

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, 70-bed 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:

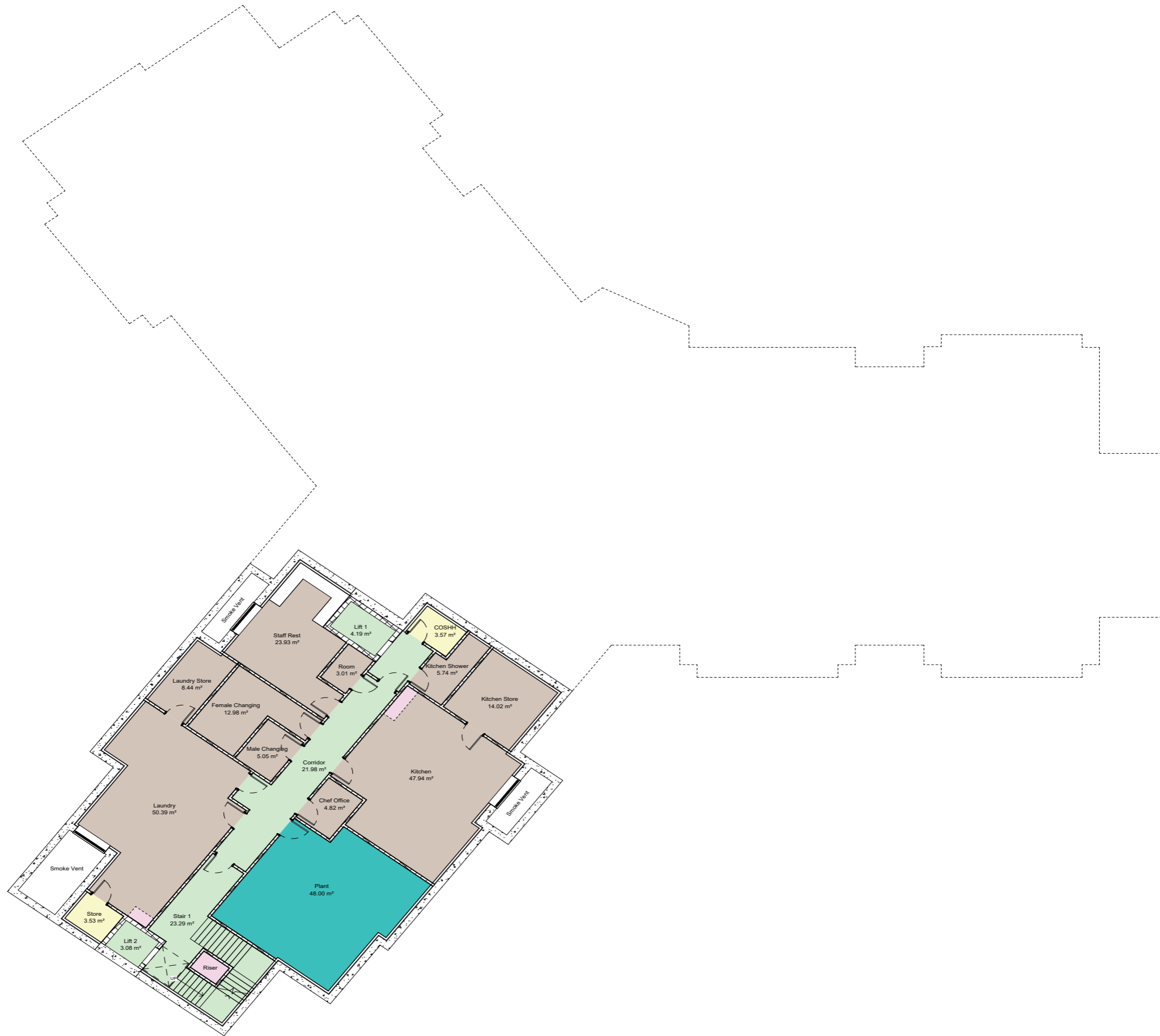
Basement: 310.27m²

Ground Floor: 1210.68m²

First Floor: 1167.83m²

Second Floor: 1099.16m²

Building Total: 3787.9m²



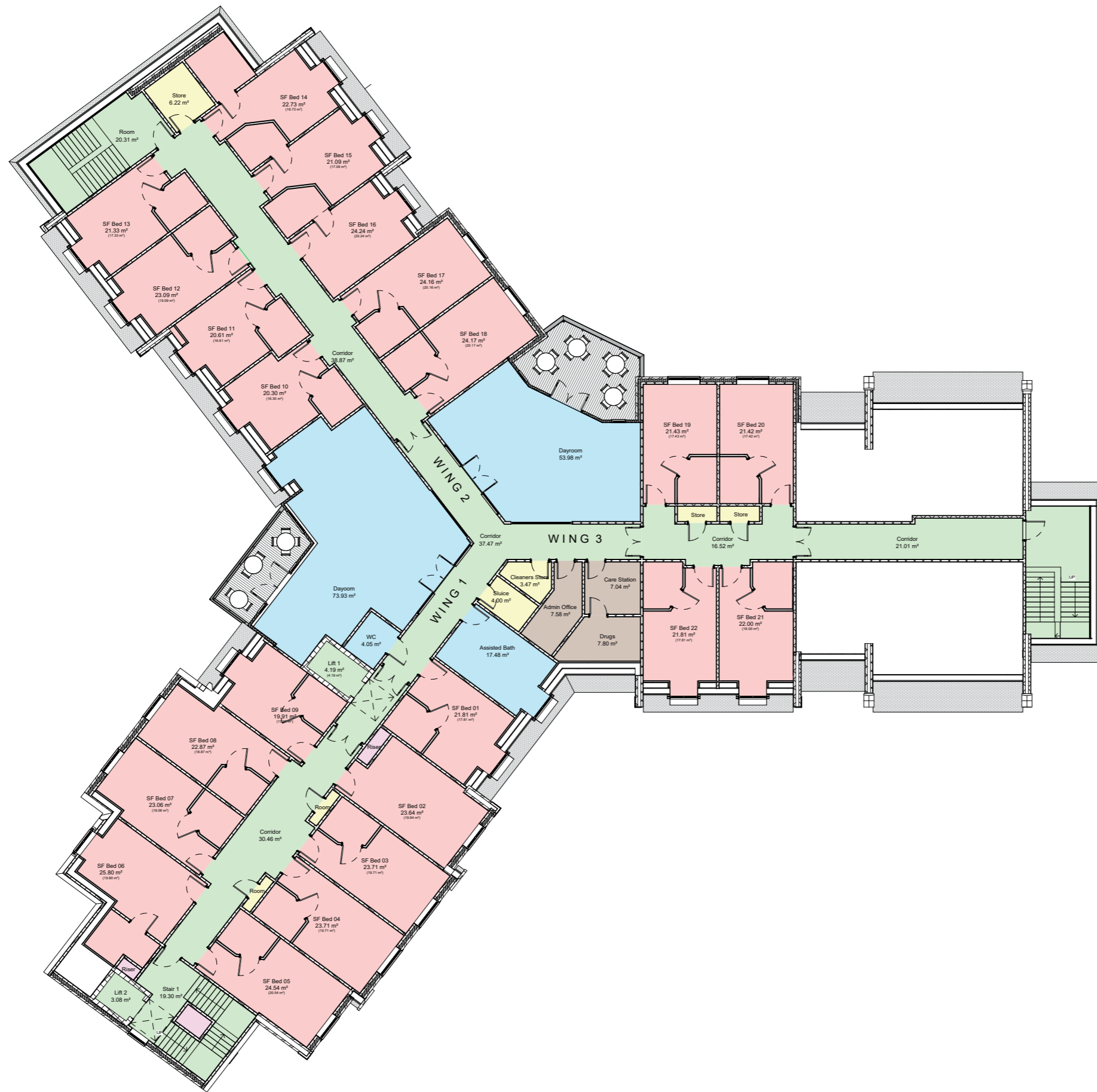


- By Department Legend
- Bedroom
 - Circ
 - Communal
 - Riser
 - Staff
 - Storage



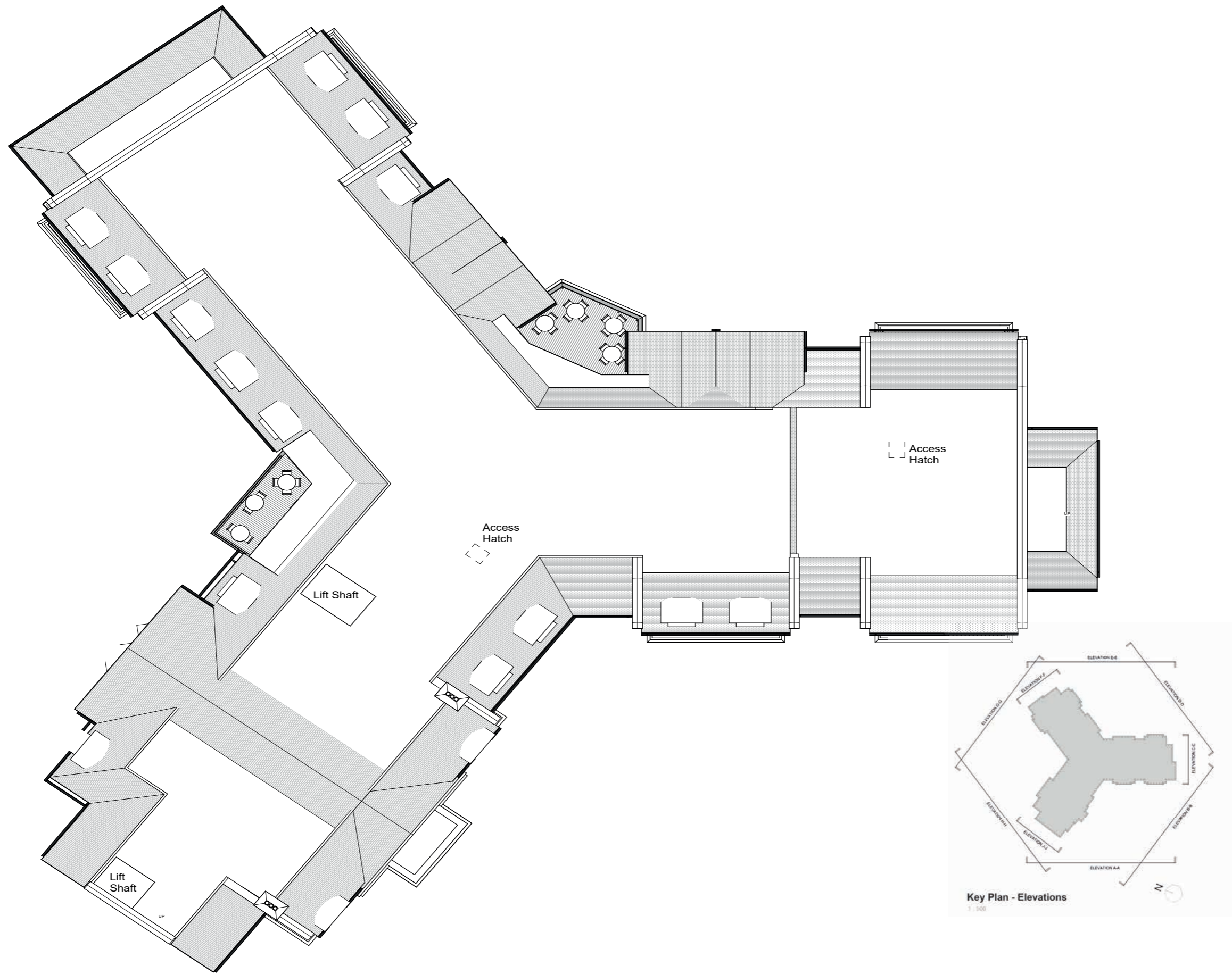
By Department Legend

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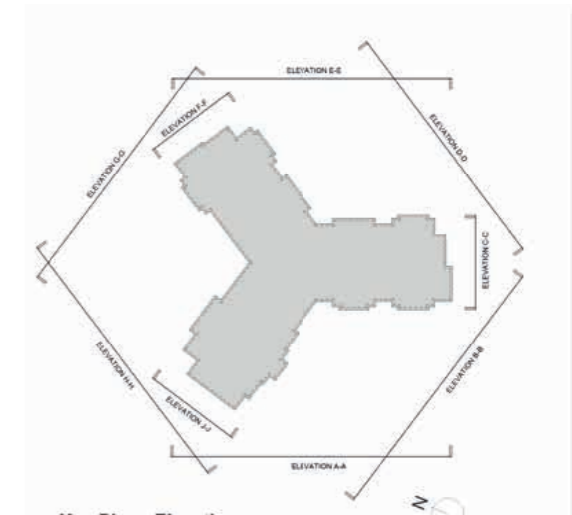
Elevation A-A
1 : 100



Elevation B-B
1 : 100

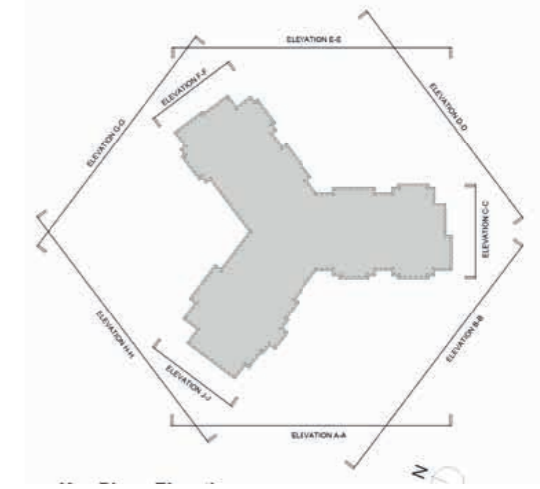


Elevation C-C
1 : 100





Elevation D-D
1 : 100



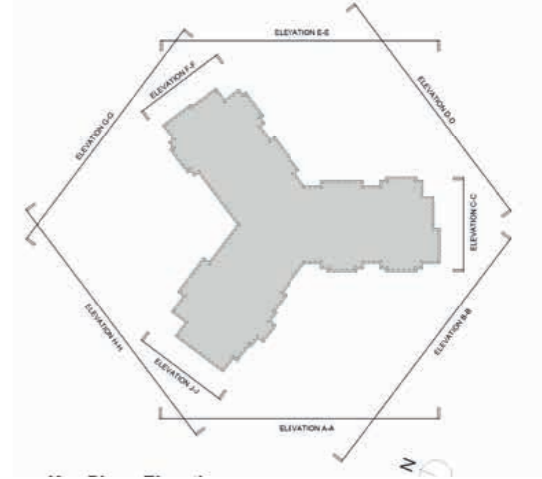
Elevation E-E
1 : 100



Elevation F-F
1 : 100



Elevation G-G
1:100



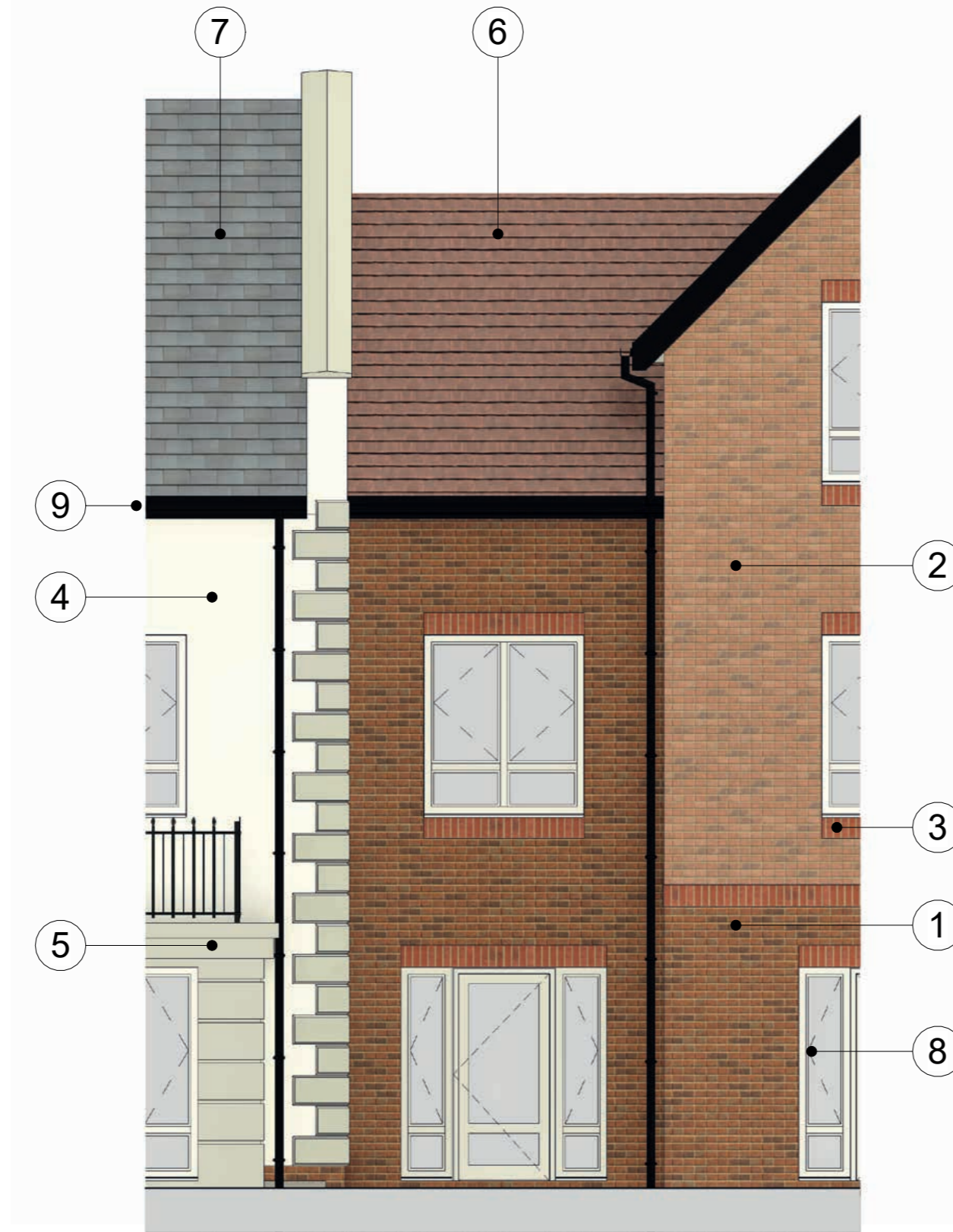
Elevation H-H
1:100



Elevation J-J
1:100

MATERIALS

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



Materials Key:

- ①  Dark Red Multi Brick (or similar approved)
- ②  Red Multi Brick (or similar approved)
- ③  Contrasting Red Multi Brick Soldier (or similar approved)
- ④  White Render (or similar approved)
- ⑤  Artstone Window Surrounds & Detailing (or similar approved)
- ⑥  Burnt Red Clay Roof Tile (or similar approved)
- ⑦  Blue Clay Roof Tile (or similar approved)
- ⑧  White UPVC Windows & Doors (or similar approved)
- ⑨  Black UPVC Fascia, Soffit & Rainwater Goods (or similar approved)

Materials Elevation