

Full Application Design Proposal Part 2



DESIGN

The submitted application scheme is for the redevelopment of the site to include the demolition of the existing class C3 buildings on the site and the erection of a C2 use, 70bed care home, including car parking area and associated external works. The proposed building is to be three storeys plus a basement and will include rooms within the roof space. The building is to be laid out in an Y shaped plan form with a 19 vehicle parking spaces and landscaping to the front of the site and landscaped gardens to the side and rear.

The basement level will comprise of back of house facilities kitchen, laundry, plant room and staff facilities. The ground floor will comprise of an entrance foyer and reception, café/ bistro, hair salon, dining room, administration offices, storerooms, lounges and 20 en-suite bedrooms.

The first floor is designated as specialist dementia, comprising of two units with lounges/ dining rooms, some with outside access. quiet lounges, seating areas, administration offices, storerooms and 28 en-suite dementia bedrooms. The second floor comprises of storerooms, lounge/dining rooms, outside space, 22 en-suite bedrooms. Back of house facilities, staff rest rooms, training room and furniture store.

The proposal comprises a 70-bed care home with en-suite wet rooms, large communal spaces and facilities on all floors. The building will aim to achieve an outstanding CQC rating. The proposal will provide an exceptional quality living environment for the future occupants.

The proposed care home aims to cater for residents within the full range of the elderly care spectrum, The proposed care home will fall within the C2 use class as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Maidenhead GIA Figures:

Basement: 310.27m² Ground Floor: 1210.68m² First Floor: 1167.83m² Second Floor: 1099.16m² Building Total: 3787.9m²

DESIGN & AMOUNT

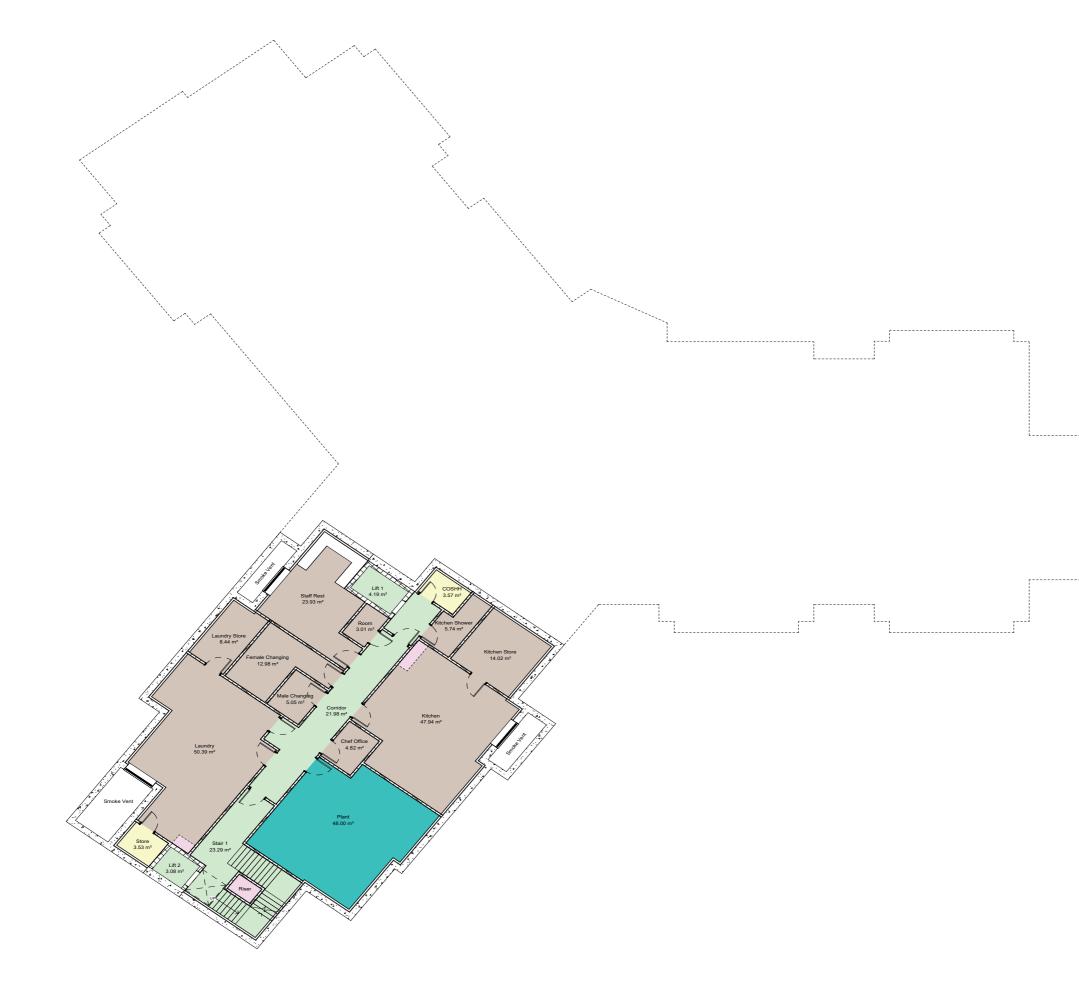




P3	Landscape Legend Surfacing - Vehicular tarmacadam to Engineer's detail and specification
P5	Surfacing - Resin bound gravel, Addagrip Pecan Buff pedestrian surfacing rifer to Engineer's deal and spectration for bedding and been
P6	Paving - Permeable Tegula block paving, Tobermore Hydropave Tegula or similar approved, Heather colour, depth to suit use ClaSS, refer to ingreen's deal and specification for texting and basis
P7	Surfacing - concrete sufacing to Engineer's detail and specification
P8	Paving - Tegula block paving (depth to suit use type). Tobermore tegula heather colour or similar approved. refer to Engineer's datal and specification for todding and bases
	Surfacing - bark mulch
ľ	Furniture - Cycle shelter with Sheffield stand cycle hoops
Teres	Furniture - bench seating
th	Furniture - timber pergda
~	Fencing - proposed 1.5n timber privacy screen
	Fencing - proposed 2m dose board fence with gates
	Fencing - metal hoop toy railings, 1.6m height
	Existing tree
	Existing under-storey planting
< +	Proposed tree
õ	Specimen shrub
	Native Hedge planting
	Ornamental Hedge planting
	Shrub planting
	Lawn
	Shade tolerant wildflower / meadow

PROPOSED SITE PLAN







PROPOSED BASEMENT FLOOR PLAN



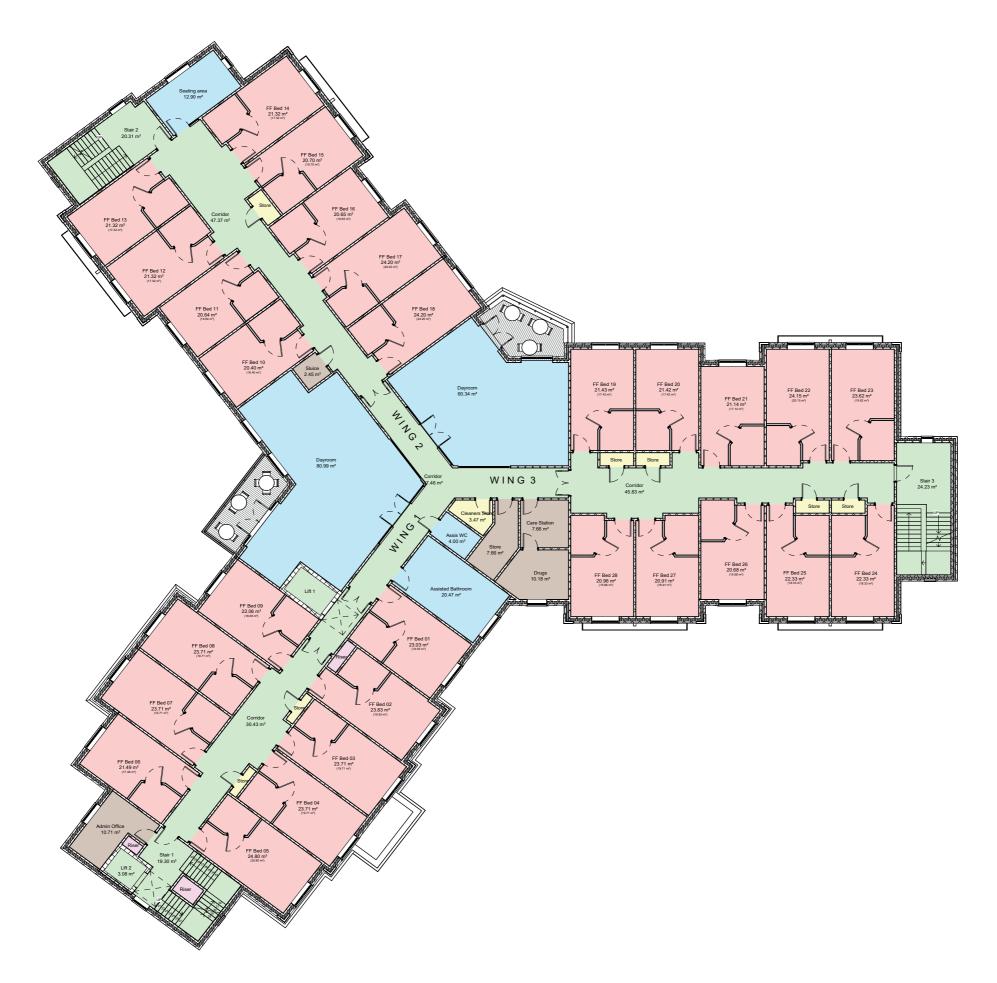


PROPOSED GROUND FLOOR PLAN





By Department Legend



PROPOSED FIRST FLOOR PLAN





By Department Legend



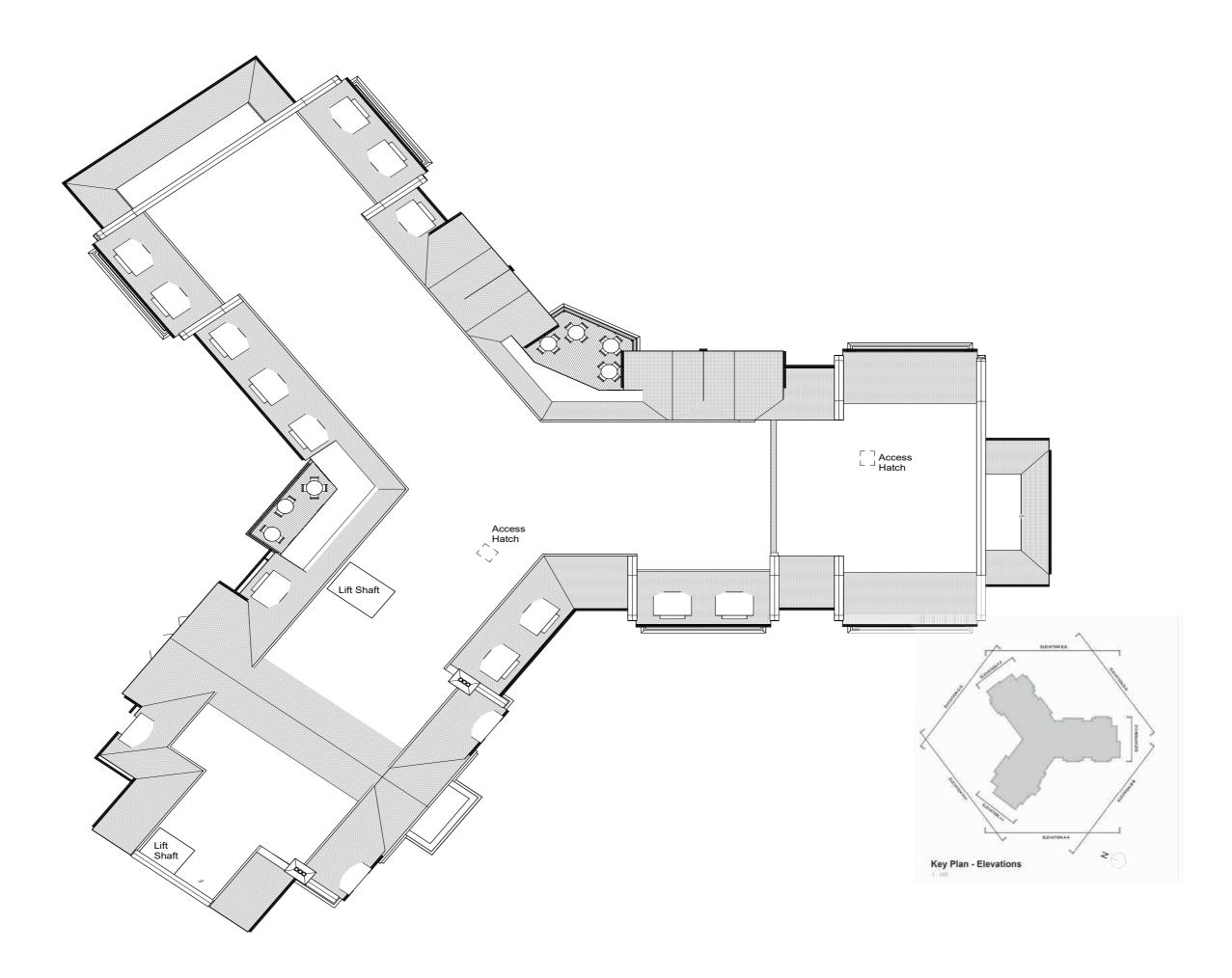


PROPOSED SECOND FLOOR PLAN





By Department Legend



PROPOSED ROOF PLAN





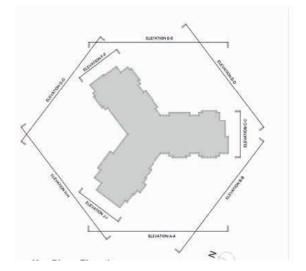
Elevation A-A 1:100



Elevation B-B 1:100



Elevation C-C 1:100



PROPOSED ELEVATIONS

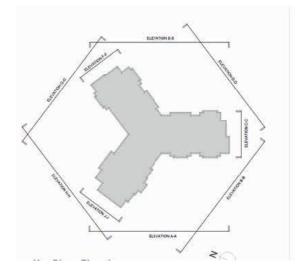




Elevation E-E 1:100



Elevation F-F 1:100



PROPOSED ELEVATIONS



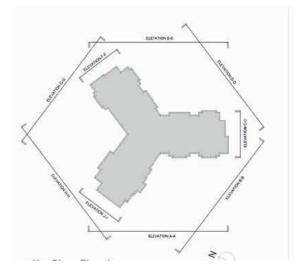




Elevation H-H 1:100



Elevation J-J 1:100







MATERIALS

High-quality material and detail to both compliment and enhance the local style precedents.



Materials Elevation

MATERIALS

33

Black UPVC Fascia, Soffit & Rainwater Goods (or similar approved)

/ed)

Contrasting Red Multi Brick Soldier (or similar approved)

Dark Red Multi Brick (or similar approved)