

DESIGN & ACCESS STATEMENT

**83 Hugh Road
Smethwick
B67 7JT**



Proposed Change of Use from an existing Semi-Detached Dwelling into a 2-Bedroom one person Care Home for Adult (18 years and older) with learning difficulties - Class C2 Use and Construction of a Single Storey Rear Extension to form a Kitchen and Office

Applicant Mr Surinder Bains

Date 18th March 2024

Prepared by Tommy Wong (RIBA/ARB)
Integrated Designs & Associates Ltd.

Section 1

- 1.1 Introduction**
- 1.2 National Planning Policy Framework**

Section 2

- 2.1 Site Context**
- 2.2 Local Character**
- 2.3 Proposed Development**
- 2.4 Design Principals**

Section 3

- 3.1 Access / Movement to and from the Site**
- 3.2 Sustainability**
- 3.3 Community Safety**

Section 4

Planning Policy Statement –

- 4.1 Social Context**
- 4.2 Economic Context**

Section 5

Conclusion

SECTION 1

1.1 Introduction

This full planning application seeks permission for the change of use of the existing semi-detached dwelling known as No.83 Hugh Road, currently vacant, and the erection of a single storey rear extension within the existing boundary. The proposal building forms a 2-bedroom one person care home Class C2 use for adult (18 years and over) with forecourt and rear garden space incorporating parking and soft landscaping for amenity purposes for the applicant Mr Surinder Bains.

This Design and Access Statement has been prepared by Integrated Designs & Associates Limited in support of the planning application seeking planning consent for the above proposal.

The document is in accordance with the Department for Communities and Local Government Circular 01/2006 Guidance on Changes to the Development Control System. In particular, the content and format of the statement follow the guidance set out in the CAGE document 'Design and Access Statement'. This statement sets out the design principles and concepts that have been applied to the proposed development, and how issues relating to access to the development have been dealt with.

This statement forms part of the overall Planning Application and should be read in conjunction with the submission drawing:

TW/071/101 dated 18th March 2024 (A1 scale 1:50)

APPLICATION SITE



1.2 National Planning Policy Framework

Achieving sustainable development

(NPPF 7) - Economic, Social and Environment roles are the three aspects to sustainable development.

‘Economic role- *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements, including the provision of infrastructure.’*

‘Social role: *- Supporting strong, vibrant and healthy communities, but providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and’*

‘Environment role- *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’*

The symbiotic relation between these roles is imperative as economic growth secures elevated social and environmental values therefore well-designed buildings and places improve the lives of people and communities.

(NPPF 9) - Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life.

- replacing poor design with better design;
- improving the conditions in which people live;
- widening the choice of high quality homes.

(NPPF 17) Core planning principles

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These principles are that planning should:

places in which people live their lives;

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

Requiring Good Design

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

(NPPF 57) It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

(NPPF 60) Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

(NPPF 61) Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

SECTION 2

2.1 Site Context

The application site lies in the south side of Smethwick town centre, a residential road that leads from the west of Holly Lane through Sabell Road to the north end of High Street, Smethwick, within a predominantly residential area. The character of the surrounding area has primarily semi-detached properties with mainly double-hipped end tiled pitched roofs, and a few gable end tiled pitched roofs.

The site has a total area of 188m² including the forecourt and the rear garden. The property sits along a row of semi-detached houses. The applicant owns the application site No.83 Hugh Road and proposes to convert it into a new care home for adults.

The application site is within a well-established residential area for many years, it is considered that it does not require a formal flood risk assessment, as the site sits on a high ground and it does not lie within an identified flood plain or an area of flood risk as defined by the environment agency.

Also, the site is not allocated on the adopted development plan and would be classified as a windfall site. It meets the guidance contained in SAD Policy H2 which is previously developed land.



2.2 Local Character

The application site lies near the corner of Ernest Road and Hugh Road along the same building line of the neighbouring properties on Hugh Road.

These 1930's style houses have an arch entrance doorways and ground and first floor splayed bay windows all facing Hugh Road. Other features include facing brickwork and rendered finishes to the front.

Most of the houses on Hugh Road have shallow forecourts which are not practical to provide parking spaces, hence on-street parking along Hugh Road is the common scene. There is no report of any highway issues.



2.3 Proposed Development

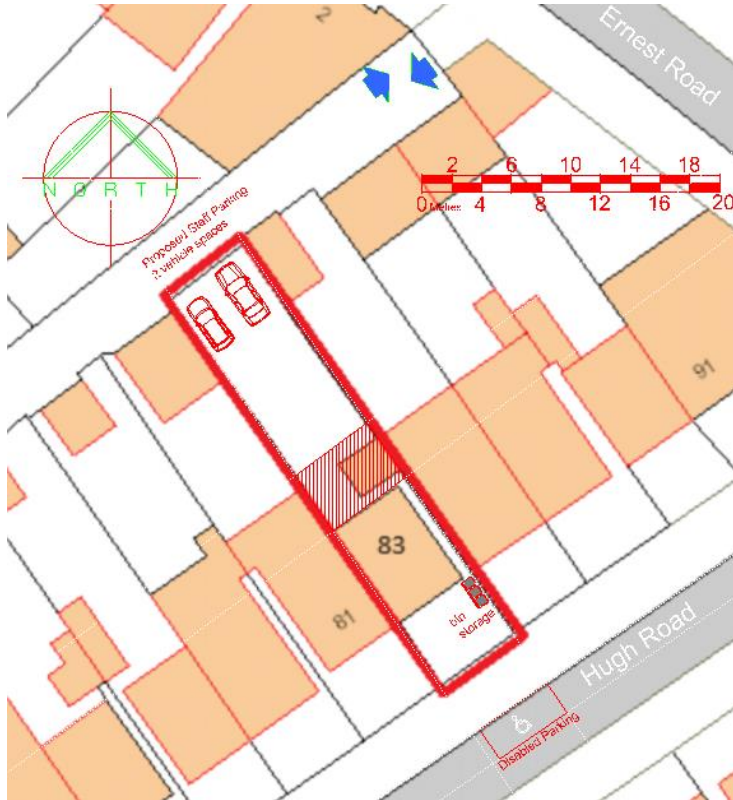
Residential development to the site is considered to be an appropriate and sustainable use, as the site is sustainably located being served by local schools, Leisure Centre Smethwick town centre shops and other facilities within walking distance. The site benefits from its proximity to public transport provided by bus and train services (Smethwick Rolf Street) operating in the vicinity.

The proposed development will provide a 2-bedroom accommodation under use class C2 for adults minimum 18 years of age and offer a range of facilities for them. They have been displaced from their parents due to their demanding care requirements associated with some form of autism and learning difficulties.

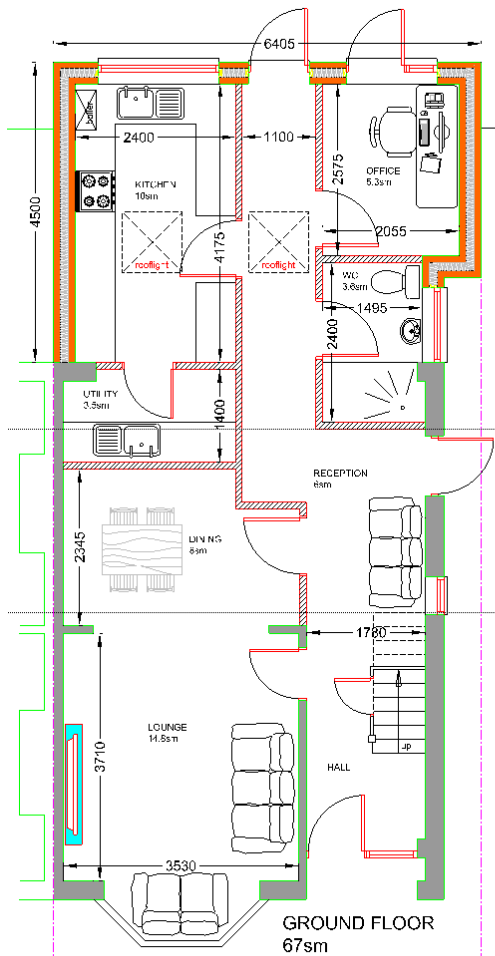
The development will provide a care home accommodation in a highly sustainable location without overburdening the existing infrastructure and local facilities. The development aims to implement the potential of the site to create a more respectful and harmonious appearance to Hugh Road.

The accommodation includes in the proposed home:

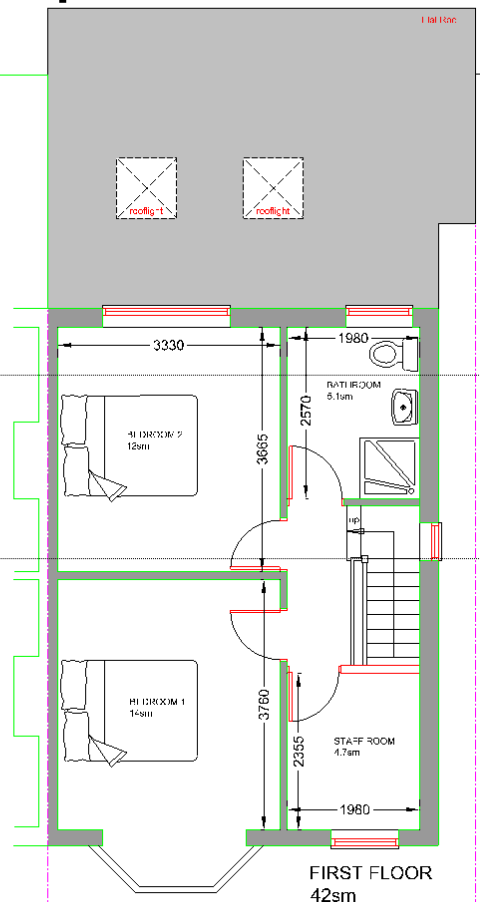
- 2 double bedrooms on the first floor with a shared common shower/wc, supported by a lounge/dining on the ground floor, and a general use shower/toilet also on the ground floor.
- ONLY one resident is expected to occupy the proposed care home development.
- A fully operational domestic kitchen and separate utility store for washing and drying facilities on the ground floor.
- An administration office/staff room on both ground and first floors.
- Areas of landscaped amenity space, all designed by specialists to meet the particular needs of the residents.
- A designated on-street parking space for disabled occupants on Hugh Road, plus 2 parking spaces for staffs at rear with shared access drive



Proposed



Proposed Ground Floor Plan



Proposed First Floor Plan

The proposed development is considered to be of good design (as referred to in PPS3) which is fundamental to the continuing development of high-quality housing in this area. This good design will make a positive contribution by taking advantage of the opportunity to enhance the character and quality of this prominent location. This will only increase the already present sense of local pride of the homeowners on the street.

The schedule below sets out the accommodations that are included in the proposed development:

Proposed Care Home	Ground floor space (m²)
Ground Floor	67sm
Lounge	14.8
Dining	8
Entrance Hall	6
Reception	6
Office	5.3
Kitchen	10
Utility	3.5
Shower/WC	3.6
Proposed Care Home	First floor space (m²)
First Floor	42sm
Bedroom 1	14
Bedroom 2	12
Common Bathroom	5.1
Staff	4.7

The proposed care home is building regulations Part M compliant for wheelchair access to ground floor levels only. All doorways on entry levels are wheelchair accessible and entry door from main front and side entrances will have low level thresholds.

The provisions of the disability and discrimination Act 1995 and part M of the building regulations have been a direct influence over the design and layout of the scheme. Many of the measures incorporated into the buildings and ancillary facilities outlined above aid movement through and legibility of the scheme. They are therefore not repeated here.

2.4 Design Principles

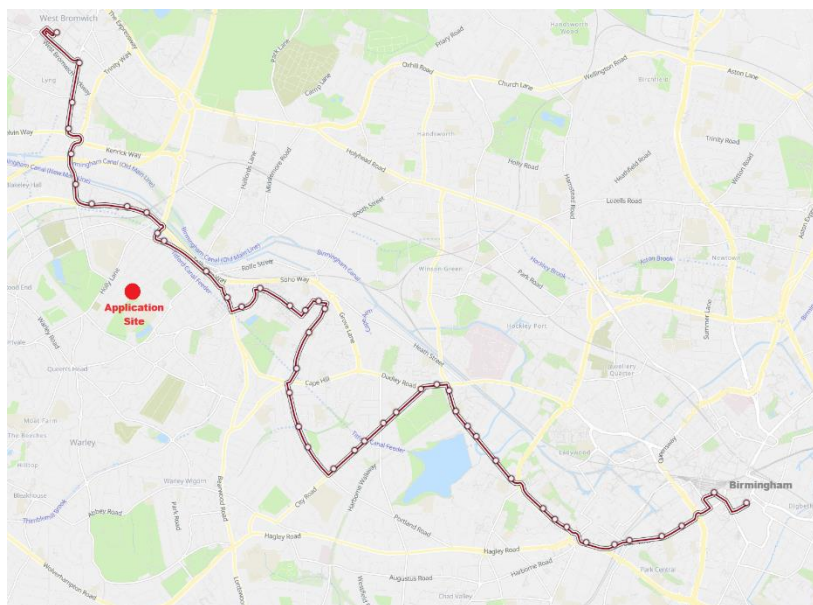
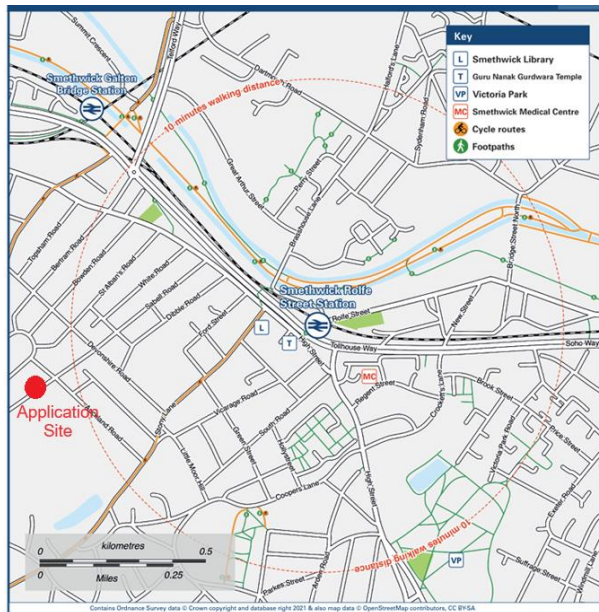
When designing this care home key principles have been taken into accounts which are set out in Planning Policy and a high standard of design has been adhered to:-

- The overall scale and density have been thoughtfully considered, with special attention being paid to the relationship between the proposal and the space around it.
- As previously stated, the majority residential properties on Hugh Road and surrounding areas which share similar features, there will not be any change to the front of the property. The proposed single storey rear extension will provide additional floor area for the well equipped kitchen and an office. Although, the final choice of materials will be to Local Authority approval but the intention will be to compliment the tones of the neighbourhood and to match the surrounding areas.
- The format in which the proposal has been laid out has dealt with this issue relating to loss of privacy. The orientation of the proposal has been dictated by the access route and consideration of the neighbours' concerns of overlooking. The existing side window and access door facing the adjoining property in the gable end provides natural surveillance over this area. Furthermore, issues such as the 45 degree code have been applied with the proposed rear extension.

SECTION 3

3.1 Access / Movement to and from the Site

This development has excellent road links as well as good connections to local and national facilities via the public transport infrastructure system. Frequent and regular bus and train services connect to regional centres and district centre is within walking distance.



Due to the shallow frontage of the existing properties on Hugh Road, it is therefore inappropriate to provide parking spaces in the forecourt of the proposed development. Apart from the existing designated on-street disabled parking space directly outside the proposed property which belongs to 83 Hugh Road, it is also proposed to provide 2 further vehicle parking spaces at the back via the rear shared drive of Ernest Road.

Although the Parking Standards Supplementary Planning Document does not contain a specific parking requirement for Residential Institutions Class C2 developments, based on the similar approved schemes in Sandwell in terms of the provision of parking, the proposed C2 use will not represent a different provision as to the approved dwelling use. In order to quantify the traffic flow from the subject development for a 2 bedroom (C2 use) Care Home, it will be supported by one full time member of staff providing clerical and care assistance with one Centre Manager on full-time duty supervising the home at all times. A daily staff work shift pattern can be illustrated as follows:

Hours of Shift	Number of Staff	Activities
10am – 10pm	1 site manager + 1 staff	shopping / cleaning / clerical (one 8-seater vehicle) preparing evening meal family visits (1 resident at one time) official visits (2 person at one time)
10pm – 10am	1 site manager + 1 staff	general supervision Cleaning / laundry / ironing preparing breakfast (one 8-seater vehicle)

The parking and pedestrian access has been laid out to ensure that all residents, staff and visitors, both disabled and able bodies can travel within the site and to the building in safety.

Although the proposed development provides accommodation for only one adult, aged 18 and over, who are unlikely car owners, therefore provision for car parking is for staff and visitors only. According to the staff work shift, there will be a maximum of two staff on duty at any one time. In each change of shift, there will be a transition period of one hour before and after the shift for one of the staff to change over in order to maintain a smooth operation between shifts and to avoid the situation of more than two vehicles entering and exiting the site at the same time.

3.2 Sustainability

The development provides affordable accommodation in a highly sustainable location and brings a brownfield site back into efficient use without overburdening the existing infrastructure and local facilities.

The proposed care home helps to support local services and the local public transport system to the benefit of the local economy.

Access to key services such as shops, colleges, hospitals and surgeries are conveniently located from the proposed site reducing travel distances and dependence on cars.

The scheme includes low water use taps and fittings, high insulation values to reduce heating costs and CO₂ emissions, and the use of low energy lighting fittings. The aim is to meet level 4 of the Code for Sustainable Homes.

Materials for the proposed development include BRE 'A' rated materials from the green code. All timber is to be from certified sustainable sources. Details of the high-quality soft landscaped areas will be developed for local authority approval at a later stage. The aim is to provide colour and texture throughout the year and provide a safe and attractive area for residents to interact or have private time.

3.3 Community Safety

It is recognized that the design and layout of the Care Home must address crime prevention and security. Care Home is a 24hr building and always has a number of staff on duty at all times acting as deterrent to crime etc. Surveillance of the main entrance is achieved by digital locking device to the access doors, and all escape routes/doors are linked directly to the office.

At night, low level shielded bollard lighting will be provided to give confidence and improve safety for staff and visitors, and to deter any trespassers/intruders. Building mounted high efficiency lights would be used to provide supplementary lighting to critical external areas such as the main entrance area and the rear garden incorporating features to limit the spread of light upwards and away from the development.

Section 4

Planning Policy Statement

4.1 Social Context

With the young adult community in Smethwick, Sandwell, this proposal represents an opportunity to provide a high quality and well design Care Home which will help to meet the growing need for care bed spaces.

The site's unique position, along a main transport route, within a residential area and close to the centre of Smethwick, makes it an ideal location for such a facility. The development will provide highly beneficial employment and is considered to be an asset to the area, underpinning the sustainability of the local and wider area.

Public transport is easily accessed from the site and the limited amount of traffic associated with care home can also be seen as a major social benefit, not just for the local area but for Smethwick as a whole.

4.2 Economic Context

The proposed care home will provide a range of employment opportunities, which will range from ancillary staff posts such as administration, maintenance, laundry, domestic and catering to care assistants. The proposal will therefore contribute to employment opportunities in Smethwick.

Section 5

Conclusion

Outlined in the above statement, currently the vacant property at No.83 Hugh Road detracts from the character of the area and provides a good opportunity to improve the outlook, enhance the viability of the neighbourhood, and contribute to sustainability and regeneration in the area.

Following the guidance of the NPPF, the scheme has capitalised on individual design of care homes whereby planning policies are prompted not to “*stifle innovation*” effectively imposing a distinctive architectural style due to the eclectic architectural vernacular of the area.

This report demonstrates that there is the opportunity for this proposal, and that it will not impact on environment. This statement has demonstrated that the proposal meets with all the relevant national and local objectives of maintaining an efficient social, economic and living environment.

On the whole, the application is considered to be acceptable for the reasons outlined above and meets all the requirements of CQC (Care Quality Commission) & Ofsted standard. We hope to receive full support for the proposed scheme of the care home.