



BOUTIQUE

Care Homes

Design & Access Statement

New Build Care Home, Lawnfield, 1 Westmorland Road, Maidenhead, SL6 4HB



CONTENTS PAGE

03. Introduction

06. The Applicant The Brief

07. Site Analysis

09. Site Photographs

10. Site Context

13. Pre-Application

16. Design Development Public Consultation

20 & 21. Solar Study

22. Full Application Design Proposal

23. Design & Amount

24. Proposed Site Layout

25. Proposed Floor Plans

30. Appearance Elevations

33. Materials

22. Full Application Design Proposal

45. Proposed Visuals

40. Access

43. Conclusion

Part 1

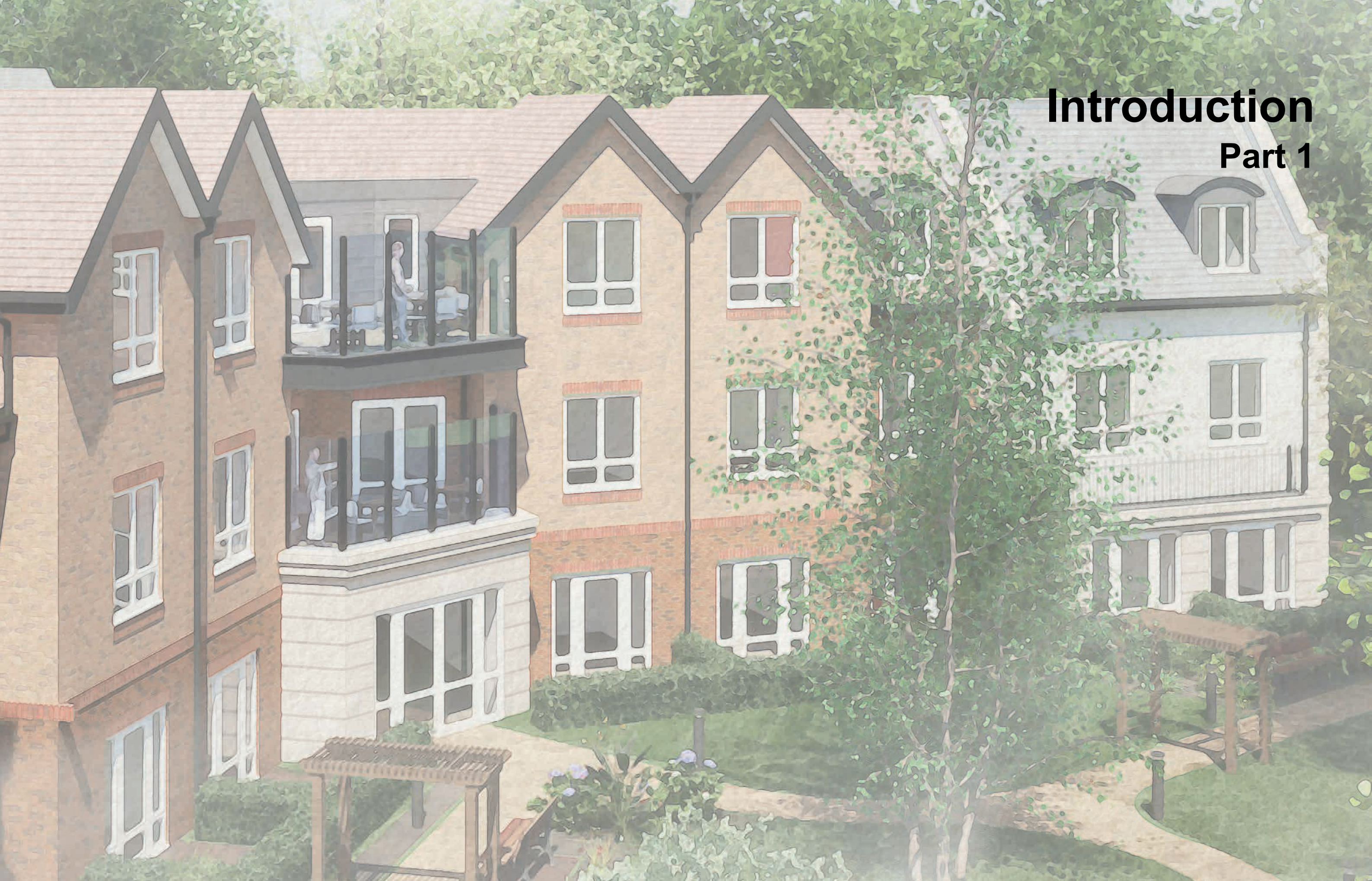
Part 2

Part 3



Introduction

Part 1



INTRODUCTION

This Design and Access Statement has been prepared by RM Design Group on behalf of Boutique Care Homes, in support of a new 70 bed Residential and dementia care home, with integral support facilities, at. Lawnfield , 1 Westmorland Road, Maidenhead, SL6 4HB

The applicants believe that the site represents a fantastic opportunity to create a much needed care facility of exceptional quality to the area.

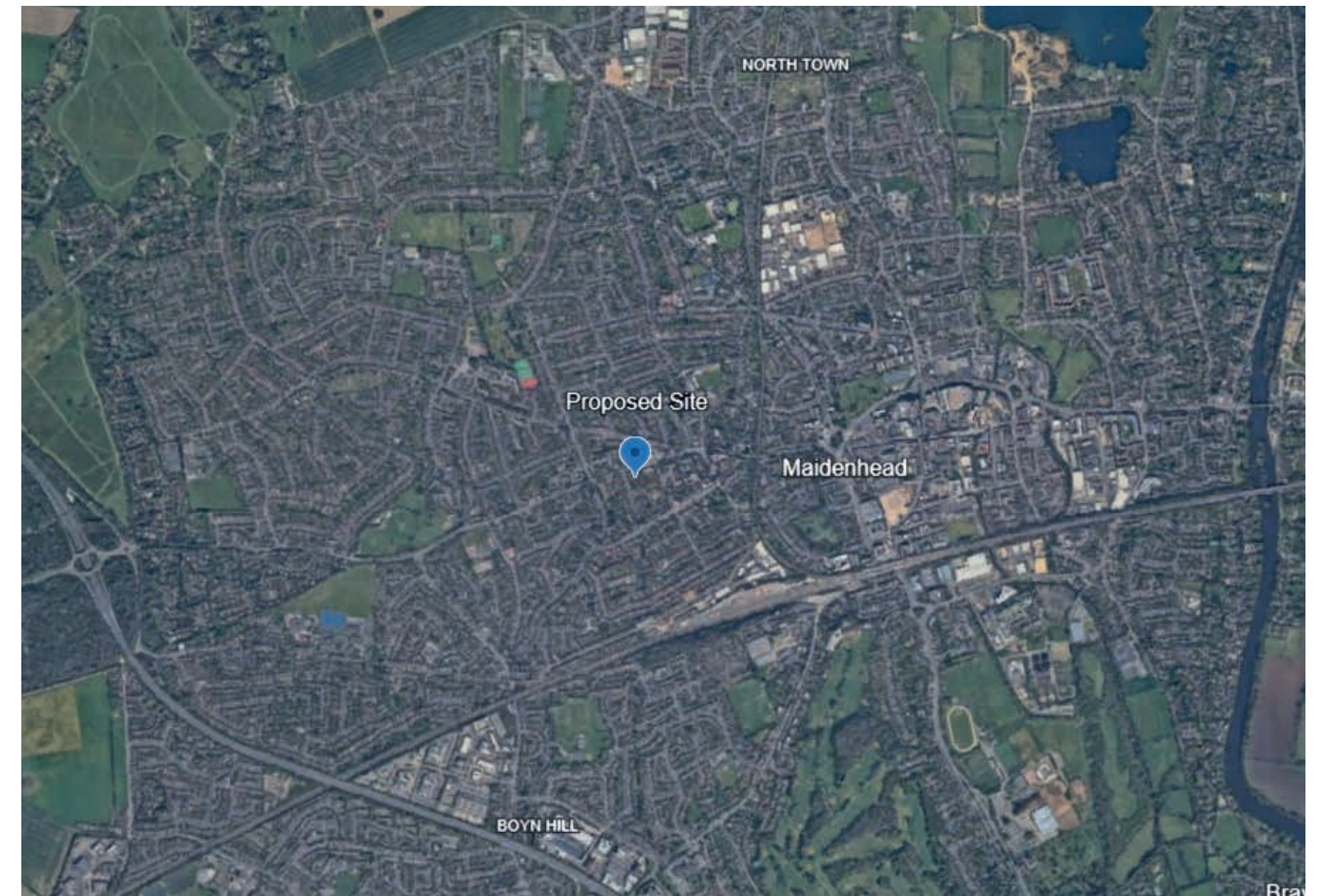
The design of the facility has been carefully considered within its surrounding context and seeks to replace, the existing six bedroom house with former stables, with state of the art care accommodation.

The application determines the scale and massing of the proposed development and details the access to the building, layout, appearance and landscaping of the proposal.

The proposed redevelopment will provide a C2 use on the site, and will deliver the highest level of care.

The existing site is circa. 0.4 hectares and occupied by a six bedroom house with stables and coach house

This statement has been prepared in support of a Full Application for Planning





APPLICATION SUMMARY

SITE AREA :0.4 HECTARES - 1. ACRES

USE :C2 - CQC DEFINED RESIDENTIAL CARE

NUMBER OF BEDROOMS :70 BEDROOMS

PARKING SPACES : 19 SPACES - 17 STANDARD + 2 ACCESSIBLE

CYCLE PARKING SPACES:8 COVERED SPACES

PROJECT TEAM

Operator :	Boutique Care Homes
Architect :	RM Design Group
Planning :	Mission Town Planning
Needs Assessor:	Knight Frank
Highways Consultant :	Paul Basham Associates
Landscaping :	IJLA
Drainage :	Hydrock
Arboriculturalist:	Andrew Day Arboricultural Consultancy
Ecology :	Tim Moya Associates
Noise :	Hawkins Environmental

THE APPLICANT:

BOUTIQUE CARE HOMES

Boutique Care Homes is a luxury care provider and proud winner of the 'Small Care Group of the Year' award at the 2023 National Care Awards. This is based on the high quality of design that goes into the creation of the facilities, as well as the outstanding level of care provided. The homes are registered with the CQC and built with an element of future proofing to comfortably exceed the Care Standards Act 2000. The homes are equipped for residential and dementia care and adapted to meet demand.

The company currently operates The Burlington in Shepperton, Surrey and Brampton Manor in Newmarket, West Suffolk. Chartwell House in Broadstairs, Kent. This brings the number of beds within the group up to 216. Boutique provide homes of medium size with between 60 and 80 beds, allowing a certain economy of scale without being impersonal and institutional. Each bedroom has an ensuite shower room, in addition to generous assisted bathrooms equipped to provide therapy as well as bathing.

Boutique homes are very distinctive, with a unique blend of arts and crafts and art deco architecture. There is an emphasis on interaction with the external environment and wider community. Large windows provide copious amounts of fresh air and daylight, to meet BREEAM Health & Wellbeing Standards. At ground level there is direct access to a secure garden area with many rooms having their own private garden space. A generous Reception Lounge and Bistro Dining Area has a Palm Court atmosphere. Gardens provide patios, water features, and a gazebo for shelter from rain and sun. A potting shed and raised beds are provided as part of the therapy for residents. More standard activity and break out spaces are provided in the interior of the home. Boutique bedrooms are known for their generous sizes and comfortable proportions. In this home bedroom sizes will vary from a standard 20m² to the largest at over 28m². Many contemporary care homes are being built with bedroom sizes of 17.0m² or less.

Churchgate provides bespoke design and project management services for Boutique Care. Over the last 20 years it has been responsible for the development of a number of care homes including Boutique's three trading care homes with a further two projects about to construction.

THE ARCHITECT:

RM Design Group

RM Design Group is an architectural design practice specialising in the healthcare & residential sectors, and operating nationally. The practice, based in York, was formed in late 2022 by Ray Mortimer. Ray has over 20 years experience and has worked with a number of leading care operators, delivering award winning and successful homes for the likes of Gold Care, Hallmark and Principle Care Homes. RM Design Group prides itself on delivering a considered, detail orientated approach to all our projects, delivering on projects ranging from bespoke housing, to large scale commercial refurbishments, to new build care homes and communities.

THE BRIEF

The proposal is for the demolition of the existing house with stables with state of the art care accommodation redeveloping the entire site into a new 70no. bed Care Home with Residential and Dementia provision. The Care Home is designed with an exceptional quality holistic environment in mind; equipped with a range of amenity and ancillary resources, the Home is fit to care for a variety of elderly conditions including Dementia. Over three-storey's and a basement there are various internal and external facilities for residents and their families to enjoy, all set within fully landscaped and maintained gardens to ground the scheme in the site. The applicant looks to improve the local deficiency in quality care beds with this Home.

Site Analysis



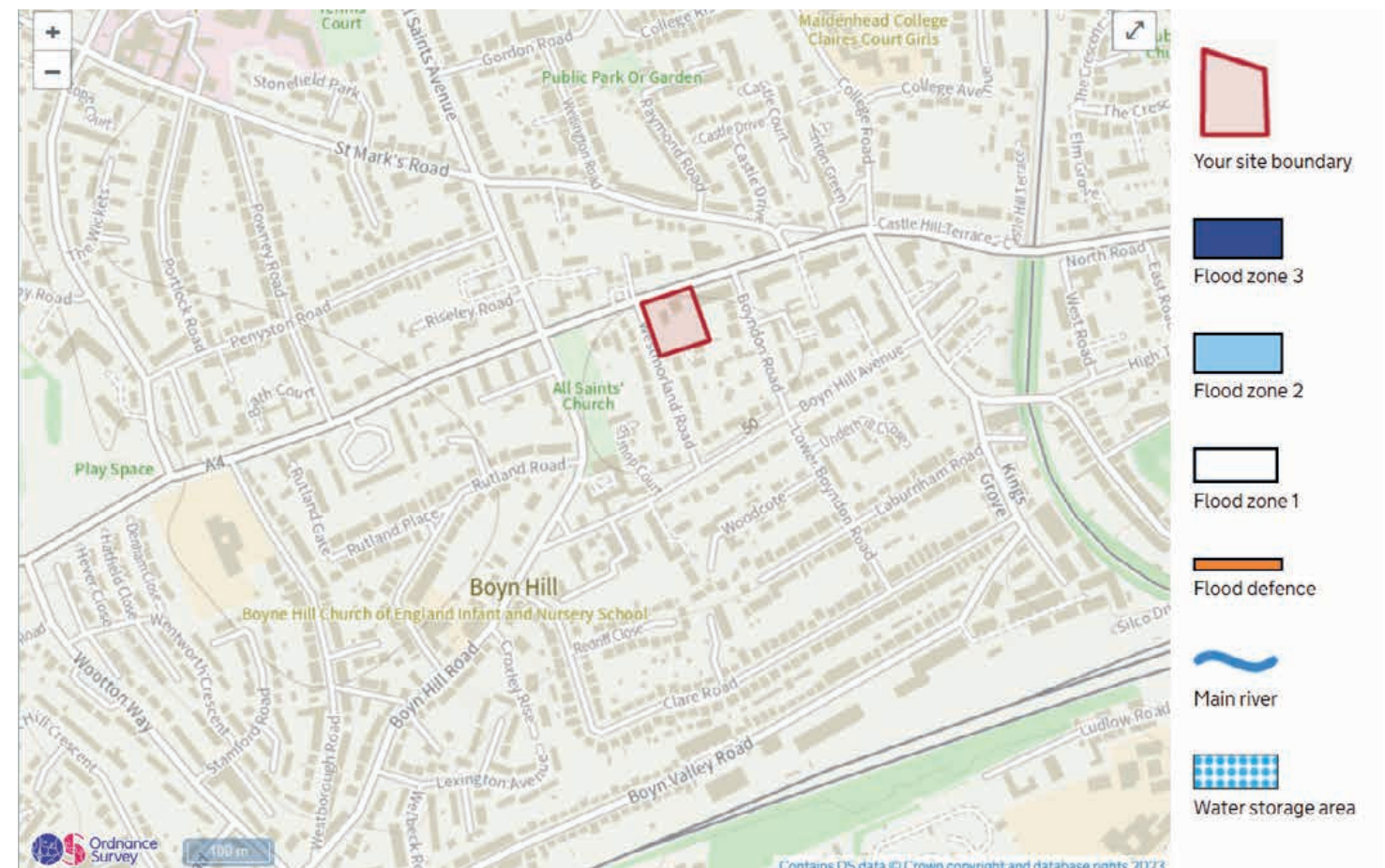
SITE LOCATION

Bath Road is the main road into Maidenhead from the West. Although the A4 is no longer a major through route, it still carries a significant amount of local traffic. A Tesco Express and off licence located across Bath Road to the North East generate extra vehicle movements. Although the area is characterised by detached houses set in large gardens, to the North West are apartment blocks at Cedar Court and Hedingham Mews. Some of the larger houses on Bath Road have been converted into apartments, or have other uses as private schools and offices. Immediately adjacent to the site on Bath Road is a former garage and car showroom with a funeral director beyond. The adjoining properties on Westmorland Road reflect the increasing density of development, with three detached houses recently built within the bounds of one older property. The site contains a number of native and foreign trees, as well as formal and informal hedges and extensive grass lawns. There are two substantial buildings on site: the original house and old coach house. The original entrance was at 9 Bath Road, but the property is now accessed from Westmorland Road. The Bath Road frontage is dominated by deciduous trees that conceal the existing buildings at most times of year. These will be retained to screen the care home from traffic. There is no dominant architectural language in the local area, although most buildings would be described as vernacular. The use of almost any combination of materials could be justified.

FLOOD RISK

The flood risk map produced using the Gov.uk website, indicates that the site sits within Flood Zone 1 reflecting an area with a low probability of flooding. This site indicated in the image adjacent is taken from the Gov.uk website.

It is unlikely that further surveys or assessments will be required.



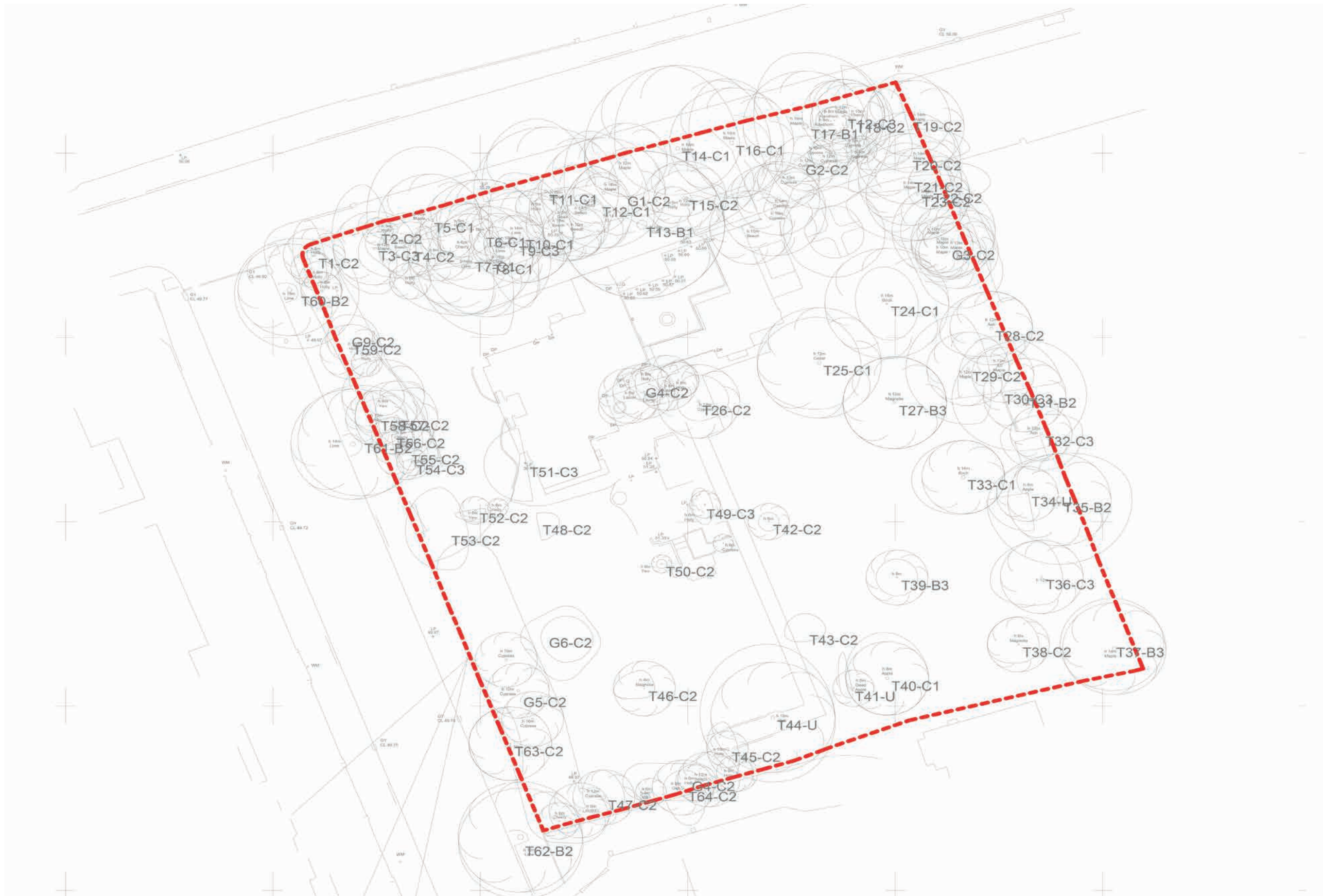


SITE CONTEXT

The proposed site shares a boundary with Westmorland Road to the West and Bath Road to the North. To the Northern end of the Eastern boundary, the neighbouring buildings are commercial / retail units. Directly across the road are more retail stores, such as Tesco Express & Majestic Wines. The remainder of the Eastern boundary is neighboured by the rear gardens of 3 no. properties on Boyndon Road. These properties are 'Thorndean', 'Kinnoull' and 'Moorcoft'. The site gains privacy from these three properties with the boundary's mature treeline, a natural screening which also conceals the site from view when travelling along Bath Road.

Due to their size, the trees also serve as a device to help diminish the scale of the site. The boundary to the South of the site neighbours a private driveway leading to newly built residential properties 3A, 3B and 3C Westmorland Road. These were built & completed circa 2019. The gable wall of property 3B is in close proximity to the site's boundary. The Southern boundary is well screened by mature trees, with many of these set to be retained or replaced in the proposed scheme.







Pre-Application





BATH ROAD

Pre-Application Submission Elevation



WESTMORELAND ROAD

Pre-Application Submission Elevation

A pre-application was submitted in order to assess the redevelopment of the site into a new build care home. The feasibility provided a 70 bed Care Home for the elderly, with associated ancillary, amenity areas, basement, landscaped gardens and 19 car parking spaces. The proposed design comprised 3-Storays [Ground, First, Second] and a basement. The Basement would house the majority of the back of house and ancillary areas. The Ground Floor would provide extensive amenity space for residents and visitors; including secure landscaped gardens, while also housing a number of the Home's resident bedrooms. The First Floor was designated as a secure dementia care floor, providing specialist amenity space, including a secure balcony areas; and a number of dementia resident bedrooms. The Second Floor was providing typical amenity space for residents and the remainder of the Home's resident bedrooms. It was proposed that the Home's design would be a T shape to maximise the building on the site. Flat arches, four courses deep, are used on the Ground Floor. Sills and lintels will be a dominant feature in cast stone. All the cast stone will have a Portland stone texture and colour. The entrance facade will be clad in similar material with a rusticated ashlar appearance. The main roof pitch will be at 42 degrees facing Bath Road, with projecting gables at 50 degrees. Gables will have traditional bargeboards with boxed and The plan form allows for a large garden space to the rear of Boyndon Road. This retains the outlook for existing housing and helps to integrate the care home within the wider community. Externally the car park includes a full size turning head large enough to accommodate fire appliances, orthopaedic ambulances, and refuse vehicles. The refuse store is located to allow collection from within the care home car park, or from the kerbside on Westmorland Road. The garden layout includes a Gazebo, and Potting Shed. The Gazebo and Potting Shed will all be 'off the shelf' timber structures.



Design Development



PUBLIC CONSULTATION

The Public Consultation process began in June 2023. The first community newsletters were distributed locally on 6th July 2023, with second newsletters distributed on 14th July 2023, containing details of forthcoming public and online exhibitions. The face-to-face exhibition was held on 24th July 2023, with a virtual exhibition held the following day. A total of three written responses were received from the two events that took place prior to submission. These were all positive, with the respondents expressing strong support for what they said was a much-needed facility. It is notable that none of the neighbours who had expressed concerns elected to submit written feedback during or after the event. The low response rate—along with the absence of negative feedback—suggests that the scheme is less contentious than we might usually expect proposals of this nature to be. The general feedback received from the public were positive overall, with only a few concerns as follows:

- Access to the site.
- Numbers of parking spaces for the number of residents and team.
- Potential for overlooking and overshadowing.

Prior to the exhibitions and throughout the consultation process, the Applicant has kept all the political and community stakeholders fully informed in view of their importance within the community.

In response to the general concerns raised we have taken the following measures:

1. A Transport Assessment has been undertaken and is to be submitted with the planning application, this justifies the site access and parking numbers provided. Recommendations made by the Transport Assessor have been incorporated into the scheme, such as the addition of a path adjacent to the bin store to ensure sufficient space for refuse collection.
2. There are no windows located on the southern elevation which is in closest proximity to the Southern boundary of the site. Existing trees are to be either retained, or, in locations where it is not possible to retain trees, replaced with new trees to provide screening.
3. The Second Floor of the 'Southern wing' is allocated to 'back of house' areas, such as Team Training & Staff rooms. The rooms in the side which face the Eastern boundary have no Dormer windows or rooflights to reduce overlooking of properties Thorndean, Kinnoull and Moorcroft.
4. To address concerns of overshadowing, we have produced a solar analysis of the proposal and its potential impact surrounding properties. To mitigate the potential for overlooking, a thorough landscaping scheme has been procured with various levels of screening to the boundaries to protect amenity.

The following pages demonstrate our physical changes to the proposed and its impact on the locality, comparing the scheme exhibited at the public consultation with our revised one and the perceived impacts it may have.



Pre-Application Enquiry
Primary Facade



Proposed Planning
Primary Facade



Proposed Planning
Primary Facade



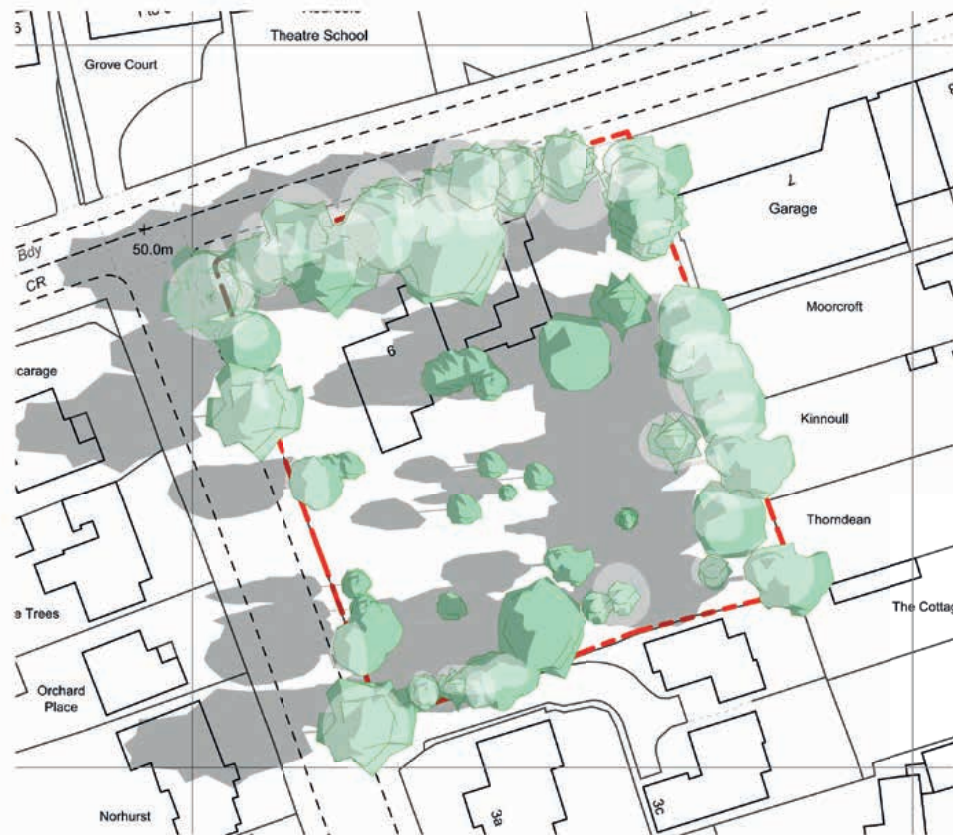
Pre-Application Enquiry
Primary Facade



Proposed Planning
Primary Facade



Proposed Planning
Primary Facade



Existing Site - Solar Study June 21st - 0700

1 : 500



Existing Site - Solar Study June 21st - 1300

1 : 500



Existing Site - Solar Study June 21st - 1800

1 : 500



Proposed Site - Solar Study June 21st - 0700

1 : 500



Proposed Site - Solar Study June 21st - 1300

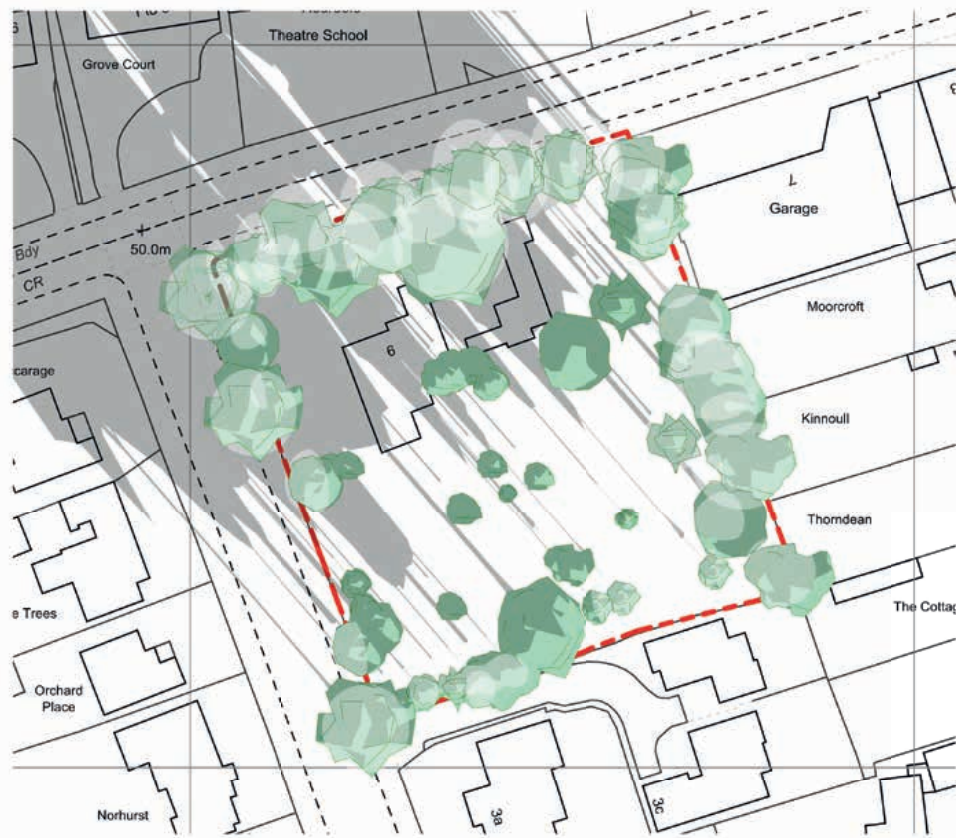
1 : 500



Proposed Site - Solar Study June 21st - 1800

1 : 500

The solar studies indicate the potential impact on overshadowing caused by the proposed building. The Solar Study diagrams on Page 20 use various sun positions based on Summer Solstice (June 21st). As can be seen, there is very little difference in the shadowing between the existing site & the proposed site, this is because of the high level of screening provided by tall trees both within and beyond the site boundary.



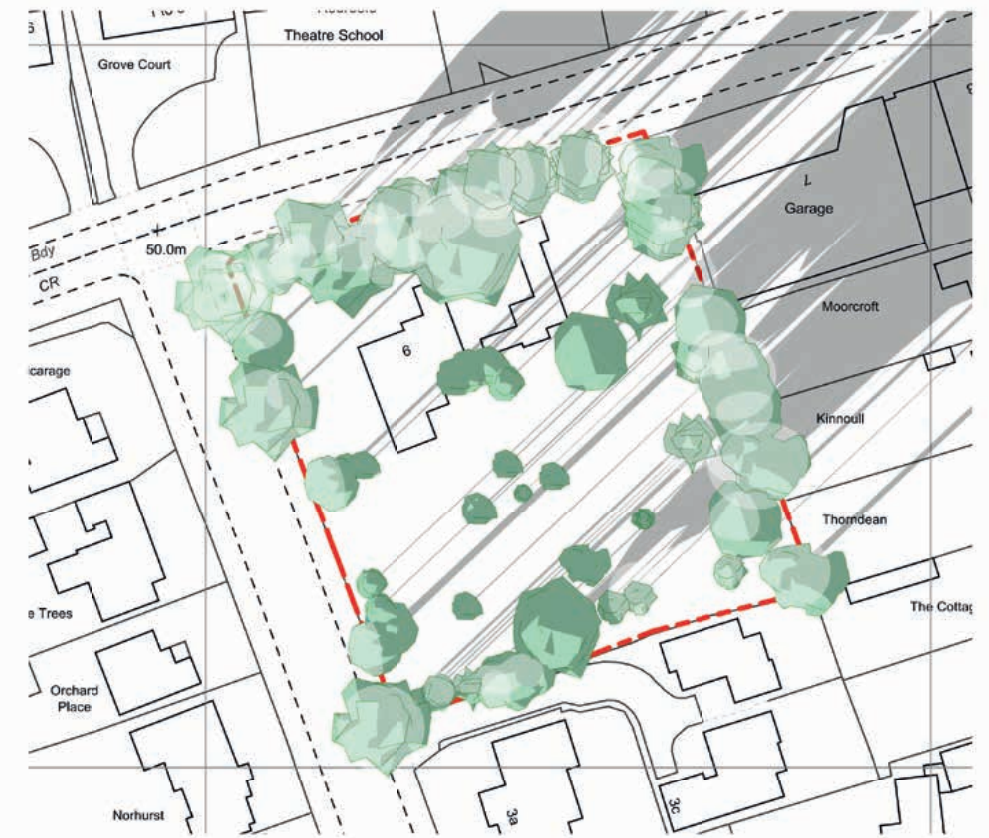
Existing Site - Solar Study Dec 21st - 0900

1 : 500



Existing Site - Solar Study Dec 21st - 1300

1 : 500



Existing Site - Solar Study Dec 21st - 1600

1 : 500



Proposed Site - Solar Study Dec 21st - 0900

1 : 500



Proposed Site - Solar Study Dec 21st - 1300

1 : 500



Proposed Site - Solar Study Dec 21st - 1600

1 : 500

Similarly, Page 21 indicates the solar study based on various sun positions on Winter Solstice (December 21st). As is the case with Summer Solstice, there is no noticeable difference between the existing site & the proposed site. Any overshadowing which does take place is predominantly to the North of the site & Bath Road, which is towards the retail & commercial units. The residential properties along the Eastern boundary are only overshadowed at the end of daylight hours and are no worse affected by the proposed building than they are by the existing tree canopies.