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BENNINGTON GREEN LIMITED

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PLANNING, DESIGN AND ACCESS STATEMENT

Site address: CALCOT RECTORY CLOSE BRACKNELL RG12 7BT

Applicant: ABRI HOUSING ASSOCIATION
COLINS HOUSE BISHOPSTOKE ROAD EASTLEIGH SO50 6AD

Proposal: ALTERATIONS AND SINGLE-STOREY REAR 'BOILER' ROOM EXTENSION TO PROVIDE 2NR SINGLE OCCUPANCY ASSISTED LIVING UNITS WITH ASSOCIATED 24HR CARE WORKER / SUPERVISOR FACILITIES WITH COMMUNAL MEETING AREA.

Background to the Application: The existing detached bungalow, of late 1990's construction, with brick external walls; under a concrete interlocking dual pitched roof.

The property, originally been designed for West Berkshire Priority Care Services; its continued use as community based care facility continues.

The facility is currently vacant, requiring refurbishment and adaptation to suit the requirements of the authority to house vulnerable young adults in a suitable environment with 24 hr care provided a required to assist with this aspiration and reducing the cost of care within an institutional environment which is neither necessary or cost effect use of resources. The building has been identified as suitable for use as a 24hr supervised 'community living' area for adults who are independent to a degree but who also have specific care needs.

Design / Use: It is proposed to alter the existing building to allow for an accessible layout, to suit a wide range of mobility function and other specialist needs.

The design and layout provides for living room, kitchen, bedroom and wash shower room facilities for 2nr single occupancy users, based on the prescribed details set out in the DCLG: Technical housing standards – nationally described space standard. But of a size to house a partner and adaptable to meet the long term care needs of the residents.

The design is based on the users having as much independence as possible whilst giving them the support needed and to enable them to meet others in

a controlled communal environment to enhance their social and interactive skills, both with each other and with the 24hr supervising careworkers.

The complete refurbishment of the building will include replacement of all the windows and doors with double-glazed aluminium units; the glazing will feature 'Smartglass' providing electronically activated security screening.

Externally a small extension, to match the existing building construction is proposed to house the existing services, including the consumer unit, gas and electric meters; along with other maintenance equipment only.

Layout / Scale:

As noted above the building alteration works are designed to meet Technical housing standards, and the layout is such that the units allow for both integration and private living space.

The central space area will generally be occupied by the carers, who will provide 24hr care cover to meet the individual needs and will enable the careers to access the residential units at their convenience / as needs require.

A small extension to the rear will house services and provide some secure storage for the units.

Main House	128.0m² GIA
Additional	3.9m² GIA

Planning History:

Planning permission for the building was granted in July 1998, by Bracknell Forest Borough Council.

A restriction was included within the permission to restrict, subject to obtaining prior written permission of the Local Planning Authority, limiting extension provisions of the Town & Country Planning (General Permitted Development) Order 1995, to protect the interest and amenity of the adjoining residents.

There building has otherwise remained unaltered, and in the same use class, since construction / occupation.

Access: External and Internal doors are to have clear openings of 900mm; ramps are to be provided externally in accordance with Approved Document M standards.

No specific provisions for Doc M parking have been allocated at this time though there is current parking provision for 5nr vehicles with brick paver 'run-off' areas, as indicated on the Block Plan, to the side of two of the bays, effectively providing the accessibility required provision.

Flood Risk: There is no identified risk of flooding from the Environment Agency 'Flood map for planning'.

While there is an observed risk of surface water flooding to the adjacent subway / footpath area, the area does not extend into the curtilage of the property under any recognised modelled scenario.

Conclusion: The proposed development will have very little effect on the finished external building aesthetic, and the extension does not seek to increase the habitable floor space of the building. As such the proposal will not adversely affect the amenity of neighbouring properties.

The proposed use is comensurate with historic / design intent uses and therefore will not negatively affect the amenity of neighbours.

The design provides for enhanced accessibility, allowing for a wide range of occupant disabilities, without the need for extensive future adaptations; allowing less able occupants the opportunity to develop enhanced independent living skills and intergrate into the local community.

8115 / DAS

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