



Burlingham House
Norfolk
NR13 4EQ

Design and Access Statement
December 2023

SJC Architectural Services

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Introduction

This report relates to a new application for 21 Assisted Living units within a new three storey building located south of the existing main building

The Site

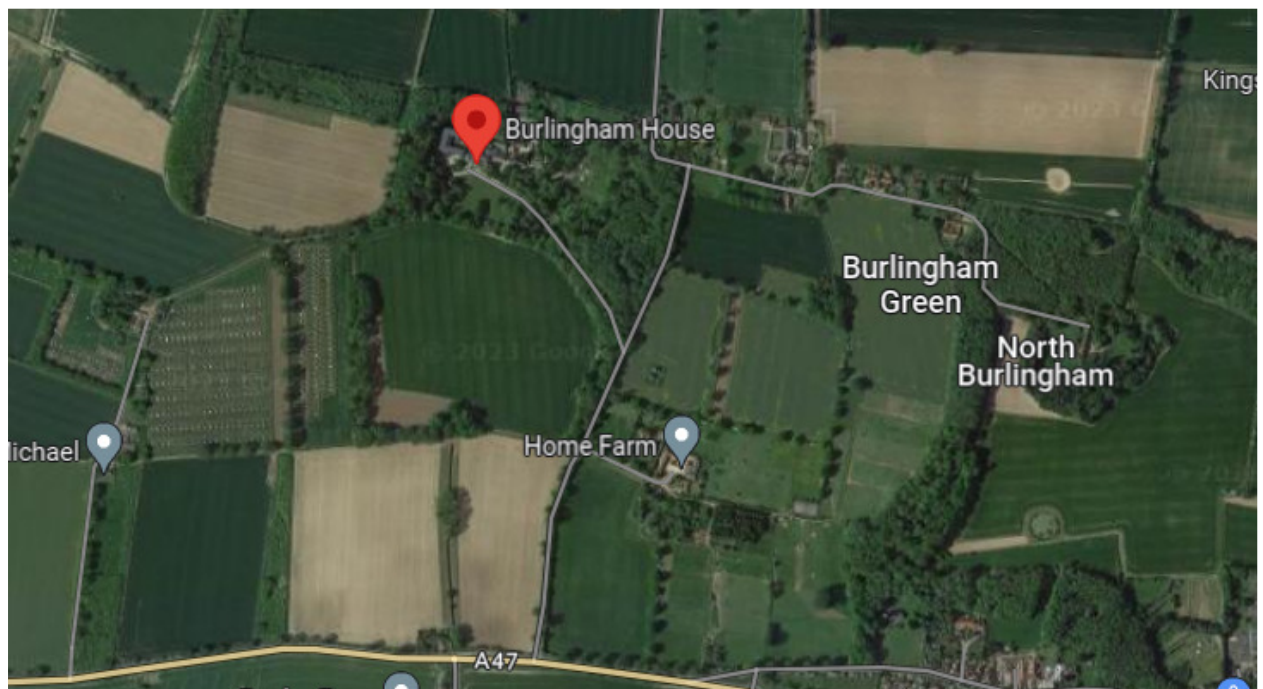
The property concerned is a 78 Bedroom care home set within 22 acres of rural surrounds, much of it woodland.

The main part of the home is the original building which is a three storey Georgian building which has been adapted and extended over the years.

The site is accessed via a 500m road from the public road to a parking provision to the front of the main house

Location

The 22 acre site lies 1km north of the A47 and about 12 miles west of Norwich



The site falls within Flood Zone 1 and therefore there is low probability of a flood occurring on the site from the rivers or sea.

In relation to heritage assets, there are no Listed buildings on, or adjacent to the site and the site does not fall within a conservation area

Planning History

- [Details of condition 3 of 20210885 – \(3\) generator details.](#)

Burlingham House Dell Corner Lane North Burlingham Norfolk NR13 4EQ
Ref. No: 2023/O265 | Received: Thu 09 Feb 2023 | Validated: Thu 09 Feb 2023 | Status: Decided

- [Construction of two new plant rooms with condensing units & associated works](#)

Burlingham House Dell Corner Lane Burlingham NR13 4EQ
Ref. No: 20210885 | Received: Mon 10 May 2021 | Validated: Tue 20 Jul 2021 | Status: Decided

- [Installation of Flue for Biomass Heating System \(Lawful Development Certificate Application – Existing Development\)](#)

Burlingham House Dell Corner Lane North Burlingham NR13 4EQ
Ref. No: 20202395 | Received: Wed 23 Dec 2020 | Validated: Wed 23 Dec 2020 | Status: Decided

- [Application for Non-Material Amendment following Grant of Planning Permission 20121794 \(3 Storey Side Extension to Nursing Home\) – Alterations to Floor Plan, Window Openings Facing Courtyard and Change to External Finish](#)

Burlingham House Dell Corner Lane North Burlingham NR13 4EQ
Ref. No: 20141027 | Received: Mon 23 Jun 2014 | Validated: Mon 23 Jun 2014 | Status: Decided

- [3 Storey Side Extension to existing Nursing Home. Extension comprises of 48 new bedrooms with associated Dining, Laundry and Leisure Facilities. Staff and office accommodation to top floor.](#)

Burlingham House Dell Corner Lane North Burlingham NR13 4EQ

Ref. No: 20121794 | Received: Thu 20 Dec 2012 | Validated: Fri 01 Feb 2013 | Status: Decided

- **Single Storey Side/Rear Extension to Provide 26 Bed Dementia Unit**

Burlingham House Dell Corner Lane North Burlingham NR13 4EQ
Ref. No: 20110017 | Received: Fri 07 Jan 2011 | Validated: Mon 14 Feb 2011 | Status: Decided

- **Single Storey Bathroom Extensions**

Burlingham House Dell Corner Lane North Burlingham
Ref. No: 20091640 | Received: Tue 22 Dec 2009 | Validated: Tue 22 Dec 2009 | Status: Decided

- **Change of Use and Extension of Outbuildings to Staff Quarters/Laundry/Hair Salon in Connection with Existing Residential Care Home**

Burlingham House Dell Corner Lane North Burlingham
Ref. No: 20091197 | Received: Mon 21 Sep 2009 | Validated: Tue 29 Sep 2009 | Status: Decided

- **Extensions to Form Link, Lobby and New Lift.**

Burlingham House Dell Corner Lane North Burlingham
Ref. No: 20090059 | Received: Mon 19 Jan 2009 | Validated: Thu 22 Jan 2009 | Status: Decided

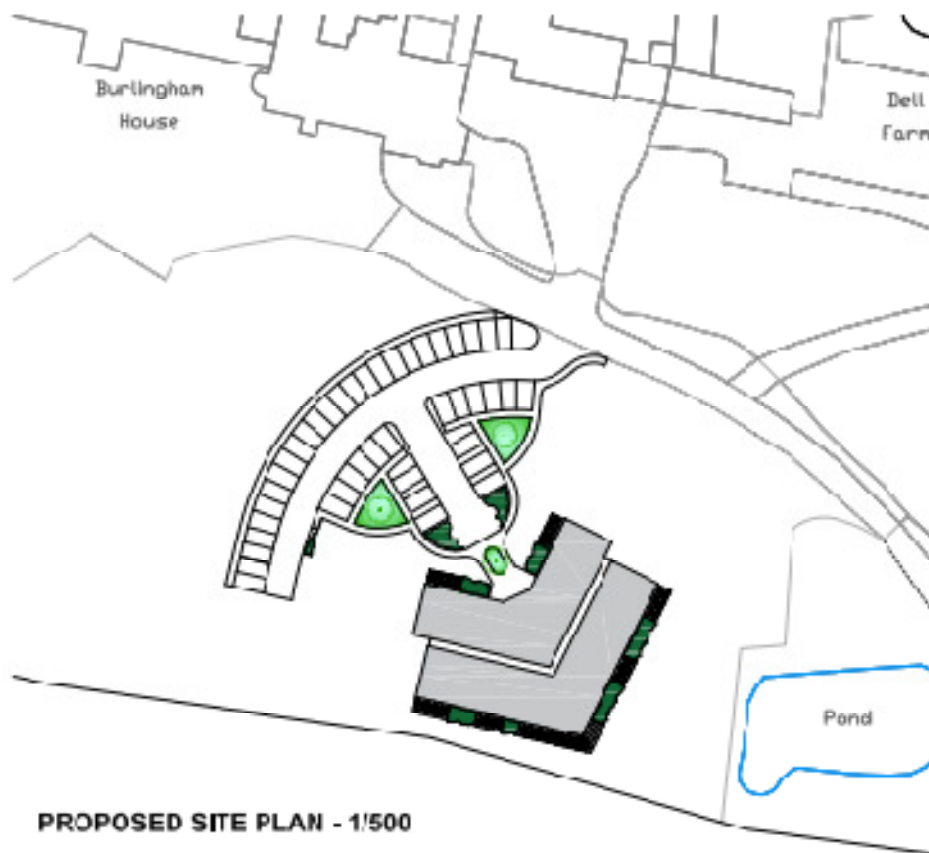
- **Erection Of Building To Be Used For Toilets, Washroom, Training Room, Kitchen, Seating Area And Office**

Burlingham Nursery Burlingham House Dell Corner Lane Burlingham
Ref. No: 20030875 | Received: Wed 12 Feb 2003 | Validated: Wed 11 Jun 2003 | Status: Decided

As you can see the property has been extended over the years to provide for the increased requirement for beds and ancillary accommodation most recently a 48 Bedroom extension which related closely to the previously approved application for 26 Bedrooms

The Proposed Development

Full planning consent is sought for 22 Assisted living apartments together with communal areas and associated infrastructure.



In total 21 Assisted living units are proposed , 6 of which would be one-bedroom and the remaining 15 to be two-bedroom. These units would be classed as C2(Residential Institutions) as opposed to C3 accommodation due to the fact that the occupiers are in need of care.

The site is owned and operated by a Care Quality Commission registered operator (APS Care Ltd) as an extension to the existing C2 use facility at Burlingham House Care Home. In order to qualify to occupy one of the apartments , an individual must be in need of care, as confirmed by their GP, and the care will be delivered to an occupant in each apartment

A manager will be onsite to oversee and coordinate care being delivered to all residents and to implement processes and systems to meet the requirements of the CQC in the delivery of care.

Obviously the site is currently staffed and there will be designated staff allocated to the building to provide care 24/7. The staff would be contacted via a nurse call system that is present within each apartment, similar to those found in the care home.

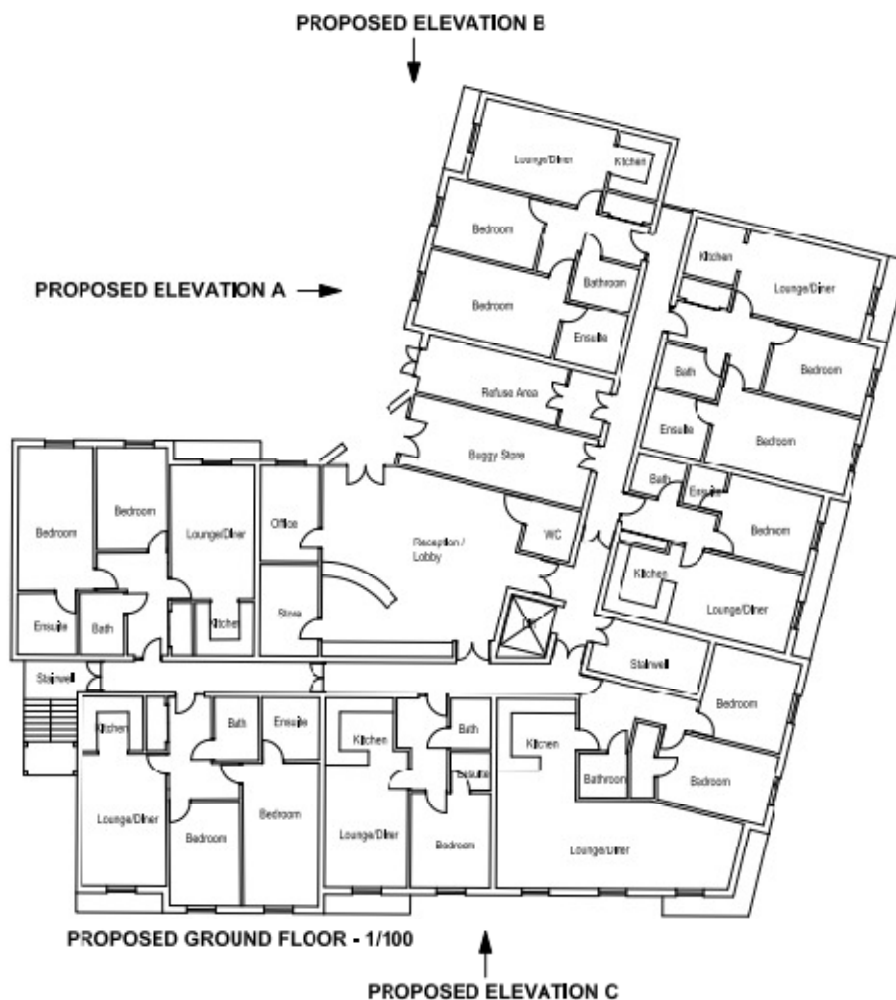
As part of the proposal there are communal areas proposed which could include eating facilities as well as a space where a variety of activities would take place for residents.

A new access will be created off the existing access road as shown providing two car parking spaces per apartment

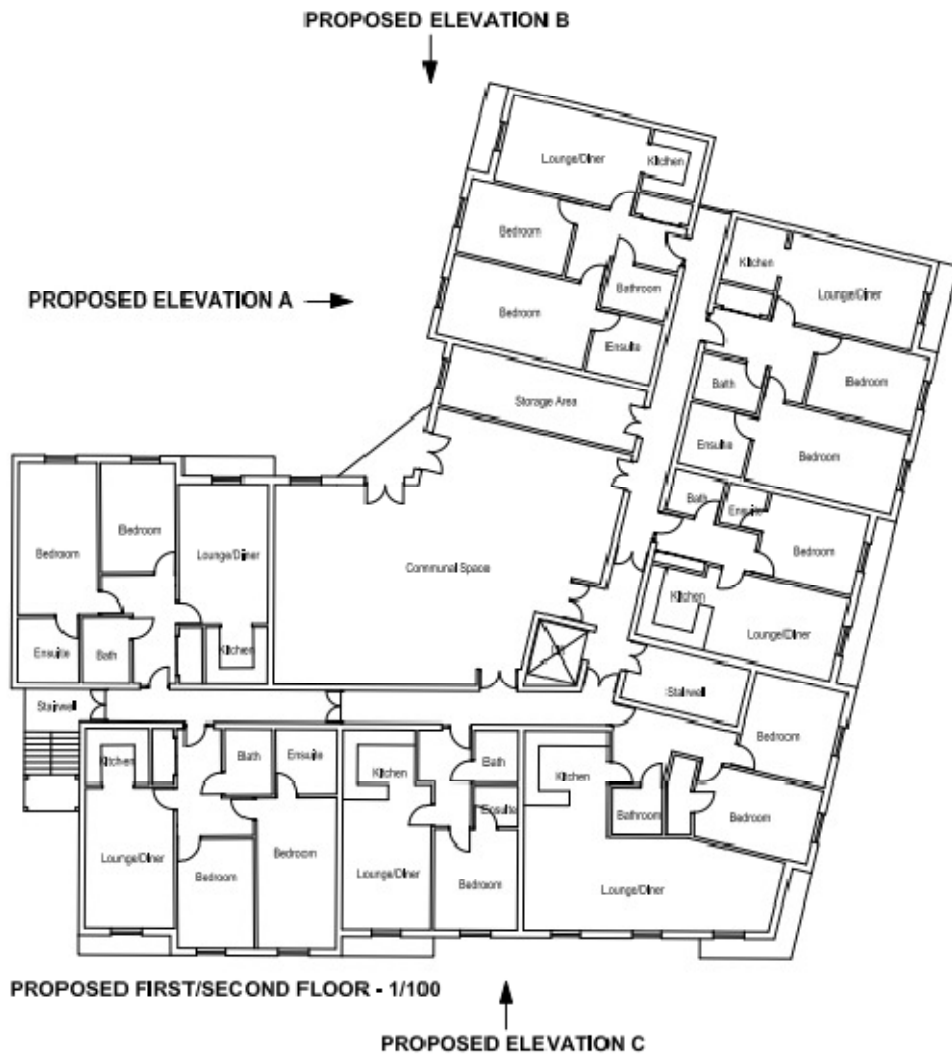
The site benefits from existing planting and trees and whilst some elements would need to be removed in order to facilitate the construction of the new building the area will still benefit from a considerable mix of trees and planting

As described in the Arbicultural Impact Assessment all retained trees will be protected and new planting will help to restore any lost tree cover on the site

Ground Floor Plan



First/Second Floor Plans



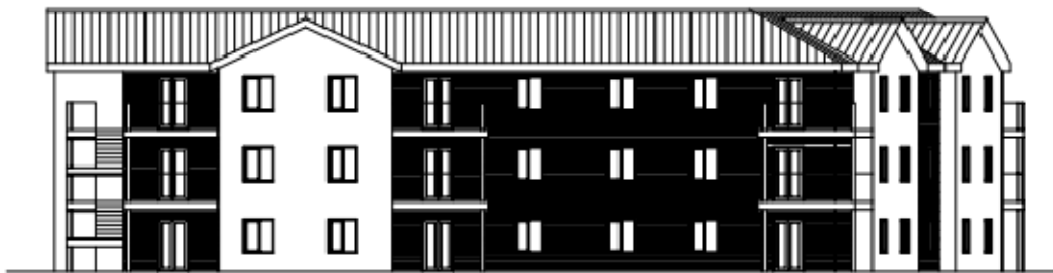
Proposed Elevations



PROPOSED ELEVATION A - 1/100



PROPOSED ELEVATION B - 1/100



PROPOSED ELEVATION C - 1/100

Conclusion

The General design in terms of materials proposed and the proposed style will be as sympathetic to the original building as possible.

It has been sensitively designed and feel is in proportion to the site and its surrounding.

The scheme provides much needed care provision and would be constructed in such a way to have a low impact environmentally