

WISMA MULIA, BRIDGE ROAD, FRAMPTON-ON-SEVERN

DESIGN AND ACCESS STATEMENT:

This Design and Access Statement accompanies a planning application for 2 no. 1 bedroom dwelling units on the site.

Wisma Mulia has been a retirement home since 1973. It is owned by a not-for-profit organisation.

The original house set in approximately two acres of landscaped grounds is Grade II listed, with its main feature being an elegant main facade. A wing containing bedrooms and studios, and ancillary accommodation was added in 1976 providing accommodation for twenty persons.

The site lies within a flood plain and a Flood Risk Assessment was completed for a planning permission granted – 12/0592/FUL - for 2 no. 2 bedroom dwelling units on the same area of site as this current application. The conclusion was that the proposal fell within allowances. A Fresh Flood Risk Assessment will accompany this application.

The home caters for retired people: from those who are active to those needing care and support. The Minister of State for Care Services has said “I want to see high quality care that gives people choice in how their needs and ambitions are met, and helps them to live independent, active and healthy lives”

In order to keep in step with this and other Government policies, it was decided, some years ago, that the home should respond to the need to become more flexible and responsive to the needs of a changing older population.

The vision was to provide a service that offers as much choice, flexibility and range of support as possible in a community setting and people moving into the community can choose from a number of support options.

The proposed new dwelling units would increase the amount of accommodation dedicated to active persons giving them the benefit of increased security and reduced isolation at the same time as benefitting, if required, from differing levels of support and care which could be varied to accommodate changing needs. There is currently a list of people waiting to be offered a place at Wisma Mulia.

The new units will be built on a part of the garden made available by demolition of the existing underused art room and the moving of the oil storage tank to a new position. This would open up the site to the existing walled garden of Denhalls Cottage, which the new units would share. This proposal could be seen as being much more ‘polite’ to the existing buildings and garden areas than the already approved application 12/0592/FUL.

The design idea is that both units will have flat roofs to minimise bulk, with unit ‘A’ having a full glass wall giving a contrast to the existing buildings on either side. Unit ‘B’ to have external walls which project at some corners into the garden thereby moving away from a possible box-like appearance.

The existing parking arrangements on the site, as a whole, are more than adequate for the needs of the home.

The internal layout of the proposed dwelling unit and the access to both front and rear doors will be made suitable for wheelchair users.

MLA. Feb. 2021.