

EXTENSIONS AND ALTERATIONS AT SUMMERHAYES CARE HOME, SANDFORD

DESIGN AND ACCESS STATEMENT

Amount

Summerhayes Care home is situated off Rose & Crown Hill in the village of Sandford, near Crediton. Currently there is a small disused apartment at the western end of the main building which used to provide accommodation for the owners of the care home.

The owners of the care home now live off site and the proposal is to convert the existing apartment into a new resident's bedrooms with ensuite toilet facilities, and to also provide a shared accessible bathroom/wet room shower facility and toilet room.

In addition to converting the old apartment, the proposal is to form a new bedroom wing, extending off the south east elevation of the property, to provide further additional bedrooms for the care home.

The care home has a significant number of people on their waiting list and the additional residents' bedrooms would enable them to provide additional care to the elderly members of this rural community.

With the increase in number of residents' bedrooms, the care home are required to provide additional internal communal space for their residents.

Therefore, the proposals include enlarging the existing residents' lounge and dining room.

Included in the proposal are a few internal alterations to the main building, to add ensuite toilet facilities to most of the residents' bedrooms. There will also be the introduction of a lift and an extension to the care home's kitchen.

A similar, but smaller scheme has already been approved under a separate planning application, but have this was not built. The previously approved application reference number is 10/00708/FULL.

Layout

The new residents' bedrooms will be located in a substantial extension and within the converted apartment.

There will be a number of new windows introduced, but where the new windows overlook the access lane at the rear of the care home, these windows will have obscured glazing and opening restrictors to prevent overlooking.

The new roof windows on the south west elevation of the new wing will be at high level, so they will provide natural light within the building, but it will not be possible to overlook the neighbouring property through them.

The bedrooms in the new wing will all have windows and patio doors opening into the communal garden.

To provide sufficient additional communal indoor space, the residents' dining room is to be extended and will be given bi-fold patio doors opening into the communal garden.

The existing veranda across the south east elevation of the building is to be replaced with a new roof of a shallower angle. This pitched roof will wrap around the flat roof of the dining room extension.

The kitchen is to be extended over the small under-used courtyard space adjacent to the existing kitchen.

Scale

Although the proposed new bedroom wing will significantly increase the footprint of the building, the majority of the existing residents' soft landscaped amenity space is to be retained.

To reduce the impact of the proposed extension, we have lowered the roof pitch of the existing veranda and the roof of the new wing in order to keep the ridge height lower.

After consultation with the owners of Blackhayes (the neighbouring property), it has been agreed that a parapet box gutter detail along the south west boundary wall is preferred to a traditional overhanging eaves detail. This does effectively raise the height of the boundary wall, but this was the neighbour's preference.

The ridge height of the new bedroom wing extension will be sufficiently low to prevent the views being lost from the existing residents' bedrooms on the first floor of the main house.

Landscaping

There will be a small amount of landscaping required to adjust the access path from the car park area to the main entrance of the building.

There will also be a small area of landscaping adjacent to the new residents' bedrooms to provide small private patio spaces for each of the new bedrooms within the new wing.

Appearance

The existing apartment at the west end of the house is very rundown and in need of some attention. The rough cast rendered blockwork walls are painted cream to match the original building and the timber fascias need to be redecorated. The existing flat roof over the apartment is not very attractive and is showing signs of heavy wear and tear. The existing roof lights in the flat roof are unattractive and are not in keeping with the architecture of the original house.

The converted apartment and extensions will retain the rough cast rendered blockwork walls to match the original house. The new pitched roof will be finished in natural slate to match the roof of the main house and the existing veranda.

Currently the flat roof simply drains onto the ground at the corner of the apartment. The proposals would include connecting the rainwater drainage to a soak away in the garden of the care home.

The new windows to the new residents' bedrooms will be white plastic double glazed units that will be made to match the windows of the main house. However, the new dining room patio doors and the new entrance doors and full height windows at the south end of the new wing are to be white powder coated aluminium framed windows and doors.

Access

The existing parking area is to remain unchanged and a new (slightly ramped) path through the garden will enable access to the level threshold entrance doors adjacent to the new dining room extension. Therefore, access to the building will still be suitable for wheelchair users.

An additional access route will be provided by the new bedroom wing. However, due to site levels, there will be three small steps from the new entrance lobby at the south end of the new wing up into the bedroom wing.

Photographs



The existing concrete path over which the new extension is to be built



The existing residents' conservatory & veranda which are to be replaced



The north west corner of the existing apartment



North west end of apartment where a proposed new window is to be inserted



The existing apartment flat roof showing the unsightly roof lights



The existing apartment flat roof and roof over the kitchen courtyard