

design and access statement



Project:	Mandeville Grange	Job No:	7970
Site:	Wendover Road, Aylesbury	Rev:	
Client:	Chiltern Care	Date:	April 2021
Drawings:			



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1.0 Introduction

1.1 Chiltern Care

- 1.1.1 This Design and Access Statement has been prepared by Scurr Architects on behalf of Chiltern Care to support a planning application for an extension to their elderly nursing facility (Use Class C2) at Mandeville Grange, Wendover Road, Aylesbury, comprising:-

Single storey rear extension to create seventeen new resident bedrooms, new lounge and dining room, and additional support areas. The loss of one existing bedroom in the existing home means that the proposals are for a net increase of sixteen resident bedrooms.

- 1.1.2 The Design and Access Statement should be read in conjunction with the other documents submitted in support of this planning application.
- 1.1.3 The existing care home provides high quality accommodation offering twenty-four hour residential and dementia care for the frail elderly within large en-suite bedrooms, lounge, dining and amenity space.
- 1.1.4 Chiltern Care are an established Buckinghamshire care home operator with three existing care homes in the county.

Choosing the right care home for your loved one is one of the most important decisions you will ever have to make. That is why Chiltern Care make it personal for you and for us. We are family run and so we never lose sight of what is important. Family is everything, and we want you to know that means as much to us as it does to you.

The generously proportioned interiors give Mandeville Grange a comforting home-from-home feel which is supported by a loyal care team who go the extra mile to make life personal for residents.

Mandeville Grange offers an intimate environment for those who love a homely feel. Stylishly decorated and with mature gardens, there is a real warmth to this home.

We also offer a weekly diary of activities to make sure all cultural, spiritual and religious needs of our residents are met. We arrange day trips to local places of interest and bring in guests to the home frequently to entertain and be-friend those we care for.

Our clinical provision is second to none with not only a team of care professionals dedicated to the home, but also visiting experts including GPs, speech therapists, physiotherapists and occupational therapists spending time at the home every week.

We also value and encourage visits from friends and family encouraged and have an open door policy to reassure you that the care of your loved ones is always our top priority.

1.2 Chiltern Care Philosophies related to Design

- 1.2.1 Each home is individually designed to be friendly, comfortable, welcoming and engaging whilst retaining a domestic, homely feel.
- 1.2.2 All aspects of the external fabric and internal fixtures and fittings of a Chiltern Care home are designed and specified to high standards, seeking to set new benchmark levels for quality within the care environment.
- 1.2.3 Chiltern Care's homes are designed to exceed current care legislation. Accommodation and services standards continue to be set well above the current care standards while the future-proof

design allows for the future requirements of residents and the flexibility to change the interior of the home in order to achieve this.

1.3 Standards and Policy

1.3.1 National Regulations

The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: Dwellings, HM Government, 2015 edition (incorporating 2016 amendments).

The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Building other than dwellings, HM Government, 2015 edition.

The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition.

The Building Regulations 2010, Approved Document B (Fire safety) Volume 1: Dwellinghouses, HM Government, 2006 edition incorporating 2010 and 2013 amendments. Approved Document B (Fire safety) – Volume 2 - Buildings other than dwelling houses (2006 edition incorporating 2010 and 2013 amendments).

1.3.2 Best Practice

British Standard 8300:2009 (Amended 2010) Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice, British Standards Institution, 2010.

British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2008.

1.4 Building Standards

1.4.1 Content of the Part M 2015 edition (incorporating 2016 amendments):

Approved Document M has been split into two parts:

Volume 1: Dwellings

Volume 2: Buildings other than dwellings

Volume 1 defines three dwelling types:

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings (Assimilates Lifetime Homes principles)

M4(3) Category 3: Wheelchair user dwellings (Assimilates Wheelchair Housing Design principles)

1.5 Additional Design Guidance

1.5.1 The principal supplementary design guidance used is set out below:

Guidance for Providers on Meeting the Regulations (Care Quality Commission - 2015)

Care Homes for Older People - National Minimum Standards (Department of Health - Third Edition 2002)

Care Homes for Adults (18-65) - National Minimum Standards (Department of Health - Feb 2003)

Homes for Our Old Age – Independent Living by Design (Design Council - 2009)

The Principles of Inclusive Design – They Include You (CABE - 2006)

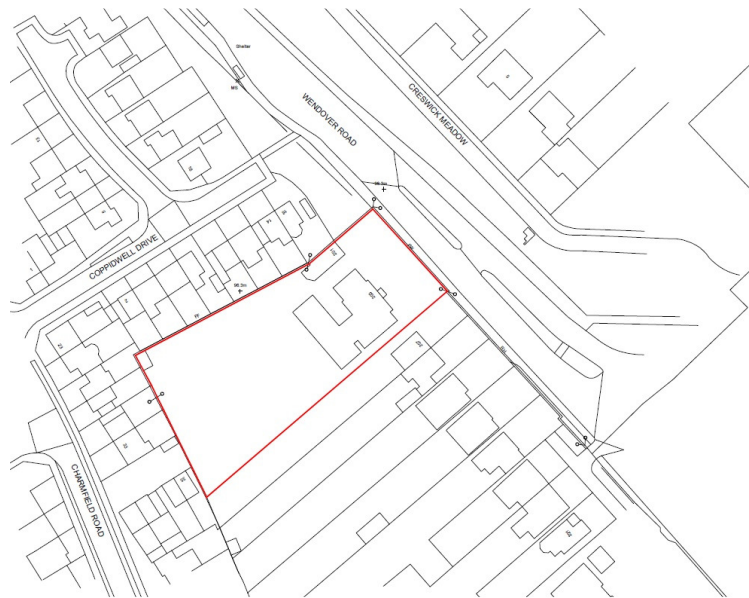
Light and Lighting Design for People with Dementia (University of Stirling - 2010)

Designing Interiors for People with Dementia (University of Stirling - 2013)

2.0 Site Evaluation and Design Development

2.1 Location and Surroundings

- 2.1.1 The site is located on the west side of Wendover Road (A413) just north of the roundabout junction with Cambourne Avenue.
- 2.1.2 The site is surrounded to the north, west and south by residential properties and gardens, and to the east by the road network.
- 2.1.3 The site fronts directly onto Wendover Road which is an urban 30 mph road.
- 2.1.4 The site is approximately 0.875 acres in size.
- 2.1.5 The site is not located in a flood area.



Site Location Plan

2.2 Current Site Use

- 2.2.1 The site is an existing twenty nine bedroom residential and nursing care home, registered with CQC for thirty one residents, with associated parking and gardens.
- 2.2.2 Mandeville Grange is a large red brick Edwardian house, substantially altered internally, with a more recent two storey extension to the rear, and a separate cottage to the north.

2.3 Constraints and Opportunities for Development

- 2.3.1 Trees, shrubs and bushes are present on the south, east and north boundaries of the site around the rear garden. These trees would be unaffected by the proposals. Trees and shrubs are present more centrally to the garden which need to be removed to facilitate the development, all as previously noted for the rear extension approved in 2010.
- 2.3.2 There is an existing tree protection order on the site, confirmed in 1985 and added to in 1986. At least three trees covered in the protection order have since been felled under planning consent.

- 2.3.3 The existing site entrance is off Wendover Road and has good visibility in both directions. The entrance was confirmed as satisfactory for the previously consented rear extension in 2010.
- 2.3.4 Car parking and deliveries is located to the front of Mandeville Grange.
- 2.3.5 Buckinghamshire Council have advised that the historic elements of the existing Mandeville Grange building including the frontage and the adjacent detached cottage are likely to be considered as Non Designated Heritage Assets.

2.4 Planning History

- 2.4.1 09/00332/APP – Planning permission was refused on 21 April 2009 for a single storey rear extension. *Single storey rear extension to provide 16 new bedrooms and living accommodation.*
- 2.4.2 APP/J0405/A/09/2113484 – Appeal was dismissed on 8 March 2010. *Single storey rear extension to provide 16 new bedrooms and living accommodation.*
- 2.4.3 09/01614/ATP – Planning permission was granted on 23 October 2009 to fell three trees. *Fell one horse chestnut, one box elder and one purple leafed plum.*
- 2.4.4 10/00950/APP - Planning permission was granted on 9 November 2010 for a single storey rear extension. *Single storey rear extension to provide 16 new bedrooms and living accommodation.*
- 2.4.5 11/00333/ATP – Planning permission was granted on 18 April 2011 to crown lift one tree. *Works to one beech tree: the crown lift of the tree to 3.5m.*
- 2.4.6 19/01767/ATP – Planning permission was granted on 26 July 2019 to crown lift one tree. *T1 horse chestnut tree crown lifting to 5m above the highway and 3m above the car park.*

2.5 Design Development

- 2.5.1 The initial concept design, consisting of schematic site and floor plans, and block elevations, was developed after a site visit which included an assessment of the site constraints, site contours, adjoining properties, and the immediate environment.
- 2.5.2 The site constraints data and concept design continued to be developed as additional information became available.
- 2.5.3 A topographical and building survey of the site was used to support the detailed design work.
- 2.5.4 Chiltern Care were also able to progress dialogue with Buckinghamshire Council planning officers with a pre-application submission submitted in July 2020 to try and develop an acceptable proposal for the extension in line with Chiltern Care's design philosophies. The submitted proposals were for a two storey rear extension.

Extracts from Buckinghamshire Council's pre-application advice letter, 20/02184/COMM, dated 17 November 2021, are included below in order to explain and clarify the subsequent design development:

Design

The scale and bulk of the proposed extension relative to the site size, its impact upon existing trees (which are important to the character and amenity of the site and are visible from the surrounding area) and its relationship with adjoining dwellings is of significant concern. The proposed extension extends very close to the site boundaries and will leave limited garden space remaining, thus limiting the scope to provide on site planting and landscaping which would be required to mitigate for any existing trees/vegetation lost

(discussed further below in relation to trees and ecology) and would help to screen the proposals over time.

At its longest point, at ground floor the proposed extension will extend approximately 42 metres from the existing rear elevation of the building, resulting in a minimum distance of approximately 7 metres to the most westerly boundary of the garden shared with existing dwellings on Charmfield Road. To the north, the ground floor extension will result in a minimum distance of approximately 4 metres to the shared boundary with dwellings on Coppidwell Drive and to the south the ground floor extension will result in a minimum distance of approximately 2 metres to the shared boundary with 207 Wendover Road. Although considered to be very tight to the boundaries, such distances were considered acceptable previously in relation to single storey development. Subject to a suitable eaves and ridge height so as to limit views of the single storey elements of the proposed extension from the neighbouring properties, combined with retention of existing boundary vegetation/screening within the application boundary, it is not considered that an objection could be sustained to the ground floor element of the extension.

A site overlay plan has been included within the planning application to provide the comparison information between the 2010 consented and proposed schemes.

The first floor extension has a smaller footprint than the proposed ground floor extension resulting in a distance of approximately 20 metres to the shared boundary with existing dwellings on Charmfield Road, 14 metres to the shared boundary with Coppidwell Drive and 8.5 metres to the shared boundary with 207 Wendover Drive, however the extent to which the proposed first floor roof terrace extends on the two side boundaries is unclear. Given that the proposed extension will extend along almost the whole length of the garden of 207 Wendover Drive, it is considered that the proposal, particularly incorporating any form of roof terrace on this side elevation, will result in significant perceived and actual overlooking of the garden of this property for the majority of its length. This is not considered to be acceptable in terms of impact upon the residential amenity currently enjoyed by this property and the distance between the first floor element and the boundary with 207 Wendover Road should be increased and opportunities to limit the number of windows looking onto the boundary should be explored. Furthermore, given the limited distance between boundaries, concern is also raised in relation to any form of roof terrace on the side elevation facing the dwellings on Coppidwell Road. In the event that existing vegetation is relied upon to mitigate overlooking, confirmation will be required that this vegetation is entirely within the applicants control.

The proposed first floor, together with the roof terraces, has been omitted from the planning submission, in order to address these issues.

It is noted that number 35 Charmfield Road has a first floor side elevation window which looks directly onto the application site in the south west corner and appears to serve a habitable room. It is noted that the proposed extension has not been extended into this corner of the site, so as to maintain a separation distance in excess of 21 metres – this is welcomed, as is the retention and enhancement of existing trees and vegetation in this corner of the site encouraged.

The separation distance between the proposed extension and 35/37 Charmfield Road is confirmed as 22.5m. The extension is single storey.

In accordance with the council's design guidance (see Local Distinctiveness Analysis) as a rear addition to an existing building, the historical frontage of which is considered as a NDHA, it would be expected that the proposal would appear as a proportionate and subordinate addition which respects, as opposed to over powering, the existing property. The ridge height of the proposed extension does not step down from the existing rear of the building and on this basis it does not currently appear as a subordinate addition. The restriction of the extent of the first floor element is welcome, particularly so that the first floor element does not extend beyond the width of the principal elevation of the original building. Nevertheless, given the overall size and height of the extension, as currently shown, it is not considered to represent a sensitive, proportionate or subordinate addition.

The proposed first floor has been omitted from the planning submission in order to address this issue. The proposed single storey extension will not be visible from, or generally viewed with, the historic elements of Mandeville Grange.

Trees

The site is subject to a blanket TPO and therefore trees represent a significant constraint which must inform any development proposals. As reflected by the TPO, the trees are considered to make an important contribution to the character and amenity of the site and surrounding area.

The trees are visible in views from adjacent roads and these views should be carefully considered as part of the design and landscaping process.

The council's Tree Officer advises that based on the information provided to date he has an objection in principle to the proposed development as there appears to be a significant loss of trees which are subject to a TPO. Based on the current plans, the trees do not appear to have been taken into the account in the proposed design in any way, shape or form.

As a first step, in accordance with AVDLP Policies GP39-40 and VALP Policy NE8, a tree survey should be undertaken so as to understand the condition of all the trees and which ones are most worthy of protection, and which ones (if any) are no longer in a healthy condition and could potentially be adequately mitigated for if lost. This information should determine the proposed footprint of the building, with the aim being to minimise the loss of TPO trees, and in particular the most healthy/viable TPO trees as far as possible. In order to secure their retention in perpetuity, an adequate natural buffer should be provided around any retained trees.

A tree survey has been undertaken and the survey and report form part of the current planning application.

The layout of the extension has been amended in accordance with the survey information to ensure that all the perimeter trees and shrubs can be retained with suitable space around them. The tree retention proposals are therefore now similar to the 2010 approved scheme. A site overlay plan comparing the approved and current schemes is included within the current planning application.

The trees on the site frontage, which are the trees referred to as visible from adjacent roads, are all retained.



Overlay Plan

Heritage

The site is not located within a Conservation Area and does not contain/is not adjacent to any designed heritage assets.

The Council's Heritage Officer advises that the historic elements of the building including the frontage and adjacent detached cottage are likely to be considered as Non Designated Heritage Assets (NDHAs). The setting of NDHAs should be protected, however owing to the existing rear extension and the position of the proposed extension, it is not considered that the proposal would give rise to an adverse heritage impact. Nevertheless this is a matter which should be recognised and should inform the design and layout of any future proposals.

The original Mandeville Grange and cottage are both retained in these proposals, and the proposed extension will be shielded from Mandeville Grange by the existing rear two storey extension.

The application drawings and this Design and Access Statement seek to address the enhancements that have been applied to the design and layout.

- 2.5.5 Comments received from all consultations have been incorporated where possible in the detailed design.

3.0 Building Layouts and Form

3.1 Care Home Extension Building Layout

- 3.1.1 The proposed single storey extension has been located to the rear of the existing home in the same general position as the proposals that were approved in 2010.
- 3.1.2 Vehicle access to the home will continue to be provided from Wendover Road in the current position. The location of the car parking, service vehicles, collection and deliveries will all remain as existing to the east of the home.



Site Plan

3.2 Care Home Extension Building Form

- 3.2.1 The proposed extension has been developed as a single storey building with pitched roof.
- 3.2.2 Subsequently to the pre-application submission and the officers written response the proposed two storey element has been removed from the scheme.



South West Elevation

- 3.2.3 The schedule of floor areas is:-

Care Home	Existing (sq m)	Proposed (sq m)	Total (sq m)
Ground	363	791	1154
First	359	0	359
Total	722	791	1513

4.0 Building Fabric and Response to Context

- 4.1.1 The extension is designed to complement and respect the existing care home.
- 4.1.2 The walls will be multi red facing bricks, with contrasting header bricks, to match the existing extension. Roof tiling will be eternit dark grey slates or similar to match the existing extension roof.
- 4.1.3 The final choice of materials will be agreed with the Local Authority Planning Department following submission of samples for consideration.

5.0 Chiltern Care Home Accommodation and Interior

5.1 Schedules of Accommodation

5.1.1 The home provides accommodation within a registered environment for the frail elderly together with extensive communal space and all necessary service accommodation.

5.1.2 The schedule of care service provided within the care home is:-

Floor	Existing	Proposed	Total
Ground	12	16 (17-1)	28
First	17	0	17
Total	29	16 (17-1)	45

5.2 Registered Environment

5.2.1 Chiltern Care are registered and therefore licensed to provide care services by the Care Quality Commission.

5.3 Communal Space

5.3.1 Great emphasis is placed on the provision of community and communal space throughout the home, which includes multiple opportunities for engagement and activity.

5.4 Nursing and Dementia Community

5.4.1 The existing combined nursing and dementia communities are provided for residents requiring assistance with daily living and those with mild forms of dementia.

5.4.2 The proposed extension creates a new self contained wing of nine bedrooms, with their own lounge, dining room and additional support facilities, for residents with more advanced forms of dementia.

5.4.3 The dementia wing will have access to its own secure terrace and garden areas.

5.5 Residents' Individual Accommodation

5.5.1 Within a Chiltern Care home the residents are encouraged to consider their room as their private domain.

5.5.2 Independence is also encouraged with the provision of an en-suite wet room, complete with level access shower, toilet and vanity basin. All residential wet rooms are designed and fitted out for use by the frail or ambulant disabled. Nurse call facilities are provided within the en-suites as standard.

5.5.3 A number of bedroom sizes are available in order to provide a range of options for residents. Room layouts which also vary in orientation, with the provision of french windows and dual aspect views providing a further range of choice for perspective residents and their families.

5.5.4 All the proposed resident bedrooms are larger than the minimum requirement of 12 sq m, excluding en-suite facilities, set out in the Care Standards. Resident bedroom sizes start from a minimum of 14 sq m up to 18 sq m. The larger room sizes have been shown to assist considerably with the transition from individual residence into a care environment and to promote ease of movement around the room.

5.5.5 All the proposed resident bedrooms are provided for single occupancy.

5.6 Back of House Facilities

5.6.1 The home is provided with full back of house support facilities for the residents. This includes all staff facilities, maintenance, plant and storage.

5.6.2 A laundry, capable of dealing with the home's washing and drying requirements is located on the ground floor of the existing home.

5.6.3 The existing and proposed dining rooms are served by a commercial quality kitchen. The kitchen is supported by freezers and dry stores and is located on the ground floor of the existing home.

5.7 Fire Services

5.7.1 Acceptable levels of fire brigade access to the building (15% of the building perimeter) can be achieved from the hard-standing areas to the front of the building and the car park and the side access to the north of the building.

6.0 Inclusive Access for the Disabled

7.1 Inclusive Design

- 7.1.1 The philosophy for the design of a Chiltern Care care home is fundamentally an inclusive approach for all with particular care being taken to accommodate the needs of the elderly.
- 7.1.2 As the home is provided for the elderly, many of whom will suffer from some form of physical impairment, it is intended to provide an encompassing and safe environment within which the residents can enjoy their later years.

7.2 Access Provision

- 7.2.1 Level access is provided to the proposed building extension at all entry points.

7.3 Accommodation

- 7.3.1 The proposed residents' bedroom sizes all exceed the current National Minimum Care Standards and therefore provide good accessibility both within the rooms themselves as well as into the en-suite wet rooms, including where a residents condition requires the use of mobility or lifting equipment.
- 7.3.2 All the proposed residents' room windows are provided with window cills set 600mm above floor level to provide good visibility especially from a seated position. Some windows in communal areas, such as those in the dining rooms, have even lower cills.
- 7.3.3 Wall coverings, floor coverings and furnishings, though stylish and harmonious, are provided with greater colour brightness and variation to assist the visually impaired.
- 7.3.4 Staff call facilities are provided in all residents' bedrooms and en-suite wet rooms, public toilets and assisted bathrooms. Lighting in resident toilets and assisted bathrooms is PIR movement controlled.

7.4 Building Circulation

- 7.4.1 One existing central lift in the existing home is provided for the residents' use.
- 7.4.2 All the proposed corridors used by residents will be provided to a minimum width of 1500mm to promote a feeling of spaciousness, and in order to provide very good access for wheelchair users. Again this is well in excess of current regulations. Discrete handrails are provided as required along corridors to provide support for residents as they move around the accommodation.
- 7.4.3 All new doors are installed to a minimum clear opening of 850mm, providing good clear access all round the home. The fire strategy has also been developed to minimise the need for fire doors, also allowing the doors used by residents to be lighter in weight and controlled by swing free door closers. Fire doors across corridors are designed as hold open and are only closed in the event of fire alarm activation.
- 7.4.4 Doors projecting into main corridors are limited to resident WCs, assisted bathrooms, and ancillary stores.

7.5 Sanitary Accommodation

- 7.5.1 Accessible toilets are provided on the ground floor, independent of toilets provided in the en-suite wet rooms. These toilets are located near to the communal spaces.

7.6 External Access

- 7.6.1 Level access is provided from the front vehicle drop off point up to the front entrance doors.
- 7.6.2 The route to the front entrance from the car park is clearly defined with any change in gradient kept to 1 in 20 or shallower.
- 7.6.3 Access around the gardens is provided with a concrete footpath at least 1200mm wide. There will be no steps in this path.
- 7.6.4 Some elements of soft landscaping are located adjacent to the footpath to provide easy access for residents to natural features.
- 7.6.5 Residents are encouraged to use the gardens around the home and are afforded access from the communal areas.

7.7 Guidance

- 7.7.1 The principal documents and guidance that have influenced the inclusive design process are set out below.

The Building Regulations 2000 - Part M. Access and Facilities for Disabled People. (Office of the Deputy Prime Minister - 2003 Edition)

BS 8300:2001. Design of Buildings and their Approaches to Meet the Needs of Disabled People – Code of Practice (BSI – 2001)

The Principles of Inclusive Design – They Include You (CABE - 2006)

7.0 Safe Environment

8.1 Physical Protection and Building Security

- 8.1.1 The building is protected by an electronic management system, linked to the perimeter doors, which is partially activated during the day, when the building is fully staffed, and completely activated at night.
- 8.1.2 Doors only used for escape, such as those at the foot of the fire escape staircases, are monitored at all times, and an alert will be activated if the doors are opened.
- 8.1.3 The main entrance door is locked once the system is activated in the evening. Entry can then only be gained by using the Intercom system which is linked to the reception desk and the staff pager system. Other external doors, such as the dining room, back of house, etc., are also locked once the system is activated. These doors are then monitored, and an alert will be activated if the doors are opened.
- 8.1.4 New doors and windows will be supplied and installed in accordance with BSI standards PAS 23-1:1999 General Performance Tests and PAS 24-1:1999 Enhanced Security Performance Tests.

8.2 External Lighting

- 8.2.1 The entrance porch is fully lit with discrete under eaves lighting to provide a high level of lighting from the vehicle drop off position to the main entrance doors.

8.3 Management and Maintenance

- 8.3.1 A Chiltern Care home is staffed twenty four hours a day, with staff working a variable shift pattern. This will ensure that the building and its immediate environment will be monitored on a regular basis.
- 8.3.2 Each home undertakes full house-keeping and maintenance services as well as all year round garden maintenance to ensure that the integrity of the internal and external buildings and gardens are maintained.

8.4 Guidance

- 8.4.1 The principal documents and guidance that have influenced crime prevention within the design process are set out below.

Safer Places – The Planning System and Crime Prevention (Office of the Deputy Prime Minister – 2004)

Secured by Design – New Homes (2010), Homes (2016)

8.0 Sustainability

9.1 Quality Building Design

- 9.1.1 A Chiltern Care home seeks an enhanced architectural and landscape design to provide a high quality environment for their residents. The quality of the building design also provides a positive response to the landscape character of the wider area.
- 9.1.2 The proposed extension is designed to exceed current and anticipated future legislation. Accommodation, both residents' bedrooms and communal spaces, and services' standards continue to be set well above the current National Minimum Care Standards. Foreseeable future improvements in these standards should not therefore affect Chiltern Care or their residents.
- 9.1.3 Internal walls between residents' bedrooms are not generally part of the building structure and could therefore be removed or altered, providing the ability to redesign room layouts and sizes to meet changing needs and standards in care accommodation in the future.

9.2 Efficient Use of Resources

- 9.2.1 Where possible construction materials will be recovered from demolition or earth moving operations.
- 9.2.2 Recycled or second hand materials will be considered where these are available and commercially viable.
- 9.2.3 Timber is specified from sustainable sources and the use of tropical hardwoods is avoided. Where possible timber used will be FSC (Forest Stewardship Council) accredited.
- 9.2.4 Wood preservatives, paints and stains are to be applied in accordance with COSHH regulations, and the use of solvent based paint and stains will be avoided.
- 9.2.5 All insulation will have zero ozone depletion and a global warming potential of less than five.

9.3 Transportation

- 9.3.1 Chiltern Care proposes the reduction in car use by staff through the encouragement of car-sharing and travel information for visitors. Staff will be kept informed on local bus information at all times which will be clearly displayed for staff and visitors.
- 9.3.2 Where possible construction materials will be specified from more local sources in order to minimise transportation. The use of materials from overseas will be reviewed and minimised.

9.4 Waste Minimisation and Pollution

- 9.4.1 A waste separation and recycling policy on site will be developed with the contractor, to establish a segregated waste system, with a minimum of five streams: masonry, steel, timber, cardboard and general waste. If segregation cannot be undertaken on site, then all waste generated will be to a waste transfer station for segregation.
- 9.4.2 The use of CFCs by avoiding insulation materials which use CFCs as blowing agents, halon fire extinguishers, and any type of aerosols used on site which use CFCs as propellants, will be avoided.

9.5 Water Conservation

- 9.5.1 All new ensembles will be fitted with wet room showers and water saving shower fittings.

9.6 Landscaping

- 9.6.1 Existing landscaping features such as trees and hedges will all be retained. The retention of existing landscaping will provide an improved and sustainable landscape.
- 9.6.2 A wide and diverse plant range will be provided so that 65% plus are drought tolerant and these will also be located on the sunnier side of the development. No moisture loving plants will be selected.

9.0 Vehicular and Pedestrian Access, Roadways and Car Parking

11.1 Vehicular Access

11.1.1 The existing vehicular access to the care home is provided from Wendover Road with the entrance serving the existing car park and delivery area.

11.1.2 Transport for Buckinghamshire consultation response to approved scheme 10/00950/APP dated 9 July 2010 advised:

The proposed development proposes the use of the existing access onto Wendover Road. Site measurements confirm that the existing width of the access and the visibility splays in either direction are again in accordance with the required minimum dimensions and therefore this intensification in use of the access is therefore acceptable.

11.1.3 The age and frailty of the residents means that almost all travel to the site will be by staff, care professionals, visitors and service deliveries. Chiltern Care's experience with Mandeville Grange, and their other homes, is that visitor movements are well spread throughout the day, with little evidence of any peak periods.

11.1.4 Servicing to the site is provided for typically one large vehicle per day and a number of smaller Luton transit vans. A shared turning area is already provided within the car park for these vehicles. There have been no issues on site with delivery vehicles entering the site, turning around and exiting the site again.

11.1.5 External storage for deliveries is not provided as these would be offloaded and immediately moved into dedicated storage areas in the building.

11.2 Pedestrian Access

11.2.1 The existing pedestrian access to the building is from Wendover Road and the car park access road in all accordance with DDA requirements.

11.2.2 The gradient of this access is at a minimum of 1 in 20 or shallower.

11.3 Car Parking

11.3.1 Parking provision is based on Chiltern Care's own experience of parking levels at all their existing homes which does not exceed the maximum standards in Local Authority guidance.

11.3.2 Parking provision will be provided in accordance with the adopted parking standards set by AVDLP GP24 and SPG1. For care homes SPG1 parking standards are 1 space per 4 residents. The proposed parking provision is therefore set out in accordance with the 12 parking spaces approved in the 2010 scheme.

11.3.3 Transport for Buckinghamshire consultation response to approved scheme 10/00950/APP dated 9 July 2010 advised:

Turning to the proposed parking provision for the development, I note that the submitted documents indicate 12 spaces are stated as being provided, 1 less than previous to allow for service and emergency vehicles to the rear of the site. It should be noted that the previous number of spaces was an over provision with regard to SPG1 and therefore the 12 spaces is in accordance with the 1 space per 4 residents ratio, with 46 residents equating to 12 car parking spaces.

11.4 Cycle Storage

- 11.4.1 Cycle parking provision will be provided in accordance with the adopted parking standards set by AVDLP SPG1. A minimum of two cycle stands will be provided at the front of the home, adjacent to the parking area.