

Design & Access Statement – Summary of Design Changes

PROPOSED CARE HOME DEVELOPMENT

COLDHARBOUR ROAD, GRAVESEND

Version 04– Nov 2023



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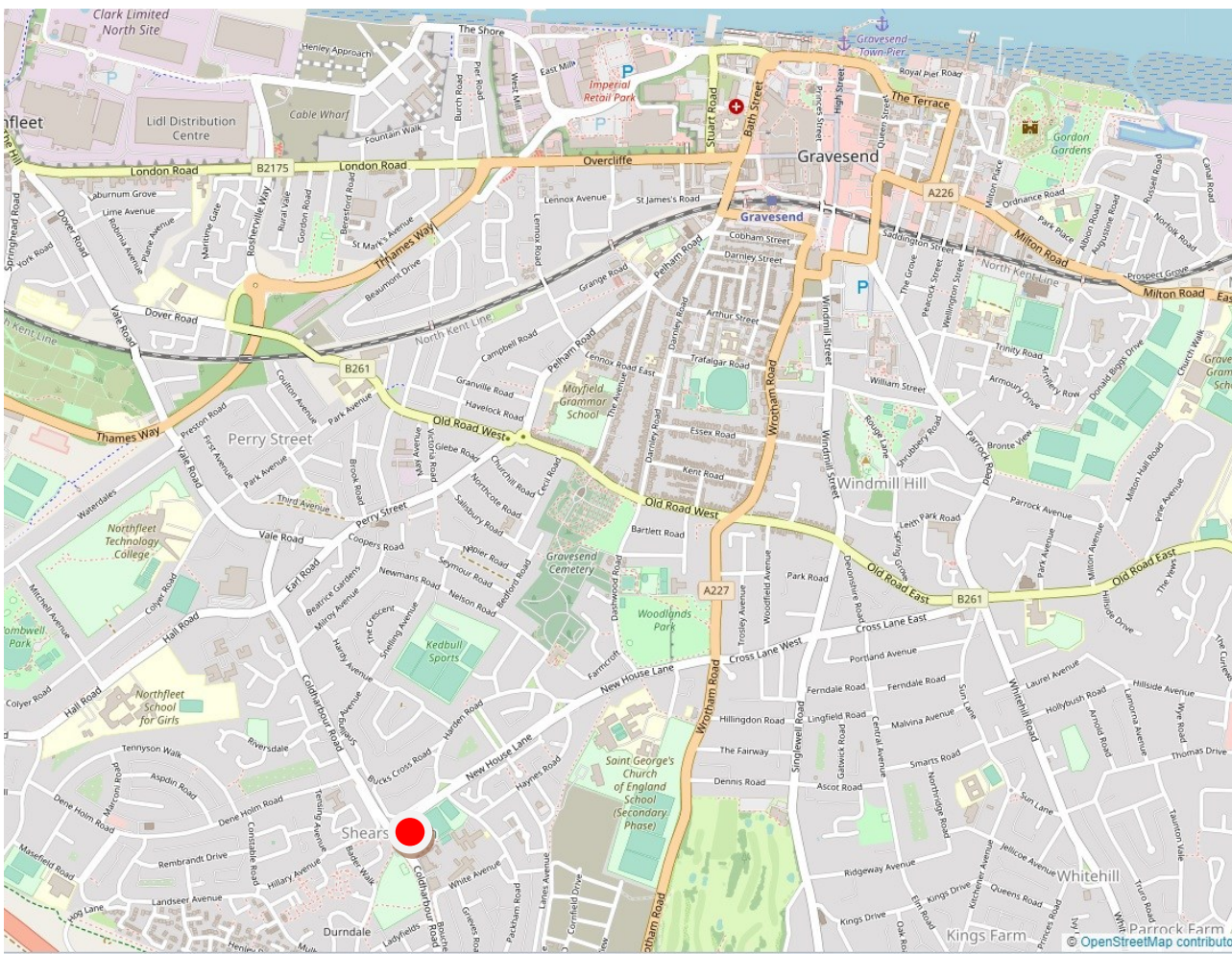
Background

This Design and Access Statement supports a Non-Material Amendment Application to amend an existing consent granted in June 2023 for a newbuild 65 bed residential Care Home with alterations to increase the number of beds to 75 on a site of the former Battle of Britain Pub, Coldharbour Road, Northfleet, Gravesend.

Morar Living, the prospective care home operator recently carried out a review of the current market undersupply of new beds in the area & they believe the facility could comfortably be modified to accommodate an increase in bed capacity within the current design envelope.

The Planning Application is being submitted on behalf of Frontier Estates Ltd , the owner of the site.

This Statement should be read in conjunction with the accompanying architectural drawing package and supporting information.



Location Plan - site



Source: Open Street Map

Current Planning Consent

Full planning consent was granted on 30th June 2023 for Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works at the former Battle of Britain Pub, Coldharbour Road, Northfleet, Gravesend.

3.0 Summary of Design Changes

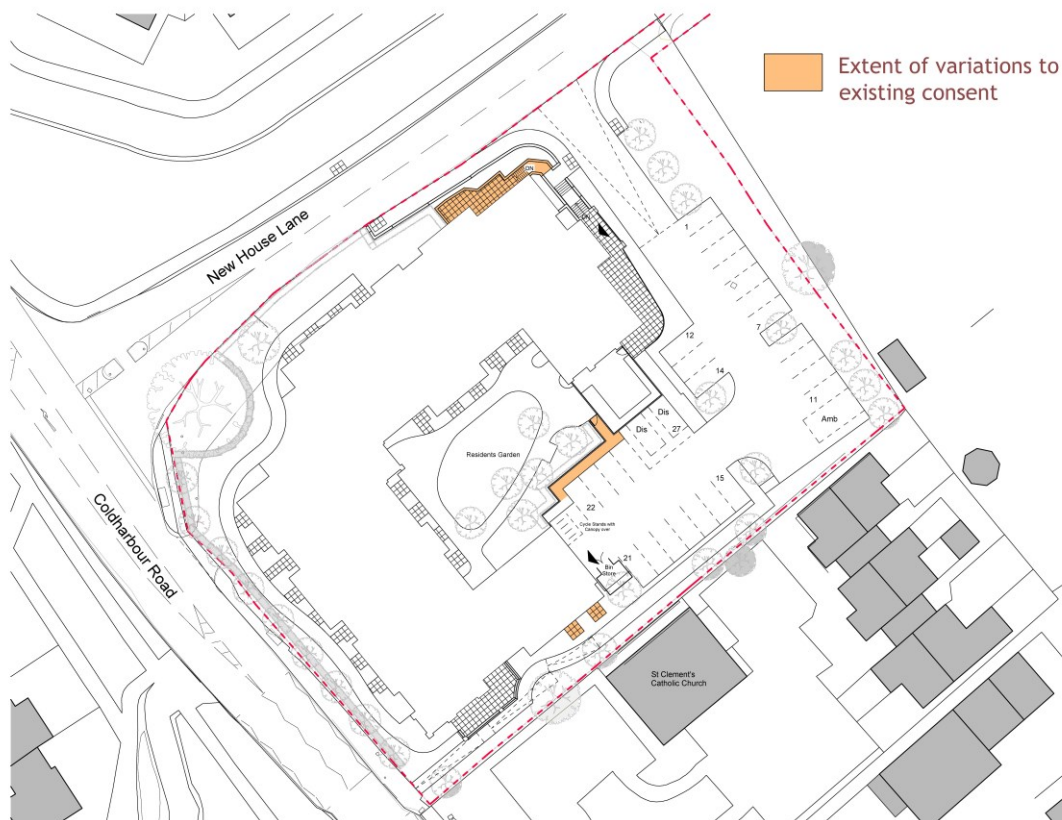
Site Plan, summary of Design Changes

The number of bedrooms in the proposed care home is to be increased by 10 rooms from 65 to 75 with alterations to the internal layout. There is no change to the building envelope with the exception of a minor reduction in the building set back at second floor level above the south east courtyard elevation & some altered windows.

A shallow lightwell has been introduced at the northernmost corner of the care home adjacent to the site entrance to allow access to the new basement level housing staff & back of house facilities.

The addition of bedrooms at ground floor level has introduced 2 No. additional private patio area shown to the south side of the south wing.

A path has been provided adjacent to the residents courtyard garden to link the service drop area with the relocated service entrance.



Site Plan, Extent of Variations to Current Consent

3.0 Summary of Design Changes

Ground Floor Plan, summary of Design Changes

The number of bedrooms to the ground floor has been increased by 4 No. This is achieved with the relocation of the service accommodation in the South Wing.

Additional stairs have been added to the south wing & central area to cater for means of escape requirements. The Nurse Station & Drug Store has been relocated to accommodate the stair & assisted bathroom in the central area.

The family room has been transposed with the hairdressing salon from the first floor.

The lift to the south wing has been relocated to pair up with the main lift near the main entrance where it can serve the new basement floor.

Staff change, sluice, DSR rooms & Hoist stores have been added in as required by the operator.



Ground Floor Plan, Extent of Variations to Current Consent

3.0 Summary of Design Changes

First Floor Plan, summary of Design Changes

The number of bedrooms to the first floor has been increased by 4 No. This is achieved with the relocation of the service accommodation in the South Wing.

Additional stairs have been added to the south wing & central area to cater for means of escape requirements. The Nurse Station & Drug Store has been relocated to accommodate the stair & assisted bathroom in the central area.

The hairdressing salon has been transposed with the family room from the ground floor.

The lift to the south wing has been relocated to pair up with the main lift near the main entrance where it can serve the new basement floor.

Staff change, sluice, DSR rooms & Hoist stores have been added in as required by the operator.



First Floor Plan, Extent of Variations to Current Consent

3.0 Summary of Design Changes

Second Floor Plan, summary of Design Changes

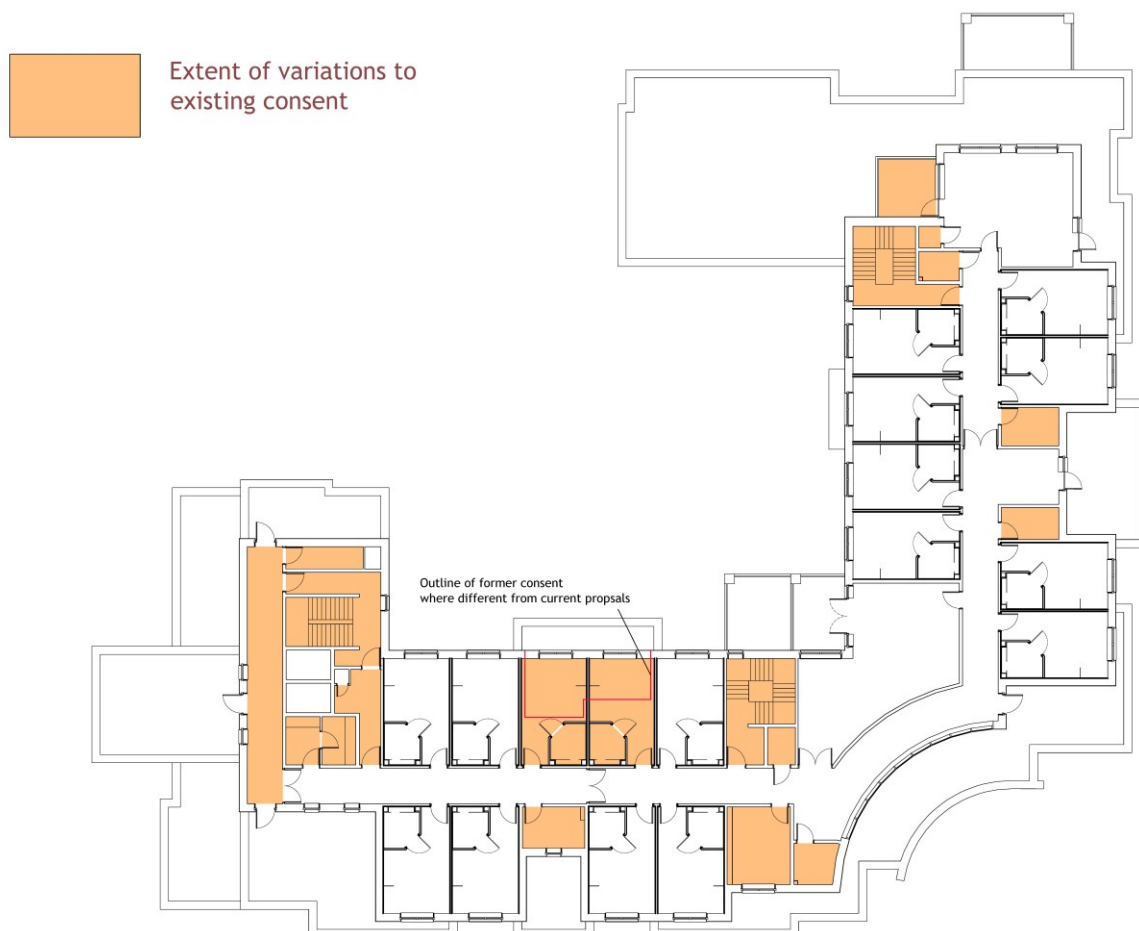
The number of bedrooms to the second floor is increased by 2 No. This is achieved with a small increase in the building footprint infilling a recess in the south east courtyard elevation at this floor level only.

The external terrace to the dining room at the south wing has been relocated to the east side of the dining room to address travel distance issues with the means of escape.

Additional stairs have been added to the central area to cater for means of escape requirements. The Nurse Station & Drug Store has been relocated to accommodate the stair & assisted bathroom in the central area.

The lift to the south wing has been relocated to pair up with the main lift near the main entrance where it can serve the new basement floor.

Staff change, sluice, DSR rooms & Hoist stores have been added in as required by the operator.



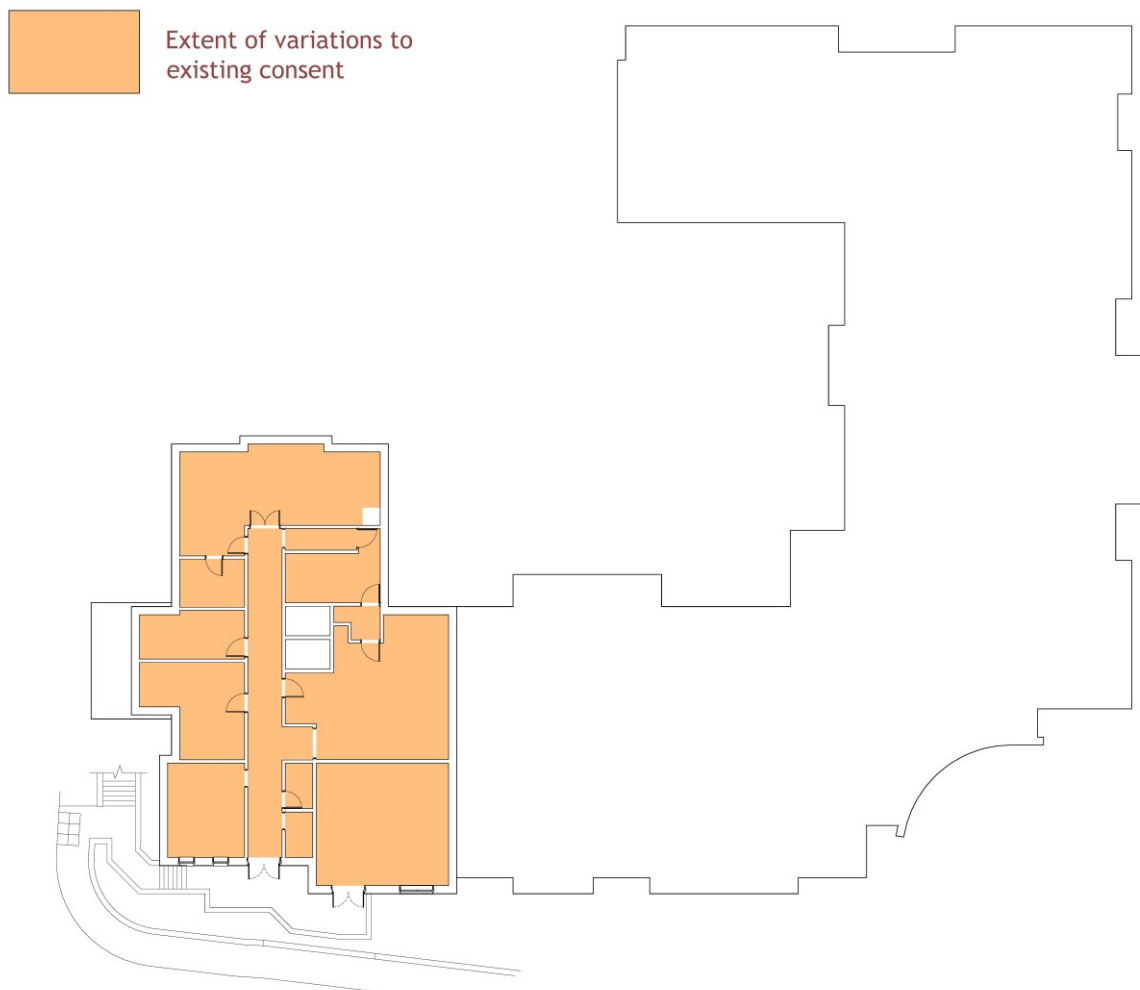
Second Floor Plan, Extent of Variations to Current Consent

3.0 Summary of Design Changes

Basement Plan, summary of Design Changes

There is no basement to the current consented scheme. A small area of basement accommodation has been added at the north end of the care home footprint adjacent to the site entrance. Here the existing topography of the site is lower relative to the consented ground floor level providing an opportunity to add a lower floor with some natural outlook to the north & east elevations.

The proposed basement accommodation is limited to staff areas with a kitchen, laundry, plantroom & staff welfare facilities.



Basement Plan, Extent of Variations to Current Consent

3.0 Summary of Design Changes

Elevations, summary of Design Changes

The changes to the elevations are as follow:

North West elevation from New House Lane. Addition of lower ground floor with lightwell at the north end with 2 no. windows & doors. Removal of first floor balcony at north end,. Relocation of 1No. Window at second floor level.

South West elevation from Coldharbour Road. Reduction of 2No. Windows at second floor level.

South East elevation. Addition of 8 No. bedroom windows to 2 storey south wing. Relocation of 2No. roof terraces at second floor level

North East elevation. Removal of first floor balcony at north end. Relocation of second floor roof terrace at south end.

South East Courtyard elevation. Removal of small recess at second floor level.

Materials. Vertical grey roof tiling replaced with stone effect rainscreen cladding panels to avoid combustible tiling battens in external wall construction.



Elevations, Extent of Variations to Current Consent

3.0 Summary of Design Changes

Summary of Design Changes, Impact with regard to supporting reports submitted under the original consent application

The following studies were carried out in support of the original proposals.

Air Quality Assessment, re the assessment report issued in August 2022 by Hawkins Environmental, the proposed changes to the scheme do not impact on the conclusions of the report & as such no further assessment is required.

Flood risk Assessment, further to the report completed in November 2022 by Fairhurst, the proposed changes do not impact on the conclusions reached re flooding & foul/ surface water drainage.

Biodiversity Net Gain, re the report prepared by the Landscape Partnership in November 2022, the increase in hard standing on the site is limited to 3 No. locations with a total area of 43 sqM vs a total hardstanding area of 3,419 sqM identified in the current consented proposals. These items do not impact on any areas identified for biodiversity habitats.

Daylight, Sunlight & Overshadowing Assessment, re the assessment report issued in August 2022 by Hawkins Environmental, the only change to the external envelope of the proposed building is an infill to a recess at second floor level of 22 sqM in plan area above the south east courtyard elevation. This change located above the central courtyard has no impact on adjoining properties.

Tree Survey, Arboricultural Impact, Assessment, Arboricultural Method Statement, further to the report prepared by the Landscape Partnership in September 2022, there is no change to the building footprint & the minor changes to the paved areas do not intrude into tree protection zones established under the original consented proposals & as such no further assessment is required.

Report on ground Investigation prepared by Applied Geology in November 2022, there is no change to the building footprint & minimal variation to the landscape proposals & as such no further assessment is required.

Noise Impact Assessment, re the assessment report issued in August 2022 by Hawkins Environmental, there is no change to the form & detailing of the external envelope including window construction compared to the consented scheme that would affect the impact of external noise on the development, as such no further assessment is required. It is noted that further details are required to be submitted regarding noise mitigation under Condition 11 to the current consent.

Sustainability and Energy Statement, re the Statement issued in November 2022 by Turley sets out parameters that are to be responded to in detailing the scheme that the revised proposals will still be able to meet.

Transport Statement prepared by Royal Haskoning DHV in November 2022. the increase in bed numbers & consequential car parking requirement has been reviewed. The RHDHV comments are provided in full in the supporting covering letter.

Accessibility Considerations

The updated proposals do not require design changes that would compromise ease of access for the residents, staff and visitors of the new development. The key access considerations summarized as below for the original consent still apply:-

- The site enjoys good access to public transport with bus routes on New House Lane. & access to the national cycle network via. Hog Lane & Thames Way. The site is within 1-2 Km walking distance of local amenities.
- External access to the building's main entrance is via a gentle gradient footpath connecting to the pavements to Coldharbour Road.
- 2 No. accessible car parking spaces are located adjacent to the main entrance facilitating ease of access.
- Access from the building to the garden areas are level / barrier free and the residents private garden has gentle gradient paths which are appropriate for use by the elderly & vulnerable residents.
- The main entrance has automatic sliding doors for ease of access.
- Vertical circulation within the Care Home is facilitated by 2nr 13 passenger lifts, therefore access to all spaces within the building is barrier free.
- All pass doors within the Care Home exceed with minimum required width to enable people with physical impairment ease of movement throughout the building.
- The floor plans of the Care Home are designed for ease of circulation with generous corridor widths and spacious communal gathering spaces both inside and out.

Conclusion

These updated design proposals have no material impact on the existing site context. The volume of the existing building envelope remains unchanged except for the infill of a small second floor recess above the courtyard. The modifications to the external elevations are limited to design changes to internal elevations facing the private courtyard & at low level to the northwest elevation adjacent to the site entrance.

The changes to the paved area layout are minimal & do not intrude into tree protection areas.

