

# **KEITH WOTTON ARCHITECTURAL SERVICES**

Room improvements and alterations

Perran Bay Care Home

Perranporth

for

**CORNWALL OLD PEOPLES HOUSING SOCIETY**

**Design and Access Statement 331-050 Scheme Information**

**Date:** 4<sup>th</sup> January 2021

**Local Area:** Perranporth

**Proposed Use:** Care Home

**Size Of Site (approx.):** 2174m<sup>2</sup>

**Designations of Site and Surrounding Area:** Village centre

## **Site Analysis**

### **Location:**

The site is located on St. Piran's Road, Perranporth

### **Size and Shape:**

The site is approx 2174m<sup>2</sup> and irregular in shape.

### **Buildings and Structures:**

Perran Bay Care Home consists of two main 3 storey buildings that were originally dwellings which have been extensively altered and extended resulting in a massing of ecelectic styles.



**Access:**

Access to the site is via the existing car park off St. Pirans Road with a rear entrance from Ponsmere Road. There is also a side entrance from the Inner Green.

**Scheme Information:**

**Land use:**

The site is currently used as a care home.

**Topography:**

The site is fairly level.

**Open space:**

There is ample open space for its existing care home use.

**Street Network:**

The care home is currently sited off the main road through Perranporth Village with easy access to Truro and Newquay.

**Parking:**

Adequate parking is currently available.

## **Development Objectives**

### **Objectives:**

There are a number of rooms within the care home that do not currently comply with Care Quality Commission guidelines, however, these rooms were compliant under previous legislation so they may be occupied. It is the owners intention to bring the outdated rooms up to current standards thus ensuring their clients will have facilities commensurate with todays living standards and CQC recommendations.

## **Design Solutions**

### **Layout**

The existing layout is rather cramped so it is intended to extend the second floor to the existing flat roof line below and to extend the first floor accommodation into the atrium above the dining area.

### **Built form:**

The roof will be reconfigured to provide gabled ends to each end of the main building and to incorporate a flat roof dormer between them allowing for more roofspace in which to achieve the min. 12m<sup>2</sup> per room plus en-suite facilities.

### **Accessibility (i.e. permeability, entrance, service provision):**

The building will utilise the existing vertical circulation elements to gain access to the new rooms.

Electrical, water and drainage services are already available.

### **Details and materials (i.e. façade treatment, roofscape, materials, colours):**

The reconfigured roof will be covered in natural slate to match the existing whilst the new gable walls and dormers will be clad in timber boarding to reduce their overall visual impact on the existing façade.

### **Landscape (i.e. open space, streetscape, planting):**

No landscaping is envisaged.

### **Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):**

Due to the use of timber boarding which is a recessive material it is considered this will have little impact on the character of the building.

Keith Wotton BA Arch (hons)