

DESIGN & ACCESS STATEMENT

Planning Authority:
South Norfolk District Council

Applicant:
Eastern Healthcare Limited

Application Address:
The Hollies, Brick Kiln Lane, Morningthorpe, Norfolk, NR15 2LH.

Application Proposals:

Phased Building Operations:

Phase 1 - convert and extend workshop to facilitate, service user rooms and communal facilities, materials & PV panels &

Phase 2 - demolish substandard buildings and rebuild service user rooms and communal facilities, materials & PV panels.



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Design & Access Statement

1.0 Existing Site:

Site dimensions:

Site Area – 2.7 Hectares

The existing use class is C2 (residential institutions) Care Home with CQC (Care Quality Commission) registration.

The site consists of a care home with Service User bedrooms, communal spaces, and facilities, offices, kitchen, etc.

The Care Home provides specialist care for the ages 18+

A - Specialist Care Offered

- i - Alcohol Dependence (past or present)
- ii - Autism/ASD
- iii - Bipolar/Manic Depression
- iv - Challenging Behaviour/Psychosis
- v - Schizophrenia

B - Other Care Provided

- i - Independent Living Training
- ii - Respite Care

The site is surrounded by residential developments to the north, and to the east & south open farmland, including land within the ownership of The Hollies

The site has generous gardens, which have been well laid out and planted.

1.2. Site Features:

The current site is clearly defined as shown on the site plan.

The site has good boundary fencing and planting to provide a secure establishment.

The site is mainly level, with level paving and access throughout the building and the garden/access and egress areas.

Access from Brick Kiln Lane to the west of the site, with two access drives to the car parking for the home.

The building are a mixture of building forms and prior uses, where main house, former farm buildings, and add on additions in various methods of construction & condition do form this site. See the Heritage Impact Assessment attached to the application documentation.

2.0 Proposals:

2.0.1 The proposals have been considered fully, with options on other parts of the site being investigated, but discounted due to either impact upon resident rooms, and/or neighbouring amenity.

2.0.2 The proposals are for a two-phase build out, to retain the registered rooms, and maintain as well as possible the current residents in a comfortable environment, with both large improvements to the facilities, and alterations to the buildings design to account for a changing design & living.

Phase – 1: This would require the demolition & removal of the Nissen hut style steel clad storage building to the north-west of the site, alterations and improvements to the current part brick & clay pantile roof workshop building, with an extension to the east of this building to incorporate communal facilities, disabled bathroom, and residents rooms each with ensuite facilities to the current CQC standards for care facilities such as The Hollies.

Phase – 2: The proposals are for the removal of the flat steel/felt & part pantile roof structure between the main body of the building to the west & those former farm buildings, which have been converted & improved over the years by various owners. This section of building is poorly constructed at best, with failing walls, roof, floors, DPC's, etc, and offer accommodation, which is poorly designed laid out, and do not give the residents, those facilities which the current CQC standards do require, along with the client grouping of this facility. The proposals are demolition & rebuilding in a more suitable style, and form.

Completion of Phase – 2 will offer the residents a fully registered room units @ The Hollies, and to compliant CQC requirements, but more importantly will offer the correct facilities for the specialist care that the Hollies is renowned for in South Norfolk.

2.0.3 The design layout being considered as one building, allows a much needed separate residential facilities/accommodation, within the home with residents own facilities, including bedrooms, communal and bathing areas, etc., in compliance with CQC requirements.

2.0.4 The Hollies is part of a larger quality care home operator. Who have homes in the East of Suffolk and Norfolk along, with good back up from their close by centre of operations building in nearby Lowestoft.

2.0.5 In Conclusion: The planned development will allow more people to gain skills required and enable to provide quality support for more young people with Mental ill-health / Autism to gain coping strategies and skills required.

The Hollies Pathway allows people to set goals and aspirations to live their best life and ultimately progress to living in the community.

Commissioners (CQC) are moving more towards a model of care to reduce hospital admissions by offering short periods of re-enablement and assessment.

The Hollies currently have a bespoke contract which will allow people to have a period of recovery/assessment having the planned development will allow us to progress this further and enabling us to support young adults who have both Mental Ill-health and mobility needs and future proofing the service into the future.

3.0 Accommodation Proposed:

2.3.1 The proposals provide all single person residents rooms, each with ensuite shower rooms with basin and WC with suitable handrails, to allow flexibility where disabled residents feel inclusive, etc. The overall layout offers resident's rooms on the, allowing a choice of room and location for residents. Also, to allow the various levels of care to be provided in locations that will best suit resident and the individual care packages needed.

2.3.2 There will be area specific communal room, so that the residents have a room best suited their individual needs. This will also allow the home to put on various events to entertain and stimulate the residents, as completed at the current home, in very challenging circumstances. Noting that there are minimum requirements for the communal spaces, as set out by the CQC, which will offer good facilities.

2.3.3 The proposed development of the site is envisaged to improve the homes facilities for the community, with specific design, layout, and presence within its location. The redevelopment of this site also uses the site more efficiently, and in the context with its setting & rural context.

2.3.4 The proposals are for the phased construction which has been thoroughly considered, in context and design terms for the site's location in line with the as required standards of CQC and the home operator's requirements.

2.3.5 The redevelopment opportunity will be well related to the surroundings, where density of development shall be relative to the characteristics of the development site and its wider surroundings. With good design values related to the character and surroundings being offered in the local planning authorities design guidance, which along with the redevelopment of this brown field site have taken their core design principals.

2.3.6 It is proposed that a good quality material's will be utilized within the design. Obviously, the materials have been carefully chosen, to suit the location and setting of the site and its surroundings.

3.0 Evaluation:

A design assessment was completed and given due consideration of the various locations around the home, where a suitable extension of the current facilities could be located. The views, comments, and constructive input of the client with regards to design approach, has been considered, and further evaluation taken of the context, designs, and location of the proposals.

Where a complete change from the traditional brick and tiled facades for a more contemporary design solution for the site is considered appropriate for Phase - 1, offering a reduced scale as part of that further evaluation, along with a change from a more traditional form of design and features which would have resulted in a negative impact upon the existing buildings and residents more importantly. This evaluation considered that the contemporary and organic form of design, offered a more sympathetic correlation within the site and surroundings building.

This further evaluation has brought about the design, materials, and design features, which are influenced by the more contemporary and organic approach to a design solution.

The key to these discussions allowed for a development of design ideas and features, which not only offer a sustainable approach to construction, but a building that enhances its surroundings, and will become a part into the overall site design and layout of the wider building evolution.

Phase – 2 compliments the brick and pantile for of this part of the site, with materials to match as near as possible those of the existing built form.

4.0 Layout:

The proposed built form of the development upon the site in terms of massing, height, site coverage, levels and detailing have been carefully considered to respond positively to the physical characteristics of the original building, site along with its surroundings. Which the proposed redevelopment of the site provides a minimal impact to the existing neighbours, along with their amenity. Overlooking being mitigated, or further overshadowing provided within the designs by virtue of the orientation of the design and the existing boundary treatments. With similar positioning, orientation, and floor levels to retain the current built environment. Windows, being located to avoid overlooking into any other property.

5.0 Scale & Appearance:

5.1 Design:

The design of the buildings and the form that they take is influenced by the existing buildings form and layout. Along with CQC requirements in terms of spatial requirements for the residents.

These provide an excellent pallet in terms of design, which have been chosen to a create a formal building layout.

The design influences use a more contemporary and organic form to Phase - 1, with a low roof elevation, to reduce any impact upon the surroundings, where very large pitch roofs would have been dominate.

The relationship of the design proposals and the neighbouring properties are shown on the plans, with no obvious detriment to those properties and users.

The proposals for Phase – 1 will use a larch horizontal boarding, with a projecting flat roof to reduce solar gain to the south facing rooms.

The roof shall be a single ply Sarnafil - Light Grey colour. Overhanging eaves also offer some sun shading to the bedrooms and the link to the central hub, formed in larch boarding, left to grey naturally over time. The timber elements giving an organic link to the gardens and surrounding planted and formal paved areas for residents.

The design of the windows is demonstrated in the plans presented with the application and of a scale and pattern that suit the overall concept produced.

The materials, design and mass that creates a new built environment in complete harmony with its surroundings.

The design of Phase – 2 has been considered, and although a modern design was evaluated, the proposals were considered in depth, with a more traditional form respecting the current main built form of the site, thus a brick & pitch/tiled roof, which is hence more traditional in appearance. The form & scale are consistent with the current built form, and offer much improved design appearance, to all elevations, and in particular the northern elevation which currently is a mishmash of designs, materials, which have not contextual link to the buildings on site.

5.2 Scale:

The scale of the building is in context with its surroundings, where strong linking of buildings to form respective relationships between the various facades of the area and internal spatial areas can be demonstrated as a positive attribute to design layout and sustainable living on the site.

5.3 Landscaping:

Good planting exists on the site; however, it is proposed to improve the planting to offer more green areas for the residents to wander in safety, along with some raised planters for the frailer residents to enjoy gardening. The use of planting which provides sensory experiences will be encouraged, with a scheme being put together to enhance the resident's strengths, aspirations.

6.0 Sustainability & Environmental Issues:

The proposal provides the chance to increase many aspects of the sustainability of the site, with a high level of sustainability or better. Through various innovations to be considered within the design and application of the building envelope. Obviously new technologies will be invested in, to reduce carbon output of the property.

It is intended to set a high standard of insulation to the roofs, walls & floors, which it anticipated will exceed the current building regulations and SAP band "B". The glazing levels will be reduced from the current building, and good quality joinery be used together with high quality seals and glazing giving a good 'U' value for reduced heat loss. The use of PV panels on the flat roof & south facing pitched roofs will also offer savings in terms of the whole home's sustainability, without impacting upon the street scene or neighbours.

The use of the highest rated heating systems is intended, together with good controls and zoning via thermostatic control that can only be achieved with new design and construction methods. This is most likely to be air source heat pump systems for each reducing the need to be reliant on the current oil heating system.

The redevelopment will offer a modern and compliant care home-built extension of the current home within a sustainable location, which is compliant with both local and national planning objectives, together with sustainable measures to improve energy conservation.

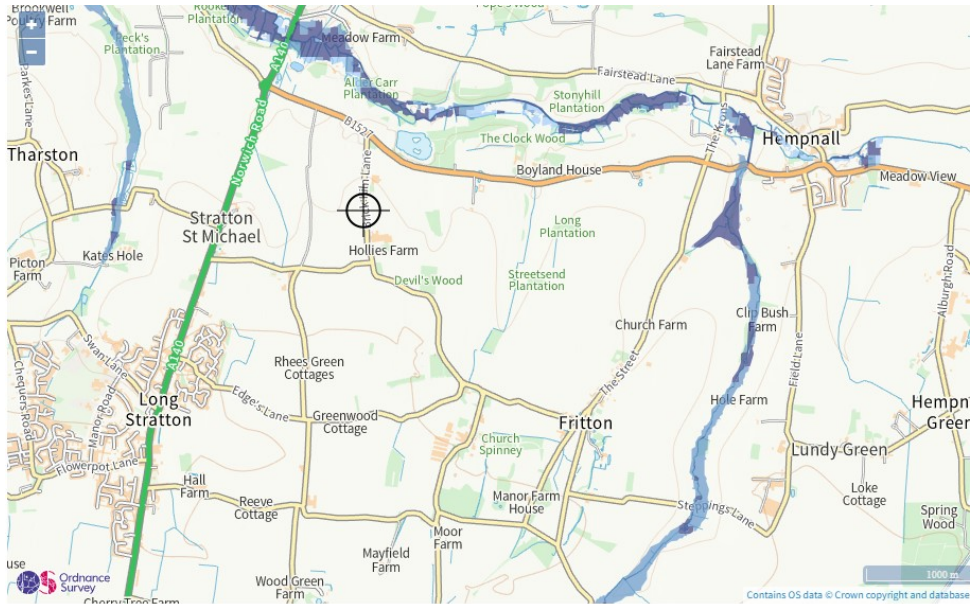
Sustainability can also be provided through the transport interconnections and the proximity to communal and employment opportunities that may be available to the occupants of the building. This is an important factor in allowing individuals the opportunity of working without the need for motor car transport, where walking, cycling and public transport interconnection is possible. The site provides sustainable methods of transport throughout the town and East Anglian region and beyond to the UK.

7.0 Social/Economic Benefits:

The redevelopment of the site will further maintain to the economic well-being both locally and district wide, to help in maintaining future viability of the care facility along with associated services, and communal facilities.

8.0 Flood Risk Assessment:

The proposals are not in any flood risk area as determined by the environment agency flood plans.



Extent of flooding from rivers or the sea

● High
 ● Medium
 ● Low
 ● Very Low
 + Location you selected

9.0 Contamination:

No Contamination is thought to be present at the site.

Should contamination be present during the building operations, then this must be agreed in writing with the Local Planning Authority. This remediation shall be carried out in strict accordance with the method of remediation agreed.

10.0 Access Statement:

The proposal provides good level access from the road to the various areas of the new building, and within the building. Being a single level throughout, with not steps or stairs within the built environment proposed, offers excellent ambient residents/staff along with wheelchair user/s access and use of the proposals.

11.0 Photographs:

Phase I Steel hut to be demolished:



Phase I Lean-to to be demolished:



Phase II existing roof mixed construction:



Phase II existing roof mixed construction & render:





Phase II existing modern extension pantile roof: