

RaynerDaviesArchitects

## Design and Access Statement

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To accompany a Planning Application

June 2021

Birchlands  
Care Home, Moor Lane, Haxby.

2874

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## 1.0 Introduction

### 1.01 Background

This Design and Access Statement accompanies an application for a single storey front extension and a two storey side extension at the Birchlands Care Home. The statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) (Order 1995).

As this is an application for a minor proposal, some aspects such as the social and economic context are of limited applicability.

This is a detailed Planning Application.

The applicant wishes to erect a single storey front extension to improve the facility's reception area and to erect a two storey side extension to create 4 new bedrooms, to allow 3 no. existing double rooms to become singles (resulting in a net increase of 1 no. resident on site). The applicant also wishes to improve external amenity by re-landscape garden areas, improving their disability access and by demarcating existing areas of underutilised amenity space to increase safety.

### 1.02 Project Team

#### *Architect (and Agent for the application)*

Company name: Rayner Davies Architects  
Contact: Julien McGuinness  
Address: 2 St Peters Gate, Nottingham, NG1 2JG  
Telephone number: 0115 947 3859  
Email: Julien.mcguinness@rd-architects.co.uk

#### *Client*

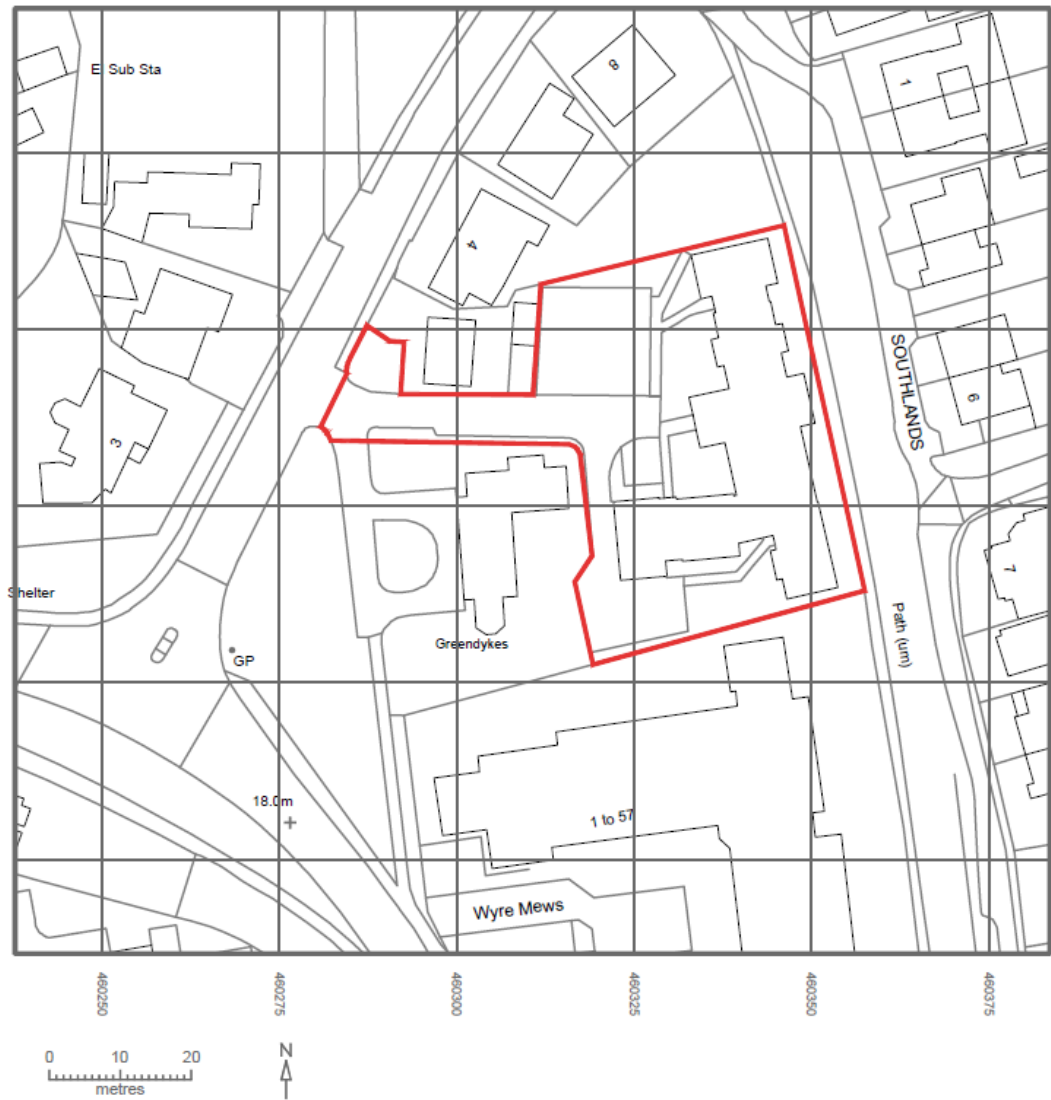
Company name: Welford Care Limited  
Contact: Mr Peter Madden

#### *Arboriculturalist*

Company name: Barnes Associates Ltd  
Contact: Sue Barnes  
Telephone number: Tel:01423 322371  
Email: info@barnesassociates.co.uk

## 2.0 Site Appraisal

### 2.01 Location



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The Royal Mail Postcode for the site is YO32 2PH.

### 2.02 Site Description

Birchlands Care Home is situated in predominantly residential surroundings to the northern edge of Haxby, York. The site of the main building is secluded and is accessed solely from Moor Lane to the West by a private driveway which accesses the main car park.

To the south lies the Wyre Mews Assisted Living Apartments Facility, and to the north and east to Moor Lane and Southlands lies traditional domestic properties.

The existing care home is a three storey purpose built linear block orientated to face east and west situated at the rear of the site, with a perpendicular two storey side wing located to the south.

A single storey reception and admin area is positioned centrally to the main block to align with the driveway and creates a roof terrace to first floor lounges above.

Ground floor external amenity space is limited to the garden area adjacent to the reception and ground floor lounge. Gardens to the rear are not secured and are not used by residents. Instead, this garden area houses facilities such as a temporary Covid secure visitors lounge, storage sheds and staff smoking area.

The Site area is 2205m<sup>2</sup> / 0.54 acres.

The Site frontage to Moor Lane is 15.3m.

The site dimensions are 53m x 39m excluding the driveway.

There is only a modest amount of landscaping on site, however the south boundary has 3 medium sized on site trees in close proximity to the proposed development area, and as such a detailed tree survey and Arboreal Method Statement has been prepared in support of this application.

The site is not within a flood risk area as defined by the Environment Agency.

The site is not within a Conservation Area.

No on site structures are listed.

### **2.03 Existing Building Description**

The existing care home is a purpose built facility probably dating from the late 1980's / early 1990's, although this is unconfirmed. The facility is registered for 54 residents, who are housed in 51 bedrooms (3 no. bedrooms are double rooms).

The building is traditionally styled, with parapet & gabled roof forms of varying heights being the dominant feature, red / buff multi facing bricks and ashlar stone detailing to parapet copings, window and door heads and gable decorations (refer to Photo 1).

Secondary doors utilise Georgian style white entrance pilasters / architrave door surrounds (refer to photo 6).

The main entrance to the facility is located within a single storey element positioned centrally facing the driveway. This area is pronounced by large arched windows with blue brick head detail (refer to Photos 1+8).

A roof terrace is positioned above at first floor, accessed from existing first floor lounge. This area employs finialled steel railings which is considered inappropriate under modern standards (refer to photo 2).

Windows are UPVC, colour white, with fake glazing bars.



Photo 1 - View to entrance from car park.



Photo 2 – View from first floor roof terrace.



**Photo 3 –**  
Proposed side extension development area (with temporary Covid safe lounge visible). Single staff car parking space.

3.0

3.01



**Photo 4 –**

Proposed side extension development area (with temporary Covid safe lounge visible). Trees to boundary visible in phot are subject to Tree Reports by others.



**Photo 5 –**  
View of side extension development site garden looking West.





**Photo 6 –**  
Secondary access routes door surrounds / architraves.



**Photo 7 –**  
Resident's garden and view of ground floor lounge beyond and first floor roof terrace above.



**Photo 8 –**  
Entrance.



**Photo 9 –**  
Parking area and front landscaping proposed for a new secure Visitor's Garden.



**Photo 10 –**  
Landscaping proposed for a new secure Visitor's Garden.

## **4.0 Planning History**

### **4.01 Previous Planning Applications**

No significant planning applications are listed for the site, with recent signage applications being the only listings available online.

### **4.02 Planning Policy**

#### National Planning Policy Framework 2012

The NPPF 2012 presumes in favour of sustainable development. For decision taking this means that proposals that accord with the development plan should be approved without delay and or, where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless it can be proven that the proposals would significantly and demonstrably outweigh the benefits of the development.

#### Local Policies

The Local Plan is the City of York Draft Local Plan Incorporating the 4th Set of Changes (April 2005).

## 5.0 The Proposals

### 5.01 Development Brief & Objectives

1. Create new en-suite bedrooms of modern space standards in order to convert existing double bedrooms into single bedrooms.
2. Extend the reception and administrative block create a more suitable office suite and improve the user experience on entry to the home.
3. Improve the appearance of the entrance.
4. Increase first floor external amenity area.
5. Create Visitors garden area.
6. Create additional resident's gardens and secure / delineate these.

### 5.02 Type of Application

This is a full planning application.

### 5.03 Design Description

The proposed works relate to two separate extensions to the property and minor external works:-

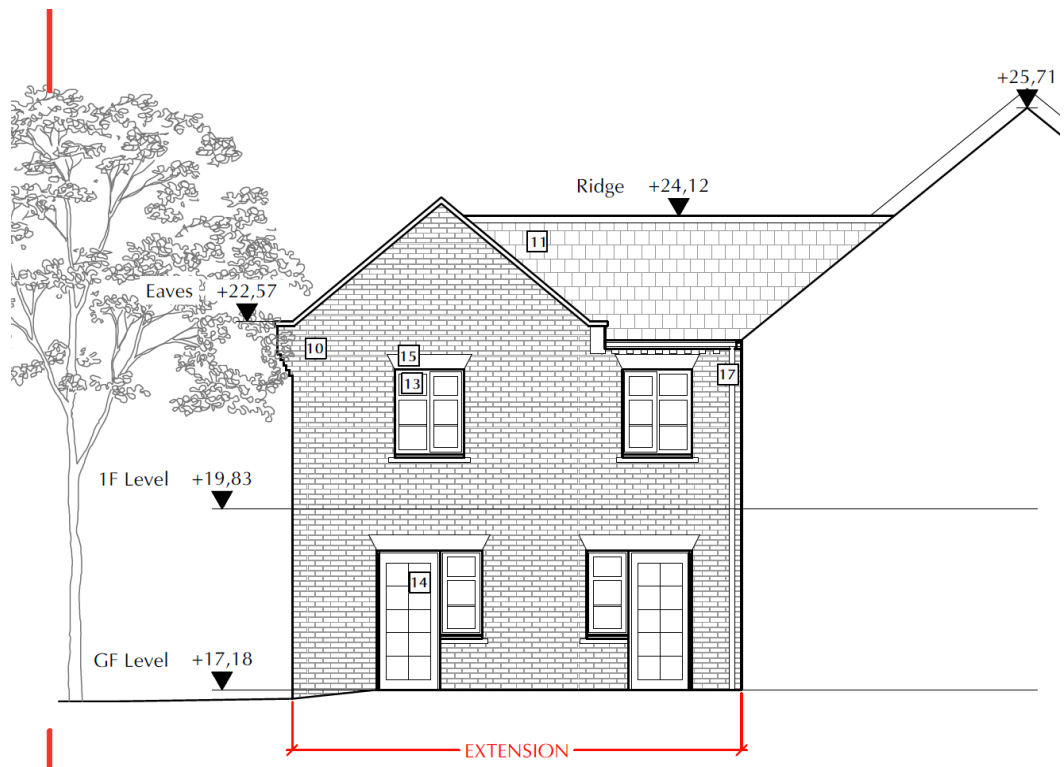
- Front extension - this comprises an additional bay of single storey accommodation to the left hand side of the existing entrance, to address objectives 2+3 and 4 above. The extension is to house a new manager's office (which is currently undersized) and would allow client meetings to take place in private within the office.

The extension proposes an additional arched window bay to the office with blue brick heads, to match the existing property. A new Georgian style portico to match the prevailing architectural language is proposed to the central bay to provide shelter at the entrance door for visitors and to better demarcate the entrance to the facility. New heritage Georgian style timber windows are proposed to the entrance areas.



Internal modifications within the existing reception areas will allow the entrance area to be increased in size for visitors. The roof would become an extension of the existing first floor roof terrace, to increase external amenity space for residents. Finally, it is proposed to replace the outdated finialled railings to the terrace with a new compliant glass balustrading system.

- Side Extension – to address objective 1, the extension comprises a two storey pitch roofed side extension in an area of under utilised garden and yard. The extension houses two no. new bedrooms on each floor, and an existing bedroom (modified to increase its floor area and provide en-suite bathing facilities). The extension allows for existing double bedrooms to be turned into premium sized single bedrooms. Primary windows to bedrooms are positioned to face east and west, to mitigate any overlooking of Wyre Mews. It is noted that the side wing of Wyre Mews that is located in close proximity to the boundary is a single storey element, with no windows visible from the application site. There is therefore no material impact on this wing from the proposed extension. The proposed extension is styled to match the gabled roof forms and materials of the existing building. Gables bays face east and west and are proportioned to match an existing bay to the en suites of ground floor bedrooms 7 and 8.

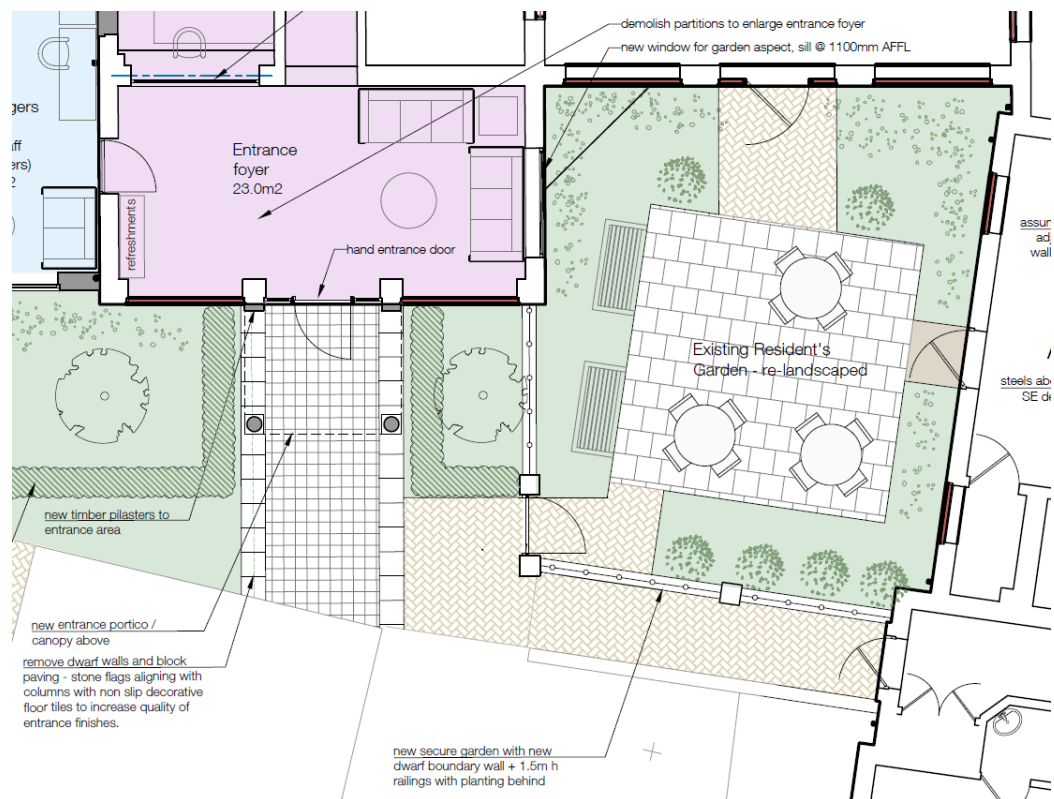


Reconstituted stone copings, lintel details, brick corbelling to the gable shoulders, and matching roof pitches are proposed to allow the extension to fully match the existing. The proposed mass allows for the lowest roof level (eaves) to be positioned facing the boundary, to limit perceived height of the proposal and to mitigate pruning requirements of boundary trees.



Please refer to accompanying information by Barnes Consulting Ltd.

- External Amenity Improvements – existing amenity space is proposed to be maximised as part of the development.  
The existing resident's garden is currently demarcated by temporary fencing and trellises.  
There is currently no provision for visitors to meet outside in private with residents. It is therefore proposed to upgrade the existing residents garden and create a new visitors garden, one either side of the entrance.  
Each will be demarcated with a dwarf wall and brick piers with residential railings atop for security and privacy. Soft and hard landscaping upgrades are proposed, to install new patios and replant shrubs and small trees.



Underutilised areas to the side of the property are to be upgraded in a similar fashion to create an area for residents to stroll and to create an area of south facing patio. The side areas are to be freed up from various outbuildings and temporary structures, and fenced off from yard areas for security and improved visual amenity.  
An emphasis on native planting as part of future detailed soft landscaping design by a specialist designer is to be promoted.

#### 5.04 Daylighting

As the proposed two storey extension is positioned to the north of Wyre Mews, it is unlikely to detrimentally affect direct daylight to neighbouring properties.

#### 5.05 Car parking provision.

As the development provides only a net increase of +1 residents, it is not

considered a requirement to provide an increase in parking numbers. There are currently 14 car parking spaces (one of these is positioned to the side yard and is therefore considered a dedicated staff space.

**5.06 Cycle Parking.**

The existing covered cycle store is to remain unchanged.

**5.07 Refuse Collection.**

There is currently no secure refuse bin store. It is proposed to create a new secure store within the car park to house the container bins.

**5.08 Existing Landscaping**

The proposed side extension is to be located on an area of grass and block paving - no mature vegetation is required to be removed to build. As advised by the arboriculturalist, a small amount of pruning of unprotected Category B trees may be required – please refer to Barnes Associates supplementary documentation. This has been mitigated in the design by ensuring the majority of extension lies outside tree canopy zones, and by ensuring eaves details (as opposed to gables) are positioned to this aspect to limit height.

**5.09 Sustainability**

The scope for improvements is limited given the modest size of the proposals. However, the extensions will likely be constructed concurrently with renovation / refurbishment works within the existing building. In order to improve running costs and to temper internal temperature fluctuations, the following sustainability features will most likely be adopted during future development:-

- New light fittings in main spaces to be minimum 75% low energy light fittings (excluding infrequently accessed spaces i.e. cupboards). Low energy light fittings lamps to have a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens (tbc by specialist M&E engineer).
- Corridor lighting to be installed with 2 stage intensity settings to allow reduced intensity of lights at night (tbc by specialist M&E engineer).
- Mechanical ventilation extraction in bathroom areas is proposed to be linked to the lighting / PIR sensors in order to control the length of time mechanical extraction is activated in these areas.
- A carbon consumption energy reduction strategy following a “fabric first” approach will be employed for areas of extension, to improve upon the fabric requirements set out in Part L of the building regulations.

**5.10 Drainage Strategy**

Due to the limited scope of the development, a whole site drainage strategy is not deemed necessary. New foul and surface water runoff will be directed to the existing sewerage system as existing. An existing on site drainage run will be rerouted to allow for the side extension.

## **8.0 Summary**

### **8.01 Generally**

The proposals will improve the operations of the home and the experience of visitors and residents in key areas to meet the Client's specific briefing requirements.

To do so requires only modest sized extensions which will bear little to no impact on the public realm.

The relationship with neighbouring properties is demonstrated as acceptable, due to the careful placement of proposed windows and roof forms.

The result is a high quality building which is respectful of its setting and will make a positive contribution to staff and residents of the home.