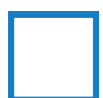


DESIGN STATEMENT

PROPOSED CARE HOME MAYBURN HOUSE,
2 HAWTHORN GARDENS, LOANHEAD, MIDLOTHIAN

Date: 22 March 2024
Planform Ref: 173-DS1
Revision: C

Prepared by Planform Architects on behalf of Mansfield Care Ltd.



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This design statement has been prepared by Planform Architects on behalf of Mansfield Care. This statement should be read in conjunction with all other information submitted as part of our application for Full Planning Permission.

This Design Statement supports the application for Full Planning Permission for the construction of a 50 bedroom care home on the application site located on land at Hawthorne Gardens, Loanhead, Midlothian. The statement provides an explanation of the design process and the application of the relevant design policies.

The development proposals present an opportunity to provide a high quality care development that will not only enhance the immediate area but also significantly benefit the wider community.

1.2 PROJECT TEAM

Client:	Mansfield Care 20 Alva Street Edinburgh, EH2 4PY
Planning Consultant:	Derek Scott Planning 21 Lansdowne Crescent Edinburgh, EH12 5EH
Architect:	Planform Architects The Centrum Building, 38 Queen Street Glasgow, G1 3DX
Structural Engineer:	Bayne Stevenson Associates 19 South Castle Drive Carnegie Campus Dunfermline KY11 8PD
M & E Engineer:	Hawthorne Boyle 356 Govan Road Glasgow, G51 2SE
Landscape Architect:	Keith Woods Landscape Design Branziet Farm Balmore Torrance G64 4AH



KEITH L WOOD LANDSCAPE DESIGN



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1.0 INTRODUCTION

1.3 MANSFIELD CARE

Mansfield Care is a trusted name within the care sector and one of Scotland’s leading providers of care for the elderly. Mansfield Care operates a number of high quality care homes across Scotland from Belhaven House in Troon to St Johns in Melrose. Each home is small in scale and is an important part of the local community. Mansfield Care have a new care home under construction in Haddington, due for completion in 2024.

Mansfield Care has operated Pine Villa Care Home since 2006.

It is intended that the proposed care home is a replacement for Pine Villa Care Home at 4 Hawthorn Gardens, Loanhead. The new home will provide fully compliant accommodation for residents designed to the highest standards. The provision of the new home will ensure the continued provision of high quality care for the residents of Loanhead and ensure the retention of the employees of Pine Villa Care Home.

When the new home is opened in 2025 it is proposed that residents and staff transfer to the new home.



1. New care home currently under construction in Haddington.



1.0 INTRODUCTION



1.4 PROJECT BRIEF

Pine Villa Care Home is situated at 4 Hawthorn Gardens, Loanhead. It is registered to provide a care home service for 19 elderly residents. Mansfield Care have operated Pine Villa Care Home since 2006. The home is an extended Victorian villa with attractive south west facing gardens

"At Pine Villa, our care services are designed around the health and well-being of our residents. We provide personalised nursing care, practical support and social activities aimed at helping residents to lead as full a life as possible."

Pine Villa's accommodation does not meet with the Care Inspectorate's latest design guidance for care homes. It is not possible to renovate Pine Villa to upgrade the accommodation to current design standards. Mansfield wishes to continue to provide Loanhead residents with exceptional care for the elderly in the future. Therefore a new state of the art care home is proposed on the adjoining vacant development site at 2 Hawthorn Gardens. Upon completion, staff and residents will transfer from Pine Villa to the new care home.

There is a need for a high quality care home within Loanhead. The aim of the architectural brief, developed through collaboration between Mansfield Care and Planform Architects is to create a high quality care home that responds to the local setting and is in full compliance with the Care Inspectorate's latest design guidelines which take on board lessons learned from the Covid-19 pandemic.

The brief established the following key aims to ensure the proposed development will have a positive impact on both the residents and the surrounding area:

- Create a care home that becomes an essential part of the local community.
- Be residential in scale and have a homely environment.
- Have a welcoming entrance with facilities which both residents and visitors can use.
- Maximise natural light within communal areas and dayrooms.
- Provide safe and attractive outdoor private landscaped garden areas for residents.
- Have a positive impact on the health, well-being and quality of life of residents.

The care home will provide 50 No. premium bedrooms. Resident accommodation will be divided into small group living households of 10 residents. All proposed bedrooms, day rooms and communal facilities will be above the Care Inspectorate's National Space Standards requirements for care homes. On each upper floor level direct access will be provided to an outdoor terrace space. At ground floor level direct access will be provided to secure garden areas.

The site was previously used as a care home, known as Mayburn House. The home closed in 2008. The site was then sold by the Church of Scotland in 2014. It subsequently became a local eyesore and focal point for dangerous and anti-social behaviour. In 2023, the existing buildings were demolished, leaving the site vacant. It is situated on one of the main routes into the town centre.



2.0 PLANNING BACKGROUND

2.1 PLANNING APPLICATION HISTORY

Ref No: 23/00640/DPP

A Planning Application enquiry was submitted to Midlothian Council in September 2023 and a response was received in November 2023.

Some points were raised in the consultation response provided by Loanhead & District Community Council concerning planning application 23/00640/DPP. A response to the concerns raised was prepared and submitted by Planform Architects, further to which the application was withdrawn in February 2024.

This revised Planning Application has been prepared to address all the concerns raised in the previous application, including concerns over the appearance of the previous flat roof design.

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PLANNING COMMENTARY

Project Number: 173
Project: Hawthorn Gardens, Loanhead
Date: 10 - 11 - 2023

The following commentary addresses points raised in the consultation response provided by Loanhead & District Community Council concerning planning application 23/00640/DPP.

**Planform Architects responses in blue*

Loanhead & District Community Council, in principle, is not against a care home on this site, however we strongly object to this planning application on the following grounds;

- i) **the structure and size of the proposed development is not in-keeping with the character of the street scene.**
The building height has been set below the height of Mayburn House which previously occupied the site. The proposed ground floor level is set approximately 1 metre below Hawthorn Gardens to minimise the building profile. We have used steps in the building footprint, along with differing materials and parapet heights in order to vary the appearance of the facade of the home.
- ii) **the proposed three storey building and the proposed construction materials, are detrimental to the local character of Hawthorn Gardens, which is, fronting the roadside, stone built, pitched roof properties, and**
A limited palette of high quality materials has been selected to reinforce and strengthen the elevational composition and create a modern but homely appearance. All materials proposed are robust and durable to ensure the building will continue to be a positive addition to the surrounding area for its lifespan. Differing brick colours are used to vary the appearance of the building. The facade is accented with cast stone detailing. Cedar click cladding is used to define the corner projections and provide coherency to the design.
- iii) **the proposed car park and proposed access road are wholly inadequate for such a large development.**
The parking arrangements are operationally sufficient for a Care Home of this size. The access road has been widened and provided with and upgraded pedestrian footway as part of the proposals. The scheme proposed provides a more generous car parking space to resident/staff ratio than the scheme granted by the Council's Planning Committee under 23/00289/DF on 28th October 2023 for a 54-bed care home at Greenlaw Mains, Mauricewood Road, Penicuik where 23 spaces were proposed.

DESIGN STATEMENT
PROPOSED CARE HOME MAYBURN HOUSE,
2 HAWTHORN GARDENS, LOANHEAD, MIDLOTHIAN

Date: 08 September 2023
Planform Ref: 173-051
Revision: -

Prepared by Planform Architects on behalf of Mansfield Care Ltd.

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The Centrum Building, 38 Queen Street, Glasgow, G1 3DX
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Planning - Planning Application Documents

23/00640/DPP | Erection of care home, formation of access, landscaping and associated works | Mayburn House Hawthorn Gardens Loanhead EH20 5EE

Details Comments Constraints Documents (78) Related Cases (2) Map

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Date Published	Document Type	Measure	Drawing Number	Description	View
13 Feb 2024	I - Decisions	TO AGENT RE WITHDRAWAL CONCERNS NEW APPLICATION		I - Letter of Application Withdrawal	🔗
07 Feb 2024	E - Application Information	AGENT RE CONCERNS OPEN SPACE GUIDANCE		E - CONSULTEE LIST	🔗
06 Feb 2024	E - Application Information	AGENT RE CONCERNS OPEN SPACE GUIDANCE		E - NEGOTIATION CORRESPONDENCE/GENERAL	🔗
01 Feb 2024	E - Application Information	TO AGENT RE UPDATED PLANS		E - NEGOTIATION CORRESPONDENCE/GENERAL	🔗
10 Jan 2024	C - Drawings	Hipped roof illustrations		C - WITHDRAWN Illustration/Photograph	🔗
10 Jan 2024	C - Drawings	Hipped roof 173-500 Rev A 1500		C - WITHDRAWN Proposed Elevations	🔗
09 Jan 2024	E - Application Information	AGENT RE NOISE		E - NEGOTIATION CORRESPONDENCE/GENERAL	🔗
21 Dec 2023	E - Application Information	AGENT RE EOT cross sections		E - NEGOTIATION CORRESPONDENCE/GENERAL	🔗
07 Dec 2023	E - Application Information	TO AGENT REQUESTED CROSS SECTIONS		E - NEGOTIATION CORRESPONDENCE/GENERAL	🔗

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2.2 PRE-APPLICATION CONSULTATION

A pre-application enquiry was submitted to Midlothian Council in August 2021 and a response was received in November 2021.

A formal pre-application advice letter was received on the 22nd September 2022.

Important feedback received from the pre-application consultation process was as follows:

1. There is a presumption in favour of development unless it is detrimental to the character or amenity of the area.
2. The principle of a care home is acceptable.
3. If the existing buildings are to be demolished, replacement buildings should address and relate to the street.
4. The strong character of the existing buildings in the street scene should be continued in any new development.
5. Access to the site should be improved widening the access road to a minimum of 5.5m wide.
6. The existing public footway at Hawthorne Gardens should be widened from 1.6m to 2m wide.
7. A scheme that replaces the parts of the existing buildings that Planning would prefer retained will be considered where a development of high quality design and materials in keeping with a positive contribution to the surrounding area is proposed.

In addition reference was made to A "Development Brief" for the site provided on the 18th November 2021. This document provided information on separating distances.

2.3 OTHER PAST APPLICATIONS

Applications for the residential development of the former care home site were submitted in 2019 and again in 2020. Both applications were withdrawn prior to determination. It is understood that both applications were withdrawn as the scale of developer contributions sought by the Council rendered the proposals unviable.

19/00584/DPP | Part demolition, alterations and erection of extensions to former nursing home to form 20 residential units, formation of access and associated works | Mayburn House Hawthorn Gardens Loanhead EH20 9EE

19/00987/DPP | Part demolition, alterations and erection of extensions to former nursing home to form 20 residential units, formation of access and associated works Mayburn House Hawthorn Gardens, Loanhead EH20 9EE

DEVELOPMENT BRIEF

SITE ADDRESS – MAYBURN HOUSE, HAWTHORN GARDENS, LOANHEAD

The purpose of this Development Brief is to indicate the scope for redevelopment/development and the main planning and design principles for development of the site. The brief should be considered in terms of the adopted Midlothian Local Plan policies identified below.

THE SITE

The site at Mayburn House, Hawthorn Gardens, Loanhead comprises a large former care home and associated garden ground. The existing building has a ground floor area of approximately 850 square metres and is located towards the front (south and southwest) of the site, with the garden ground to the rear (north and northeast).

The building appears to be a historic single traditional building which has been extended over the years. The older parts of the building are two storey stone built with timber sash and case window units with pitched slate roofs. The extended areas are two storey harled areas with pitched slated roofs, single and two storey flat roofed extensions.

There are two vehicular accesses into the site from Hawthorn Gardens: one to the northwest, the other towards the south of the site.

The site is in a largely residential area of Loanhead, with a variety of house types in the area. There is a single storey terraced cottage to the south, single storey detached cottages to the east, a single and two storey care home to the north, three storey flatted dwellings to the northeast and two storey terraced houses to the east. There is an access track along the north and northwest boundary which is used to access the flatted dwellings to the rear (northeast) of the site. The buildings in the area are predominant traditional in design and materials, generally slate, natural stone and harling.

PLANNING POLICY

There are numerous policies within the adopted Midlothian Local Development Plan 2017 which are relevant to the development of this site, the most relevant being:

STRAT2: Windfall Housing Sites;
 DEV2: Protecting Amenity within the Built-Up Area;
 DEV3: Affordable and Specialist Housing;
 DEV5: Sustainability in New Development;
 DEV6: Layout and Design of New Development;
 DEV7 Landscaping in New Development;
 TRAN5: Electric Vehicle Charging;
 IT1: Digital Infrastructure;
 NRG6: Community Heating;
 IMP1: New Development;



SECOND FLOOR PLAN

Proposed 50 Bed Care Home
 Hawthorne Gardens
 Loanhead
 Scale: 1:500
 Date: 17/09/22
 Rev: 01
 Planform Architects

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FIRST FLOOR PLAN

Proposed 50 Bed Care Home
 Hawthorne Gardens
 Loanhead
 Scale: 1:500
 Date: 17/09/22
 Rev: 01
 Planform Architects

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Proposed 50 Bed Care Home
 Hawthorne Gardens
 Loanhead
 Scale: 1:500
 Date: 17/09/22
 Rev: 01
 Planform Architects

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Proposed 50 Bed Care Home
 Hawthorne Gardens
 Loanhead
 Scale: 1:500
 Date: 17/09/22
 Rev: 01
 Planform Architects

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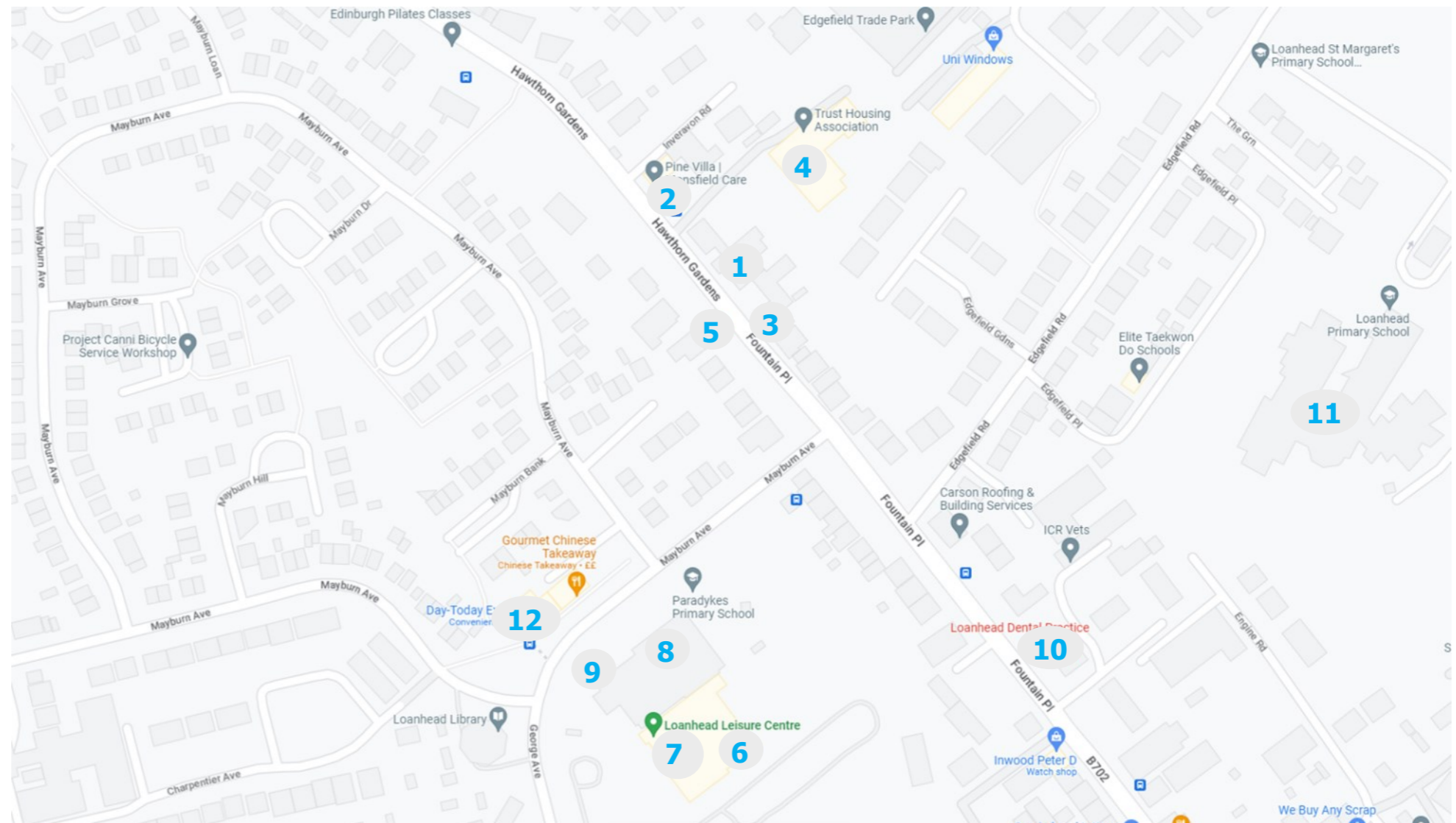
3.0 SITE ANALYSIS

3.1 SITE CONTEXT

The proposed development site sits within the Hawthorn Gardens area to the north side of Loanhead. Hawthorn Gardens is the main arterial road into Loanhead from the north and Edinburgh. The Hawthorn Gardens area is residential in character.

The following land uses are immediately adjacent to the development site:

- North East**
 To the rear of the development site, at 2 Hawthorn Gardens, is a three storey Trust Housing Association “housing with care” development. This development shares vehicle and pedestrian access from Hawthorn Gardens with the development site.
- North West.**
 Immediately to the north west is Mansfield Care’s Pine Villa Care Home at 4 Hawthorn Gardens.. Approximately, 0.4mile to the north west is the Straiton Retail Park and Park and Ride.
- South East.**
 To the south east of the development site is 2 Fountain Place, a single storey residential property. This property is part of a row of houses of varying heights and styles.
- South West.**
 The far side of Hawthorne Gardens at the south west of the site is characterised by large detached villas of one and two storeys in height.



1. Site Context

- | | | | | | |
|---|--|---|---------------------------|----|-----------------------------------|
| 1 | Development Site. | 5 | Bus Stop. | 9 | Paradykes Family Learning Centre. |
| 2 | Pine Villa Care Home. | 6 | Loanhead Medical Centre. | 10 | Loanhead Dental Practice. |
| 3 | Residential property at 2 Fountain Place. | 7 | Loanhead Leisure Centre. | 11 | Loanhead Primary School. |
| 4 | Trust Housing Association “Housing with Care” Flats. | 8 | Paradykes Primary School. | 12 | Convenience Store. |



3.0 SITE ANALYSIS

3.2 DEVELOPMENT SITE

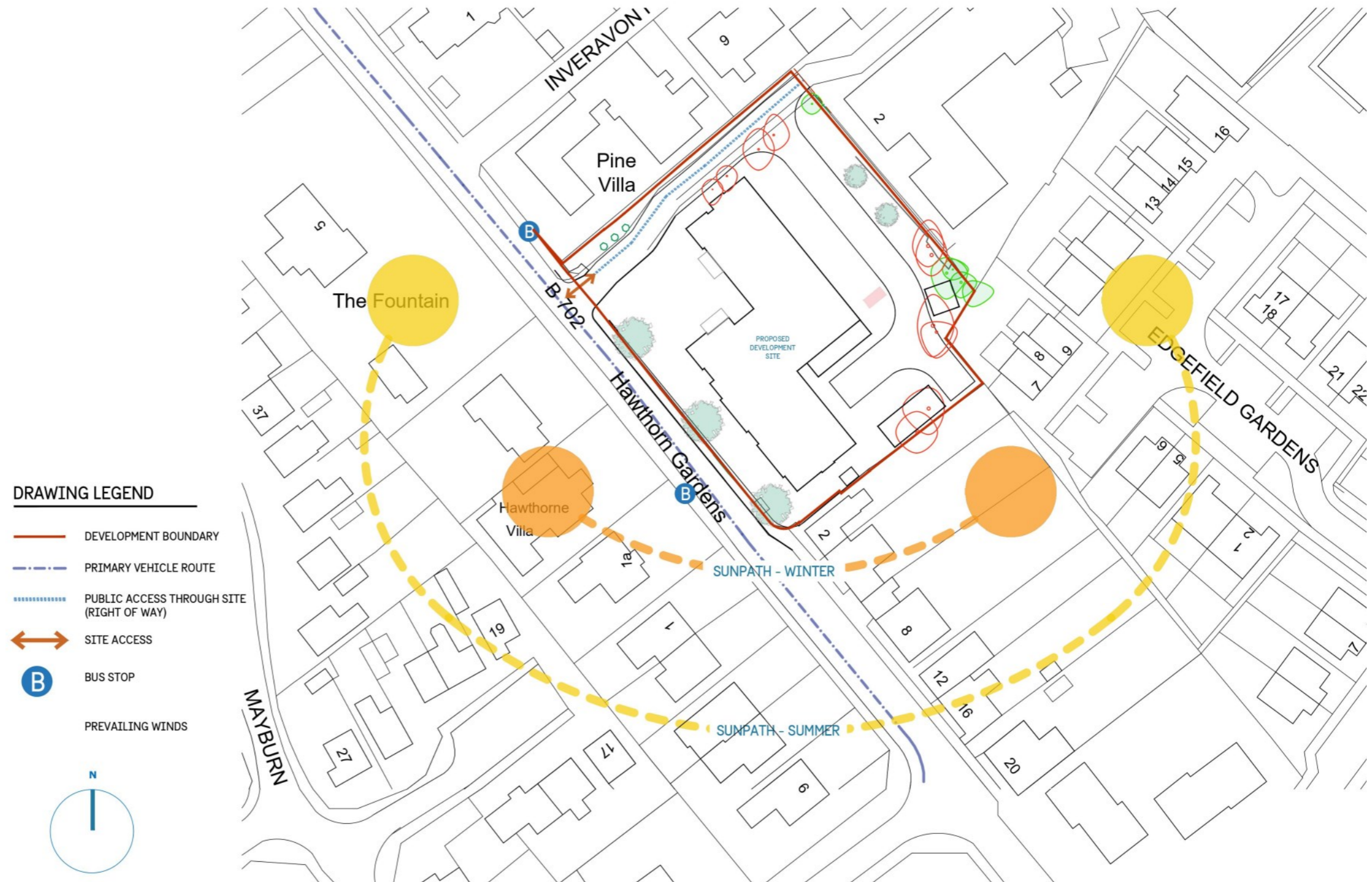
The application site is approximately 0.39 hectares in area. The site fronts onto Hawthorn Gardens. A strip of land along the north west boundary with Pine Villa Care Home provides access to the site and also to the Trust Housing with Care Flats to the rear.

The proposed development site is a vacant brownfield site which previously accommodated a care home.

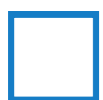
The development is surrounded by a mix of residential and commercial properties, with easy access to local amenities such as shops, restaurants, and schools.

Hawthorn Gardens is a single carriageway road with one lane in each direction as it passes the proposed development. The site is located approximately 500m north of Loanhead town centre.

The nearest bus stops to the proposed development are on Hawthorn Gardens adjacent to the proposed development's northern boundary (for southbound services) and around midway along the frontage of the proposed development (for northbound services).



1 Site Analysis



3.0 SITE ANALYSIS

3.3 SITE ANALYSIS—MATERIALS AND FINISHES OF SURROUNDING BUILDINGS

The site is in a largely residential area of Loanhead, with a variety of house types in the area. There is a single storey terraced cottage to the south, single storey detached cottages to the east, a single and two storey care home to the north, three storey flatted dwellings to the northeast and two storey terraced houses to the east.

There is an access track along the north and northwest boundary which is used to access the flatted dwellings to the rear (northeast) of the site. The buildings in the area are predominant traditional in design and materials, generally slate, natural stone and harling.

It is the strong architectural language of the neighbourhood that shall inform our proposed scheme to ensure the development shall be appropriate to Hawthorn Gardens locality.



3 Pine Villa Care Home.



4 Hawthorn Gardens opposite site



5 Hawthorn Gardens



6 Trust Housing Association



1 Hawthorn Gardens looking north west



2 Rear of site with Trust Housing Association beyond



7 Hawthorn Gardens opposite site



8 Lane providing access to Trust Housing.



3.0 SITE ANALYSIS

3.4 SITE ANALYSIS—BUILDING HEIGHTS

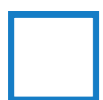
Building heights vary from single storey to 1^{1/2}, 2^{1/2} and three and four storeys. Much of the recent residential development is 2^{1/2}, 3 and 4 storeys.

The location plan opposite indicates the number of habitable storeys within the surrounding properties.



1 Number of habitable storeys.

1 Number of storeys





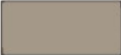



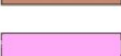
3.0 SITE ANALYSIS

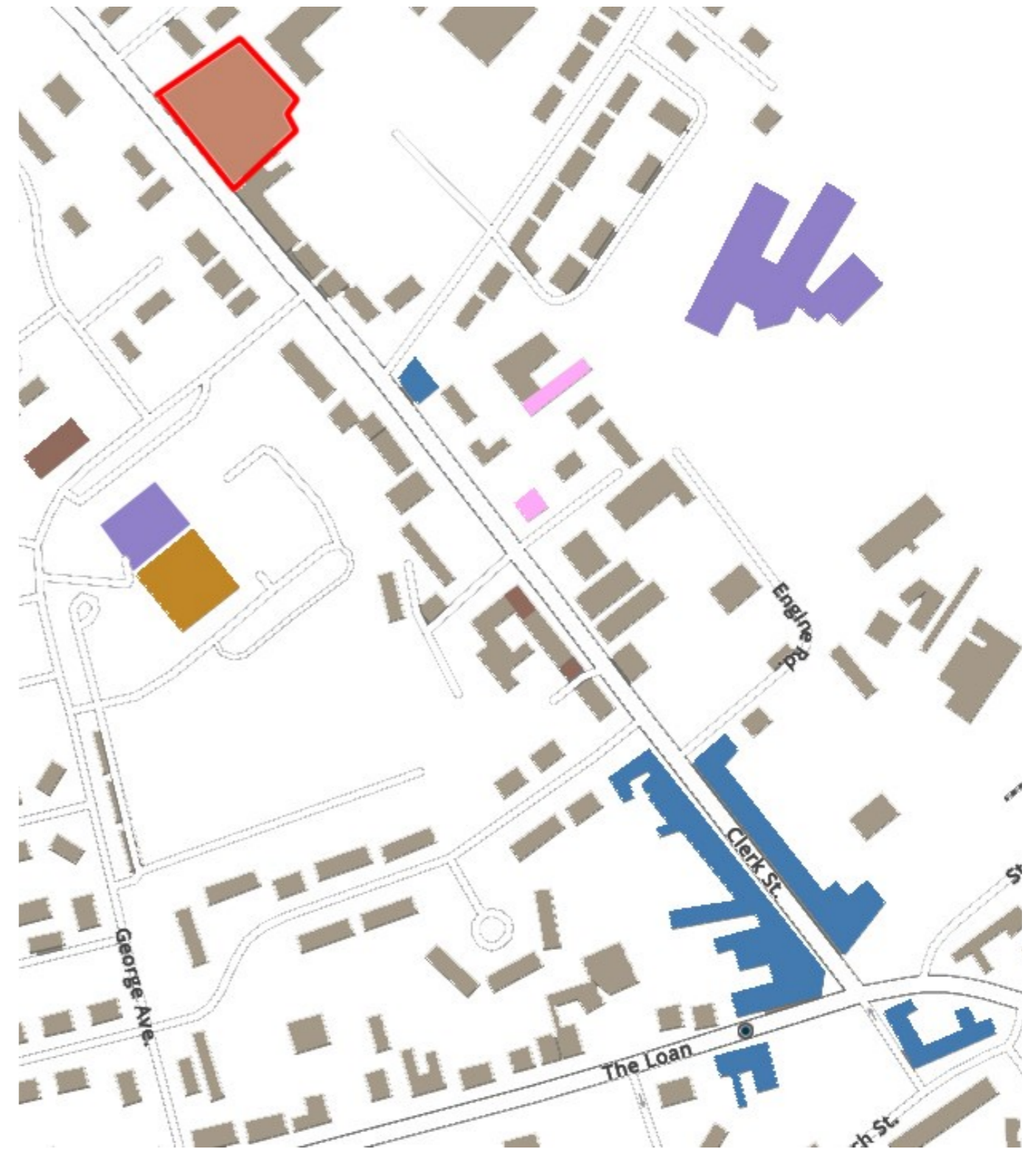
3.5 SITE ANALYSIS—BUILDING USES

The site is surrounded by a variety of building uses including residential, offices, leisure, retail, and mixed use.

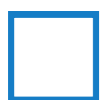
Near-by amenities include dental practices, vets, a post office, and a school all within a short distance.

BUILDING USE/ TYPOLOGY

-  RETAIL
-  LEISURE
-  RESIDENTIAL
-  EDUCATION
-  MIXED USE
-  PROPOSED CARE HOME
-  HEALTHCARE



1 Building Use map



3.0 SITE ANALYSIS

3.6 SITE PHOTOGRAPHS



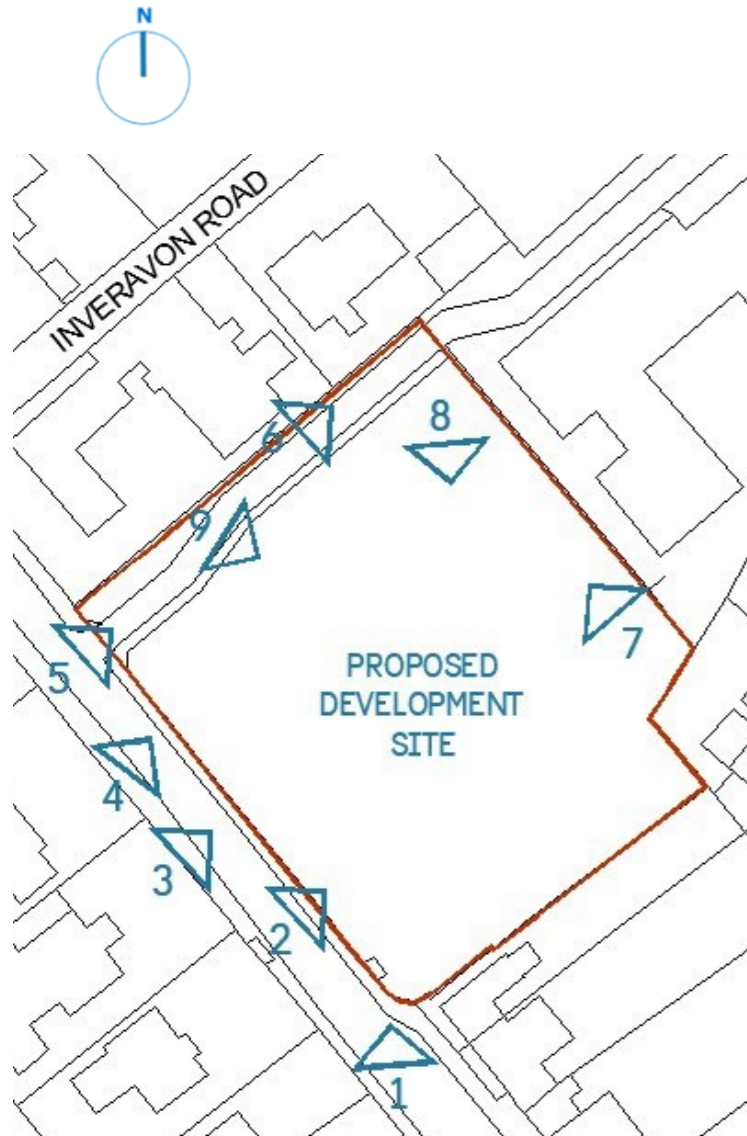
1 Boundary with 2 Fountain Place



2 View from Hawthorn Gardens



3 View from Hawthorn Gardens



10 Key Map



4 View from Hawthorn Gardens



5 View along access road



6 Northern site boundary



7 Rear site boundary



8 Aerial view



9 View from access road

4.0 PROPOSED DEVELOPMENT

4.1 OUTLINE CONCEPTS AND SITE STRATEGY

The proposed development is the result of an examination of the urban context, the application of good care home design principles and the guidance received from Midlothian Council via the pre-app consultation process. It is believed that the proposed design is a positive response to the client's brief that fully realises the potential of the site whilst being sympathetic and appropriate to the urban context.

The building form is Z-shaped comprising two accommodation wings that respond to the orientation of the neighbouring properties at Fountain Place and Hawthorn Gardens. The home has been orientated so that the main entrance is clearly visible from Hawthorn Gardens, a short distance away. The northern wing runs parallel with the north boundary a roughly in line with the adjacent Pine Villa.

The Z-shaped form creates a large south facing secure garden area. This garden area faces onto Hawthorn Gardens and provides an attractive approach to the building entrance.

The care home entrance has been placed on the west side of the development site. Back of house facilities have been located away from view from Hawthorn Gardens and at a distance from the surrounding residential properties.

A reclaimed stone wall is proposed at Hawthorn Gardens to define the entrance to the grounds.

The existing public access to Trust Housing has been widened to 5.5 metres wide. The pedestrian footway to Hawthorn Gardens in front of the property has been widened to 2 metres.



1 Concept Diagram



4.0 PROPOSED DEVELOPMENT

4.2 SCALE AND MASSING

We sought to design a Care Home with a mass and height in harmony with its context and to design a simple well-proportioned building using features from the surrounding urban realm.

The Z-shaped care home footprint that creates a large south facing secure garden area and provides space to the rear of the site, screening back-of-house functions from Hawthorn Gardens.

The building height has been set at almost the same height of Mayburn House which previously occupied the site. The proposed ground floor level is set approximately 1 metre below Hawthorn Gardens to minimise the building profile.

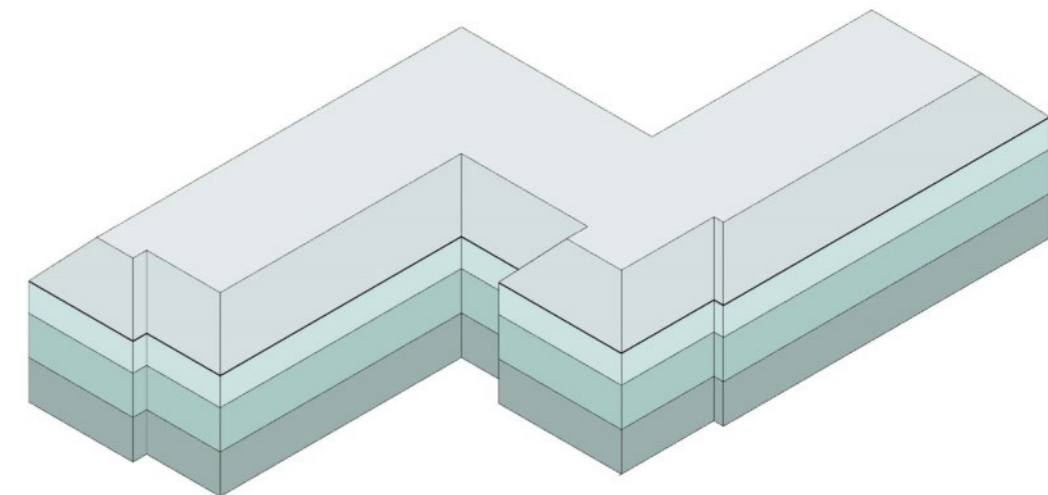


1 Contextual elevations view

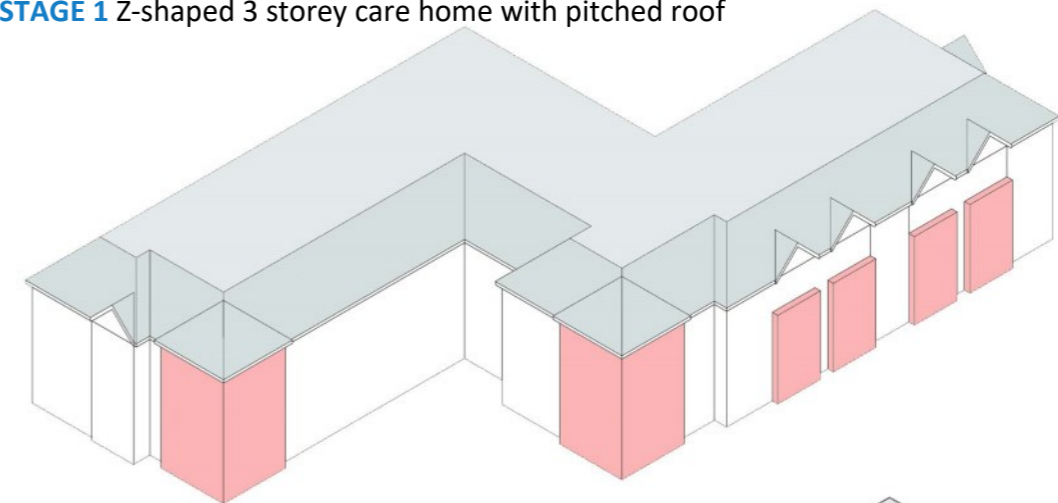
4.3 PEDESTRIAN ACCESS

All parts of the site and all accommodation within the care home are accessible to disabled residents. Disabled parking spaces are provided close as possible to the main entrance. The main entrance has automatic sliding doors providing ease of access for all visitors.

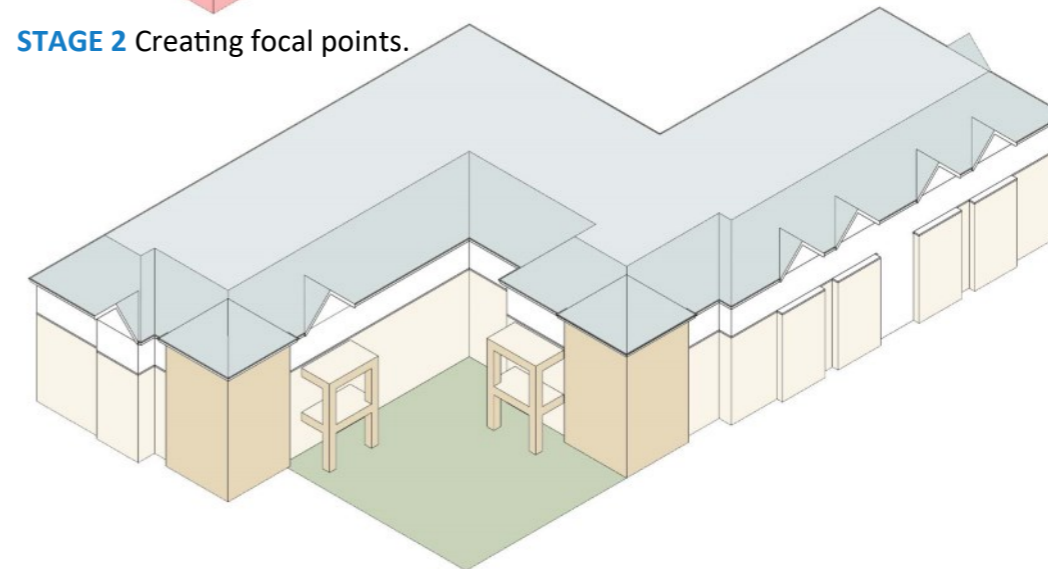
All doors will exceed the minimum required width to enable people with physical impairment ease of movement throughout the building.



STAGE 1 Z-shaped 3 storey care home with pitched roof



STAGE 2 Creating focal points.



STAGE 3 Varying materials and addition of balconies with the garden space

1 Design development diagram



4.0 PROPOSED DEVELOPMENT

4.4 COMPOSITION AND APPEARANCE

Care has been taken in the development of proposals to ensure the design is rooted and appropriate to Hawthorn Gardens and the surrounding area. The façade study shows an analysis of how the main façades have been broken down in scale.

Vertical breaks and reliefs in the façades break up the elevations into smaller units appropriate to the residential context to add interest to the elevation.



1 Elevation study showing typical elevation treatment



4.0 PROPOSED DEVELOPMENT

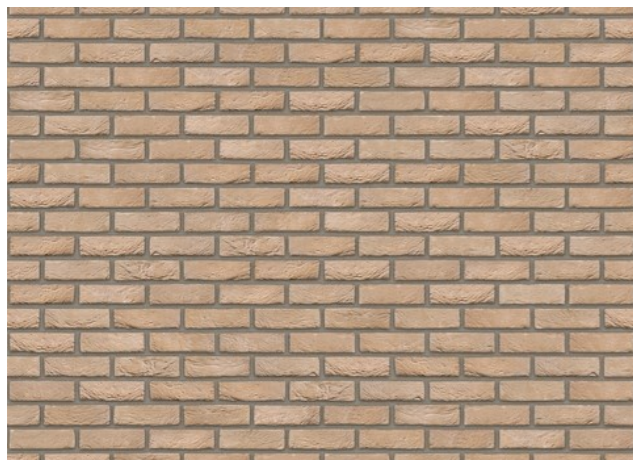
4.5 MATERIALS

A limited palette of high quality materials has been selected to reinforce and strengthen the elevational composition and create a modern but homely appearance. All materials proposed are robust and generally low maintenance to ensure the building, with appropriate maintenance, shall continue to be a positive addition to the surrounding area for its lifespan.

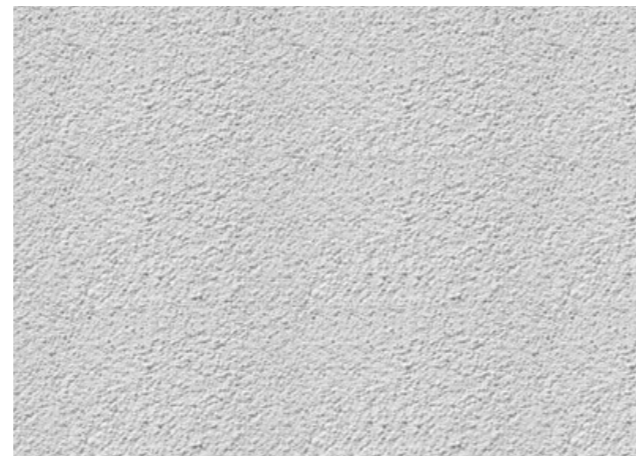
Varying materials are used to break up the appearance of the building. The façade is accented with cast stone detailing. Brick finish is proposed in the ground and first levels and white render is used in the upper floor level. The main roofing material used is grey concrete interlocking roof tiles.



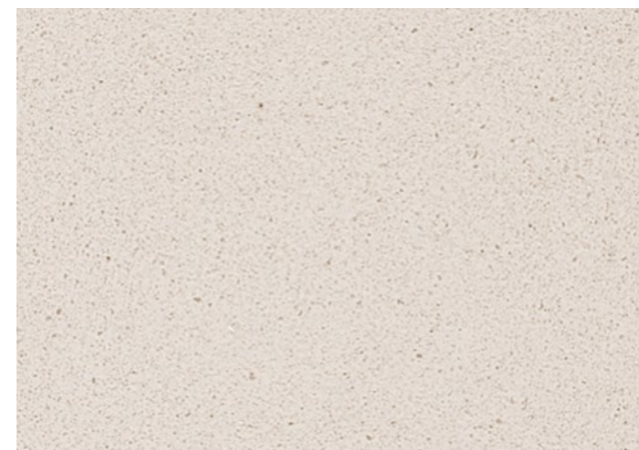
1. 3D view showing typical elevation treatment .



A Facing Brickwork



B White Render



C Cast stone.



D Concrete Interlocking Roof Tiles



4.0 PROPOSED DEVELOPMENT

4.6 INTERNAL LAYOUT

The internal layout has been developed in response to the client’s operational requirements. Special consideration has been given to both the positive impact that well considered design can have on residents and on the effective operation of the home. The home has been sub-divided into wings that provide residents with small group living settings of not more than 10 residents. Small group living wings are arranged around a central core of communal facilities.

Each small group living setting shall provide a choice of sitting areas with a large Day/ Dining Room overlooking the landscaped gardens. The Day Dining Rooms have been positioned to capitalise on the views into the secure garden areas and benefit from south light and ensure that each small group living wing shall operate on the preferred progressive privacy model. Smaller quiet seating areas are also provided at corridor ends. The layout ensures a homely environment that residents will enjoy and promotes health, social interaction and wellbeing.

Safe, independently accessible outdoor space is provided at every floor level in recognition of positive effect on resident’s wellbeing of being outdoors. Outdoor space at upper levels is provided via generous terraces accessed from Day Dining Rooms located within each small group living setting.



1 Internal floor plans of Ground, first, and second floor levels.



4.0 PROPOSED DEVELOPMENT

4.7 DESIGNING TO THE HIGHEST STANDARDS

The planning and design of the proposed care home has been carefully considered from an operational and from an infection control point of view. The home has been designed to comply with the Care Inspectorate's new design guidelines. These new design guidelines provide an architectural design response to infection control issues experienced in care homes during the pandemic and will significantly raise the bar for all new care homes to be built in Scotland.

Planform Architects contributed to the discussion on the new guidelines from August 2020 to the end of 2021. Via several meetings with the Care Inspectorate, various NHS Departments, Local Authorities and Scottish Care Planform Architects have contributed to the development of the new guidelines. The new design guidelines were published in February 2022.

4.8 LANDSCAPE PROPOSALS

The landscaping design shall form an integral part of the development as access to external space will enable residents to maintain an active lifestyle which will support their physical and emotional wellbeing. The potential for exposure to sunlight to assist the body's manufacture of Vitamin D is of particular importance for older people so care has been taken to position the building to maximise the provision and quality of external spaces.

- The edges of the development have been softened with the addition of informal shrubs together with tree planting. New tree planting along the western boundary defines the edge with Hawthorn Gardens and helps the development sit comfortably in its context as well as providing informal screening.
- Integration of the development has been carefully considered. The positioning and floor level of the home has been proposed to work within the existing topography and reduce unnecessary cut and fill ensuring that the home relates to its context.

4.9 SAFETY AND SECURITY

Fire Safety: The facility will be designed to comply with all the fire safety requirements of the Scottish Building Standards, the Fire (Scotland) Act 2005 revised 2014 and Practical Fire Safety Guidance for Care Homes.

Materials: All floor materials to be used will be non-slip and easy to maintain.

Security: Main Entrance to the facility will be monitored by CCTV from the main reception and will be secured at all times. CCTV will operate discretely to monitor key parts of the building as well as the parkland areas.

4.10 ACCESSIBILITY

Visitor and resident access to the building will be through the Main Entrance at ground floor level. 2no. Lifts (front & back of house) will ensure that all upper floor levels are fully accessible. Both lifts can be accessed from front of house to ensure that access to all level can be maintained in the event of 1no. lift being out of operation for maintenance.

All doors throughout the facility will be designed to allow full access for all with hold open devices in corridors where required.

2no. accessible car parking bays are provided near the main entrance to the home with appropriate drop kerbs where required in accordance with the Technical Standards to ensure full accessibility.

4.11 EXTERNAL LIGHTING

Appropriate external lighting of the paths, terraces, patios and parking areas will ensure that light levels are sufficient for people with impaired vision and assist security across the site. Inset ground level light fittings will be used on the terraces and at intervals along the paths with wall fittings at all patios.

The main entrance and associated walkway will be lit with a mix of wall fittings and low-level bollards to provide a safe and even light level.



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- Integration of the development has been carefully considered. The positioning and floor level of the home has been proposed to work within the existing topography and reduce unnecessary cut and fill ensuring that the home relates to its context.

4.9 AMENITY AND GARDEN SPACE

This design statement is formulated in response to the feedback received regarding the proposed 50 bed care home in Loanhead, Midlothian, specifically addressing the concerns related to amenity and garden space. In accordance with the planning officer's guidance and the Care Inspectorate's criteria, our revised design places significant emphasis on the outdoor environment's capacity to enhance the residents' quality of life. Our aim is to ensure that the garden and amenity spaces are not only sufficient in size but also rich in features that contribute to the wellbeing and enjoyment of the residents.

4.10 DESIGN RESPONSE TO PLANNING FEEDBACK

In alignment with the planner's viewpoint, our design incorporates several key features to ensure that the outdoor space is both accessible and engaging for all residents, reflecting a pragmatic and logical approach to the unique needs of care home settings.

A variety of features have been carefully integrated to ensure that the outdoor spaces are not only accessible but also enriching for the residents. Ground floor rooms are designed with patio doors that open directly onto the gardens, allowing residents seamless access to the outdoors. This design choice facilitates an easy transition between indoor and outdoor spaces, encouraging residents to make the most of the garden's therapeutic benefits.

Adding to the sensory and aesthetic appeal of the outdoor environment, raised planters filled with sensory plants will be positioned between the footpath and the front wall. These planters are designed to not only enhance the visual appeal of the space but also engage the senses, creating a therapeutic and stimulating environment that residents can enjoy throughout the seasons.

Recognizing the importance of outdoor access for residents on all floors, the design includes larger balcony areas for upper floors. These expanded balconies are envisioned as communal spaces where residents can gather to enjoy the fresh air and socialize, fostering a sense of community and belonging among residents.

To the east boundary of the property, a greenhouse and potting shed will be established, accompanied by raised planting beds. This dedicated area for gardening activities is intended to provide residents with opportunities to engage in horticulture, promoting a sense of purpose and community engagement. Gardening activities are known for their therapeutic benefits, including improving mood, reducing stress, and encouraging physical activity.

Furthermore, bench seating will be installed on the grass verge across the access road. This seating area will offer residents a tranquil spot to sit, relax, and engage with the local community and nature. By providing a variety of outdoor spaces and amenities, the design aims to enhance the overall wellbeing of residents, allowing them to enjoy the outdoors in a multitude of ways, whether it be through gardening, socializing, or simply soaking in the tranquillity of their surroundings.



4.11 COMPLIANCE WITH CARE INSPECTORATE CRITERIA

Our design for the proposed care home in Loanhead, Midlothian, has been crafted with the utmost diligence to meet the Care Inspectorate's criteria for outdoor facilities. Central to our approach is the commitment to creating an environment that is not only physically accessible but also enriching and secure for all residents.

We have meticulously planned for every aspect of accessibility, ensuring that all outdoor spaces are independently accessible. Special attention has been paid to residents with mobility issues, with the inclusion of accessible paths, seating, and garden beds. This comprehensive approach ensures that every resident, regardless of their physical abilities, can enjoy the garden and its offerings without hindrance.

Diversity and engagement are key themes that run throughout our outdoor design. The garden boasts a variety of spaces designed to cater to different interests and activities. From sensory gardens filled with aromatic and tactile plants to themed gardens such as vegetable and flower beds, the outdoor area is a tapestry of engaging spaces. These spaces not only invite physical activity but also offer residents the opportunity to find personal meaning and enjoyment in the outdoors, whether it's through tending to a vegetable patch or enjoying the colours and fragrances of a flower garden.

Safety and privacy are paramount in our design. The entire garden area will be enclosed, creating a private haven where residents can feel secure. Emergency evacuation routes have been carefully planned, and the inclusion of adequate lighting, comprehensive security measures, and disabled access further ensure a safe and welcoming environment for everyone. These considerations are fundamental to fostering a sense of safety and comfort among the residents and their visitors.

Finally, our design promotes social and recreational opportunities by integrating communal balconies, a potting shed, and a greenhouse, alongside various seating areas scattered throughout the garden. These features are not just structural elements; they are invitations for residents to come together, share experiences, and enjoy recreational activities. Whether it's a quiet afternoon in the greenhouse or a lively social gathering on the balcony, these spaces are designed to foster community spirit and enhance the social wellbeing of residents and visitors alike.

4.12 SAFETY AND SECURITY

Fire Safety: The facility will be designed to comply with all the fire safety requirements of the Scottish Building Standards, the Fire (Scotland) Act 2005 revised 2014 and Practical Fire Safety Guidance for Care Homes.

Materials: All floor materials to be used will be non-slip and easy to maintain.

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Visitor and resident access to the building will be through the Main Entrance at ground floor level. 2no. Lifts (front & back of house) will ensure that all upper floor levels are fully accessible. Both lifts can be accessed from front of house to ensure that access to all level can be maintained in the event of 1no. lift being out of operation for maintenance.

All doors throughout the facility will be designed to allow full access for all with hold open devices in corridors where required.

2no. accessible car parking bays are provided near the main entrance to the home with appropriate drop kerbs where required in accordance with the Technical Standards to ensure full accessibility.

4.14 EXTERNAL LIGHTING

Appropriate external lighting of the paths, terraces, patios and parking areas will ensure that light levels are sufficient for people with impaired vision and assist security across the site. Inset ground level light fittings will be used on the terraces and at intervals along the paths with wall fittings at all patios.

The main entrance and associated walkway will be lit with a mix of wall fittings and low-level bollards to provide a safe and even light level.



4.0 PROPOSED DEVELOPMENT

4.15 SUSTAINABILITY AND ENERGY EFFICIENCY

The following approaches to sustainability and energy efficiency shall be adopted:

BUILDING LOCATION

The location of the proposed development is likely to minimise the effects of car travel on the environment. In fact, alternative means of transport will be available for both staff and visitors. Also, connection by cycle will be supported by offering cycle storage.

BUILDING ENVELOPE

The insulation and air tightness of the building fabric will be designed to meet the national standards requirements resulting in reduced heat loss and energy costs.

MECH. VENTILATION

Heat recovery system will be adopted in areas where excess heat will be generated and used as part of the overall heating to be provided.

NATURAL DAYLIGHT

The building will maximise natural daylight wherever possible. All bedrooms will have large double glazed low emissivity panels.

- Artificial Lighting; Low energy LED Lighting will be used throughout. The proposals will incorporate sustainable urban drainage to minimise surface water run-off. Details of this are contained within the Structural Engineers proposals.
- It is proposed that there will be significant use of sustainable energy sources by way of photovoltaic panels and thermal panels on the flat roof portion of the Care Home.
- High levels of thermal insulation to window areas will minimise heat losses.
- The building is designed to maximise the benefits of natural daylight and ventilation which will improve the quality of living and maximise the benefits of energy consumption/whole life costs. In addition to this, the use of LED lighting throughout will significantly reduce the energy usage
- The development will connect to existing utilities and foul drainage infrastructure.
- Renewable energy is provided to the home by Air Source Heat Pumps (ASHP).
- The proposed site levels have been established to minimise the need to remove spoil off site.
- Landscaped areas in the gardens of the Care Home will be designed to ensure that they are entirely suitable for the elderly and for those suffering from dementia.
- Residents will be encouraged to take an active part in the maintenance of the garden areas where possible. Planting beds will be provided to encourage residents to participate in planting and weeding etc.



4.0 PROPOSED DEVELOPMENT

4.16 CAR PARKING PROVISION

A total of 24no. carparking spaces, including 2no. accessible spaces, shall be provided within the development. Please refer to full supporting commentary regarding parking provision is providing in the accompanying transport statement.

It is the applicant's policy to promote sustainable travel encouraging staff use of public transport, cycling to work and car sharing. A cycle store is provided on site to promote sustainable travel. It is considered that due to the high accessibility of the site and the applicant's green travel policy 24 parking spaces will be sufficient.

4.17 CYCLE STORAGE PROVISION

The design provides covered cycle parking consisting of 4 Sheffield stands, providing space for 8 bikes in total in accordance with Midlothian Council guidelines. Please note that the care home will provide accommodation for older people with frailty. These residents are unlikely to cycle.

4.18 ELECTRIC VEHICLE CHARGING PROVISION

1no. electric vehicle charging point shall be provided with fast charge capacity. Additional ducts will be laid to allow further charging points to be provided in the future.

4.19 WASTE MANAGEMENT

The proposals include external waste and recycling provision situated at the back of the vehicle turning head. The bin store will be covered to prevent views into the store from nearby upper floor windows. This bin store will provide space for 7 No. 1100litre wheelie bins. Each bin will be approximately 1360mm wide and 1080mm deep. The bin store floor slab will have a trapped gully to allow the area to be washed down. The operator will use a private refuse collection company to make the pick-ups at a time that will cause the least disturbance to neighbouring properties and to those using the care home car park.



1 Proposed view, as seen from Hawthorn Gardens



2 Proposed view, as seen from Fountain Place



5.0 ACTIVE TRAVEL PLAN

5.1 WALKING

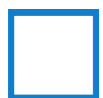
Vehicle and pedestrian access to the development site is from Hawthorn Gardens. The local area is home to, small stores, pubs, offices, dentists, a vet, restaurants, cafes, a post office and schools.

All these are within a walking distance from the site. Figure 1 denotes the walking distance around the site indicating walking radii of 3 & 6 minutes.



1 Walking Radius

2 Walking distance map.

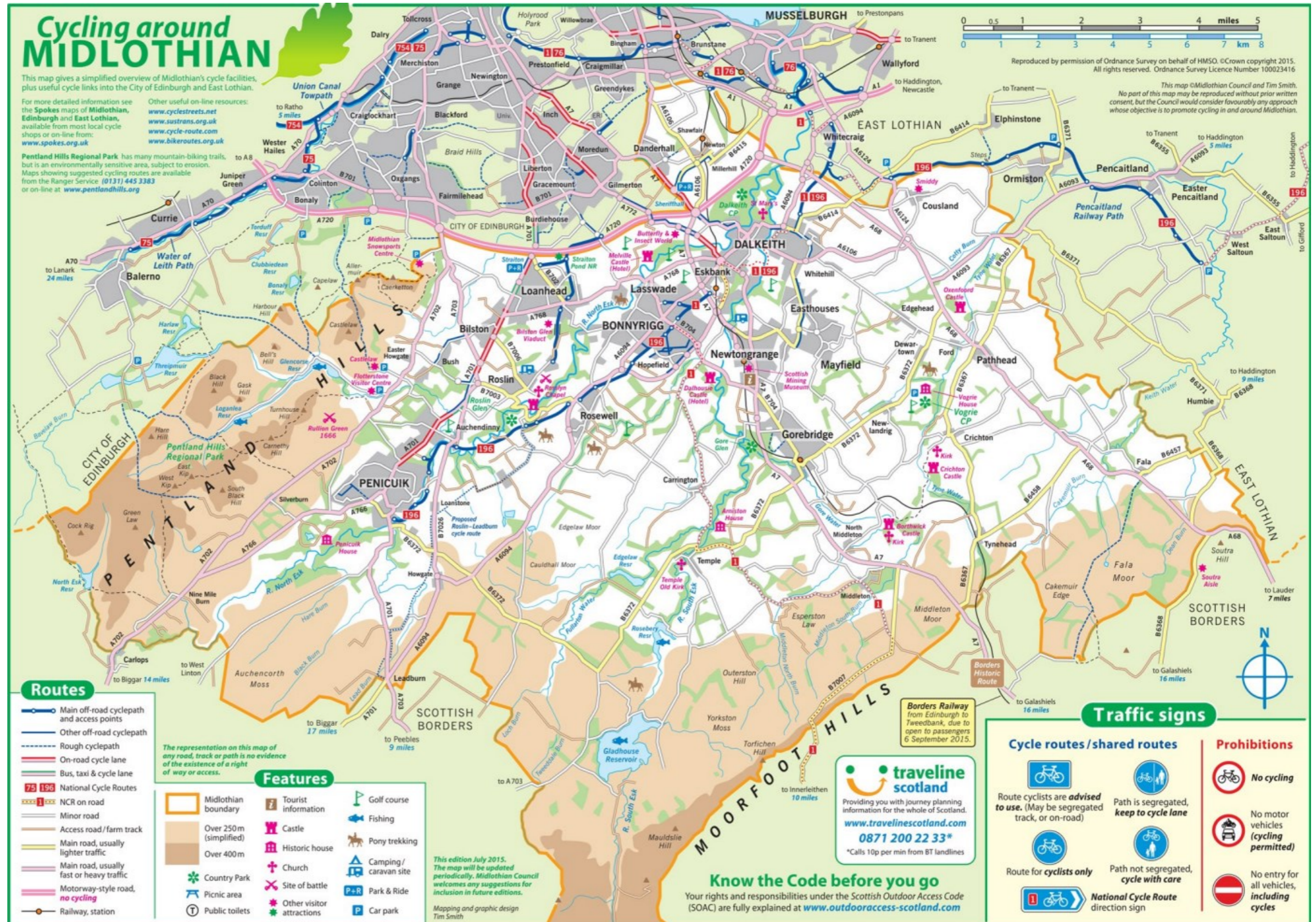


5.0 ACTIVE TRAVEL PLAN

5.2 CYCLING

Cycling is a healthy, affordable, and environmentally friendly form of transport. Cycling can also offer a more reliable journey time than travelling by car and help reduce the risk of heart attack, heart disease and other illnesses.

The proposed care home will offer a secure bike store to be used by staff and visitors. The compactness of the town centre and the close proximity of the site to all areas of the town makes travelling by bike attractive.



5.0 ACTIVE TRAVEL PLAN

5.3 BUS

The nearest bus stops to the proposed development are on Hawthorn Gardens adjacent to the proposed development's northern boundary (for southbound services) and around midway along the frontage of the proposed development (for northbound services).

At the time of writing, both of these stops are served by Lothian Buses' 37 service, which links Penicuik or Easter Bush with Silverknowes via Edinburgh city centre.

This service currently operates every 15 minutes in each direction on Monday to Friday daytimes, every 20 minutes Saturday and Sunday daytimes and every 30 minutes Monday to Sunday evenings.

Further buses can be accessed on The Loan, around a seven-minute (550m) walk from the proposed development. These stops are served by the 37, 140 and 141 services. The 140 and 141 currently link Musselburgh with Penicuik via Whitecraig, Dalkeith, Bonnyrigg and Loanhead.

The two services combined operate every 30 minutes Monday to Saturday daytime and every 60 minutes Monday to Saturday evenings and all day on Sundays.



2 Lothian Buses Route Map.



6.0 ENERGY STATEMENT

6.1 INTRODUCTION

Conforming to both operational and compliance related criteria is critical in the design of modern care homes. Care was taken to ensure meeting these criteria did not come at the cost of the implementation of sustainability strategies that reduce greenhouse gas emissions.

6.2 SUSTAINABILITY STRATEGY

The following approaches to sustainability and energy efficiency have been adopted, or where applicable, shall be implemented during the detailed design stages of the project:

DEVELOPMENT LOCATION

The site is located within close proximity of local shops, services, and amenities with good public transport infrastructure available for both staff and visitors.

The site's proximity to these services helps to reduce dependence on the private car, thereby reducing pollution and greenhouse gas emissions. A 'Green Transport Plan' will be prepared for the future residents, staff and visitors in order to provide information on local transport services to encourage use of the public transport network.

Active travel shall also be actively supported with cycle storage provided together with showering facilities for Staff. The sites location will also help to encourage social inclusion and enable the residents to participate in the local community.

SITING BUILDING

The development configuration has largely been dictated by the shape and topography of the site, site analysis, contextual analysis and the resulting constraints and opportunities.

Integration of the development has been carefully considered. The floor level of the proposed care home kept low, sitting approximately 1m below Hawthorn Gardens road level in order to reduce the overall height of the care home. This shall ensure the proposed development relates to its context and the existing established vegetation and woodland on the site can be retained.

BUILDING ENVELOPE AND THERMAL PERFORMANCE

The fabric of the proposed building has been designed to be thermally efficient, exceeding the performance requirements set out within the Building Regulations. Offering both an enhanced 'U' value (thermal performance) and air tightness, the building will benefit from a reduced heating demand.

PLANT AND EQUIPMENT– AIR SOURCE HEAT PUMPS

Renewable energy is provided to the home by Air Source Heat Pumps (ASHP). These situated to the rear of the building away from the main street. Acoustic barriers to specialist design will be used to provide concealment and mitigate the impact of noise on residents and nearby properties. PV panels are to be provided to flat roof areas at high level.

ARTIFICIAL LIGHTING

Low energy LED Lighting will be used throughout the development.

In addition to the this the use of 'intelligent controls' to provide presence or absence detection within rooms means that lights are only used when needed. This technology, together with the use of LED light fittings, shall significantly to reduce the energy consumption of the building throughout its lifetime. All external lighting shall be linked to daylight sensors.

WATER CONSUMPTION

Flow restrictors shall be provided to water outlets such as taps and showers. This shall reduce the overall water consumption of the development.

VENTILATION & COOLING

Ventilation will be provided by natural means where possible with mechanical ventilation limited to where there is an operational need (Drugs Stores) or areas where there are no windows present.

It is proposed that ventilation equipment will work in conjunction with heat recovery systems with full details to be established at the detailed design stage.

ELECTRIC VEHICLE CHARGERS

In recognition of the growing demand for electric vehicles and to encourage the use of EV's amongst its staff and visitors EV charging capacity has been provided.

MATERIALS

The selection materials shall aim to build in sustainability wherever possible and wherever feasible, natural raw materials and products will be used in the construction process.

Some examples of material selection are outlined below:

Timber- All timber to be used in the building will be sourced from renewable sources with FSC certificates or other industry acknowledged timber certifying schemes. In addition to this, nearest cut lengths will be specified for timber so as to minimise waste.

Recycled - This nature of a projects of this type dictate that a significant volume of both Aggregates concrete and stone will be required during construction. The use of recycled aggregates (repurposed construction materials) provides a two-fold benefit, negating the need for both quarrying and disposal of waste.

Paints- It is proposed to use only paints and sealants that contain either very low or no Volatile Organic Compounds (VOC's).



7.0 CONCLUSIONS

7.1 CONCLUSION

The application site provides an ideal location for a new purpose-built Care Home that will serve the inhabitants of Loanhead and the wider area. This provides an enhancement to existing care home provision.

The home will be easily accessible to staff and visitors arriving by bus, cycling or walking which promotes active travel.

We believed that proposals contained within this document are a positive response to the clients brief that fully realises the potential of the site whilst being appropriate to the context and sympathetic to special character of the Hawthorn Gardens area of Loanhead.

The home will provide high quality accommodation designed to current care standards. The design of the home has been carefully considered from an operational perspective. The proposed home will be fully in compliance with the Care Inspectorate's new 2022 design standards which have been prepared, in part, in response to the Covid-19 pandemic and its impact on the residential care sector.

