



MELVILLE DUNBAR ASSOCIATES

PLANNING URBAN DESIGN ARCHITECTURE

The Mill House, Kings Acre, Coggeshall, Essex CO6 1NY

Tel: 01376 562828 Email: info@melvilledunbarassociates.com

Fax: 01376 561437 Web: www.melvilledunbarassociates.com

Our Ref: MD/sar/1544

Braintree District Council
Planning Department
Causeway House
Braintree
CM7 9HB

PROPOSED 37 BED DEMENTIA UNIT FOR STOWHEALTHCARE AT GREEN LODGE, HALSTEAD HALL

1.0 INTRODUCTION

With an ever ageing population the demand for dementia care continues to rise. It is therefore common ground that the district urgently needs the provision of specialist care units.

In that respect support for the recently approved 25 bed scheme at Green Lodge was forthcoming from local residents, officers and district council members.

This approval followed an appeal decision but some 4 years has now elapsed since the original application was submitted in August 2018.

The passage of time has only led to a more urgent need for facilities of this type to be brought forward for development.

During the intervening years the condition of Green Lodge has continued to deteriorate. Extensive damage has been caused by the theft of lead roof flashing, arson and vandalism.

(See Appendix 1 & 2).

It is now therefore no longer viable to retain substantial sections of the existing building. However the main house and ballroom, despite being in very poor condition are still proposed to be restored and incorporated into the new scheme.

(See Appendix 3 & 4).

CHIEF EXECUTIVE: M. DUNBAR, DIP ARCH (LEEDS), AA DIPL PLAN, RIBA, FRTP, FFB, RIAI
PRINCIPAL DIRECTOR: M. INGHAM, BA (HONS), ARCH (MAN), B.ARCH, RIBA
SENIOR PLANNING DIRECTOR: P. McINTOSH, BRTP (HONS) MRTPI DESIGN DIRECTOR: P. HASLEN
TECHNICAL DIRECTORS: W. ADAMS, MCIAT ARCHITECTURAL ASSISTANT: D. WEBB, BA (HONS)
CONSULTANTS: M. BOWEN, DIP TP B. CHOPRA, BA (HONS), M.ARCH, PG DIP ARCH RIBA
P. MUNSON, Bsc, DIP TP, MRTPI F.A. ASPINALL, AA DIPL, RIBA, MRTPI

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COMPANY SECRETARY: B.A. DUNBAR

2.0 THE PROPOSED SCHEME

The enlarged care unit for 37 beds continues to reflect the architectural character, detail, and courtyard design principle as established in the already approved development. (See Appendix 5)

The new building is two storeys in height, with improved circulation being achieved at first floor level by lowering the existing floor in the retained ballroom. (See Appendix 6)

Rooms are no longer constrained by the existing structure and are to be provided at an increased size of 12 m². All bedrooms have direct access to ensuite bathrooms. Better ceiling heights, bedroom proportions, with complaint sound and thermal insulation is allied to appropriate fenestration ensuring good day light levels and natural ventilation.

The focus of the scheme remains the central courtyard, laid out on two levels as an enclosed landscaped garden for the enjoyment of residents. (See Appendix 7 & 8).

Elevational treatment, and architectural character and detail is appropriate to the period style (See Appendix 9 & 10).

Food preparation will continue to come from the main kitchen in the existing nursing home. The dining room is at ground floor level, with provision of a servery for dispensing precooked meals and drinks.

3.0 SERVICES

To accommodate the enlarged building, increased car parking provision has been made for both visitors and staff. (See Appendix 11).

Foul drainage will lock into the existing system for Green Lodge and the nursing home at Halstead Hall.

Surface water drainage will be taken via the new system which is proposed to serve the permitted adjacent housing development for 20 dwellings. (See Appendix 12).

4.0 BUILDING COSTS

The price of materials, shortage of skilled labour and restrictions on supply allied to inflation pressures have led to an exponential increase in construction costs. This in turn affects the viability of socially beneficial projects of this type and the abilities of the private sector to fund.

The increase in bedrooms from 25 to 37 will assist with staffing ratios and related costs – but to ensure delivery and enable this development to proceed other assistance either at local or national level will be required.