

DESIGN & ACCESS STATEMENT

Proposed 8 new flats development at:

36 Greystone Road, Alford, Aberdeenshire, AB33 8TY

On behalf of The Richmond Fellowship Scotland.



ConveryPrentyShields
ARCHITECTS

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1.0 INTRODUCTION & PROJECT BACKGROUND

1.1 Introduction

This Design & Access Statement has been prepared by Convery Prenty Shields Architects (CPSA) on behalf of the Applicant: The Richmond Fellowship Scotland (TRFS). This statement provides additional information for the proposed development of supported housing at Greystone Road, Alford, and is to be read in conjunction with Architect's drawings and other submitted information.

1.2 Project Information

Applicant: The Richmond Fellowship Scotland (TRFS)
Agent: Convery Prenty Shields Architects (CPSA)
Council: Aberdeenshire Council
Site Address: 36 Greystone Road, Alford, AB33 8TY
Site Area: 1308m² (red boundary line)
Units: 8 x Residential Units (1 bed) + 1 x Staff Base

1.3 Project Description

The Richmond Fellowship Scotland invited Convery Prenty Shields Architects to design a managed housing community for people with complex needs to live independently.

The proposed development is located on a site in Alford, a village west of Aberdeenshire.

The development comprises 2 residential blocks each with 4 one bed flats, located towards the south side of the site. The proposal provides a new access to the rear of the site with 8 car parking spaces including 1 accessible space and a secure bike store.



Proposed Site Plan



2.0 SITE ANALYSIS

2.1 Site Location, Boundaries, & Access

Located in the small village of Alford, Aberdeenshire, the site sits to the North side of Greystone Road.

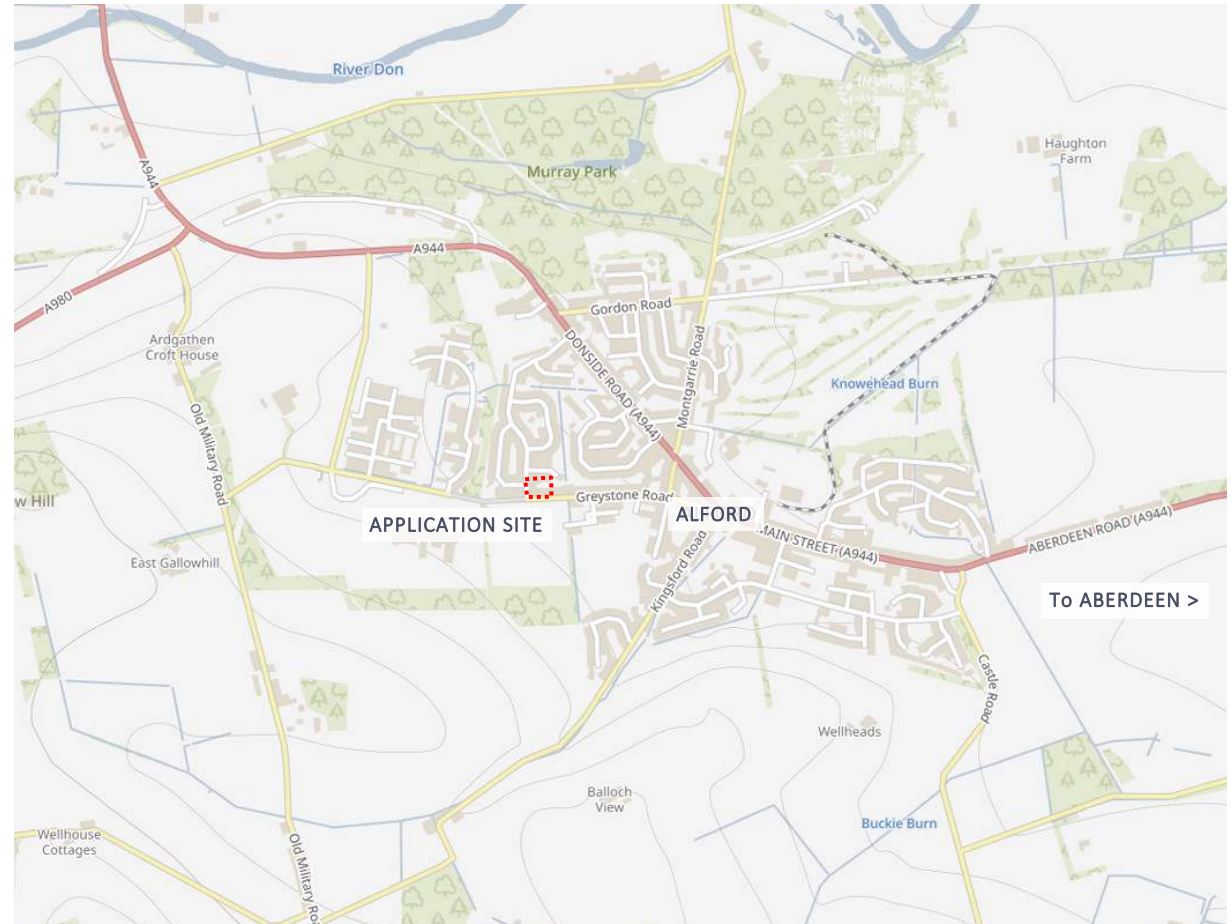
Its North and East Boundary neighbours residential properties. The South boundary sits off Greystone Road across from Alford Bowling Club. To the West of the site is David Mclean Drive providing access through the residential estate.

As Alford is a small village public transport links are very limited. Buses run along Donside Road (A944) with the closest bus stop approximately a 5min walk from the site, offering services to Aberdeen City Centre, Huntly and Inverurie.

2.2 Site History

The site remained presumably as vacant green/farm land until around the 1980s, when the first and existing recorded structures on site are shown. The site's boundaries were formed from the existing dwelling to the East and Greystone Road to the South, with the development of a new road and residential estate forming the current North and West site boundary.

Currently there are 3 bungalows, registered as a care home facility that no longer fit for purpose and are looking to be improved.



Scotland's Environment Map Extract 2023

2.3 Site Opportunities & Constraints

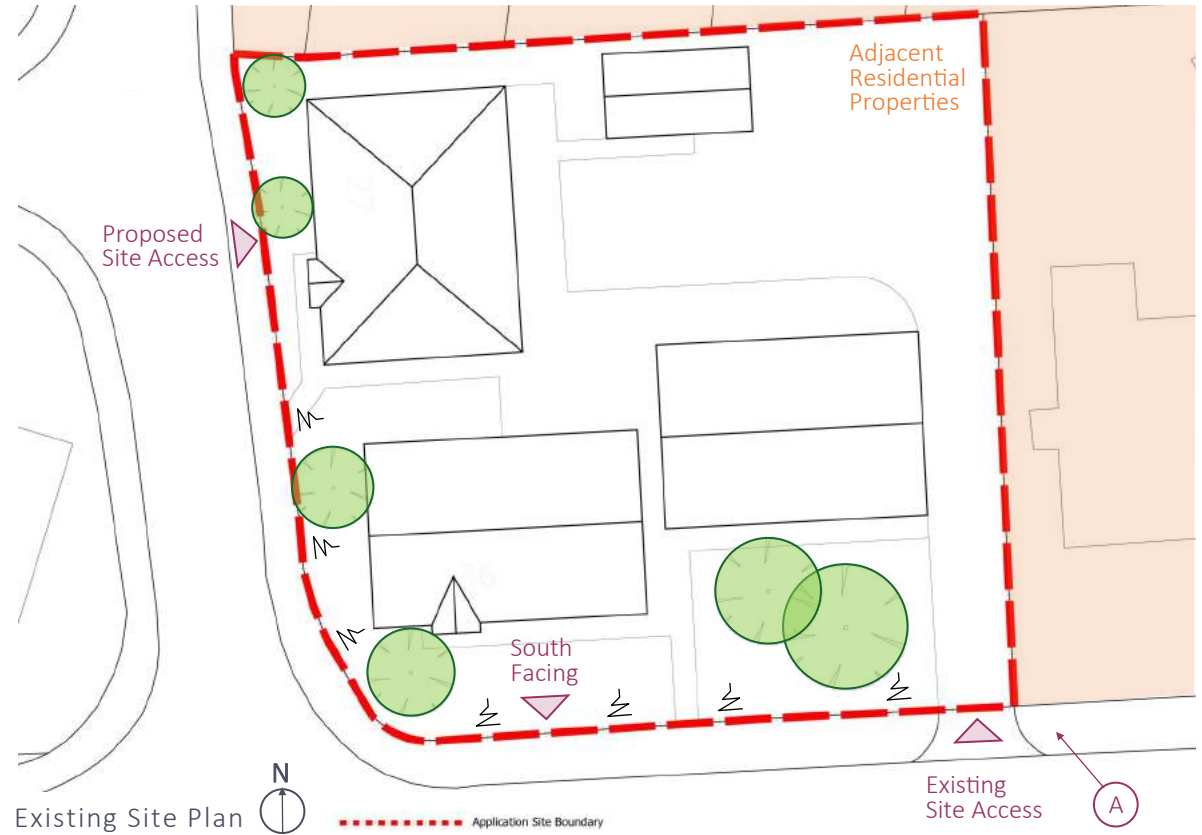
While developing the proposed site layout, the constraints and opportunities of the existing site required consideration.

The topography of the site is fairly flat whilst stepping down from Greystone Road and David Mclean Drive. It is a corner site with roads running alongside the South and West boundary, as well as the neighbouring residential dwellings to the North and East which causes restrictions in terms of onlooking and noise pollution. The current site access is not sufficient therefore a re-configuration of the site allows for a new access road from the West. The 3 existing bungalows are set to be replaced with enhanced supported facilities.

Opportunities for the site can be found within these constraints. For example, the site is South facing onto Greystone Road, therefore living areas will be located towards the front of the flat blocks to maximise natural daylight, with bedrooms to the rear. The bedrooms will overlook the residential parking that will be accessed via a new point of entry from the West, located to the North of the site, which allows the flat blocks to be set back from the boundary backing onto neighbouring gardens.

Garden space with planting and foliage will surround the 2 blocks, with direct access maintained through the central stair (close) from Greystone Road to the rear of the property.

As such the above site constraints and opportunities have informed the development of the site as best suited for the end users and their carers.



View of site from position "A"

3.0 PROPOSALS

3.1 The Applicant: The Richmond Fellowship Scotland

“The Richmond Fellowship Scotland (TRFS) was established in 1993. We are a not for profit, social care charity governed by a Management Committee of six members and regulated by the Care Inspectorate.

As a leading national organisation for the provision of personalised, specialist, community- based support services, we always strive and hold ourselves accountable for achieving the highest possible quality of service for all supported people.

We are the largest provider of social care services in Scotland, working with most local authorities and currently managing around 190 services, supporting 2500 individuals.

Working in partnership with local organisations, we look to avoid duplication in support and ensure services are fully integrated, coordinated and well managed.

All of our services are flexible and tailored to meet the needs of the people we support and they offer choice, promote social inclusion as well as maximise interest, skills and ability. We are motivated by the needs of the individuals we support, their families and carers and the communities we work in.” The Richmond Fellowship Scotland, 2023

3.2 Brief: Homes For Independent Living

The lack of suitable homes for people with social care support needs is one of the most enduring and challenging issues within the Scottish social care landscape. This is exemplified by the 2018 Scottish Government ‘Coming Home’: Complex Care Needs and Out of Area Placements Report’. The report highlights that a “lack of accommodation” was the primary cause of 51% of delayed hospital discharges for people with significant care and support needs. The 2022 Scottish Government follow-up ‘Coming Home Implementation Report’ reveals little progress has been made in addressing this issue and that a disproportionate number people with support needs are subject to long term hospital care.

The existing property development at Greystone Road is registered as a care home and consists of three. four bedroom bungalows. Each supported individual has their own bedroom and they share bathroom/shower room, living/lounge and kitchen facilities. However this proposed development is looking to develop and improve the facilities for the people currently supported at the existing facility in Alford. This re-design will address the issues stated previously by providing high quality accommodation.

The design of the properties has been informed by our sector leading experience of delivering housing support services for people with complex needs (TRFS have been awarded the British Institute of Learning Disability award for Innovate Practice in Positive Behaviour Support in 2010 and 2016; the UK Restraint Reduction Network Award of Innovative Practice (social care settings) in 2019; and the 2019 Scottish Social Services ‘Leading for Impact’ award for the application of active support methods). The supported individuals will all receive tenancies and will receive care at home.

Open plan and generously proportioned internal spaces will provide both attractive living and practical support environments. Wet-room style bathrooms will increase the accessibility of the properties, and front and rear garden areas will provide natural and secure spaces for social / neighbourly interactions. To enhance safety, each property will be equipped with cutting edge care technologies including non-invasive falls detection, remote temperature / water regulation, and online appliance controls. These will be connected to live monitoring systems within the 24 hour on site staff base and to service staff via mobile applications.

The accommodation will enhance people’s quality of life and will enable them to live independently within the community. The site is located within a village on the outskirts of Aberdeen, necessary amenities are at hand with sufficient parking provided and public transport available.

The 2 blocks each with 4, 1 bed self contained flats sit side by side facing south surrounded by garden space. A generous amount of space has been allowed in each of the flats, open plan living, bedroom and shower room to provide the maximum flexibility to accommodate specific needs of the residents and their carers.

3.3 Site Layout

As informed by the constraints and opportunities of the site, the proposed site layout has been developed to have 2 residential blocks orientated to the south of the site side by side. Both a front and rear shared garden areas will be accessed through the central closes promoting a sense of community within the development. Each block contains 4, single bedroom dwellings with open plan living, kitchen and dining, with an accessible wetroom provided to each unit.

A staff office is located to the North-West of the site alongside the new access road with a bin store and secure bike storage to the North-East. Rear residential access will provide a new car park providing 8 spaces (including 1 x accessible spaces) with the new access junction on to David Mclean Drive to be provided at the North-West of the development.

3.4 Materials & Form

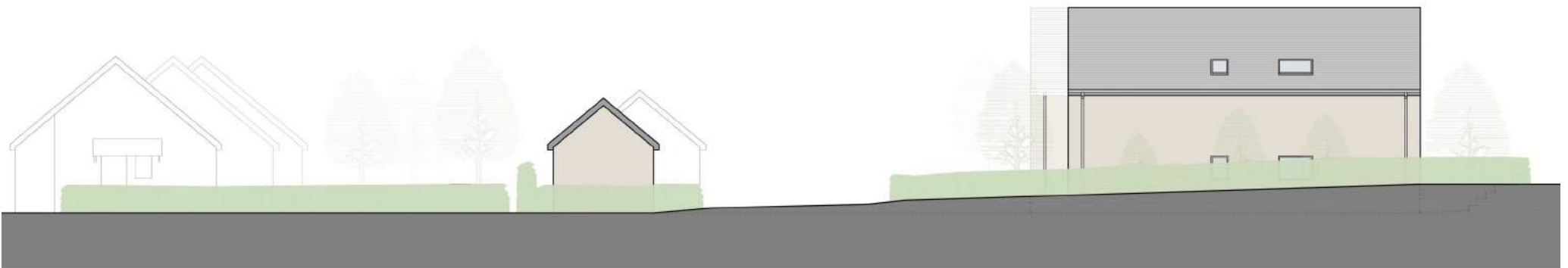
The form of the proposed housing blocks are simple: domestically scaled, rectangular forms, 1 1/2 stories, with pitched roofs and overhanging eaves. Simple mono-pitch canopies shelter the entrances from rain.

The proposed material palette reflects that of the surrounding buildings, to ground the development within the community. The walls are proposed to be off-white render with feature areas of slate. Slate roofs are proposed with anthracite PVCu windows, doors, and rainwater goods.

3.5 Landscaping & Boundary Application

The site will be bordered by 1.8m hedges to the North and East, providing a privacy barrier between the site and neighbouring properties and a 0.9m hedge to the South and West, maintaining visual connection with the street.

The shared soft landscaping will be seeded and lawned with a mix of indigenous trees and plants to encourage seasonal interaction.



4.0 PLAN & ELEVATION DRAWINGS

4.1 Proposed Site Plan

Materials Key:

-  Lawn Grass
Seed/Turf
-  Road Surface
Concrete Block Paving Herringbone
400x200
Colour - Standard Grey
-  Parking Bays
Concrete Block Paving Herringbone
400x200
Colour - Buff
-  Pavements
Standard Tarmac
Colour - Standard Grey
-  Pavement
Concrete Standard Flag
600x600
Colour - Silver Grey

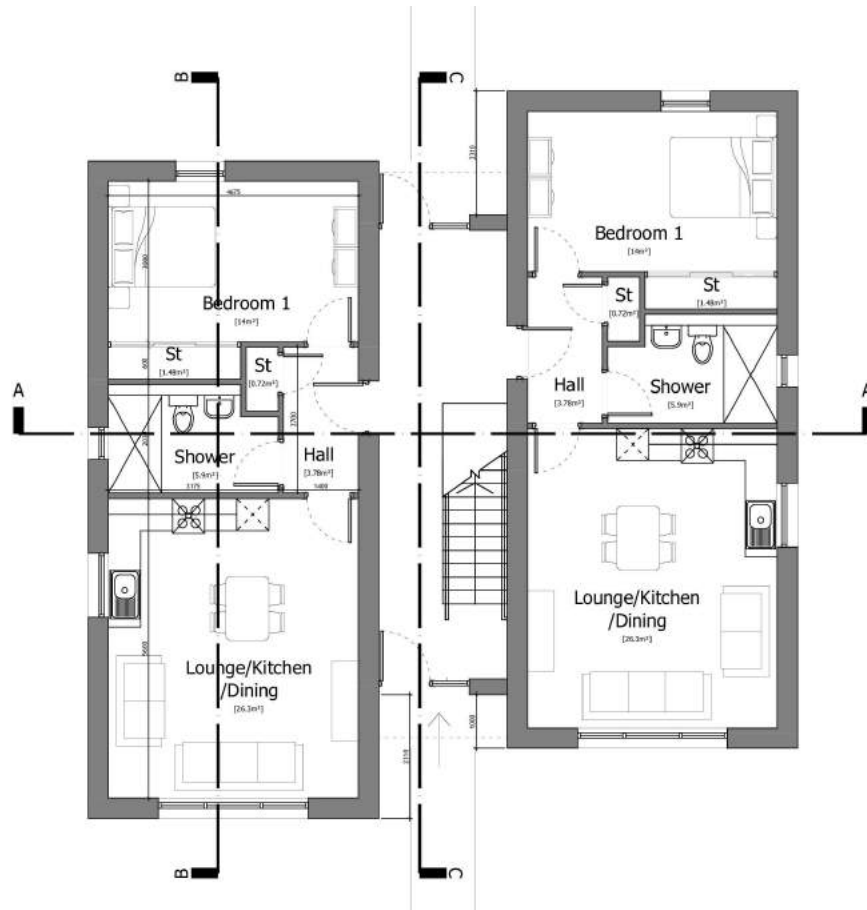
----- Application Site Boundary

DAVID MCLEAN DRIVE

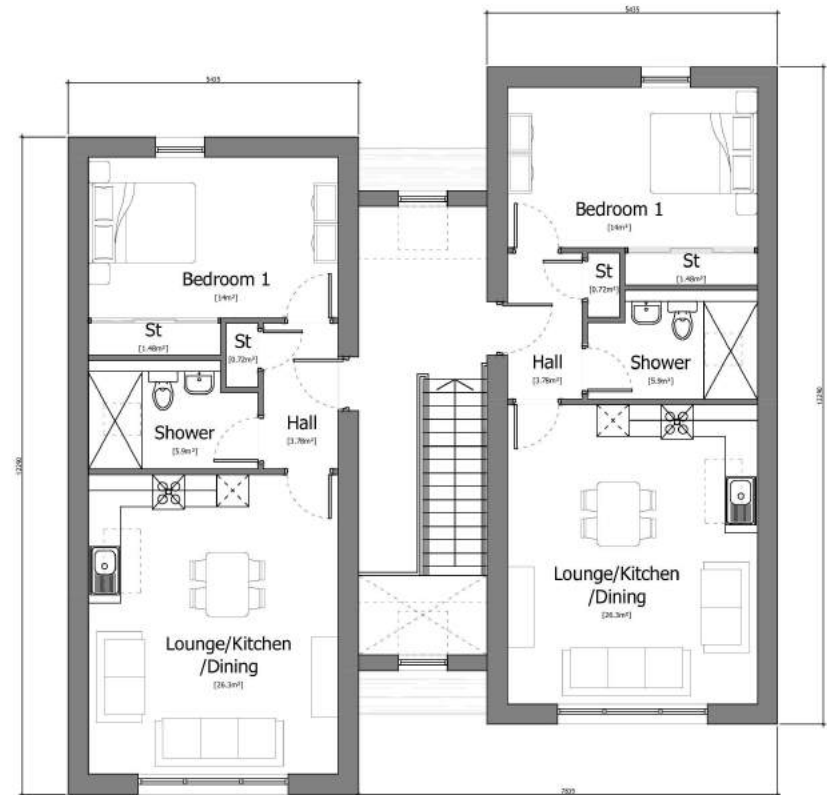


GREYSTONE ROAD

4.2 Proposed Typical Ground and First Floor Plans



Proposed Typical Ground Floor Plan



Proposed Typical First Floor Plan



4.3 Proposed Typical Elevations

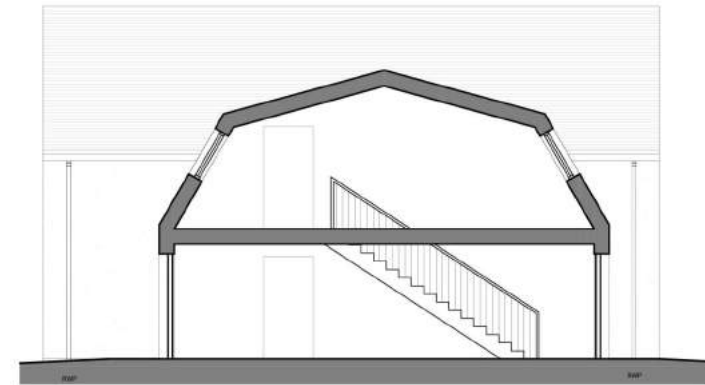
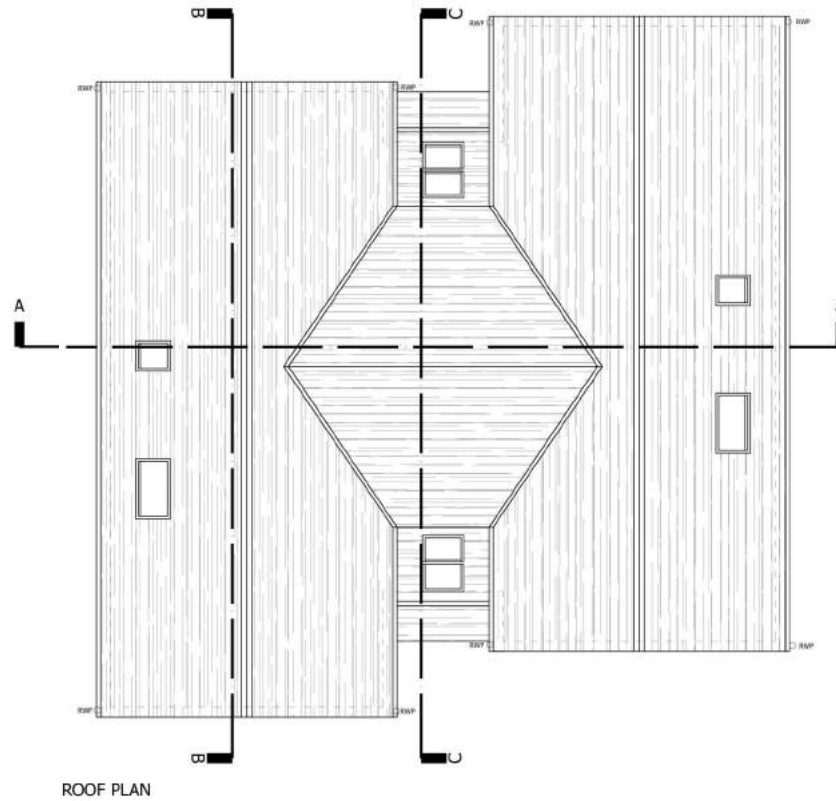


- Materials Key:
-  Render
Colour - Off-white
 -  Feature Slate
Colour - Dark grey
 -  Slate Roof
uPVC rainwater goods
Colour - Dark grey
 -  uPVC Framed Double Glazed
Windows & Doors
Colour - Dark grey



0 1 2 3 4 5
metres
1:100

4.4 Section and Roof Plan as Proposed

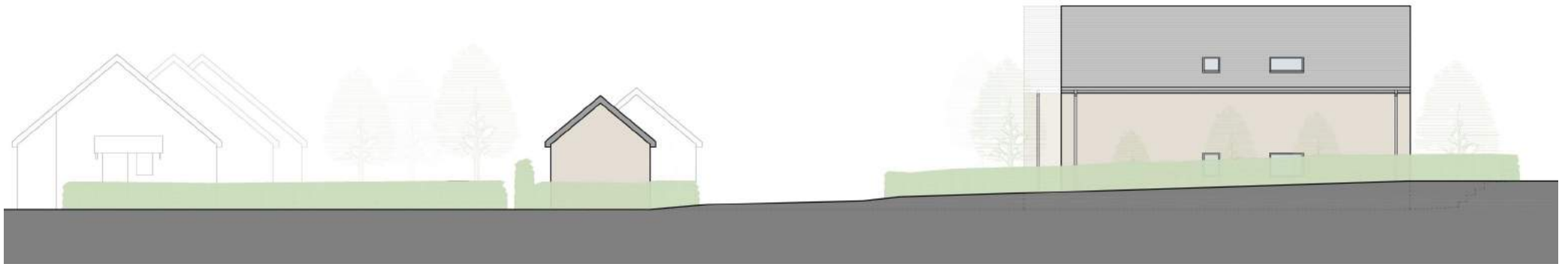


0 1 2 3 4 5
metres
1:100

4.5 Street Elevations



Proposed South Street Elevation



Proposed West Street Elevation

0 1 2 3 4 5
metres
1:100

5.0 ENERGY & SUSTAINABILITY

5.1 Sustainable Development & Energy Use

The development will provide the means of limiting CO2 emissions in line with the current building regulations with an augmentation that a minimum of a further 10% of the current carbon emissions reduction will be met. The applicant, as part of their design brief, is committed to developing dwellings with sustainability being considered from the outset:-

Materials arising from the existing site, wherever possible will be retained and re-used onsite

Consideration will be given to utilise locally sourced materials and those with a complete chain of custody from managed sources.

Use of modern insulants and increased wall mass to provide high performance u-values to all external walls, roofs and ground floors– this would include the use of high performance glazing to minimise heat loss from window openings in line with the current building standards.

In addition, consideration will be given to introduction of dedicated low energy light fittings throughout each dwelling, including external security lights; the introduction of multiple zone controlled heating; the introduction of low volume consumption sanitaryware.

The design and proportion of the windows has been considered to maximise the benefits from solar gain to within the dwellings during all seasons.