

# DESIGN AND ACCESS STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE,  
THE OAKS, CLACTON ROAD, WEELEY HEATH, CO16 9EF



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## 1.0 INTRODUCTION

- 1.1 This Design and Access Statement is submitted on behalf of LNT Care Developments (the Applicant) in support of a full planning application to develop a care home for older people at The Oaks, Weeley Heath (the site).
- 1.2 LNT Construction (the Agent) are the Applicant's sister company and will deliver the proposal for LNT Care Developments. We are a renowned care home developer who provide high quality residential care homes with excellent environments that promote independence and wellbeing amongst residents. All of our care homes are developed to be fit-for-purpose and are future-proofed, with every thought given to the quality of life of our residents.
- 1.3 The company has a portfolio of care homes specifically for the care of older people in a number of locations across Yorkshire, the Midlands and the South.
- 1.4 The site is located approximately 2 miles north of Clacton-on-Sea, the largest settlement in Tendring District. The application site is a residential dwelling and outbuildings named The Oaks, the property is currently in decline. The current main access into the application site is located centrally on the northern boundary onto Clacton Road with a secondary track access along the western boundary.
- 1.5 The development of the site is required to provide a modern compliant care home to meet current government standards. The care home proposed is a purpose-built, two storey, sixty-six bed residential care facility for older people with associated access, parking and landscaping.

## 2.0 THE SITE AND SURROUNDINGS

### The Site

- 2.1 The site is located within the settlement of Weeley Heath (see Figure 1) approximately two miles to the north of Clacton-on-Sea. The site forms part of the continuous linear development along Clacton Road, from Weeley through to Clacton-on-Sea.
- 2.2 Weeley Heath is located approximately 12 miles west of Colchester and Harwich is located approximately 12 miles north east. There are good transport links to surrounding towns and villages with a train station close by in Weeley.

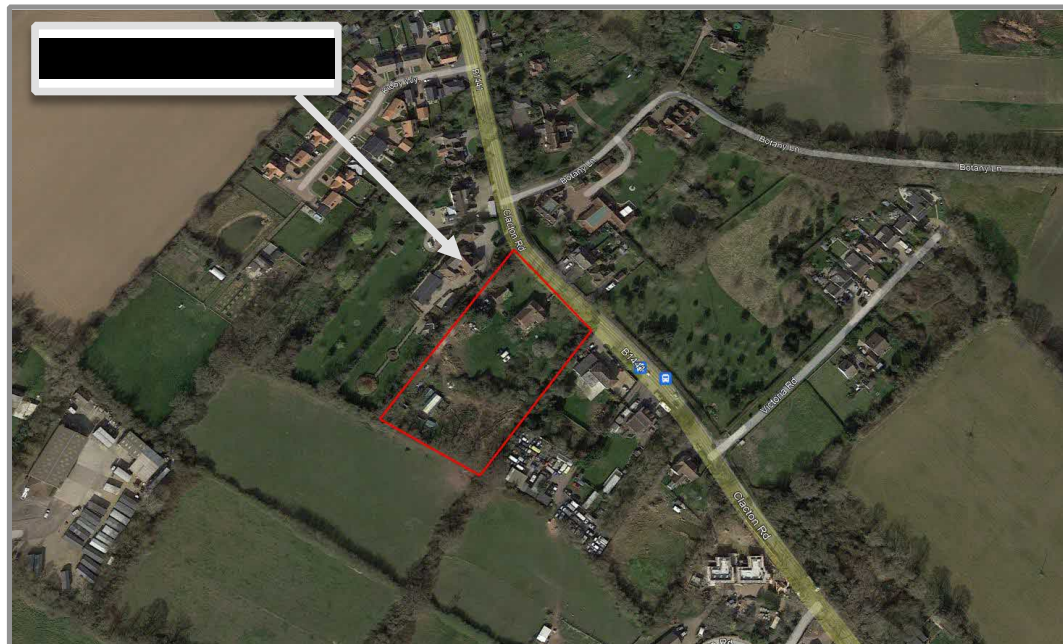


Figure 1 - Aerial image of site

- 2.3 The site is situated in an area containing mainly residential uses, the proposed care home would reflect the surrounding context offering an additional complement to the local community.
- 2.4 There are a number of facilities and amenities within the neighbouring settlements including a post office, public houses, convenience stores and community facilities.
- 2.5 The site is in an accessible location, served by 2no. bus stops within c.75m of the site on Clacton Road, providing links around the area and to Clacton-on-Sea. The nearest train station is Weeley Station, located approximately 1 mile north east of the site.

### Character of Surroundings

- 2.6 The immediate surrounding area is predominantly residential with a variety of different established architectural styles, Fig 2 below provides examples of the

surrounding housing. The housing has a variety of styles, roofscapes and materials along Clacton Road.





Dwelling on the junction of Clacton Road and Botany Lane



Neighbouring dwelling to the south east



Fig 2 – Surrounding residential dwellings

- 2.7 The photographs in Fig 2 demonstrate the differing housing styles within the immediate area from bungalows to large detached dwellings.
- 2.8 The views along Clacton Road are shown in Fig 3 below, the street is heavily tree lined in the immediate surrounding area with properties set back from the road frontage. There is no distinctive character to the area along this section of Clacton Road.



Fig 3 –Street scene images along Clacton Road



### 3.0 BACKGROUND TO DEVELOPMENT PROPOSAL

- 3.1 The National Care Standards Act 2000 secured improved standards in both the quality of care provided and the physical characteristics of premises in which care is to be administered. These legislative and regulatory changes resulted in the closure of numerous existing care homes created by conversion of pre-existing buildings or those purpose built pre-2000. This prompted the commencement of a general process of regeneration and renewal within the care sector.
- 3.2 The Care Standards Act 2000, although now rescinded, provides relevant legislation that stipulates appropriate room sizes and sets standards for the physical characteristics of care premises. It is still referred to in the design process of our care homes, particularly as no subsequent document has been produced that provides appropriate design guidance.
- 3.3 The Health and Social Care Act 2008 is the current legislation. Whilst it does not set out the specific design parameters, it refers to Care Quality Commissions (CQC) requirements, which involves providing single-room accommodation with en-suite facilities and a generous ratio of communal/recreational space to residents.
- 3.4 All new care home developments are now generally expected to be provided by way of new purpose-built facilities. These facilities will be fully compliant, providing single-room accommodation with en-suite facilities and a much-improved ratio of communal/recreational space to residents. In general, they will provide better layouts and access throughout all in accordance with relevant legislation.
- 3.5 Of our operational sites, all are rated good or outstanding by the Care Quality Commission. This means that the homes are built and operated in a way that meets and exceeds the CQC's stringent expectations.

## 4.0 THE PROPOSED DEVELOPMENT

- 4.1 The application is for the development of a two storey 66 no. bed residential care home for the elderly. The site has been considered suitable for our care home design after detailed research has been carried out into the need for this type of facility within this community, the transport and access provision are available to ensure a sustainable development can be achieved and the built form and design of the building would reflect and enhance the surrounding area.
- 4.2 The proposed care home is a purpose-built residential care facility for older people with associated access, car parking and landscaping. The access is proposed via a new access onto Clacton Road, located close to the existing access.
- 4.3 The scheme is developed in a configuration which enables the care home to provide for two types of care – general residential and residential dementia. Its plan layout and internal arrangement, allows the home to be split into the separate care requirements.
- 4.4 Secure landscaped garden areas will provide the main external amenity space to the south for the respective elements of care with the courtyard areas between the wings of the building providing additional outdoor amenity space. The full design analysis and design development of the building is set out in the following sections. The 3D perspective drawings in Figs 4, 5 and 6 below provides an indication of what the proposed building will look like within its setting, full size images are shown on the submitted plans Dwg No's. CO16 9EP- A-06 to A-06.5.



Fig 4 – 3D Perspective image of proposed care home from site entrance



Fig 5 – 3D Perspective image of proposed care home from Clacton Road



Fig 6 - 3D Perspective image of the proposed care home looking west along Clacton Road

## 5.0 DESIGN BRIEF

- 5.1 The applicants design brief for the site is to accommodate a new contemporary and innovative care home compliant with current legislation but exceeding minimum applicable standards. The objective is to provide a character of accommodation that would offer a higher quality of life for residents. In addition, it is to provide accommodation respectful of the character and appearance of the area that makes best use of the sites most positive assets, attributes and aspects.
- 5.2 The siting, scale, massing and form of the proposed development are matters of design that not only affect the impact of the development on the character of the surrounding area but also the quality of the living environment created for future residents.
- 5.3 The proposed building is two storey in height which will reflect the height of the neighbouring residential dwellings.
- 5.4 The proposed care home responds positively to the context of the street scene in terms of its scale, form, height and layout. The building is set back from the road frontage, following the pattern of the immediate linear development along this section of Clacton Road.
- 5.5 The following sections examine the Use, Density, Layout (development form and siting), Scale and Height, Visual Appearance (local distinctiveness and character); Landscaping; and Vehicular Access.

### Use

- 5.6 The development of a sixty-six bed care home is proposed by LNT Care Developments. The proposal is considered suitable in this location given the general residential nature of the surrounding area and the sites accessibility and sustainability. The site has been considered suitable in planning terms for a C2 Residential Institutional use and will provide a much-needed social care service as well as generating significant new employment.
- 5.7 In terms of the appropriateness of the design of the building to suit the proposed use, there are two main drivers which form the integral elements of the design process:-

Designing a building to comply with the requirements of the National Care Standards Act and that will provide the best possible standard of accommodation for its future residents.

Designing a building to ensure that it respects its immediate setting and the general character and appearance of the area and also promotes high quality design.

## Density

- 5.8 The density of the development reflects the desire to create a building that will sit comfortably within its surroundings, reflects the community nature of the use and maximises the opportunities the site presents in terms of setting and outlook for the benefit of the potential residents. The residential dwelling on site sits within a plot that is significantly larger than those surrounding, this enables a building of a higher density to sit comfortably within the site.
- 5.9 In providing all the external and internal requirements of the care home, full consideration has been given to the nature of the site, its topography, and the character of the surrounding area. The proposed two storey care home is considered appropriate within its context. The associated landscaping and amenity space would provide an appropriate landscaped setting.

## Layout - Development Form and Siting

- 5.10 The site layout, building form and siting has been designed having character of the site, the character of the surrounding area and the operational needs of the care home. The configuration and form of the proposed care home has evolved from the desire to create a building of a suitable scale for the site and appropriate to the position whilst providing an acceptable appearance onto Clacton Road.
- 5.11 This arrangement has a number of benefits and addresses the sites key characteristics and assets as follows:-
- affords the opportunity to provide an attractive modern building worthy of its setting and surrounding. Presenting a building of a larger scale reflective of other larger dwellings in the immediate area.
  - retains the openness at the southern end of the site providing continuity with the open countryside to the rear and keeping the built form in line with neighbouring dwelling and the continuous linear form
  - maintains the current topography of the site.
  - permits the main day lounges to be provided, where residents can have attractive views out across landscaped gardens and their immediate surrounds.
  - provides adequate enclosed garden/amenity space that contributes to the setting of the building and enhances the general character of the area;
  - enables safe vehicular access and egress, whilst providing visually contained parking in a secure relationship with the proposed building.
- 5.12 At an operational level, the design of the building has resulted from a naturally inclusive design process. LNT Care Developments plan, design and build care homes for their sister company, Danforth Care, to operate along with other operators across the country. The building is designed around the operational needs of a care home, balancing this with respect for the character of the site and surrounding area.
- 5.13 From an operational point of view, the design process is as critical in relation to the inside as it is from the outside. Individual rooms need to exceed a minimum size

with adequate communal space and facilities for residents. A series of lounge spaces; assisted bathrooms; and associated staff facilities need to be provided. The proposed design allows for a central ‘hub’ area with lounge and dining facilities that are an easily accessible distance from bedrooms in both wings of accommodation and on each floor.

### Accessibility

- 5.14 The proposed plan form and building configuration will provide the create and contain the car parking/circulation areas and will also facilitate the legibility of the care home and access to it and within it. Direct and level access will be possible from the site access to the main entrance, with ramped access from the rear car parking areas, including disabled and drop off areas, serving the less mobile residents and visitors. As mentioned previously a new access is proposed in a similar location to the existing leading onto Clacton Road, the access is shown on the submitted plans. The secondary track access into site along the western boundary will be closed.
- 5.15 There are bus stops approximately 75m from the application site on either side of Clacton Road, served by a regular service. There is a continuous footpath along both sides of Clacton Road leading to Weeley and Little Clacton, making the site accessible by both foot and cycle.

### Topography

- 5.16 The site is relatively flat from Clacton Road with a very slight incline in the southern section of the site. Level access into the site and to the main entrance can be achieved.

### Crime Prevention

- 5.17 The issue of crime prevention/Secured by Design has been considered and the orientation and configuration of the building is designed to maintain natural surveillance. The main entrance will overlook the access into site and the car park area. The main office within the care home is located next to the main entrance and maximises the opportunity for surveillance, as it is manned 24 hours a day.
- 5.18 Appropriate lighting is an integral element in achieving these objectives. The lighting will be designed to deter intruders and reduce the fear of crime. The focus for lighting will be to the main site access, car parking areas and all footpaths and associated areas to the care home building.
- 5.19 Suitable boundary treatments are proposed that will provide secure boundaries and reasonable defensible space around the new facility. The existing boundary treatments along the east and western boundaries will be maintained to retain the established trees and vegetation. Within the site decorative railings are proposed to surround the secure garden areas and courtyards. A wall is proposed to frame the entrance with decorative railings proposed along the frontage with Clacton Road, the railings will reflect the neighbouring dwellings and maintain the established trees and hedges along this boundary.

## Scale and Height

- 5.20 Full details of the building design are covered in the visual appearance section below. The overall height of the proposed building would be approximately 5.2m to eaves, 9.5m to the highest central ridge and 8.5m to the ridges running east to west and would sit comfortably within its surroundings.
- 5.21 As set out in the “Layout” section above and the accompanying visuals, the development is intended to take advantage of the sites characteristics but also sit comfortably within its surroundings. It is intended that the building would appear of a suitable scale in its location and within its surrounding context.

## Visual Appearance (Local Distinctiveness and Character)

- 5.22 In terms of materials there are a variety within the surrounding properties including red and buff brick, render, timber detailing and hanging tiles. There are a number of both hipped and gable roofs within surrounding area.
- 5.23 The proposed care home is designed to be of a traditional nature and will incorporate materials including red brick, render and hanging tile detailing. Additional features such as quoins, timber detailing and porches reflect the character of the area. The design takes in elements of the surrounding properties in terms of materials and features. Elevations are intended to offer appropriate levels of variety, interest and articulation. The main roof is proposed to be of a gabled form with hipped end features covered using smooth grey tiles.
- 5.24 The nature of the use means that the window pattern exhibits some level of repetition, but the glass and recessed nature of the windows should ensure further visual interest and articulation to the elevations.

## Landscape and Amenity

- 5.25 A landscaped setting is an important aspect of the external environment of a care home and can make a significant contribution to the overall quality of the living environment for future residents. An indicative landscape scheme has been designed for the site and submitted with the application. A full detailed scheme will be provided if required.
- 5.26 The principal amenity space for residents would be the enclosed courtyard gardens to the east and west and the garden area to the south, this provides a secure and screened area. The extensive garden area to the rear will be left as open grassland to reflect the open countryside to the rear, maintaining a rural setting for residents to enjoy. The soft landscaping would comprise trees, shrubs, flowerbeds and lawn and hard landscaping would also include surfaced pathways surrounding the building for residents’ use. These spaces would be secure and have direct access from the main lounges and quiet lounges at ground floor level.
- 5.27 It is important to point out that the amenity provision for the residents is not just about external space but very much a combination of both the internal and external amenity spaces.

- 5.28 With regard to the internal amenity space the care home has been designed to meet the provision of the Care Standards Act. In relation to amenity space a comparison of the proposed care home against key standards are set out below:-

	Care Standards	Proposed Scheme
<b>Single Bedrooms</b>	12m <sup>2</sup> (excluding ensuite)	16 m <sup>2</sup>
<b>Communal Space: siting, dining, recreational</b>	4.1 m <sup>2</sup> per resident	9.3 m <sup>2</sup> per resident

- 5.29 With respect to external amenity space, the total area proposed amounts to an extensive 5803m<sup>2</sup> which equates to a ratio of 88 m<sup>2</sup> per resident. It is therefore considered the proposal will deliver more than sufficient external and internal amenity space for its residents.

### Vehicular Access

- 5.30 The site is proposed to be accessed via a new wider access from Clacton Road.
- 5.31 A total of 25 No. car parking spaces are proposed as well as an ambulance/ taxi drop-off area with 2 No. disabled/mobility spaces close to the main entrance.
- 5.32 From the knowledge and the experience of the other homes operated and developed by LNT Care Developments and from available TRICS data, the level of traffic generated by a care home is generally low. Given the low traffic generation anticipated, these access arrangements should be safe and suitable to serve the proposed use. A separate Transport Statement covers these issues in greater detail.



## 6.0 ECONOMIC STATEMENT (ECONOMIC AND SOCIAL CONTEXT)

- 6.1 Analysis of local demographics and existing care facilities within the local area supports the view that there is both a quantitative and qualitative need for a new purpose-built care facility for older people in this location.
- 6.2 It is anticipated that some 58 jobs would be created working to a rotational shift pattern of employment, however, only up to a maximum of 24 members of staff would be present on site at any one time, due to the shift pattern and staggered shift changes that would occur. The maximum number of staff would only be on site between the hours of 10.00 and 13.00. Table 1 below shows the potential employment breakdown for a sixty-six bed care home based on the maximum staffing requirements for a residential home at a ratio of 1 care worker per 7 bed spaces. The Manager is not included within the ratio of care worker to bed spaces.

Day shifts (08.00 – 20.00)	No. of staff in total	No. of staff per shift	Shift pattern
Manager	1	1	08.00 – 17.00
Care Manager	1	1	08.00 – 17.00
Front of House Manager	1	1	09.00 – 17.00
Lifestyle Manager	1	1	09.00 – 17.00
Activities Coordinator	2	1	10.00 – 15.00
Deputy	2	1	08.00 – 20.00
Senior Care Assistant	8	4	08.00 – 20.00
Care Assistant	8	4	08.00 – 20.00
Part time care assistant	6	3	07.00 – 14.30
Ca retaker	1	1	10.00 – 14.00
Kitchen Manager/Cook	2	1	08.00 – 17.00
Kitchen assistant	2	1	09.00 – 15.00
Domestic staff	3	2	08.00 – 13.00
Head of Housekeeping	1	1	08.00 – 13.00
Laundry Staff	2	1	08.00 – 13.00
<b>Total Day shift</b>	<b>41</b>	<b>24</b>	
<b>Evening shift (14.30 – 22.00)</b>			
Part time care assistant	6	3	14.30 – 22.00
<b>Night shifts (20.00 – 08.00)</b>			
Night care manager	1	1	20.00 – 08.00
Senior Care Assistant	4	2	20.00 – 08.00
Care Assistant	6	3	20.00 – 08.00
Total Night shift	12	6	
<b>Total Day &amp; Night shift</b>	<b>58</b>	<b>33</b>	
<b>Total Week</b>	<b>58</b>	<b>33</b>	

Table 1 - Employment Table

- 6.3 The proposed development would be very much a local community facility. Residents to the home would be expected to emanate from an area no more than three to five miles from the site or be associated with families/relatives that reside within this same catchment. The majority of the jobs created at the care home would also be expected to be filled by suitable candidates from the same local area.
- 6.4 The proposed care home would provide an important local support service and offer high-quality care accommodation outside the Local Authority and Primary Care Trust Services and functions. In addition the facility would not burden existing health and social care services, as there will be economies and efficiencies of scale for local health care practitioners, in visiting the elderly in need of care from the local area in this one location.
- 6.5 From a general planning policy perspective, the proposed facility would offer those in need of care improved quality and choice of accommodation to that which exists within the area at present. It would also assist in the development of a more socially inclusive and sustainable community in and around the site.

## 7.0 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

- 7.1 Applicants and their agents are generally encouraged to carry out pre-application consultation that is tailored to reflect the nature and scale of the proposed development. LNT Construction adopts this approach when feasible as a matter of best practice. Unfortunately, in this instance there has not been adequate time within the contract to factor in pre-application consultation.
- 7.2 Letters and A4 sized copies of the drawings will be sent to all neighbouring residents and other property owners within the immediate vicinity of the site, advising them of the impending planning application and inviting comments and dialogue with the applicants directly if there are matters of concern or clarification required.
- 7.3 Copies of drawings and explanatory letters will also be sent to Tendring District Councillor, Cllr Peter Harris who represents Weeley and Tendring ward.

## 8.0 CONCLUSION

- 8.1 The development of this site for a new purpose-built care home will have a positive impact upon the area by developing the site that is in steady decline for a use that would be beneficial and fulfill a need, whilst providing a development sympathetic in terms of its setting and design. The development would bring economic benefits by creating more employment and economic activity within this growing area, both during construction and in the long-term operation of the home, creating a variety of jobs within a sustainable location for the increasing number of residents within the immediate area.
- 8.2 Overall it is considered that a positive design approach has been adopted in respect of the proposed development scheme. The proposed care home scheme

should provide a form of development that would positively enhance the character of the surrounding area, whilst also offering an important local community service and employment.