, with views either into the interior garden or outwards along Central Avenue or across the public green.



- There are many bedrooms that suffer from a poor outlook as they face the car park to the north or narrow landscaped areas. Relocating or re-orientating these to face the courtyard spaces that are safer and more secluded should be considered. – Based on both ours and the clients experience in this sector we have no issues with bedrooms that face parking areas or public roads, these rooms are generally very popular as they give an outlook that has action and event throughout the day, not all residents want to look at the garden.

- The communal and living spaces are spread across several locations on each storey, requiring visitors and users of the communal facilities to walk past bedrooms. At ground level, grouping and locating these facilities close to the entrance should be considered as it would allow them to better serve a community function – The arrangement of the dayrooms is lead by the operator and their operational requirements but with their input and considering the comments received we have taken the positives and reviewed the internal spaces as noted above.

- The boundary treatment at the south of the site, against Central Avenue open space, should be carefully considered as this will significantly impact the security and privacy of the proposed courtyard; these are particular sensitivities of the proposal. – Noted, the intention would be to secure the site with a metal railing approx. 1.8m in height and then suitably screened with a landscape buffer for privacy.

-Communal terraces could be considered on the first and second floors, with views either into the interior garden or outwards along Central Avenue or across the public green. – These have been considered and terraces are provided to overlook the courtyard garden.



Design Development with Design South East:

The overall 'T-shaped' form of the building is logical, and its position within the existing tree line is a welcomed strategy, showing a positive commitment to tree retention. This not only provides ecological benefit and visual interest, but also preserves the character of the site relating to its wider and historic context. However, the proposed footprint of the building appears tight against the existing tree line, which compromises its massing and alignment with the street. The impact of this, particularly on Central Avenue must be investigated through three-dimensional modelling and testing with accurate views. If necessary, the footprint of the building should be reduced or adjusted in order to balance streetscape impact with restrictions for tree retention. Unless there is absolute requirement for removal, we would support the retention of all trees on the site, although note that some trees are more significant than others and should be prioritised. – **Comments duly noted and incorporated into the proposals submitted for planning.**

-The form and character of the proposed building should reflect the 1930s residential context within which it sits. In particular, the proposal should be informed by the materials and detailing of the existing public house which displays the architectural character of the same period – **We have made a review of the existing Ascot Arms and immediate surround properties and looked to take material inspiration from these in our proposed pallet laid out below.**

-The interior arrangement of public, communal, private and ancillary spaces should be carefully reconsidered prioritising the quality of residents' daily experiences, accounting for sociability, sunlight, views and outlook. – **The is the intention of the scheme, it is the home of the residents and this is vital to them.**

-The overall scale, massing and form of the building must be tested through three dimensional modelling and perspective views, which should include accurate representation of tree cover. Whilst we support the primary frontage onto Central Avenue, there must be a clear hierarchy and distinction between the remaining frontages, each responding to their own context. – **The proposal seeks to do this.**



We have taken on board the constructive criticism received by DSE and have responded to the design comments positively incorporating these where possible within our revised proposals set out below, we feel that most of the comments raised can and have been addressed, we have looked at linking the communal spaces to the open space beyond, addressed the boundary treatments, made the building parallel to the roads and reviewed the internal spaces to be more appropriate to the external influences whilst still maintaining our applicants operation requirements.

This application is seeking full planning permission for the regeneration of the former Public House, The Ascot Arms site and erection of a new build 62 bed care home

The proposed development includes:

62 Bed Care Home

- Gross internal area of 3423m²
- Ground Floor – 18 Bedrooms, Entrance Lobby ,Resident's Lounges, Dining room and kitchen, laundry, staff facilities and other ancillary spaces.
- First Floor – 22 Bedrooms, Resident's Lounges and Dining rooms, Entertainment and Wellbeing
- Second Floor – 22 Bedrooms, Resident's Lounges, Landscaped gardens, car parking and other associated facilities



The proposal involves construction of a residential care home for the elderly.

The new residential care home will be constructed and serviced to a very high standard and we believe will bring measurable benefits to the local community, from the redevelopment of a derelict site, to the creation of around 50 new full time equivalent employment opportunities within the local area.

Furthermore, it is likely that virtually all residents will have links to the local community, with either the residents or their families originating from the local area.

The site includes several existing trees, principally located along the north & east edge, which will be managed and maintained and add to the overall character of the site.

The design approach seeks to retain the band of trees across the site where possible and to incorporate them into the proposed development.

Further, a detailed landscaping scheme has been produced and will be submitted with the full application.

As shown in the proposed site layout plan, the footprint of the proposed care home measures approximately 1190m². Given the nature of the care home operation, type of residents and staff shift pattern, and the reduction of available car parking, we consider that the proposed development would not impose more intensified use to this site or increase the number of traffic movements from the site than the previous care home.

The applicant has undertaken extensive research within the immediate and surrounding areas into the requirement for a development of this kind.

Studies have shown that there is currently an under supply of full-time professional care, particularly that offered in a facility which meets with the current care standards monitored by the Care Quality Commission (CQC).

Therefore the applicant has concluded that a facility such as this will go a considerable way towards meeting with this under-supply of inadequate provision.

The proposed facility is to incorporate residential & dementia facilities for a total of 62 residents. Bedrooms have been carefully designed over 3 storeys, dividing the wings and floors into managed units. Each unit of the building has been looked at in detail with both residents and carers in mind.

Our approach and experience in care orientated buildings is particularly focused on function.

A well functioning and operational building will allow carers to spend more time with the residents, ultimately providing the well-established Avery Healthcare Group high standard of care.

The scheme will provide for a secure and high-quality outdoor space meeting the needs of the future residents, separate communal garden and dementia garden are to be created within the site to enable the easy accesses for the future residents.

Also as a part of proposal, 20 parking spaces and associated landscape area are to be provided within the site.



Internal

The proposed nursing home would be registered with the Care Quality Commission (CQC).

The internal arrangement of the care home would comply fully with the National Care Standard, which came to force in 2002.

Internally, the proposed nursing home building has been planned for disabled access throughout each floor.

Two lifts, one within the main entrance and one within the main core of the residential area, would be installed within the home to enable the residents to travel between the floors.

Additionally, staircases within the building would provide the emergency access/egress for staff and residents from/to ground floor level.

Considering the residents with impaired mobility, doors and corridors of the nursing home would be of sufficient width in compliance with Part M of Building Regulation, and all rooms and bathrooms have been planned to be wheelchair accessible.

A range of communal amenity spaces will be available to both wings on all floors offering a range of comfort for residents. There are further spaces devoted to the well being of the residents on the top floor, including a cinema space, a hairdresser, treatment room, and through out the rest of the home includes library, activity rooms and a private dining room. Each wing has a large bathroom, designed to feel like a spa while being fully accessible to all guests to add a sense of luxury to the building.



Appearance

The design of the proposed care home is influenced by the existing local character.

The elevations are designed to incorporate a mix of brickwork, render and Tudor Boarding to reflect the surrounding context, while also creating a striking design that will enhance the corner of Ascot Road and Central Avenue.

The proposed building is appropriately proportioned and stepped to help break up the elevations, so its scale is in character with neighboring properties.

Furthermore, building features such as dormers, herringbone brick details and large glazed entrance, mix the materials palette to soften the overall impact on the development.

The proposal is an attractive piece of architecture that will provide much-needed high-quality care facilities, be in keeping with its environment and lift the overall appearance of the area with well detailed design and carefully planned landscaping.





Landscaping and External Works

Car parking is provided, for staff and visitors. A total number of 19 spaces are provided. Cycle stands will be provided close to the building entrances.

External Spaces

The aim of the landscape design is to provide a variety of spaces outdoors for residents and staff which will enrich their experience in living and working at the Care Homes. The gardens offer a range of opportunities for sitting, walking, outdoor eating, events and gardening.

The footpath network offers several potential routes to enable short walks to be taken in the outdoors, surrounded by textural, colourful ornamental and native planting to enliven the senses and create a sense of well-being.

The general garden area is also large enough to be used for events and a hard paved area is proposed.

Ground floor rooms within the Care Home wherever possible have ease of access to the outdoors with a mini-patio, small planting areas and trellis for semi-privacy. Beyond these small seating areas there are links to the wider open spaces for use by the visitors and other residents. Each of the outdoor spaces are linked by footpaths and ramps at appropriate gradients.

Hard Materials

Paving surfaces will be robust, hard wearing, non-slip materials, laid smooth and even to avoid trip hazards. Where appropriate, the use of sustainable paving materials will be applied. A range of materials are proposed to reflect the different use requirements, from vehicle, parking, general footpaths to the Garden footpaths and spaces which would be of higher quality materials.



Landscaping and External Works

Soft Materials

A range of plant material will be used to ensure all year round seasonal interest, using deciduous and evergreen trees and shrubs, herbaceous material and bulb planting, native and ornamental. On the steep banks on the northern boundary there is an opportunity to replace the coarse grassland with a wildflower mix to add interest and encourage local wildlife into the site for resident's enjoyment.

Garden Features

Seating is provided within the gardens either surrounded by hedgerows or within the sheltered Formal Gardens, at intervals for resting. Seating will have arm and back rests and be located as not to obstruct routes. An outdoor growing area is provided on the northern aspect in a quiet part of the gardens. A Gazebo will be added to enable residents to sit outdoors in the shade on sunny days.

Hard Materials

Paving surfaces will be robust, hard wearing, non-slip materials, laid smooth and even to avoid trip hazards. Where appropriate, the use of sustainable paving materials will be applied. A range of materials are proposed to reflect the different use requirements, from vehicle, parking, general footpaths to the Garden footpaths and spaces which would be of higher quality materials. Detailed design has not yet been developed at this stage.

Landscape Maintenance

The grounds will be maintained by a private Landscape Contractor by the Care Home Operator with the necessary horticultural expertise to ensure the gardens are kept to a quality standard



Parking provision

20 parking spaces total including 2 No. disabled bays, with area for drop off zone and ambulance waiting, 5 x Sheffield hoops = 10 No. cycle stands would be provided within the site, for the use of staff with a separate 5 x Sheffield hoops for Visitors, totaling 20 cycles for Staff and visitors.

The proposal provides 20 parking spaces, inline with the council's required standard.

The proposed cycle storage is in accordance with the council's standard.

Given the site location, availability/accessibility of public transport, the proximity to the main residential area, most care home staff could be drawn from the neighboring area, and travel to work by walking, public transport and cycling, which will reduce the reliance on the usage of private car.

Additionally, regarding the nature of the job (non-skilled and semi-skilled care/nursing staff, qualified RGN/RMN, and admin) and the training opportunities to be provided by Avery Healthcare Group, it is considered that the majority of posts of the nursing home could be filled by the candidates from local community.

It will therefore significantly reduce the usage of private car, compared with other uses such as offices and commercial use (employees will be of more specialised skills and experiences).

As part of the application a Framework Green Travel Plan will be submitted to assist with the justification of the parking provision, availability of public transport and alternative ways of travel.

Crime Prevention

The proposed nursing home is carefully planned so that it takes due account of recognising good practice relating to its overall design and relationship to the outside, in accordance with ODPM document titled “Safer Places; The Planning System and Crime Prevention”:

Access to the care home for the residents, staff and visitors is restricted to the main entrance from the corner of Ascot Road and Central Avenue.

Communal garden and external space of the care home is to be surrounded by landscaping and boundary fencing to provide an enclosed secure space for the residents.

The format of the building elevations with large openings at all levels provides the high degree of surveillance over the external spaces, whilst not detracting from the residents’ privacy.

The development will employ external building mounted lighting for entrance and communal garden areas, fitted with movement detecting and daylight shut off device.

The parking area would also be illuminated during the hours of darkness.

CCTV will be installed as a continuation of the system operation on the proposed nursing home (24 hour security control)

The care home is staffed 24/7 and therefore the risk of crime and vandalism would be reduced.

Door to stairs will be security code operated by staff only.





Access

External

With regard to the site access and parking, the proposed care home will include the use of site vehicular and pedestrian access, with 20 parking spaces (including 2 disabled parking) will be provided for the use of staff and visitors, and two vehicle electric charging points.

All access into the care home will be restricted to the main entrance.

The entry into the building via the reception of the care home to make it a safe and secure environment to live for the future residents.

Visitors are welcomed in the foyer by staff and escorted to the relevant area of the care home in order to protect the privacy and personal spaces of the residents.

In terms of travel to work, public transport is widely available to the site. Off of Singleweel road, a 2 minute walk from the site, where there is bus stop close with links to Gravesend Train Station and then further.

This bus stop is served by regular services to Gravesend town centre and various locations beyond.

Walking and cycling are important alternative modes of travel at local level and offers the greatest potential to replace short car trips, particularly under 2 kilometres, according to the guidance from the Institution of Highway and Transportation.



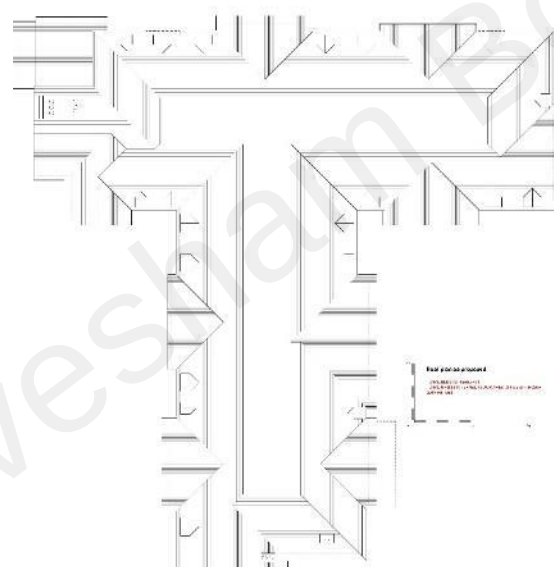
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

Internal

Within the care home, all floor levels are to be accessible with no steps or changes in level.

Resident's movement between different floors would be assisted by the passenger's lifts.

Circulation around the nursing home is via clearly defined corridors, with the level of lighting to meet the lux levels required by CQC.

The staircases within the building would be equipped with handrails on both sides to assist the movement.

The handrails would be extended after the last step (bottom and top) to 900mm high on stair flights and 1100mm on landings.

All staircases are to be provided with luminance contrast to the handrail and noising to the design recommendation of BS8300:200.

Double leaf doors will be place at passageway, internal communal spaces and external communal doors at ground floor.

The combined clear opening shall be a minimum of 1600mm for the easy access of the residents.

Transportation Generation

The anticipated staff/visitor and service vehicular movement to the proposed care home are anticipated to be as follows:

- Residents – no vehicular ownership
- Staff – bicycle, car, public transport or on foot (The proposed site is highly accessible by public transport)
- Ambulance – for taking residents to hospital/ medical appointments; generating 1-2 vehicle movement a day
- Electrical Charging Points x2 spaces.
- Food deliveries – by transit van giving bulk deliveries 2-3 times per week
- Refuse collection – 1 time per week (bin storage area has been shown on the plans)
- Visitors – 3-9 vehicular movements a day (relatives, volunteers etc.)

From extensive experience of care home development, Avery Healthcare Group has developed a framework of Travel Plan for the care/nursing home staffs by supporting them in their use of public transport in their journey to work.

This Framework of Travel Plan has proved to be effective in reducing the usage of private vehicles.

Therefore, the impact of the proposed care home onto local highway network and highway safety is expected to be minimal.



Conclusion

Avery Healthcare Group provides care facilities and is proud of their long history within the care sector.

TDC Architects Ltd. and Avery Healthcare Group have worked together on several projects which combine their respective experience within the fields of good architecture and care provision.

These proposals for a care home in this location have been developed in the light of the need to produce sensitive proposals which would bring this redundant site back into beneficial community use in a sympathetic way.

We believe that a low impact use such as a care home is the perfect way to foster the redevelopment of the site in a manner which will enhance its character and provide in the region of 70 jobs.

It is clear that the Council recognises the importance of the roles played by residential homes in meeting the special housing needs of the community and we feel this site is ideally located to link with transport networks for visitors, residents and employees.

The proposals sit particularly well on such a prominent corner of the local area. The mixed palette of materials fit in with the character and local area and would be an asset to the levels of local employment.

Following detailed communication with Design South East, we have worked together to produce a proposal which reflects the vibrant urban environment, whilst at the same time, provide a high-quality environment for the residents of the care home.



Street View – Corner of Ascot Road & Central Avenue



Street View – Central Avenue



Street View – Corner of Aintree Close & Ascot Road



Rear View – from Aintree Close



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