

DESIGN JUSTIFICATION

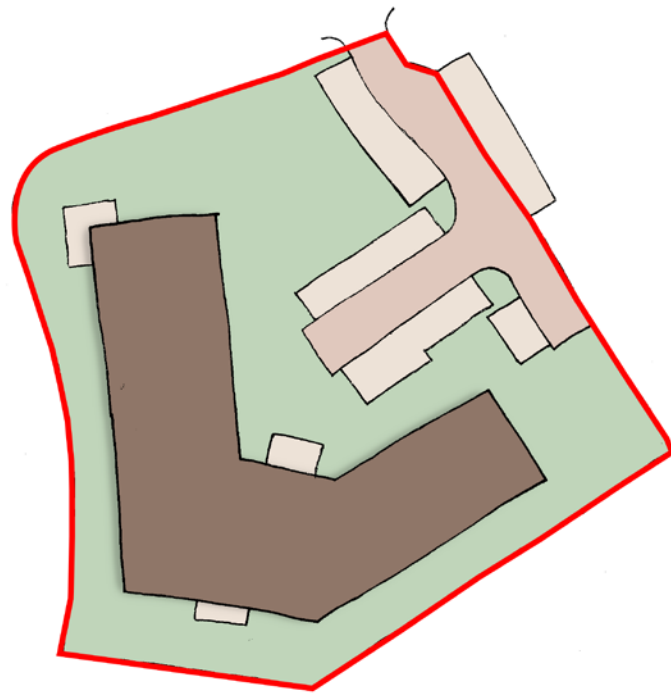
The key areas to be covered within this section are:

- 5.1 Site Concept Study
- 5.2 Layout and Massing
- 5.3 Scale and Hierarchy
- 5.4 Outlook and Aspect
- 5.5 Parking, Access and Refuse Strategy
- 5.6 Ecology
- 5.7 Landscape Strategy
- 5.8 Materials & Treatment
- 5.9 Amenity Provision
- 5.10 Sustainability
- 5.11 Operational Requirements

INTRODUCTION TO DESIGN JUSTIFICATION

This section illustrates the design proposal within the context of the site and shows how the design deals with site constraints.

Utilising the site opportunities and constraints illustrated in Section 3.4, a building form was realised that took into account the site and requirements of the development brief and needs of a modern C2 use care facility and rehabilitation apartments.



OPTION 1 - NON-PREFERRED



Retention of existing site entrance.

Street frontage onto Tensing Avenue matching build line of existing dwellings

Restricted rear garden spaces

More ground works required as no lower ground floor proposed

Built forms is closer to southern boundary, reducing separation distances to the boundary.

Lack of street frontage onto Dene Holm Road.

More groundworks required to allow for level access



OPTION 2 - NON PREFERRED



Retention of existing site entrance.

Separate entrance for care facility and rehabilitation apartments.

Separate deliveries entrance from the lower ground floor.

Site levels used to reduce groundworks required by introducing semi-basement level.

Amenity gardens at lower ground and ground floor levels.

Lower ground level parking directly off the road

Built forms is closer to southern boundary, reducing separation distances to the boundary.



OPTION 3 - PREFERRED



Retention of existing site entrance.

Separate entrance for care facility and rehabilitation apartments.

Separate deliveries entrance from the lower ground floor.

Site levels used to reduce groundworks required by introducing semi-basement level.

Amenity gardens at lower ground and ground floor levels.

Clear sight lines up from parking to provide welcoming approach.

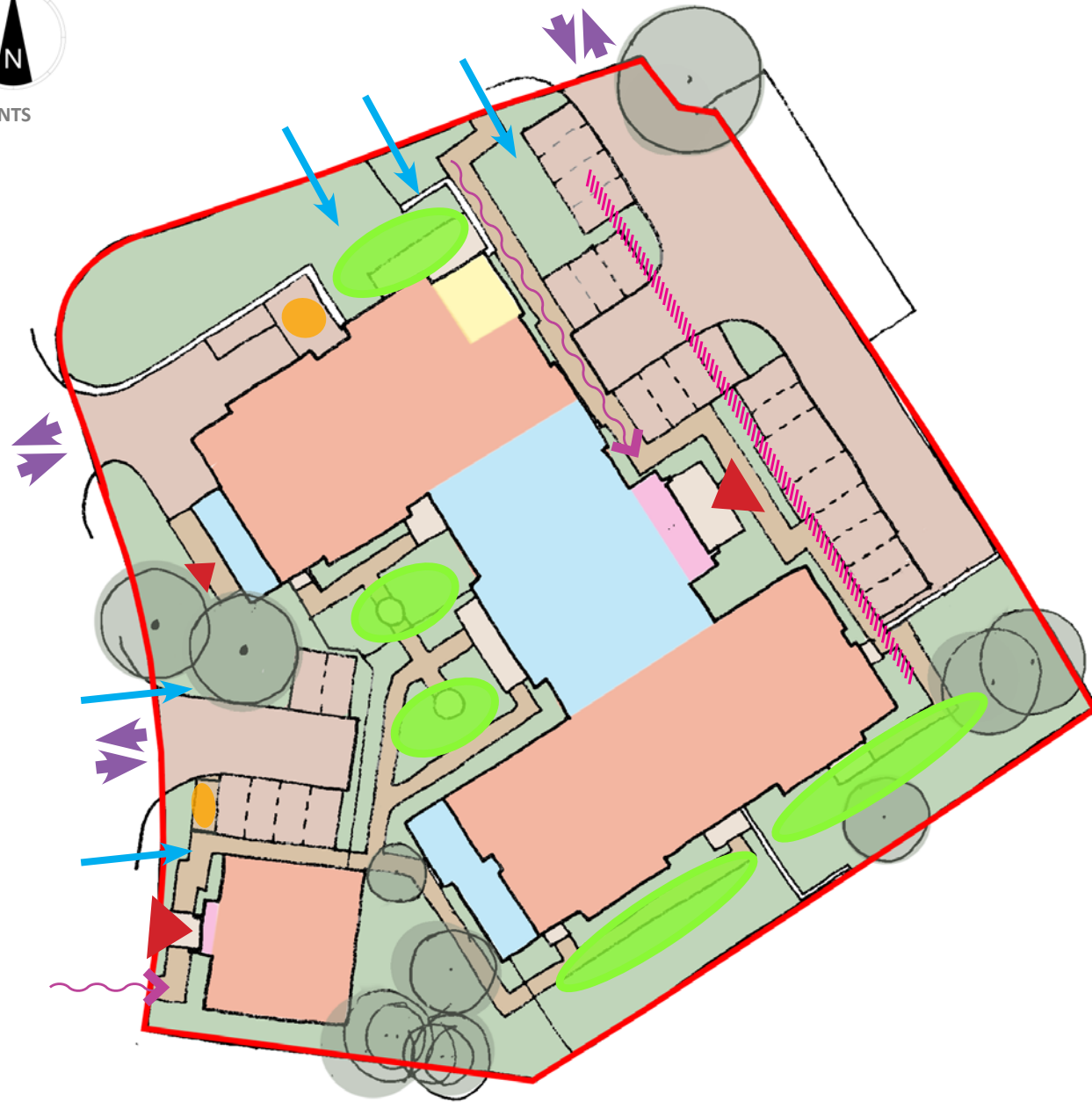
Parking available near entrances of built forms.

Separate built form for rehabilitation apartments, breaks up the overall mass on site.

Rehabilitation apartments echo the existing residential character of Tensing Avenue.

Northern wing provides street frontage on Dene Holm Road.

Rear wings of care facility step down to one-storey, reducing overall mass.



KEY

	Key Frontage		Key Vistas onto site		Identifiable Entrance
	Delivery Entrance		Pedestrian Access		Nodal Corner
	Main Entrance		Bin Compound		Primary Building Form
	Landscaped Garden		Vehicle Access		Secondary Building Form

LAYOUT

From concept, importance was placed on keeping the development to a residential scale. This will create a pleasant and homely environment for the residents that is not institutional in form. This approach will also limit visual impact on the wider context. Additionally, the existing levels across the site were a key consideration to enable the use of amenity spaces on lower ground and ground floor levels which would assist in reducing the amount of groundworks needed on the site.

The proposed masterplan is strongly influenced by the existing site levels and surrounding context. The siting of parking is informed by the existing access and right of way for the retained residential parking on the north east boundary. The scheme proposes 3 access points to the site, one from Dene Holm Road and two from Tensing Avenue. This creates separate entrances for the care facility, rehabilitation apartments and deliveries area.

The land parcel limits the plan form typology which can be adopted within the development. However, the plan enables the buildings to respect the surroundings with sensible separation from all boundaries. The negative spaces around the plan form enable a variety of external landscaped gardens to be created providing recreation amenity for future residents accessed by internal communal spaces.

MASSING

Using the existing levels to influence design and ultimately the massing form, the innate design process has allowed for a massing that moulds for the site sensitive variable in the residential buildings.

The proposal will be sub-divided into two built forms, driven by the functional needs of a modern C2 use care facility and rehabilitation apartments. This will enable the architectural treatment to assist and guide the users around the building while providing identification within the wider context.

A - Building Form

The chosen architectural forms reflects a contemporary building form and opts for a 3 storey building which includes a semi-basement level. The building form at Dene Holm road appears 2 storey, while at Tensing Avenue it appears 3 storey.

B - Building Projections

The principle of projecting bays within the footprint has evolved in order to articulate elevations and bring an order to the buildings architecture. This design strategy is recognisable upon precedents within the local context, sited behind the strong established tree line which will screen the form.

C - Roofscape

The flat roofs enable the volume of the building form to be reduced with lower ridge lines.

SCALE AND HIERARCHY

The accompanying diagrams illustrate the changing scales and hierarchy towards the built form of the proposed development.

The care facility main entrance frontage is a 2 storey block with a flat roof which also includes a 1 storey projection (indicated in pink) to identify the entrance to visitors.

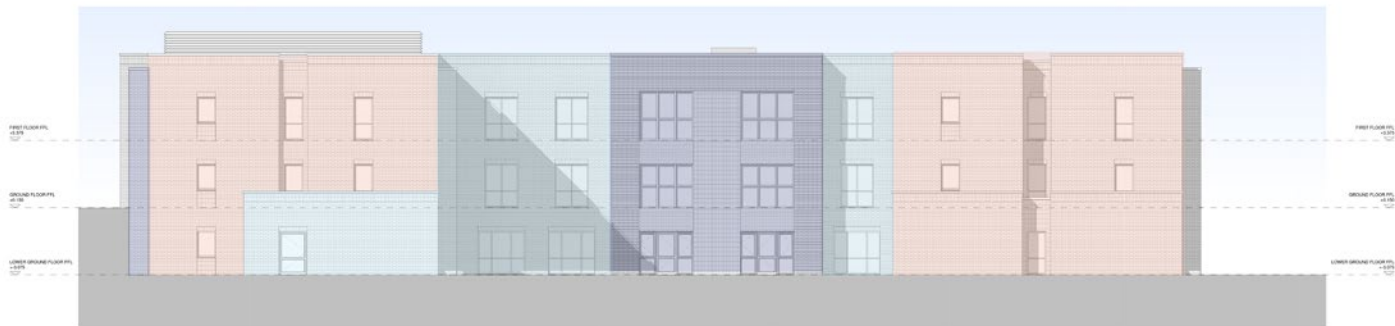
The rehabilitation apartments sit at lower ground level and comprise of 3 storeys.



Care Facility - East Elevation



Care Facility - North Elevation



Care Facility - West Elevation



Care Facility - South Elevation

Identifiable Entrance Primary building form Nodal Corner Projecting Building Form Secondary building form



Rehabilitation Apartments - West Elevation



Rehabilitation Apartments - West Elevation



KEY

-  Aspect From Building
-  Vision Lines
-  Planting Screening

OUTLOOK AND ASPECT

A deep consideration for user experience has been developed along with respecting the existing neighbouring dwelling's views and privacy. Where possible, existing trees have been retained on the site to provide a layer of landscaping screening, maintaining end user privacy.

With end users of the building having varying levels of mobility, it is important to ensure there is a good level of aspect and outlook from all spaces within the building. The plan form enables a variety of external garden spaces to be created which provide an opportunity to introduce high quality visual amenity for residential as well as physical recreation. These views are enjoyable from both bedrooms and communal spaces.

Relationship with Neighbouring Buildings

Where the proposed building form is closer to the neighbouring buildings or boundary, the form is limited to blank gable ends or stepped back to maintain privacy and mitigate against potential overlooking concerns. Obscured glazing will be introduced to maintain privacy while allowing natural light into the building.

ASPECT

More able bodied residents have choice over their selection of environment on a day to day basis. A variety of dayspaces allow access into various external amenity areas, providing residents with multiple activity areas to frequent.

In summary, strong consideration has been given to the relationship of the proposed buildings to both the surrounding existing residential context, and between each of the proposed building blocks. Site constraints, as well as privacy distances, set out by local planning authorities policy requirements have influenced this articulation of the building form and the aspect of the spaces/accommodation within.



PARKING STRATEGY

The proposed care facility provides 60 bedrooms with 25 car parking spaces. Of these spaces, 19 are accessed from Dene Holm Road and 6 are accessed from Tensing Avenue.

The parking ratio for the proposal has been calculated in line with the number of staff and visitors. The provision is based on the operational experience and requirements of the developments nationally.

Access for staff to the site is encouraged through alternative sustainable methods to include walking, cycling, use of public transport or to share lifts with other staff members. It is also the case that many care home operatives are second wage earners who do not necessarily own/drive vehicles.

During times of peak traffic movement, nursing care home facilities do not generate any notable change in vehicle flow as visitors and staff arriving at the site are usually within off peak times.

VEHICLE ACCESS

When accessing and exiting the site, excellent visibility is possible and when combined with the limited level of vehicular movement which can be associated with the type of proposal, this will assist with highway safety. The main access to the care facility is from Dene Holm Road. Vehicular access for the rehabilitation apartments is separated and is from Tensing Avenue which also provides a separate access point for the deliveries. Due to the nature of the proposal the uses of Tensing Avenue has been allowed for larger deliveries and bin collection.

CYCLE PROVISION

There is also provision for cycle racks within an enclosure.

PEDESTRIAN ACCESS

A pedestrian route will be provided from the car park to the main entrance of the care home on Dene Holm Road and the rehabilitation apartments on Tensing Avenue.

REFUSE COLLECTION AND SERVICING

Waste Collection

General, recycled and clinical waste will be collected from the development under a private commercial contract. Waste will be separated and stored within a designated refuse storage area within a dedicated service yard.

Deliveries

General deliveries will be received within the service yard and be transferred by staff into the home. There is a limited number of deliveries to the home as the facility will provide both on site kitchen and laundry facilities.

4.5 Parking, Access and Refuse Strategy



EXISTING SITE PLAN GREEN/VEGETATION AREAS



PROPOSED SITE PLAN GREEN/VEGETATION AREAS

ECOLOGY

Despite the existing site being developed with a new-build care facility and rehabilitation apartments, a considerable area of the site will be allocated to amenity garden and biodiversity-enhancing vegetation and planting.

The new proposal will be designed to provide a quality and appropriate landscape strategy to increase the overall biodiversity value and improve the overall feel and visual appeal of the current site for residents and local neighbours. Opportunities are also available to use part of the main flat roof as well as the single storeys elements to the west as green/sedum roofs.



Extract of site plan drawing Ref: 1485PL-RDT-ZZ-XX-DR-A-1100-PL01 produced by RDT Architects

LANDSCAPE STRATEGY

Within a care home environment a variety of external recreation gardens are an important part of the facility. The gardens are accessible from ground floor level communal lounge and dining area and are rationalised into the following categories:

1 – Semi Private Gardens

Within the secure garden areas the layout intends to provide accessible, sunny seating zones (defined on plan by flag paving) accessed from living rooms. Smaller spaces and seat locations are set along or at the end of path routes to provide both a destination and a resting point on a circular walk. As well as flag paving, paths are shown as a modified macadam finish to provide accessibility for a range of users.

BOUNDARIES

The main landscape structure is provided by a strong perimeter hedging, tree planting retaining walls to support the existing stock visible to existing boundary conditions.

The northern boundary site frontage of the site will be supported by a strong landscape setting to settle the scheme in the residential vernacular of Dene Holm Road.



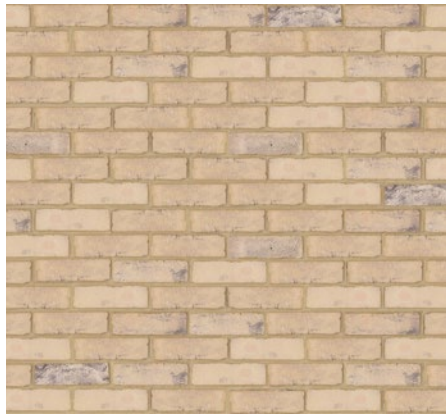
Resident Patio



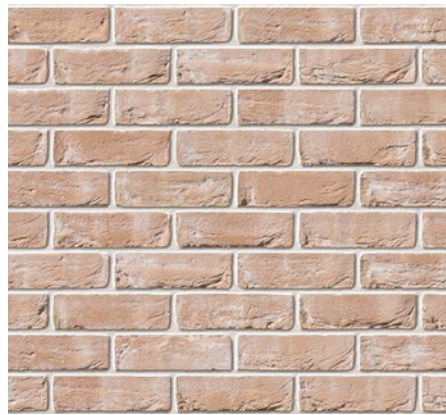
Communal Patio



Communal Gardens



01 - PRIMARY BUFF BRICK



02 - SECONDARY BROWN BRICK

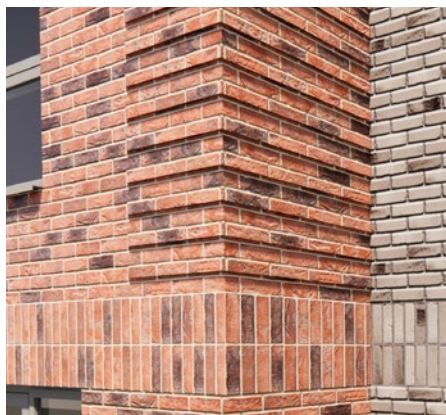


03 - METAL CLADDING

MATERIALS AND TREATMENT

Across the building, the material pallet aims to remain simplistic in its range, whilst reinforcing materials used in its surrounding context and enhance the traditional form. The chosen materials will form detailing that defines and breaks up the building elevation.

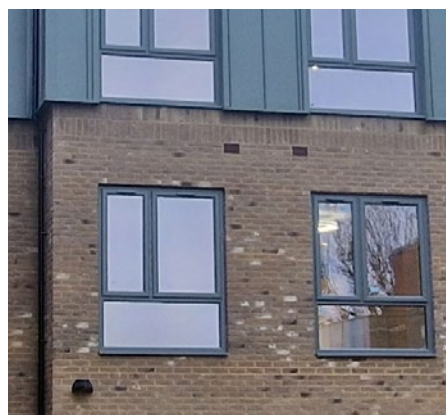
A prominent mixture of buff brick, brown brick and recessed brick panels creates a character akin to adjacent buildings on Everest Close and contextual buildings including those proposed on Coldharbour Road. This also provides articulation to the facade.



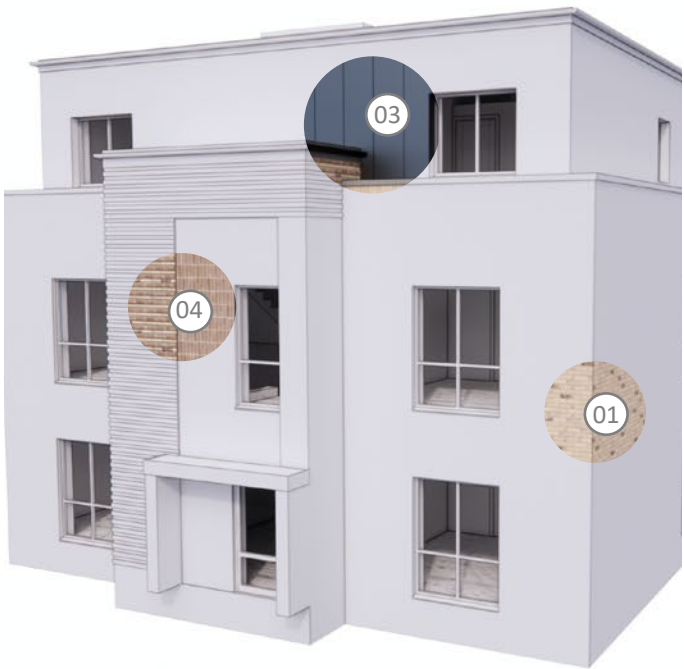
04 - BRICK DETAILING



05 - FEATURE CURTAIN WALL



06 - GREY WINDOWS





- KEY**
- SITE BOUNDARY
 - SECURE FENCE LINE
 - AMENITY WITHIN SECURE LINE - 1,089 SQM
 - BOUNDARY PLANTING -272 SQM
 - VISUAL AMENITY - 611 SQM

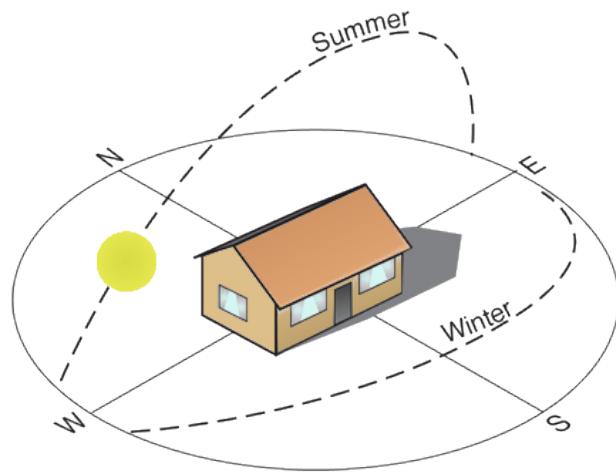
AMENITY PROVISION

The current proposal will deliver 1,089m² accessible external amenity space within the secure line across the development. There is a further 272m² boundary planting.

In addition to this, there is a further 611m² open space and planting outside the secure line and around the car park, which will act as visual amenity for the residents.

Secure fencing will be used throughout the site to ensure safe and varied amenity provision to the various user groups.

Planting will be added along the site boundary to soften any views of the building from the adjacent residential properties.



BUILDING ORIENTATION



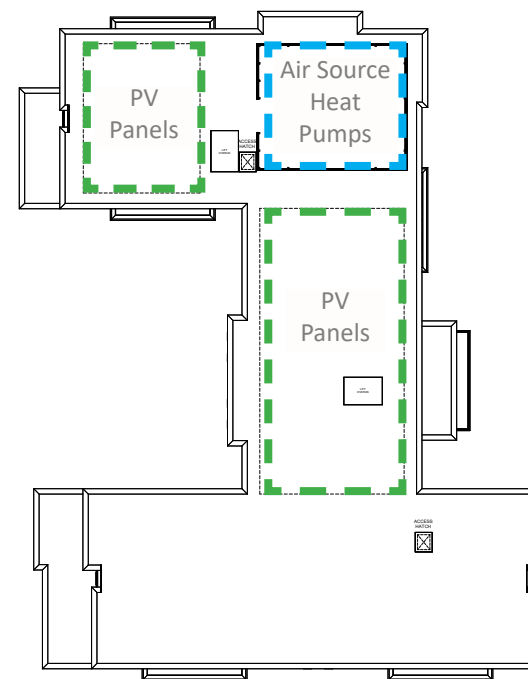
AIR SOURCE HEAT PUMPS



PHOTOVOLTAIC PANELS



ENERGY SAVING LIGHTING



SUSTAINABILITY

We outline below some of the considerations which will be given to the detail design and construction solutions of this proposed care home scheme to reflect the desire to achieve a sustainable development.

Orientation

The building positions and orientation on this development is heavily influenced by the end visual appearance and relationship to key natural features. Nevertheless, the orientation allows maximum solar gain to be achieved to daytime living spaces. The choice of glass and will assist in managing solar gain into the building.

Access / Transport

The development site is well serviced by public transport and local cycle routes to the wider context. Cycle storage provision and good pedestrian links across the site will be provided to encourage alternative and sustainable modes of transport.

Building Design

As the design progresses this development will be encouraged to consider the following sustainable measures:-

- Off site construction
- Renewable energy technology
- Fabric first approach with thermally high performance construction methods
- Solar shading and glazing treatments
- Building orientation
- Sustainable urban drainage systems

Renewable Energy Technologies

The ability to include renewable energy technologies within the building design assists with the reduction in CO2 production while reducing the running cost and energy demands within the completed homes. We are considering including both an ASHP pre-heat system and a roof mounted PV array to the development.

Natural Ventilation

The building design has been created to maximise the opportunity to naturally ventilate the internal space without the need for large central and high energy consuming mechanical equipment.

Lighting

The proposed lighting both inside and outside the building will be designed for low energy consumption. External lighting to be designed in accordance with CIBSE lighting guides to provide safe and secure lighting. Low level bollards will be used to foot-ways and column mounted fittings will be provided with an anti-glare reflector to green lighting standards.

Construction Material Waste Management

Material wastage and recycling is also a key consideration upon the development. The contractor will be encouraged to prepare a site waste management plan which will again look to limit site wastage and recycle where possible. The recycling of material produced by the demolition of the existing buildings will also be investigated.

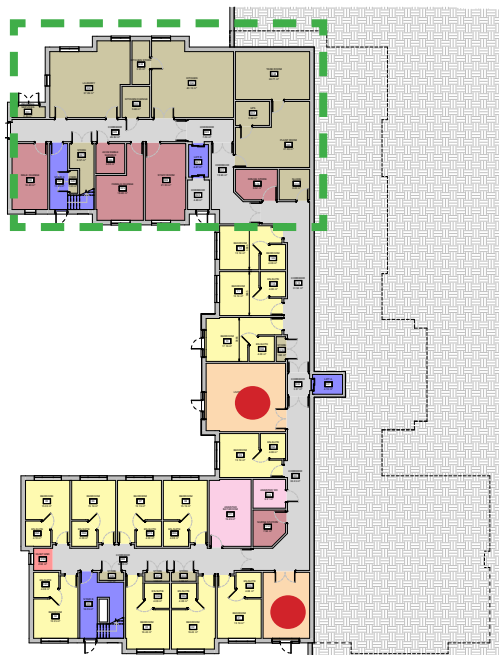
OPERATIONAL REQUIREMENTS

The following section demonstrates how the operational needs of a care home have influenced the building design in terms of layout, form, scale and external environments.

Modern care homes are designed to provide a home from home environment for residents with a broad range of complex needs. This spectrum of day to day support requirements are provided by nursing and care staff trained to deliver a high quality of care. However, providing good quality care needs to be facilitated by a good flexible environment designed to not only meet the standards set by the commissioning body (CQC) Care Quality Commission, but one which enables ease of movement for residents with all levels of mobility. To maintain a high quality of life within the homes, flexibility and choice are key in order for residents to select where and how they enjoy their days. This is very much dependent on their individual condition. Access to recreation and activity space, both internal and external, within the building is critical. A well designed home will provide residents with choice including social interaction within the public core of the building, semi private areas such as lounge or dining areas where they can integrate on a small more intimate level or total privacy within their individual rooms.

As well as resident areas, the home needs to provide ancillary facilities for employees of the home to provide this level of care, these include on site kitchens, laundry rooms, offices, meeting spaces, etc.

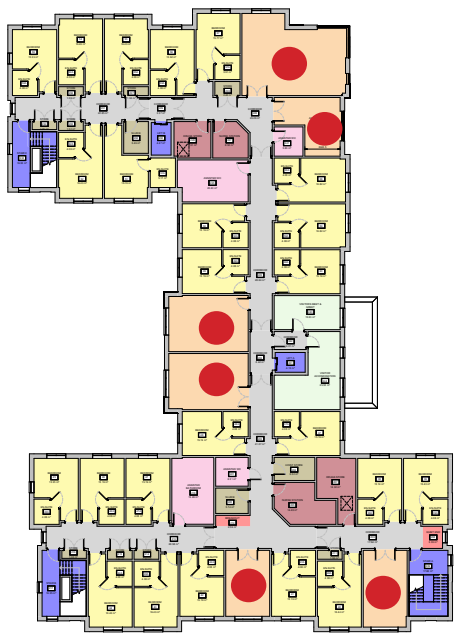
The home is sub-divided into living households or wings with different number of rooms for each, dictated by operational needs. Each area is supported by staffing levels set out in the CQC (Care Quality Commission) guidance. This has a large bearing on the design of the building as this is critical to ensure suitable supervision and care is provided. The diagrammatic plan provided illustrates how these requirements have been superimposed on the proposals for the site in question.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY

	BACK OF HOUSE		LIVING AND DINING		BACK OF HOUSE AND STAFF AREAS
	BEDROOMS		RESIDENTIAL ANCILLARY		IDENTIFIABLE PUBLIC CORE
	BREAKOUT SEATING		STAFF / MANAGEMENT		KEY IDENTIFIABLE DESTINATIONS
	ENTRANCE PLAZA		VERTICAL CIRCULATION		
	HORIZONTAL CIRCULATION		RESIDENTIAL EXTERNAL AREAS		

FINAL DESIGN PROPOSAL

The key areas to be covered within this section are:

- 5.1 Site Plan
 - Care Facility**
- 5.2 Care Facility Floor Plans
- 5.3 Care Facility Elevations
 - Rehabilitation Apartments**
- 5.4 Rehabilitation Apartments Floor Plans
- 5.5 Rehabilitation Apartments Elevations

- 5.6 3D Visuals

INTRODUCTION TO DESIGN PROPOSAL

This section illustrates the proposed site plan proposal for the care facility and rehabilitation apartments within the context of the site and shows how the design deals with site constraints.

This section shows the proposed internal layout for the care facility and rehabilitation apartments along with the elevations.

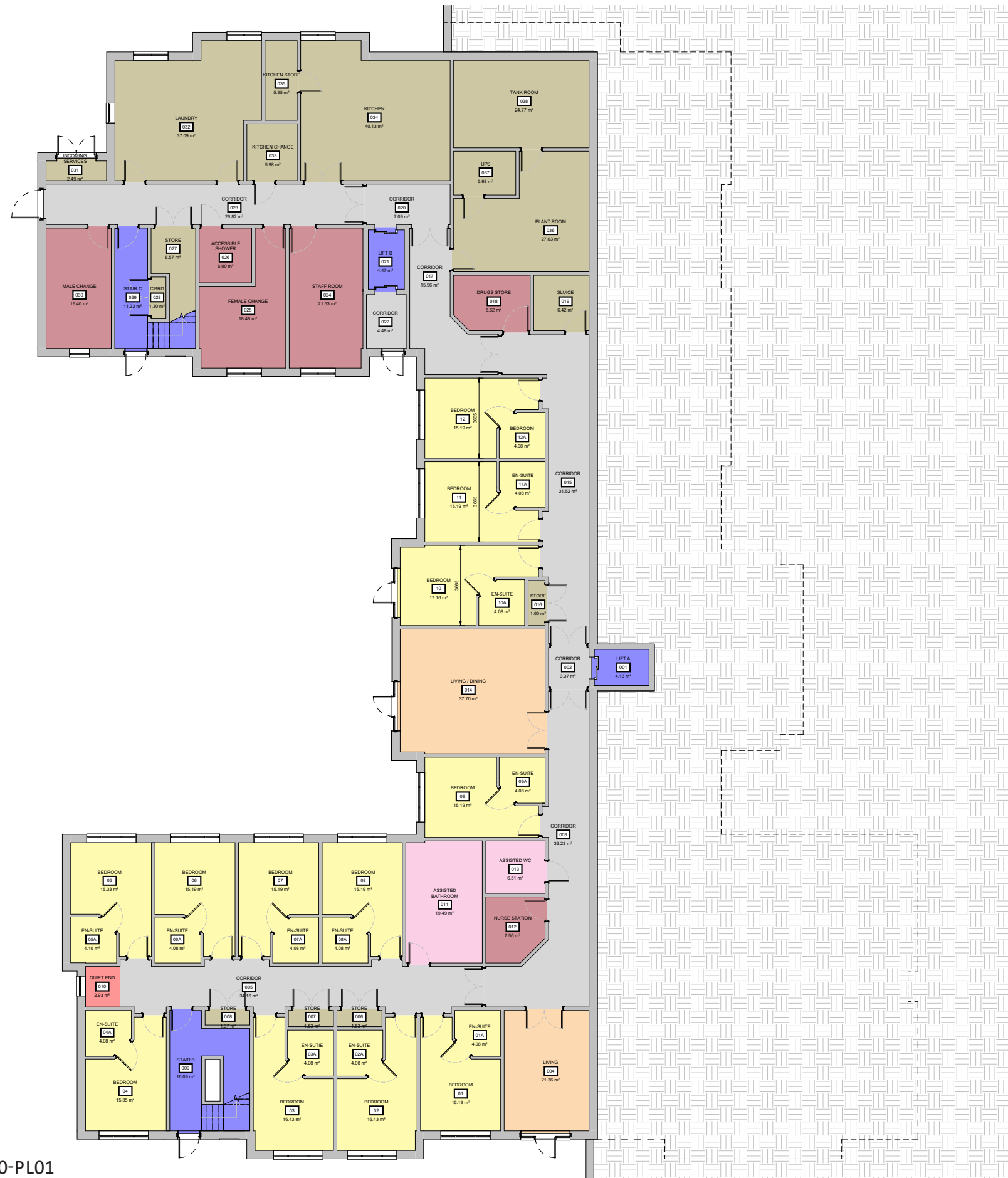


SITE PLAN- N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-ZZ-XX-DR-A-1100-PL01

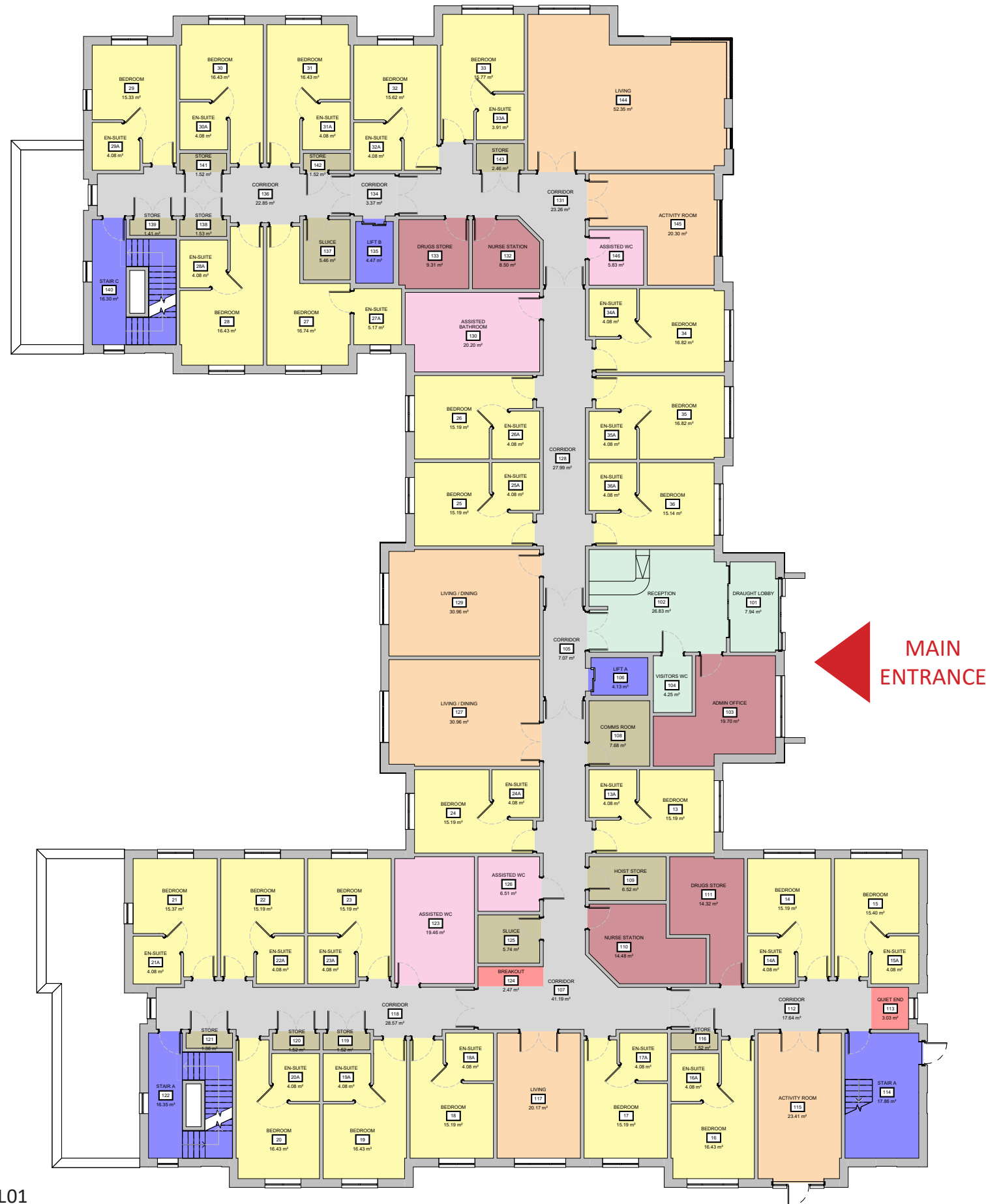
5.1 Site Plan

- BACK OF HOUSE
- BEDROOMS
- BREAKOUT SEATING
- HORIZONTAL CIRCULATION
- LIVING & DINING
- RESIDENTS ANCILLARY ACCOMMODATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION



EXTRACT FROM DRAWING - 1485PL-RDT-01-B1-DR-A-2000-PL01

- BACK OF HOUSE
- BEDROOMS
- BREAKOUT SEATING
- ENTRANCE PLAZA
- HORIZONTAL CIRCULATION
- LIVING & DINING
- RESIDENTS ANCILLARY ACCOMMODATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION

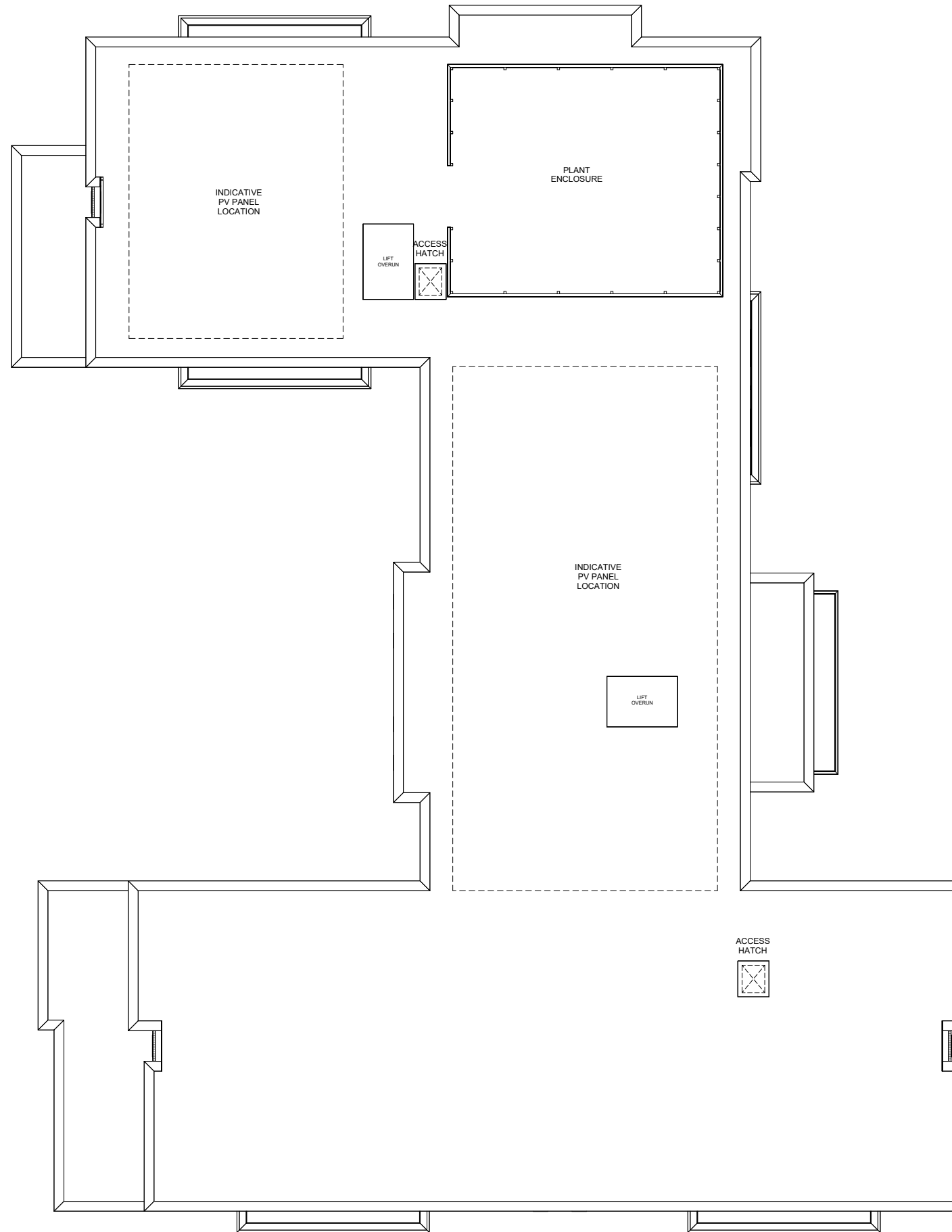


EXTRACT FROM DRAWING - 1485PL-RDT-01-00-DR-A-2050-PL01

- BACK OF HOUSE
- BEDROOMS
- BREAKOUT SEATING
- HORIZONTAL CIRCULATION
- LIVING & DINING
- RESIDENTS ANCILLARY ACCOMMODATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION
- VISITATION SUITE



5.2.2 Care Facility First Floor Plan



ROOF PLAN- N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-01-02-DR-A-2150-PL01

5.2.3 Care Facility Roof Plan



ELEVATION A-A - EAST ELEVATION - N.T.S



ELEVATION B-B - NORTH ELEVATION - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-01-XX-DR-A-3000-PL01

5.3 Care Facility Elevations



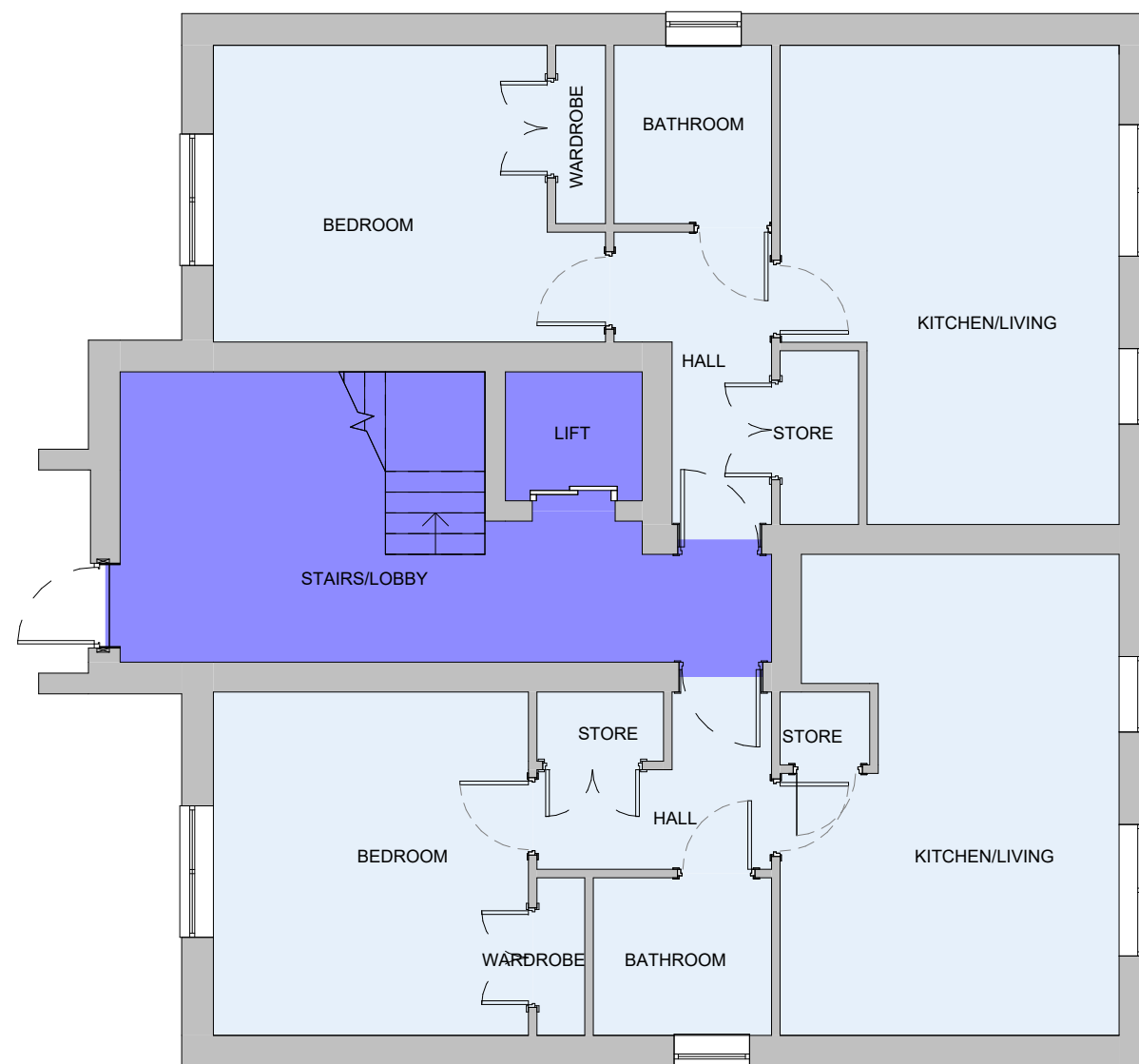
ELEVATION C-C - WEST ELEVATION - N.T.S



ELEVATION D-D - SOUTH ELEVATION - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-01-XX-DR-A-3001-PL01

5.3.1 Care Facility Elevations



GROUND FLOOR PLAN - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-02-00-DR-A-2050-PL01

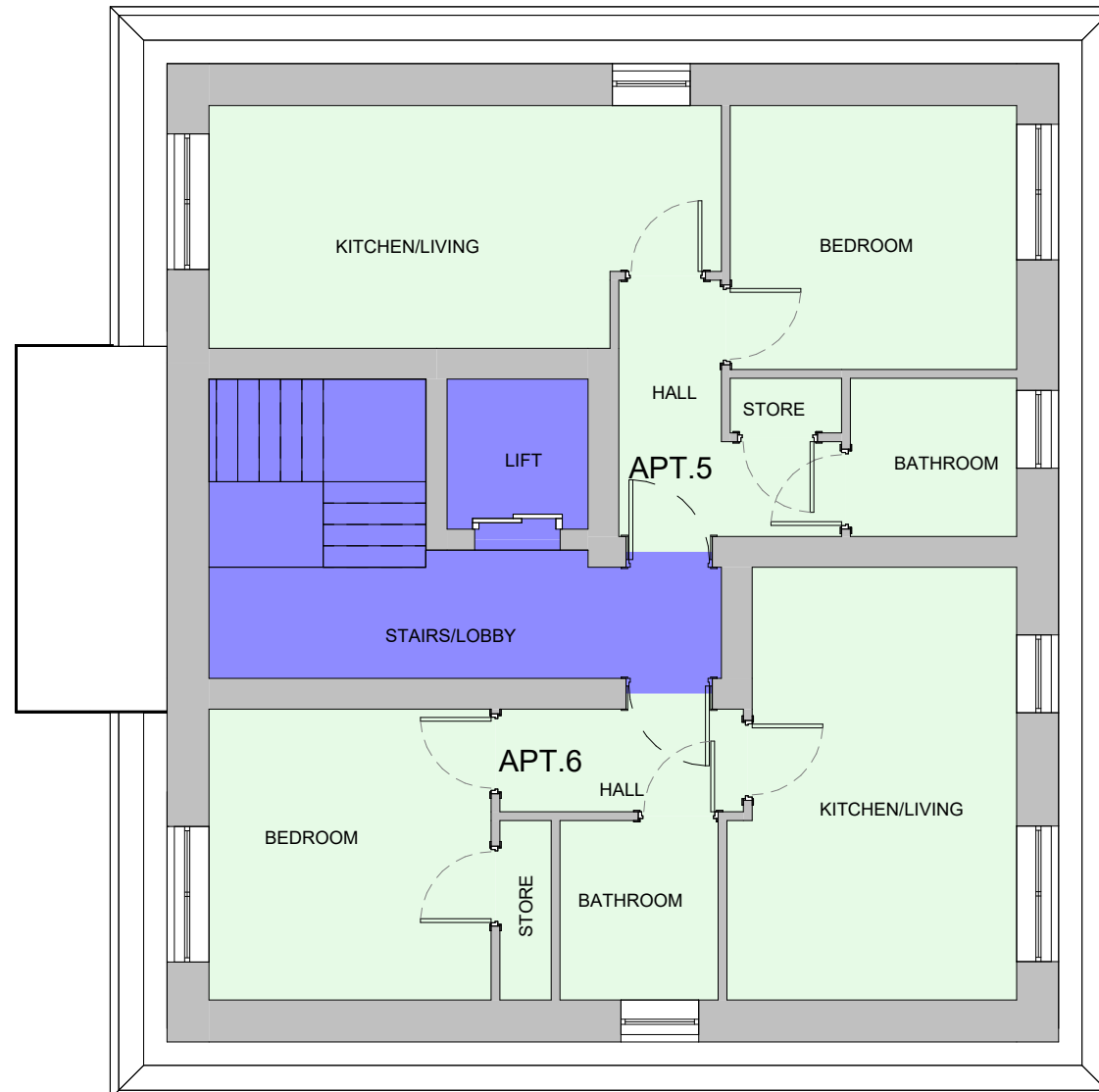
5.4 Rehabilitation Apartments Ground Floor Plan



FIRST FLOOR PLAN - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-02-01-DR-A-2100-PL01

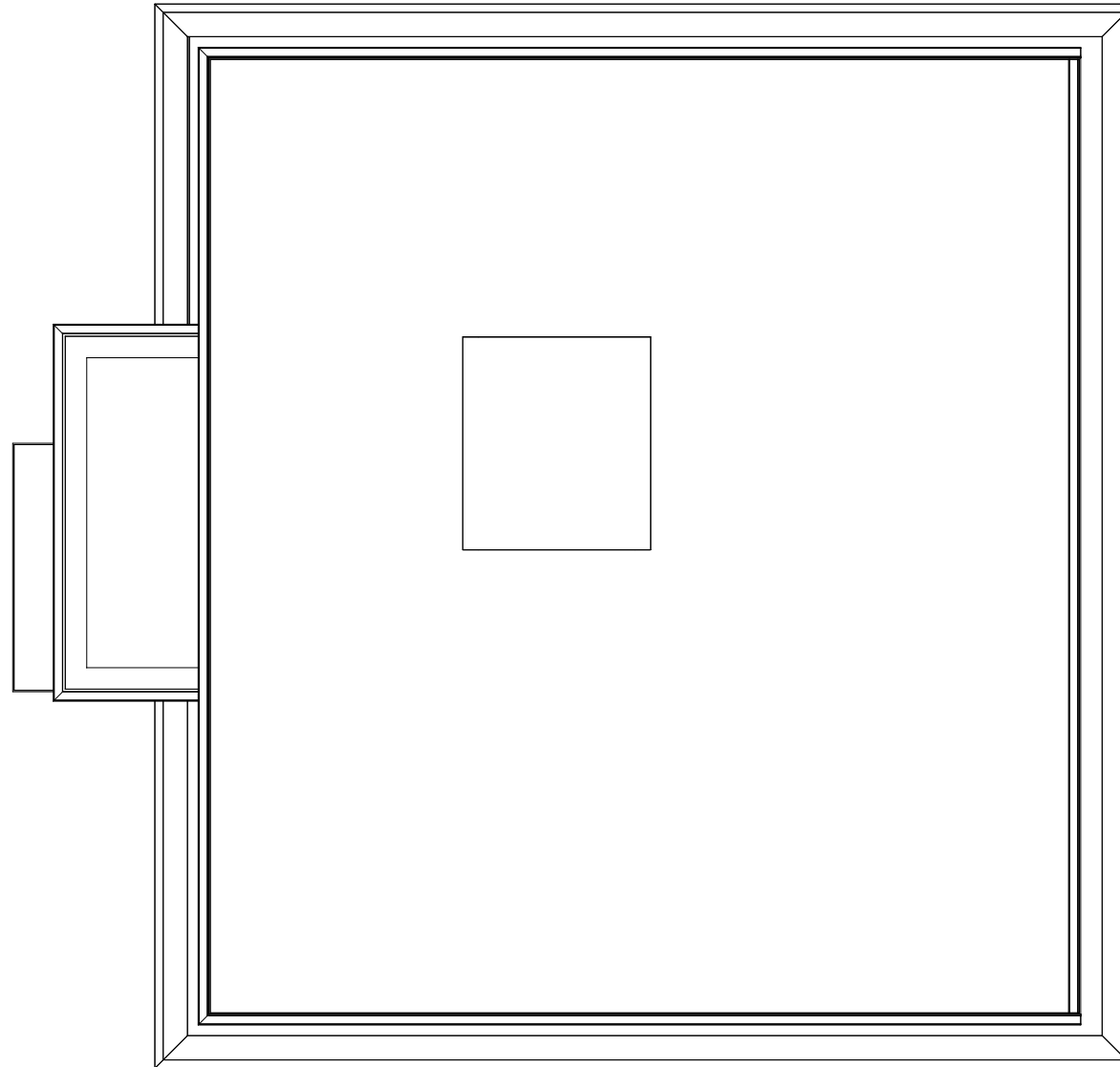
5.4.1 Rehabilitation Apartments First Floor Plan



SECOND FLOOR PLAN - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-02-02-DR-A-2150-PL01

5.4.2 Rehabilitation Apartments Second Floor Plan



ROOF PLAN - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-02-03-DR-A-2200-PL01

5.4.3 Rehabilitation Apartments Roof Plan



ELEVATION A-A - EAST ELEVATION - N.T.S



ELEVATION B-B - NORTH ELEVATION - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-02-XX-DR-A-3000-PL01

5.5 Rehabilitation Apartments Elevations



ELEVATION C-C - WEST ELEVATION - N.T.S



ELEVATION D-D - SOUTH ELEVATION - N.T.S

EXTRACT FROM DRAWING - 1485PL-RDT-02-XX-DR-A-3001-PL01

5.5.1 Rehabilitation Apartments Elevations











ACCESS

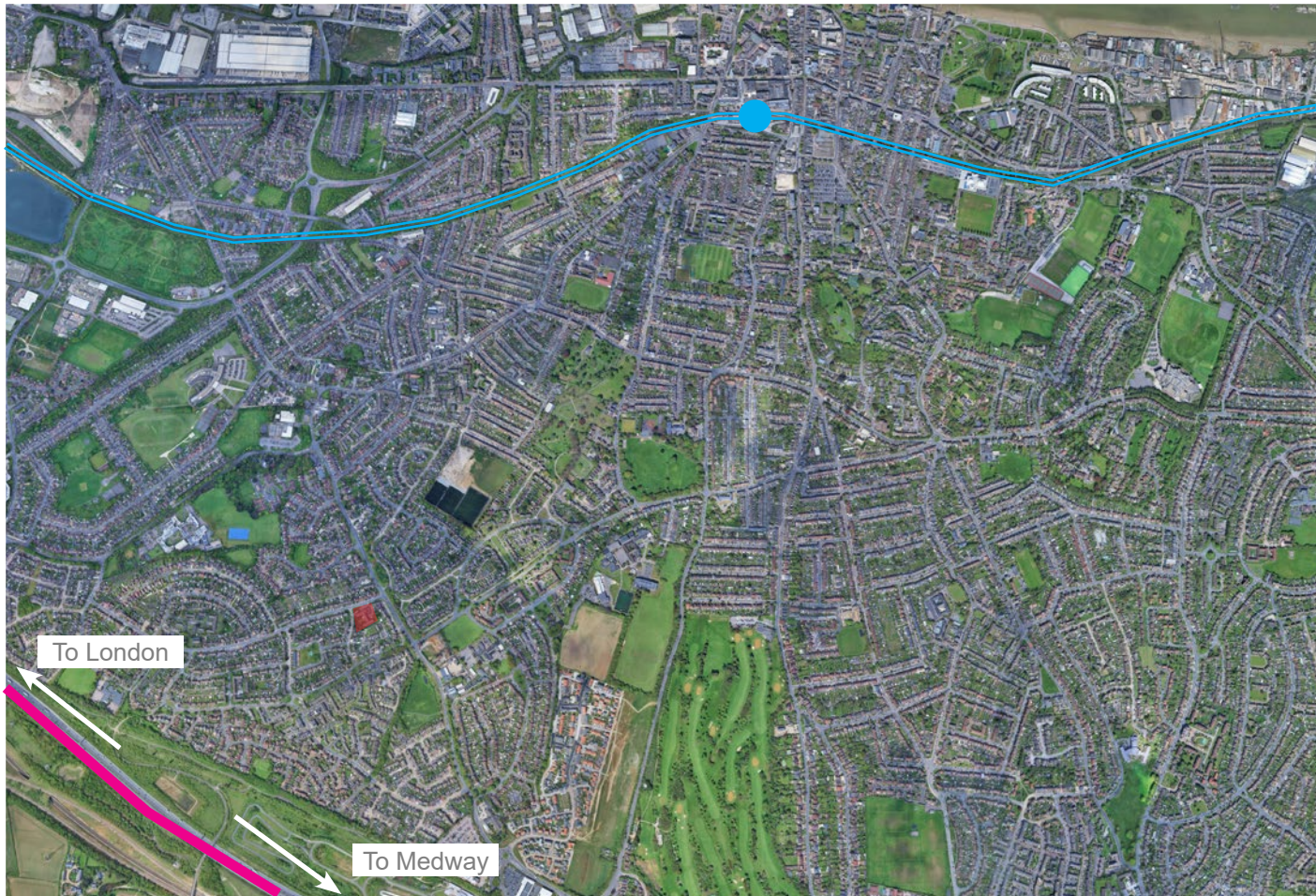
The key areas to be covered within this section are:

- 6.1 Wider Site Access
- 6.2 Immediate Access
- 6.3 Site Inclusive Access

INTRODUCTION TO ACCESS

This section identifies wider and local access, vehicular and transport links and inclusive access to support the design statement and conclude that all access issues have been considered in tandem with the design.

This section should be read in conjunction with the Transport Statement.



KEY

- SITE BOUNDARY
- A2 WATLING STREET
- NORTH KENT LINE TO LONDON AND MEDWAY

WIDER SITE ACCESS

Gravesend is a town located in north west Kent.

Gravesend has an abundance of shops, education and leisure facilities with additional facilities in neighbouring towns and villages. It is also in close proximity to Bluewater Shopping Centre in Dartford, approximately 10 minutes away by main carriageway

The A2 trunk road is located a short distance to the south of the site, linking Gravesend with London to the west, and the Medway and Channel Ports to the east.

Gravesend railway station is located on the North Kent line, providing rail connections through to London.

The site is also in close proximity to Northfleet, and Ebbsfleet International services providing high speed connections to the Medway and London on High Speed 1.

The closest airports to the site are London Gatwick Airport, approximately 40 minutes away by main carriageway, and London Stansted Airport, approximately 50 minutes by main carriageway.



KEY

- SITE BOUNDARY
-  BUS STOP

IMMEDIATE SITE ACCESS

VEHICLE ACCESS

The design of the development uses the existing vehicular access from Dene Holm Road and servicing from the existing access at Tensing Avenue. There is level access from the car park to the care home as well as disabled parking bays close to the entrance.

LEVEL OF PUBLIC TRANSPORT ACCESSIBILITY

There are regular bus services from two stops near the site. Route 483 operates approximately every 40 minutes from Coldharbour Road between Bluewater and Gravesend railway station. Route 481 operates an irregular schedule from Dene Holm Road, immediately adjacent to the site between Ebbsfleet and Riverview Park on the outskirts of Gravesend.

In addition the limited stop 736 service runs from Embankment in London to Higham, stopping near to the site at Ladyfields.

EASE OF ACCESS BY CYCLING AND WALKING

Cycling will be encouraged as an alternative mode of transport and there is provision for secure cycle storage at the site. There are good and safe walking routes within the proximity of the site to public transport, local shops, leisure facilities and other local amenities.

INCLUSIVE SITE ACCESS

The inclusive access in and around the proposed development caters for those with all levels of mobility and with wheelchair access incorporated into the design.

External to the buildings, the development will provide level access from vehicles to the front door. Suitable gradient ramps, where necessary, and paths will be provided around the building for all users to travel around the site and enjoy the landscaped gardens and wildlife.

Building Regulations and NHBC Requirements will be complied with regarding the buildings design including the Disability and Discrimination Act and Part M requirements.



CONCLUSION

This Design and Access Statement has demonstrated our interpretation of the site and context to which the proposed care home development will seek to respond to and enhance the existing site, through considered design principles and physical treatment.

The conclusion to this report and the appropriateness of the design is illustrated simply on the plan in this section, with the proposed development respecting the surrounding urban realm and relationships in terms of scale, mass and positioning on site.

The care home will provide a much needed form of accommodation while bringing a positive addition to the Stevenage area. The development also includes soft landscaping and to increase biodiversity alongside retaining sustainability at the forefront of the design.

The process of stakeholder engagement has been integral within the proposals development and has illustrated the client's and operator desire to achieve consent for a development that will be considered suitable by all.

Through a considered design development, the proposed design responds to a primary aim of achieving a much needed form of care development, contributing to this area of Gravesend.

All supporting statements including the Planning Statement should be read in conjunction with this document.