

HENDERSON ST, BRIDGE OF ALLAN
PROPOSED CARE DEVELOPMENT



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On behalf of Simply UK
DECEMBER 2020

HENDERSON ST, BRIDGE OF ALLAN PROPOSED CARE DEVELOPMENT



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Section 1: Introduction



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1.1 Introduction

This design statement has been prepared by Yeoman McAllister Architects on behalf of care operator Simply UK in support of an application for full planning permission for the erection of a 70 bed residential care home and associated works at Henderson Street, Bridge of Allan.

This document explains the overall design process and approach to the development of the site to date. It shall clarify the concept, strategy and primary design parameters for the proposals, taking into consideration the relevant supporting design guidance prepared by the Council.



103 Henderson Road

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1.2 Local Need and The Vision

Local Need For New Care Home

Simply UK have identified a need for the proposed Care Home in this part of Bridge of Allan.

Within the catchment area of the proposed site, those aged 75 and over make up 11% of the population with a further 19.4% aged 60 to 74. This is 3.3% higher than the national average, and is set to increase to 11.7% by 2028.

There are currently 283 registered beds within the catchment area. Of these, only 5% are up to market standards (en-suites etc), and of the stock that has en-suites the room size, nursing stations, common areas, corridors, operational design and standards arise from the 1990s and early 2000's. Technology, ergonomic design and nursing practices are changing all the time and modern purpose built Care Homes are needed to complement the existing stock and to provide a standard of choice that meets 2020 regulations and guidance.

There is an identified shortfall of this particular type of accommodation in the Bridge of Allan catchment area. There are currently no planned bed spaces available in the area, to help address this shortfall we plan to build. Longer term the shortfall of beds is expected to rise.

There is therefore a clear need and growing demand for this type of facility in the local area.

The Vision for the Site

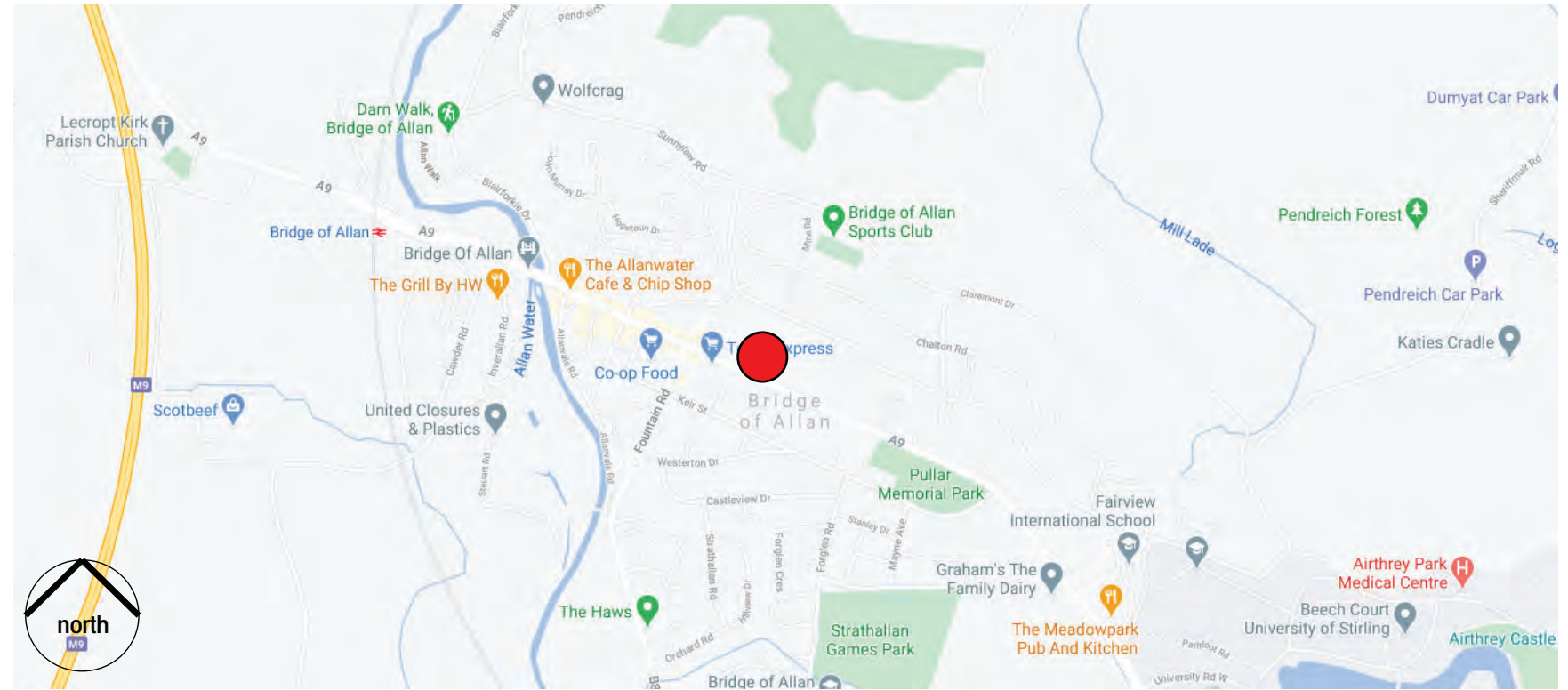
An exemplar care development which enhances the Bridge of Allan Conservation Area. Making use of the vacant plot, removing derelict buildings which currently detract from the character of the area.

The development will provide a vibrant and lively ambience and will enhance the existing area and nearby properties, at the same time providing a safe and homely environment to residents.

Modern purpose built care homes that are leading the way in Scotland often have café, lounge, private dining and hairdressers. There is the particular opportunity here on the upper floors to take advantage of the outlook for the residents that are living in the home. This unique outlook is towards Stirling Castle and the upper floor will also have a health and wellbeing terrace sensitively laid out. It is anticipated that this will enhance the area and be an excellent and positive talking point in the town brought by the redevelopment of this site.

This development offers easy access to local amenities and services and shall make an important contribution to provided much needed care supply within the area.

The development benefits from its ease of access to the nearby town centre.



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1.3 The Care Operator

Simply UK - Background

Simply (UK) Ltd is Scotland's largest Developer of nursing and residential care homes. They currently have 3 operational care homes in the Scotland, employing 200 people. Recently completed examples in Scotland are:

- Castlehill – Inverness
- Bridge of Weir Luxury Residence – Bridge of Weir
- Harbour House – Musselburgh

In construction:

- Kincairney House – Perth
- Oakshott House – Stirling
- Hermitage House – Helensburgh

With several other developments in the planning process throughout the UK to which Bridge of Allan is one. Unlike many of their competitors, Simply UK develop care homes within established communities for the purpose of operating the home within the community long term as part of their extensive UK portfolio. Future residents will be drawn from the local area and initial review of the demographics and need in the application area suggests that there is sufficient shortfall in the local provision for live in elderly care to support the development of the 70 bedroom care home being proposed at Bridge of Allan in addition to other proposals coming forward in the wider area.

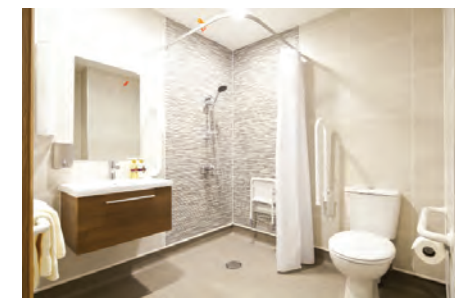
Simply UK are currently planning to develop a number of new care homes across the UK, as well as refurbishing existing ones. The newest addition to their portfolio in Scotland will be Kincairney House Perth, Oakshott House Stirling, Hermitage House Helensburgh which are due to open in 2021.

These shall provide 64- 84 ensuite rooms and represents the blueprint for what is proposed for Bridge of Allan by way of services and facilities, although not in terms of its design. These illustrate Simply's efforts to design buildings that sit within their contextual environment and respond to local vernacular architecture. Simply UK has extensive experience of operating within residential areas and, as such, are sensitive to the need to design contextually, incorporating design characteristics and high quality materials already present in the local area.

Simply UK strives to provide the highest quality of care through its Morar brand to all residents and is proud that a high proportion of its homes are rated as 'excellent' or 'good' by the Care Quality Commission. The aim is to provide a safe, homely and engaging environment that provides a foundation to deliver the high standard of care of a leading care provider. Homes are designed and managed to be as integrated as possible with the local community of which they will form part.

Simply UK care homes tend to provide for a variety of forms of care involving dementia, respite, palliative, convalescence and nursing care. These will all be included as part of the new home proposed for Bridge of Allan. Residents are encouraged to partake of a wide range of activities, with the majority of them taking place within the confines of the home or gardens. Excursions are nonetheless also arranged such as trips to historical sites and picnics.

Simply UK employ local people to work at their homes and they are encouraged, wherever possible, to walk, cycle or use public transport. Car sharing is also encouraged and Simply UK will also consider a mini-bus pick-up if demand exists for this. At other care homes, this ensures that only a third of the members of staff will bring a car to work on a daily basis.



Shown above is an example of high-quality care facilities designed by Yeoman McAllister Architects.

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1.4 General Guidance & Planning

General Design Guidance

A wide range of design guidance documents are available, giving information and advice on issues relevant to the development of the site. These cover diverse topics and range from the general to the specific. Therefore, whilst a general familiarity with all relevant guidance has been important, a number of key publications have been identified as core documents. These, in turn, have informed the development concept, proposed site layout and underlying principles which are set out in this document and include:

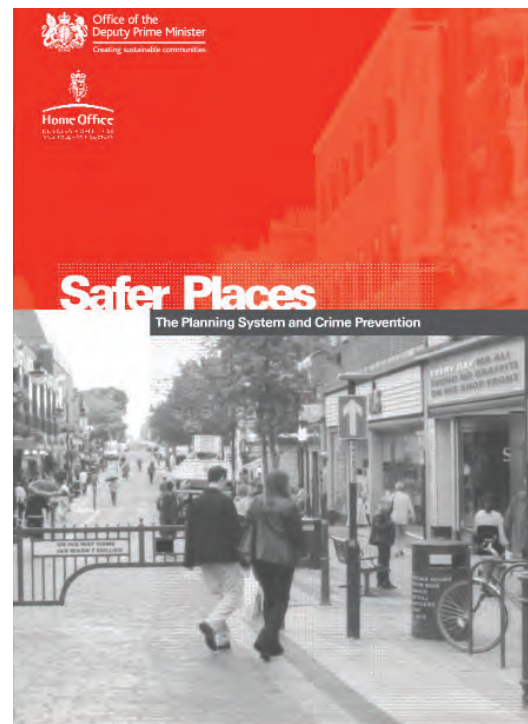
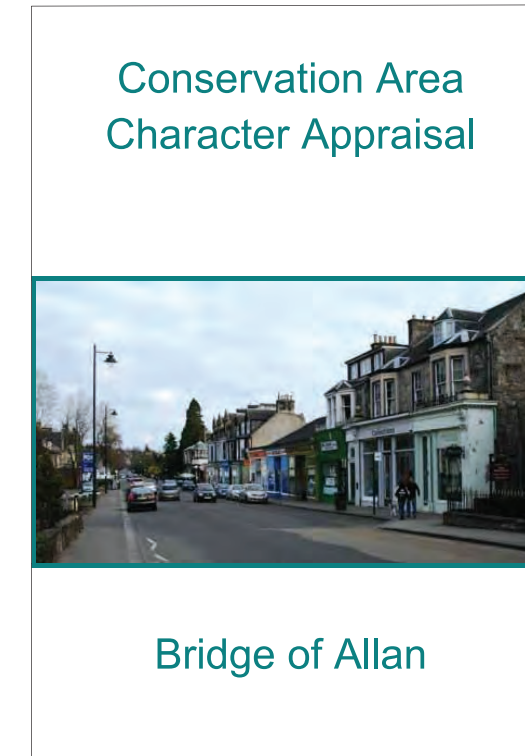
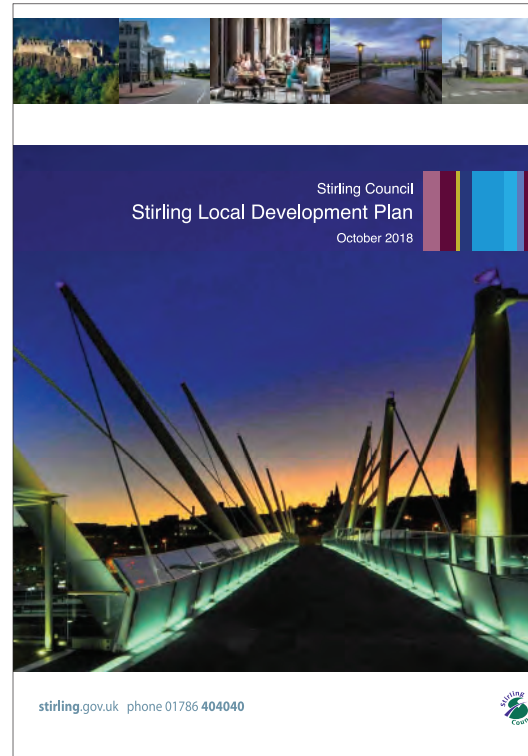
- Stirling Council Local Development Plan, (2018)
- Conservation Area Character Appraisal, Bridge of Allan, (2015)
- Safer Places: The planning system and crime prevention ODPM, (2004)
- Designing Streets - A Policy Statement for Scotland (2010)

Inclusive Design and Access

Great care will be taken to ensure that the development meets the requirements of the Building Standards, therefore buildings within the development will be designed to address safety and the welfare and convenience of building users.

Appropriate wheelchair access and facilities for people with visual impairments will be an integral part of the movement process. Levels, colours, lighting, markings, sizes and surface finishes, will all be coordinated to create a barrier free development.

The aim is to ensure an inclusive environment whereby everyone, regardless of age, disability or circumstance, can access the development safely, conveniently and without assistance to the best of their ability.



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1.5 Planning Overview

Historical Development & Planning History

Please refer to Supporting Planning Statement produced by Rick Finc Associates for details on historical development and planning history relevant to the site.

The Development Plan

The site is not allocated for any specific use within the development plan and due to the scale of the proposal it is predominately the Local Development Plan policies which are relevant.

The site is within the Bridge of Allan Conservation Area with many listed buildings in the surrounding area and is located within the lower town character.

Stirling Local Development Plan (2018) (SLDP)
Spatial Strategy and Overarching Policy

Bridge of Allan is identified as an area for urban conservation and involves the following policy responses which in justifying the principle of development at Henderson Street:

- Use of vacant and brownfield land and property;
- Provide high-density, mixed use development;
- Provide development opportunities for visitor and tourism, new retail development, offices and housing;
- Maximise connectivity by walking, cycling and public transport
- To reduce the need to travel and the demand on services and infrastructure;
- To utilise and strengthen the existing urban structure, making best use of urban and brownfield land in sustainable locations.

The proposals by virtue of its siting, scale and massing represents a coherent introduction to the Conservation Area, that shall have a positive effect on the character of the locality. The proposals are comparable to traditional villas and would form a logical and coherent part of the streetscape without adversely affecting the amenity of the area.

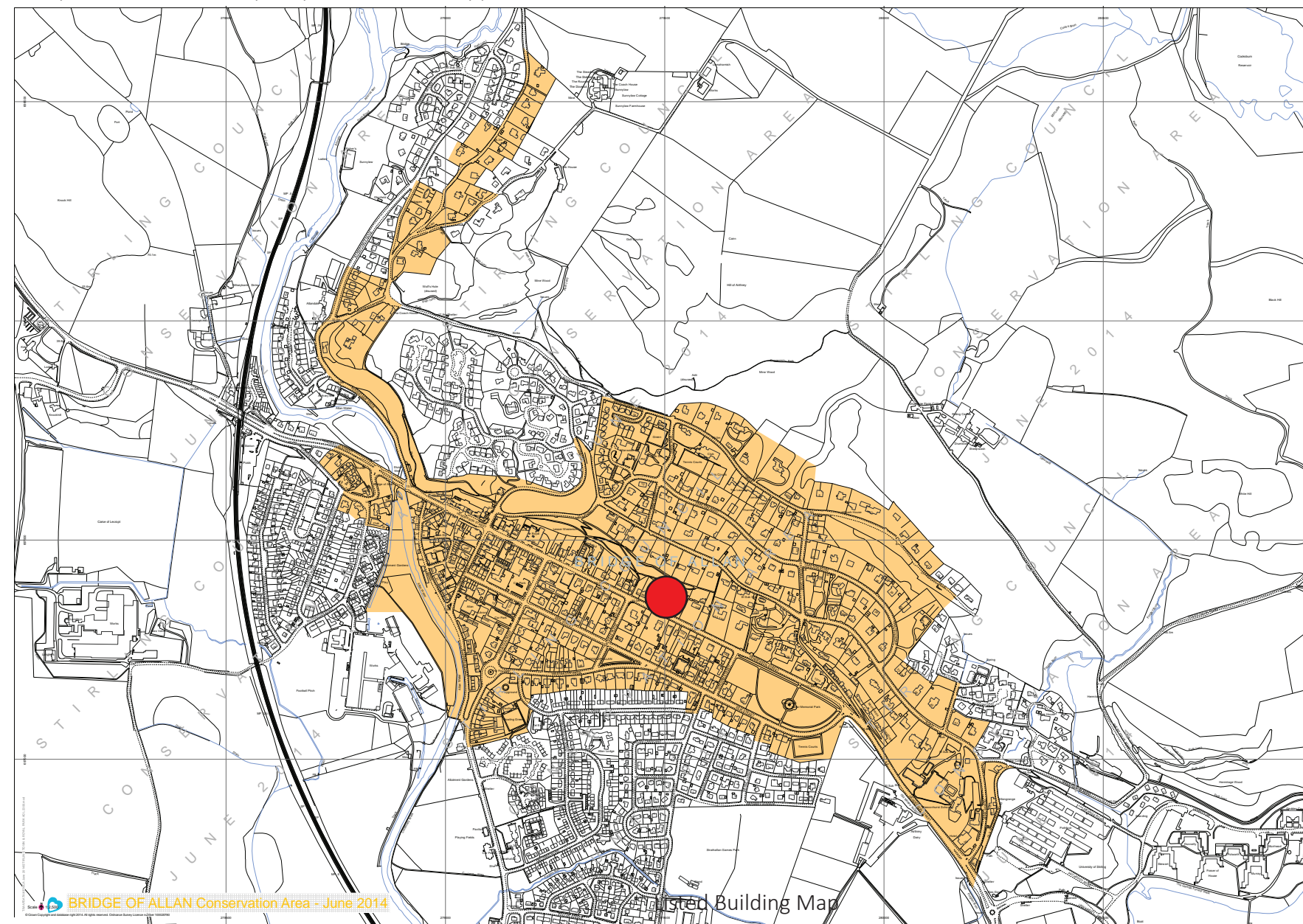
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Conservation Area

Below is the extent of the Bridge of Allan Conservation Area. The site is located within this Lower Town area of the Conservation area.

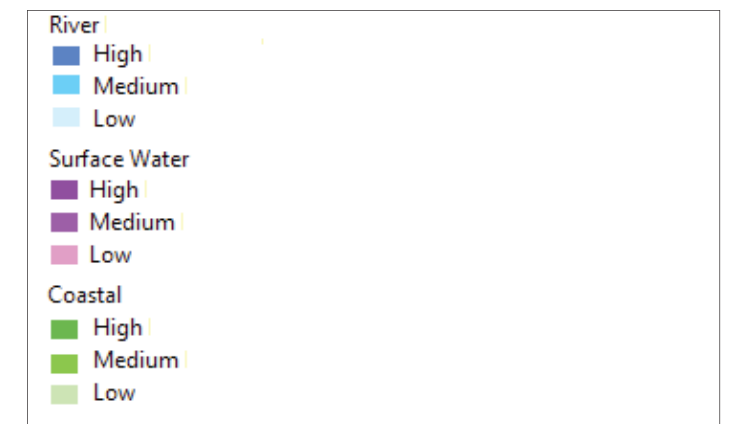
- Existing vacant site contributes negatively.
- Proposal respects and enhances key views.
- Proposal enhances the quality, character and appearances.



Bridge of Allan Conservation Area

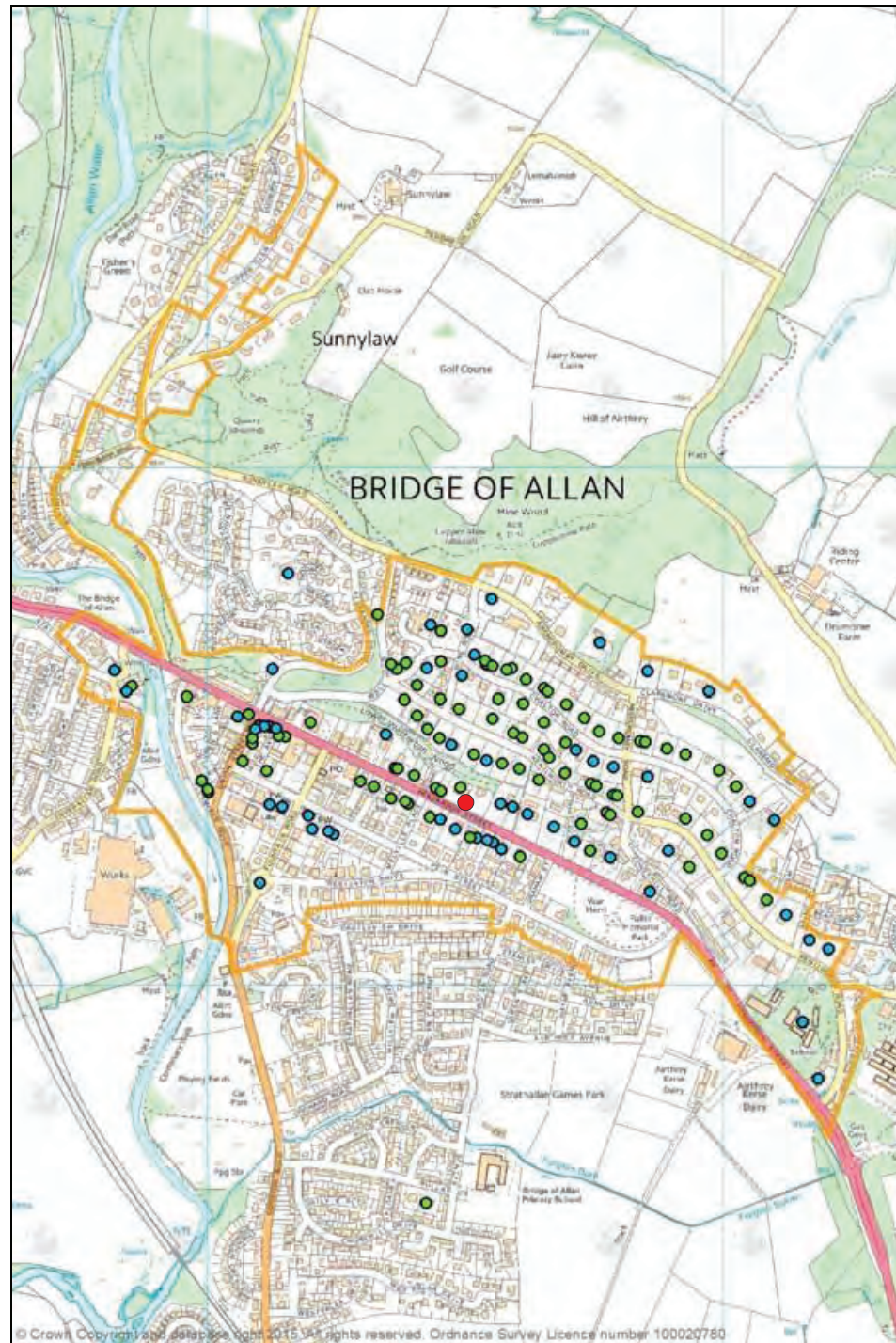
Flood Risk

Flood relief works are on-going in Bridge of Allan, which is recognised as an area of medium to high risk of flooding. The site itself is not identified as a flood risk on the SEPA Flood Risk Management Map.



Flooding Risk

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Listed Buildings

The property at 103 Henderson Street, within the application site, is a category C listed building.

The other property within the application site located at no. 105 not listed however lies within the Bridge of Allan Conservation Area, within the Lower Town designation.

Both properties are in poor condition with evidence of delapidation visible, with no 105 in a dangerous condition posing a health & safety risk.

Fig 19: Bridge of Allan Conservation Area: outlined in orange with listed buildings (Category A: red; Category B: blue; Category C: green). © Crown

Listed Building Map

Section 2: The Site



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2.1 Site Location

As shown by the following images, the site is located centrally within Bridge of Allan.

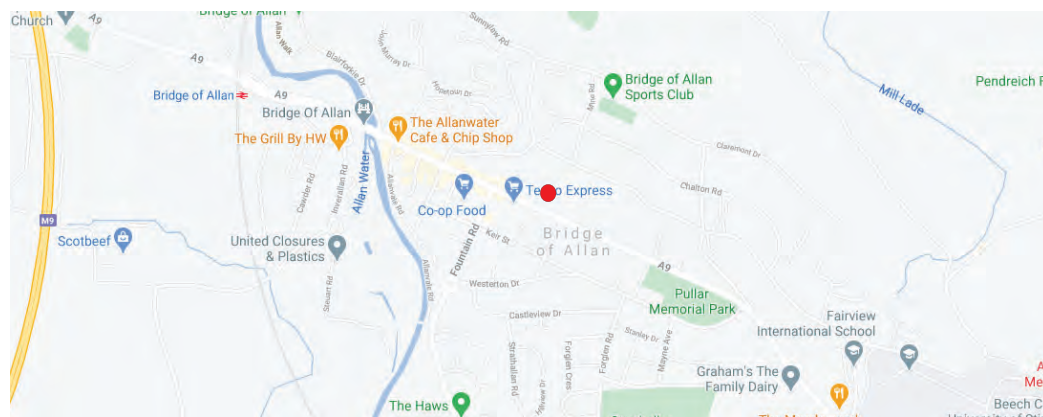
The site can currently be accessed via the South West from Henderson Street.

Bridge of Allan is easily accessible by both train and bus, and the nearest commercial airport is Edinburgh Airport, 56km away.

Local Facilities

Key

- Site Boundary
- Railway Station
- Bus Stop
- Post Office
- Convenience Store
- Supermarket
- Primary School
- Secondary School
- Library
- GP Surgery
- Dentist
- Pharmacy
- Hospital
- Community Centre
- Public House
- Leisure Centre



Site location

Local Facilities Map

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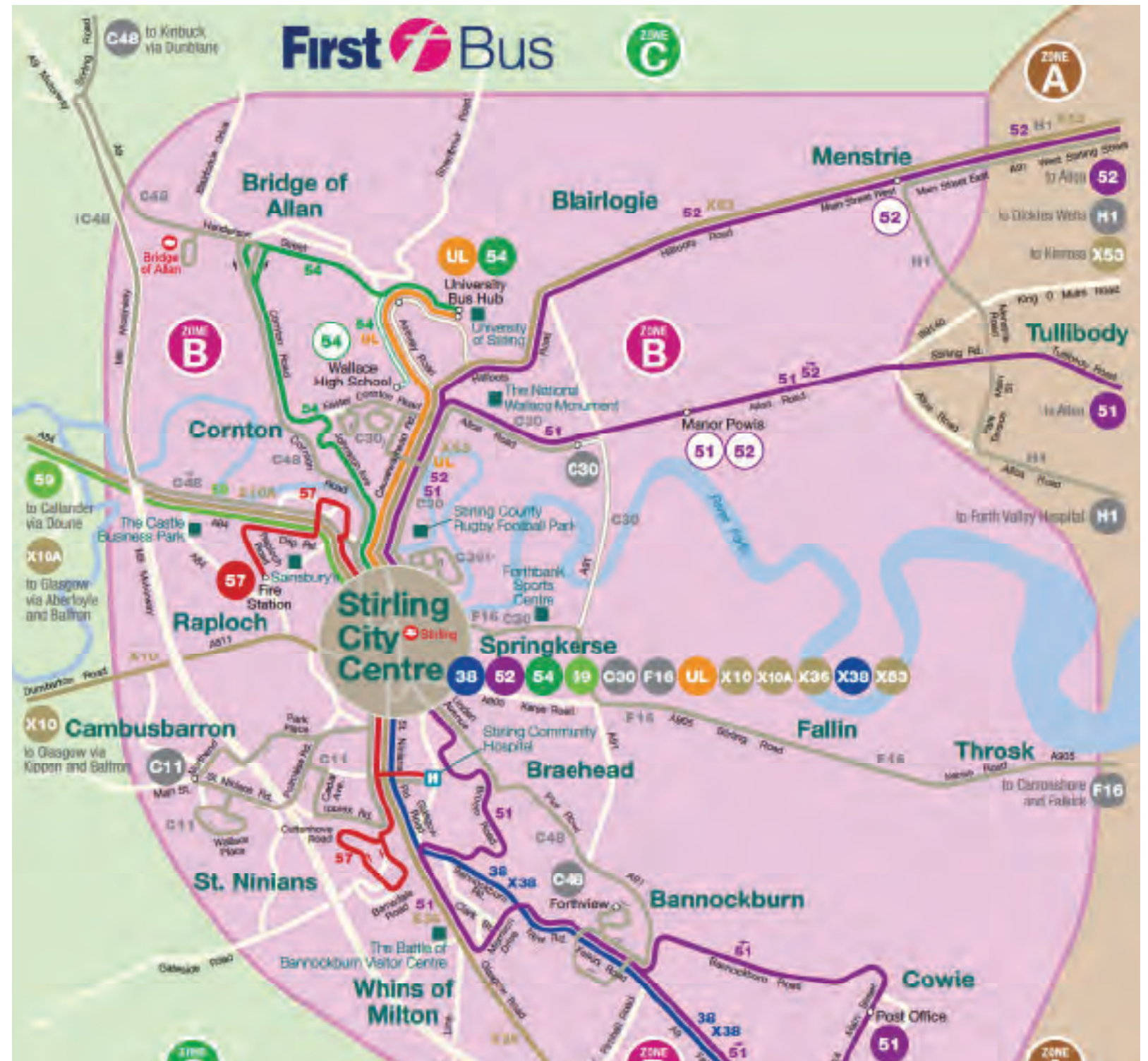
2.2 Site Description and Public Transport

The site is approximately 1.12 acres / 0.4539 hectares and is very well served by a range of travel modes. A network of footways link the site to the commercial town centre, where bus stops link it to the wider area.

The site is currently vacant with existing access via Henderson Street. It comprises of two derelict buildings in a state of disrepair, with overgrown vegetation and hard-standing.

The surrounding area is located within a conservation area, predominantly residential comprises of 2 storey victorian style buildings

As well as being well-served by buses to nearby areas, Bridge of Allan is also served by a train station located approximately 1.2km north-west of the site.



Existing Access - Henderson Street (West)



Existing Access - Henderson Street (East)

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2.3 Site Photographs - Visual Assessment



01. View From North Looking at Sites existing South Elevation



02. View from Site Looking South/East



Key Plan



03. View From Site Looking North/East



04. View From Site Looking North/West

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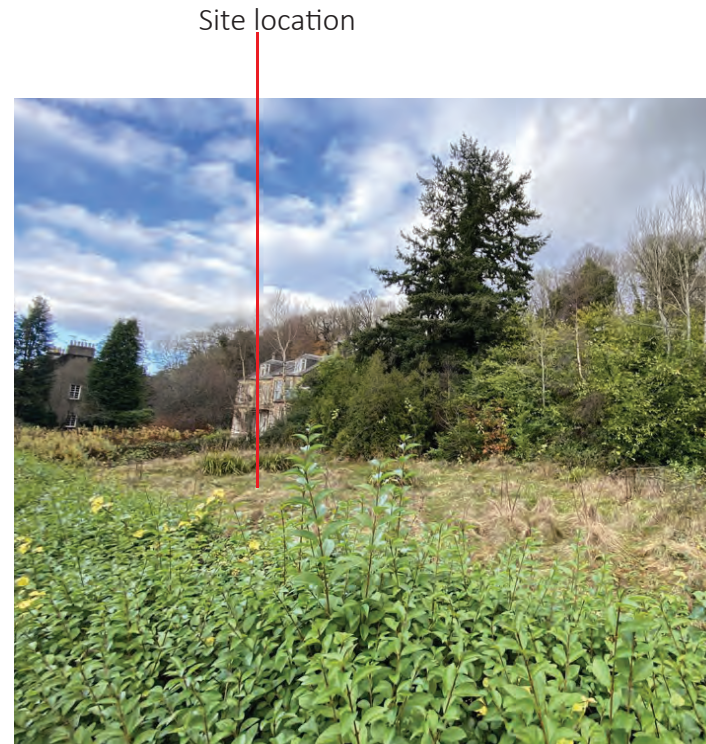


Site Photographs - Long Views to Site



Site location

05. Panoramic View Looking North Towards The Site from Henderson St



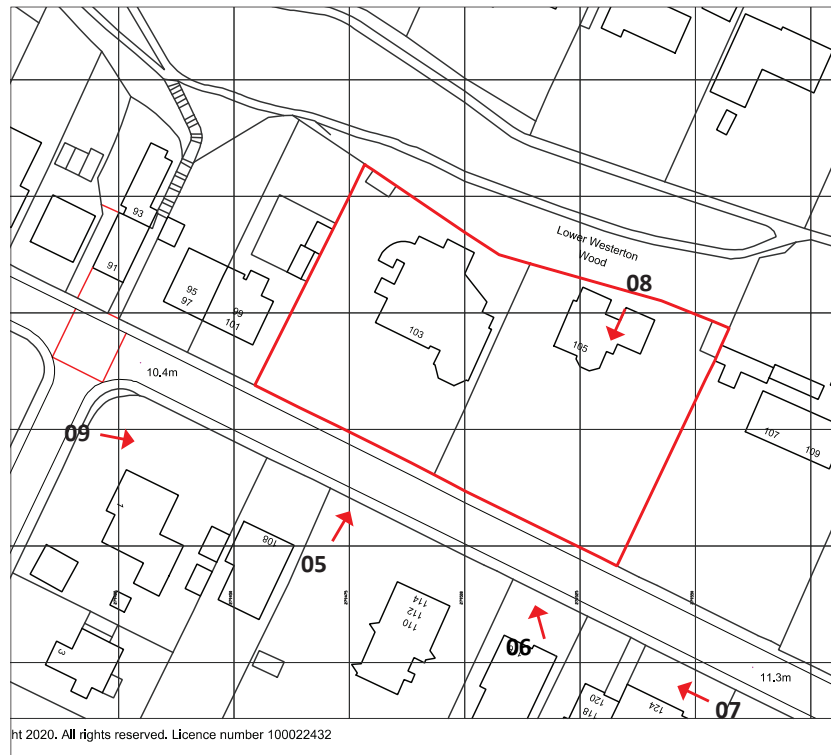
Site location

06. View Looking North East from boundary



Site location

07. Henderson Street view looking west



Key Plan



08. View Looking North East from boundary



Site location

09. Henderson Street View looking East