

# Full Application Design Proposal

## Part 3

























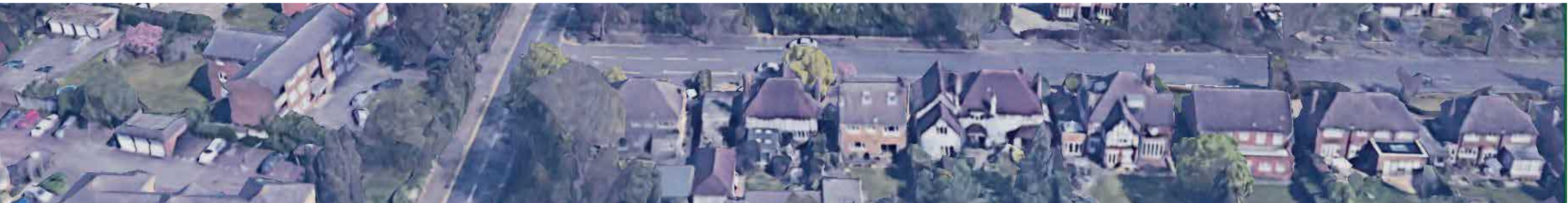
# Access





## ACCESS

Secure entrance points will be provided, which will be managed by the reception team members in order to prevent any unauthorised access. The ground floor plan focuses on providing a vibrant, open, welcoming entry to the building. The hub will provide a focal point in the building. It is a space for residents to socialise, to relax and to meet family members and friends. The central hub designed so the internal space links with the secure private gardens and viewable from the cafe area. From the hub, residents will be directed to their room with lift and stairs provided at building entrances, and centrally, in order to ease movement through the building. Each floor will provide level access throughout and each entrance into the building, and exit from dayrooms, will have level thresholds for ease of access throughout. Strategically placed lifts will allow for ease of access to the upper floors. The gardens will provide level access throughout, with no external gradient steeper than 1:20. The building will be designed to be Building Regulation Document Part M and Equality Act compliant and will meet all current standards with regards to fire safety and allowing for access by the fire authority in case of emergency. Corridors are designed to allow for moving of hoists and sufficient width for wheelchairs to pass. All doors to resident areas will be designed with a minimum clear width of 800mm, allowing for wheelchair access. All rooms will benefit from generous floor space (above market 'standard'), wheelchair friendly wet room en-suites large enough to allow for team member assistance. Private patios will be utilised at ground floors, whilst balconies or will be provided at first and second floor. All windows are designed to allow views for wheelchair users.







Vehicle access to the site is from Westmorland Road, with 17 standard parking spaces and 2 accessible spaces available. Larger vehicles accessing site for the purposes of delivering goods and picking-up refuse should, upon entering the site, turn right between bays numbered 04 & 05 on the site plan, then reverse back to the Northern end of the car park where the Bin Store & Delivery entrance is located. The area of hardstanding around the bin store will be visually differentiated from the roadway to ensure safety. All deliveries will be managed and directed by a member of the team, who permits access to the Home via the delivery entrance (the double doors on the south elevation). The service lift is accessible via the stair core which descends to the basement and back-of-house area. Cycle parking is accommodated for a total of 8no. cycles, by way of 4no. 'Sheffield' cycle stands.





# Conclusion





## CONCLUSION

The proposal will allow the exceptional quality and innovative care of Boutique Care Homes to be available within the local market, a service that is industry recognised as one of best.

This application seeks permission for the development of a 70-bed care home; including specialist dementia beds, in a well-designed, energy efficient, exceptional quality building that will incorporate facilities and features for stand out elderly accommodation. The proposal will include vehicular and cycle parking, refuse storage and extensive landscaping.

The scale and massing of the proposal has been carefully considered and subject to various design revisions to reduce its impact on the neighbours and existing trees. The proposed home has the opportunity to positively enhance the character and appearance of the local area; not just in the quality of the building, but also its contribution to the architectural style. We believe that design proposals within this document would be in keeping with the design aesthetic of many of the surrounding plots, where new buildings have been recently constructed to reflect a mix of styles with a mixed use of materials and colours. The proposed home has the opportunity to positively enhance the character and appearance of the area, not just in the quality of the building, but also its contribution and visibility in the street scape.

The home will be built in accordance with all current regulations and standards. It will meet all current energy performance standards and look to use renewable technologies as far as is practicable. It is intended that the new home be a sustainable development. The scheme will provide 70-full time positions for local people in its operation, with numerous short-term opportunities throughout the construction period. The home will be built in accordance with all current regulations and standards as a minimum

It is considered that this document demonstrates that the proposal is in accordance with the requirement of the local authorities planning policy objectives.





RM Design Group, 16, Escrick Business  
Park, York, North Yorkshire, YO19 6FD  
07940024992  
ray@rmdesigngroup.co.uk  
rmdesigngroup.co.uk