



DESIGN & ACCESS STATEMENT
FOR EXTENSION AT
CHATAWAY CARE HOME, 4 EAST AVENUE,
LEICESTER LE8 6JG

July 2023

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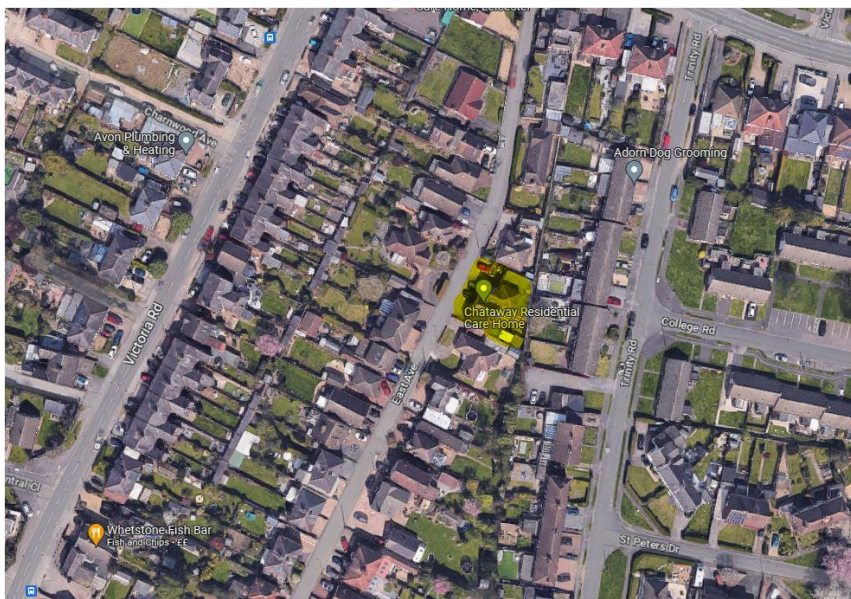
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1.0 Introduction

- 1.1 This statement has been prepared in support of a planning application to extend the existing care home known as 'Chataway Care Home'. The care home is located in a secluded private road.
- 1.2 The document is set out in accordance with Government guidance. It examines the site and its surroundings, the proposed development, the planning history and background to the application, the national and local planning policy context, and the principle planning, design and access issues involved.
- 1.3 The purpose of this Design and Access statement is to examine the planning issues raised by the current development proposals. In particular, this statement identifies and describes the key issues addressing the need for extending the care home. We aim to demonstrate that the proposed extension plans submitted here has taken a considered approach and is entirely fitting for this site. The development will provide an enhanced standard of accommodation that would benefit the residents of the care home and also enable the staff to better manage the care home. There would be no significant adverse impacts upon residential amenity and matters of parking would be acceptable.

2.0 Site Location & Context

- 2.1 The application site is located on the east side of East Avenue. East Avenue is accessed off the south side Enderby Road (B582). East Avenue is a cul-de-sac. The site is located approximately a third of the way into East Avenue on the South side.
- 2.2 The site is approximately 463 sq m in area. The site is approximately 21M wide and tapers in depth from 18M to 24M.
- 2.3 East Avenue is set within a residential area. The street is an eclectic mix styles of buildings varying from bungalows to 2 storey houses. The site is not located in a conservation area and there are no listed buildings in the vicinity.
- 2.4 Chataway care Home is a 2 storey building set with bungalows on either side and a mix of bungalow and 2 storey houses across the street.
- 2.5 Chataway care home accommodates 14 care beds over the 2 levels with ancillary space all set at ground floor level.
- 2.6 East Avenue is a fairly narrow residential street with no pavements. Along the front there is space for car parking along the entire width of the property accessed straight off the street. The existing building is generally place on the boundary to the sides with a small secure garden for the residents accessed off the corridor at the rear and from a conservatory at the rear.



3.0 Proposed Development

- 3.1 The proposal is to improve the quality of the home primarily for the benefit of the residents. In addition to this the proposal is to have 2 additional bedrooms added to the development.
- 3.2 Also currently to traverse between floors there is a stair lift. Virtually all the residents have mobility issues and need to use the stair lift. The stair lift restricts the width of the staircase making it unsafe for both the residents and staff. To overcome this the proposal is add a lift to the building.
- 3.3 Currently there are 14 care beds – from these 4 bedrooms are co-joined rooms. In that the access to one room is through the other room. This offers no privacy to these rooms and the dignity of the residents is compromised.
- 3.4 Reference should be made to the following drawings:
- 22001 – A01 Location Plan
 - 22001 – A100 Existing Site Plan
 - 22001 – A101 Existing Ground Floor Plan
 - 22001 – A102 Existing First Floor Plan
 - 22001 – A103 Existing Roof Plan
 - 22001 – A110 Existing North & East Elevations
 - 22001 – A111 Existing South & West Elevations
 - 22001 – A200 Proposed Site Plan
 - 22001 – A201 Proposed Ground Floor Plan
 - 22001 – A202 Proposed First Floor Plan
 - 22001 – A203 Proposed Roof Plan
 - 22001 – A210 Proposed North & East Elevations
 - 22001 – A211 Proposed South & West Elevations
 - Planning Statement

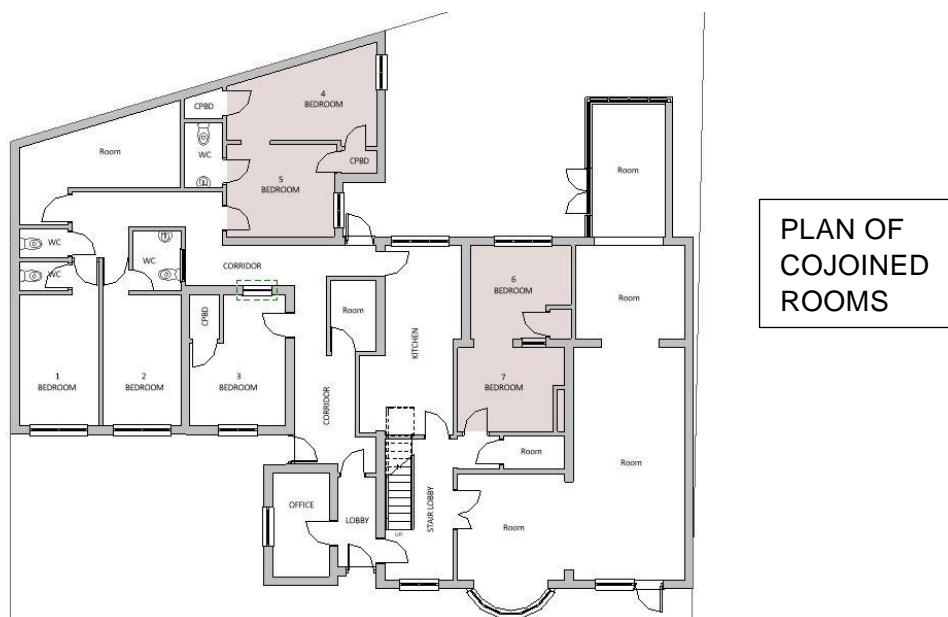
4.0 Design Justifications

Design

- 4.1 The original building is a 2 storey structure with a pitched roof. Over time this has been extended to the side and rear with single storey flat roof structures.
- 4.2 The proposal is to extend to the side with 2 storey structure with the pitched roof extended over it, and along the rear there will be first floor extensions over part of the existing first floor flat roof areas.

Use

- 4.3 The existing building is a 1-2 storey building entirely used as a care home for 14 residents. With 4 of the rooms not being appropriate as co-joined rooms compromising the privacy of the residents.



- 4.4 The proposed use will be maintained as a care home. The 4 compromised rooms are being re-arranged so that the rooms are truly individual rooms and not cojoined rooms.
- 4.5 Currently there is a stair lift which is not ideal / safe for the residents and also compromises the safety of the staff. So proposal is to add a lift shaft to the front of the building.

Amount

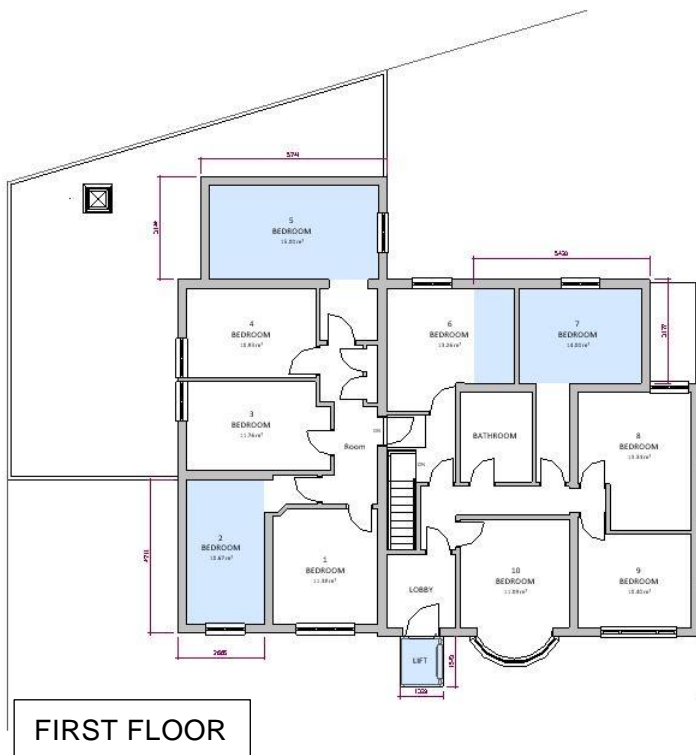
- 4.6 With the proposed extension having the following areas
Ground Floor additions 7.7sq.m + 2sq.m for lift = 9.2sq.m
First floor additions 40.6sq.m + 2sq.m for lift = 42.6sq.m
- 4.7 Providing a total of 51.8sq.m of additional space.
- 4.8 The proposed additions have been carefully considered so as not to imbalance the aesthetic appearance of the existing building.

Layout and Siting

- 4.9 The existing building covers the width of the property, with 2 storey original building sitting to the south of the property and single storey extension added to the north. This single storey addition also extends to the full depth of the property on the north side.
- 4.10 Proposal is to extend the property towards north side over 2 storey by 2.66M, still keeping it 5.22M away from the north boundary.
- 4.11 At the rear the proposal is to add rooms over the extended property these are extending out approx. 3.1M in depth and 5.7 / 5.4M across on the width. These additions will be more than 20M from the buildings at the rear on Trinity Road.
- 4.12 At the front the proposal is to provide a lift. This will be light weight structure. The lift had to be located at the front as it is the least disruptive place in the operation of the home, is close to the entrance and links well with the internal stair circulation space.
- 4.13 With the additions the overall footprint of the building on the site is only increased on the side by 2.66M.



Blue hatched area indicates proposed extensions



Scale

- 4.14 The current building has an eaves height of 4.87M and a ridge height of 7.9M. Across the front the existing building has a width of 21.2M.
- 4.15 The proposed extension at the front will maintain the same eaves height, and continue with the lower ridge height of the 6.9M.
- 4.16 The first floor rear extension will be finished with flat roof, so as not to create a very over bearing massing to the rear of the property. These will be finished just above the existing eaves height to ensure internal heights are being achieved in the rooms.
- 4.17 At the front the lift shaft will project out by 1.5M and be finished with a pitched roof with an overall height of 5.9M.

Landscaping

- 4.18 There is a garden at the rear of the property, which creates a safe haven for the residents. This is a secure environment and the staff are able to leave the residents sitting in this garden assured that they cannot wander off site.
- 4.19 With the additions this garden area at the rear is maintained at the same size.
- 4.20 The proposed extensions will not effect the sunlight into this garden area or into the neighbouring properties, as the extensions are on the north side but set away from the north boundary as well.
- 4.21 At the front the property is just covered with tarmac and provides parking for cars. There is no delineation between the property and the road. The road is semi private does not have any pavement.

Car Parking

- 4.22 Currently there is space for parking 6 cars across the front of the property, with the proposed extension the same number of parking spaces will still be maintained.

Appearance

- 4.23 The existing building has a rendered gable front with the sides finished in brickwork. The pitched roof is finished in tiles and the side / rear extensions are finished with a felt roof. The windows are finished timber effect brown UPVC frames.
- 4.24 The proposed extension will be finished in bricks to match existing with the roof tiles to match as well. The rear extensions will also be continues in the same brick. Only part of the rear extension will be finished in hanging tiles. This is mainly to keep it light in appearance and weight.
- 4.25 The addition of the lift shaft at the front will be formed in a light steel frame structure with glazed and aluminium panels. This shaft will be finished with a gable roof with a pitch to match the existing main gable front.



5.0 Accessibility

This is a care home, where all the residents need assistance at all times, with general movement, showering, eating etc., To assist the staff with this the home is already fitted out with assisted bathrooms, and toilets suitable for the residents with assisted use. These generally are being re-positioned and improved with the alterations within the home.

To traverse between the ground and first floor there is a stair lift currently being used. This is can be appreciated is unsatisfactory for the residents. It also narrows down the stair width making it unsafe for the staff. To address this issue we have proposed a lift to the front of the building, that will be large enough to carry a resident in a wheel chair with a staff member. This type of lift will be suitable as the residents will not be able to propel themselves and will need assistance in moving around.

6.0 Conclusion

- 6.1 The proposed redevelopment is in accordance with national and local planning policies by providing very sympathetic design which would fit into the context of the local area.
- 6.2 The analysis demonstrates that the proposal would integrate well with adjoining properties. It would protect adjoining residential amenities, the character of the local area and surroundings.
- 6.3 The development will be pursued and constructed in accordance to the Council's guidance. The careful use of materials and construction method will also comply with the Council's guidance to ensure that the character of the existing building and the overall character of the area will be conserved and enhanced. Specific details are subject to negotiations with the local authority.

