

72 BED CARE HOME LEICESTER ROAD, MARKFIELD

Design & Access Statement

November 2023

DESIGN & ACCESS STATEMENT

This Design and Access Statement is submitted on behalf of Charterpoint to accompany the planning application for a 72 bed care home at Land off Leicester Road, Markfield , Leicestershire

Contents

1	Introduction	2	Site Context	3	Design Strategy	4	Access and Servicing
1.1	Vision	2.1	Introduction	3.1	Introduction	4.1	Inclusive Design
1.2	Project Team	2.2	Location	3.2	Design Objectives	4.2	Inclusive Design Provisions
1.3	The Applicant	2.3	Urban Context	3.3	Consultation Process	4.3	Security and Crime Prevention
1.4	Edmund Williams - Practice Philosophy	2.4	Site Access	3.4	Amount, Scale and Layout	4.4	Access and Maintenance
1.5	Edmund Williams - Relevant Experience	2.5	Site Influences - Trees and Hedges, Meadows	3.5	Exterior Appearance	4.5	Cycles, Refuse, Cleaning and Maintenance
		2.6	Site Analysis Plan	3.6	Landscape and Amenity	4.6	Energy and Sustainability

This planning application proposes to create a new care home on a site on the edge of the built up area of Markfield. The site lies north of Leicester Road, west of its junction with the A50. The care home will provide 72 bedrooms with ancillary accommodation, car parking and landscaped gardens.

The care home is designed to reflect the local vernacular in both style and materials and will sit comfortably within the site without impacting views to and from the site.

The care home is configured to address the needs of elderly and potentially infirm residents with a range of complex care needs.

The development will be of a high quality and sustainable design. The proposal will optimise the use of the land in what is an accessible location, will take account of the local context and will be designed to respect the amenity of future occupiers and existing neighbours.

It is acknowledged that the key issues to be addressed by any potential development are:

Impact on the wider area,
site access,
trees and hedges along the site boundaries and on site.

Management, staffing and care provision are key to the success of a development as proposed and therefore appropriate admin space will be provided.

The amount of development is determined from the process of analysis and the mix of residents' living spaces to ancillary accommodation; the specific layouts for each will be resolved through detailed design.

Requirements of a Care Home

Residents Accommodation

The new care home has to address and relate to the existing site conditions and context, with the requirement to offer a safe and secure home for 72 frail and elderly persons with a range of dependencies. The relationship of accommodation to the context is of high importance.

The preference is to create group living units of a minimum of 16 to a maximum of 26 residents. A mix of group sizes will give flexibility for living, nursing and caring. These groups can potentially be sub-divided.

It is important that movement through and around the home allows for independent access to each group without the disturbance to residents of passing through one unit to gain access to another.

Each group will have its own dayrooms for dining, sitting and activities. Ancillary accommodation for administration, catering and housekeeping must be located outwith residents' living spaces. Interaction with the local community will be encouraged.

The home will be designed above current CQC standards and will look to the future and include larger than minimum area bedrooms, extra day space and a range of communal facilities all in excess of minimum standards.

Garden

External space is extremely important for the benefit and well being of the residents. A sense of space and open surroundings together a range of formal and informal opportunities should be a product of developing this site for the care home.

Ground floor residents, with better mobility, will have direct access from bedrooms to “private” defined patio garden spaces by their rooms. Upper floor residents will have the benefit of views onto the grounds, large balcony areas and the use of lifts for assisted access to secure garden spaces.

Ground floor dayrooms will have direct access to gardens and there will be access to the gardens for upper floor residents via the central hub. In addition upper floor residents will have access to external spaces on the same level without the need to travel to the ground floor.

External garden spaces will be created between building elements and boundaries with light and shade zones.

These can open on to less formal lawned areas bounded by informal native species hedgerows and tree lines.

For the safety of residents it is necessary to have physical barriers to stop unsupervised wandering out of safe areas. These barriers need to be minimum 1800mm high.

Staff Premises and Impact on Employment

Staff changing and lounge are to be provided to a high standard.

The provision of a care home on the site will create a significant number of new jobs and still retain the residential nature of the neighbourhood.

Building Services

The services within the building such as food preparation, laundry, heating, cleaning will be catered for by on site facilities. Kitchen and laundry will be provided with eco rated equipment to meet the environmental standards.

Vision

Service access is placed away from areas accessible for residents.

Visitors Accessibility

There are no fixed visiting hours at the proposed care home and visitors are free to come at any time of the day. It is believed that the majority of visits will take place during the day at the weekends and after work on weekdays. Visitors car park and opportunity for a guest drop off point will be provided close to the main entrance.

One main entrance and adjacent reception desk is provided. Independent access to each residents' group is required. A cafe for residents to meet visitors should be proposed close to the reception and main lifts.

Project Team

The Applicant
Charterpoint (LE67 Limited
7 Wheatcroft Business Park
Nottingham NG12 4DG

Architect
Edmund Williams Architects
26-32 Voltaire Road
London SW4 6DH

Planning Consutlant
Stone Planning Services Ltd
9 Yardley Close
Swanwick DE55 1EP

Ecology & Trees
Brindle & Green Ltd
Unit 3, Silverhill Court
Radbourne
Derby DE6 4LY

Landscape Design
TPM Landscape Ltd
4th Floor, Studio 10
10 Little Lower Street
Manchester M1 1H

Landscape Impact Assessment
Topia Landscape Architects
Harrogate Design Hub
41 Tower Street
Harrogate HG1 1HS

Traffic Consultant
ADC Infrastructure
City Buildings
34-36 Carrington Street
Nottingham NG1 7FG

Flood Risk & Drainage
Stephen Daykin Consulting Ltd
33 Beaumaris Drive
Gedling
Nottingham NG4 2RA

Energy & Sustainability
Chord Cunsult Ltd
Bridlesmaid House
Bridlesmaid Gate
Nottingham NG1 2GQ

Charterpoint Senior Living

Charterpoint Senior Living is an experienced development company with a focus on the delivery of care home developments.

Charterpoint have developed long term relationships with a number of highly regarded care companies in the UK.

The business has a focus on the East Midlands.

Charterpoint are inspired by great architecture and design, they are passionate about curating well designed and functional care sector projects.

Edmund Williams Architects- Practice Philosophy

Edmund Williams Architects believe that the quality of our surroundings has a direct influence on the quality of our lives. This is especially pertinent to care home residents in the twilight of their lives.

Architecture is generated by the needs of people and a concern for the climatic and cultural aspects of place. Good architecture is a balanced and responsive synthesis of all elements that comprise the building and its relationships to the immediate surroundings and context, including the way the building is approached and the way people move around and use the building.

Environmental awareness is an important part of the practice's culture. Material and energy resources are finite and must be used in an intelligent and sustainable way. This thought process starts with the very first steps by evaluating the suitability of the site and possible layouts and orientation of the building.

We believe that in addition to the above, adhering to client's budgets, scrutinising our own design and working pro-actively and collaboratively with our design teams and clients, as well as with the local authorities results in successful and sustainable developments.

Examples of previous Edmund Williams Architects projects

- 1. 75 Bed Care Home, Orpington
- 2. 72 Bed Care Home, St. Ives, Cambridgeshire
- 3. Royal Alfred Seafarers Society - 150 year anniversary project
- 4. 80 Bed Care Home, Leamington Spa



1



2



3



4

Edmund Williams Architects- Relevant Experience

Edmund Williams Architects are a team of award-winning architects and urban designers with extensive experience in the care, residential and hospitality sectors. Over the last decade, the team has worked for many of the nation's leading operators and has contributed to the creation of over 5000 new care bed places across the country, realising projects for elderly (residential and nursing), specialist dementia, mental health, respite care, extra-care accommodation as well as supported living facilities.

With a rapidly ageing population and increasing demand, we have gained extensive experience in both the care and residential sectors. We have particular expertise on the varying degrees of transition between these two sectors and understanding the associated stakeholder requirements.

We consult and ask the right questions. From thorough consultations we develop the visionary goals to provide an in-depth concept that will fully inform the design process.

Examples of previous Edmund Williams Architects projects

- 1. 70 Bed Care Home, Soham
- 2. 55 Bed Care Home, Chichester
- 3. 65 Bed Care Home, Iwade
- 4. 60 Bed Care Home, Oadby



1



2



3



4

Site Introduction

Markfield is a large Village, located predominately within Hinckley and Bosworth Borough Council administrative area. However, the majority of the site is located within Charnwood Borough Council, with the district boundary running along the South West boundary of the application site. The access from Leicester Road is located within Hinckley and Bosworth Borough Council administrative area.

The site provides a rare opportunity for a much needed care home. It's appearance will blend in with the local area.

The following chapter will describe and analyse the site, its condition and characteristics and that of the surrounding area. This analysis has been carefully considered and has informed our approach to an architectural design that seeks to respond positively to the constraints and the opportunities of the site.

Site Location

The site is approximately 1.1 ha in area. It is a former paddock but has not been used as such since the end of 2021.

It contains a number of trees and hedges – mainly along the boundaries but also within the eastern tip of the site.

It is within Flood Zone 1.

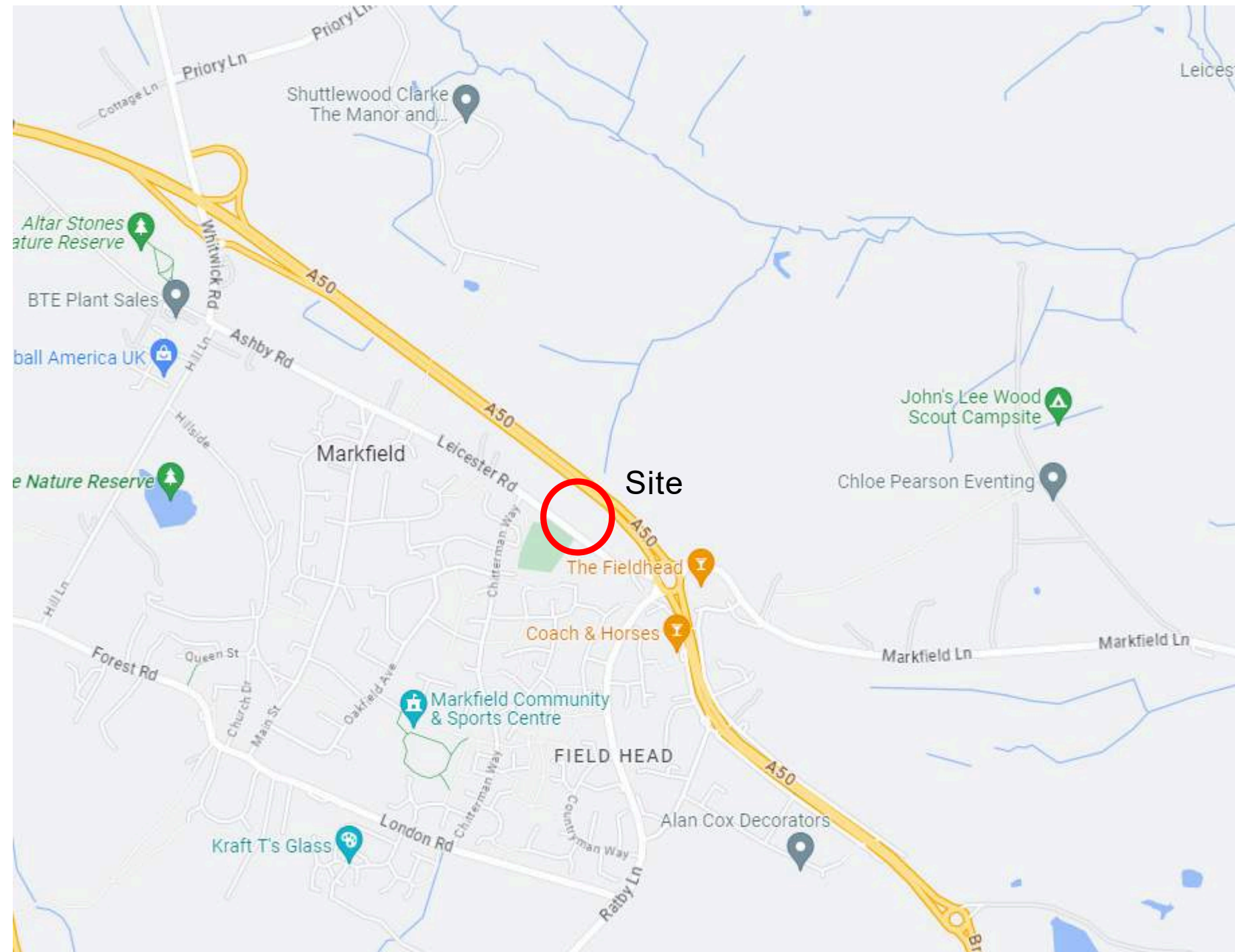
It is not within a Conservation Area and there are no listed buildings in the immediate vicinity.

To the north the site is bounded by the A50, to the South by Leicester Road. The eastern tip of the site is formed by a meadow which also contains a mature oak tree.

The western boundary is formed of hedges separating the site from the neighbouring field.

Levels drop from South to North by some 5-6m and from East to West by around 1-2m.

The site lies on the edge of a residential area with predominantly 2 storey houses.



Site Context

- 1. View across site to eastern tip of site
- 2. View across site towards southern boundary
- 3. Stables on site
- 4. View to western boundary



1



2



3



4

Site Context

- 1. View along Leicester Road (from Field Head Roundabout)
- 2. - 4. Buildings along Leicester Road



1



2



3



4

Site Access

This section is to be read in conjunction with the report prepared by ADC Infrastructure.

Access to the new care home is off Leicester Road.

Fire tender access is off Leicester Road. Emergency vehicles will park on the hard surface car park area.

Refuse vehicles can access the car park in front of the care home from Leicester Road.

Pedestrian access will be formed off Leicester Road, via the car park.

The site is connected to public transport by the bus network (bus stop in the southern boundary).

Photos:

1. View to the east along Leicester Road (site is on the left side of the road)

2. Bus stop at boundary (with existing access next to it).

3. View to the west (site to the right side of the road)



1.



2.



3.

Site Influences - Trees and Hedges, Meadows

Hedges and trees for the boundaries of the site. They will be retained as far as possible.

The eastern tip of the site comprises a large oak tree. This tree will also be retained and the area around it kept clear of any development.

The area around the oak tree and beyond towards the eastern tip of the site is a valuable habitat and will as stated above not be developed for this reason.

Parts of the northern boundary towards the A50 are formed by a drainage ditch, trees and hedges. This area will be retained and enhanced where possible.

Photos:

- 1. Northern Boundary with hedges and trees, view to the eastern tip with the oak tree
- 2. Mature oak tree at eastern tip
- 3. Look from east to west of the site with hedges along the boundaries
- 4. Boundary along Leicester Road (site is right of the road)



1.



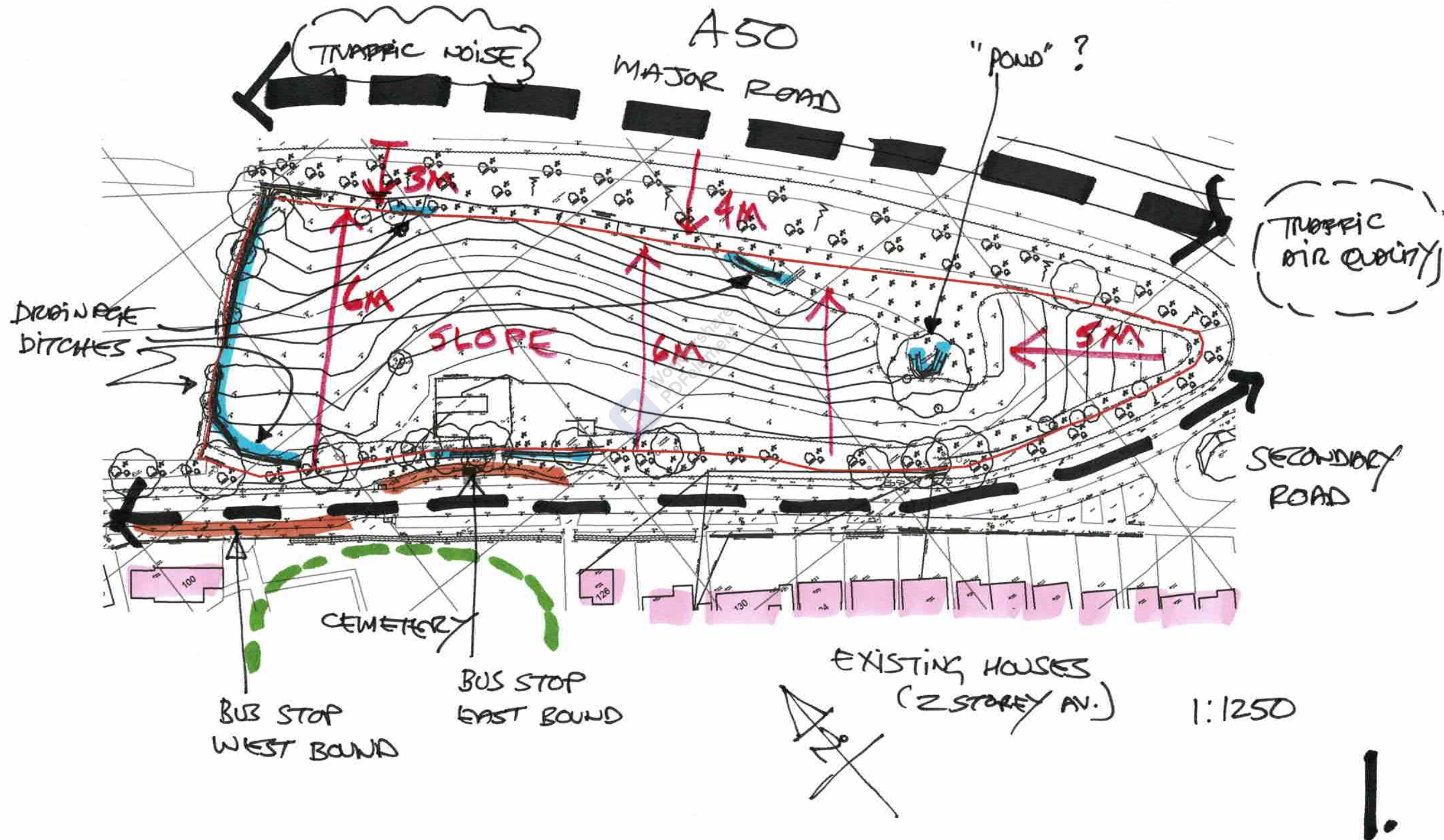
2.



3.



4.



Design Strategy Introduction

The design proposal responds to the site analysis, context and appraisal of the site and its vicinity to ensure the architectural response is sensitive to its context and requirements of the applicant.

The design evolution has been an iterative process with concepts and ideas being discussed and reviewed with the design team and applicant, and pre-app consultation undertaken with the local authorities.

Analysis and testing of the indicative design was undertaken to ensure that the proposal achieved the design objectives for the project, met key environmental criteria, and addressed issues raised by the consultation.

Throughout this process Edmund Williams have been led by the following core aspirations:

- Good daylighting
- Safety and security for residents
- Good wayfinding
- Providing accessibility to all floors and garden areas
- Providing sustainable solutions to mitigate adverse environmental impacts

Design Objectives

The design objectives were:

- Utilising the site and allowing the maximum number of ground floor common areas, bedrooms and dayrooms to have safe access to secure gardens or terraces.
- Allowing good distance separation between the home and its boundaries, to avoid any negative impacts on trees and habitats.
- Protection of the trees and hedges, and integration within scheme.
- Sensitive response to existing character and local identity.
- Well-designed high quality space / landscaping to enhance the sense of place.
- Embedding sustainability and responding to climate change with inclusion of fabric first approach and renewable energy measures to be explored.
- Accessibility for all residents to external spaces and within the care home.

Pre-Application consultation with Charnwood Borough Council Planning Department was carried out between August 2022 and January 2023 (ref: P/22/1513/2).

A positive written response was received from Charnwood Borough Council on 20th January 2023.

Summary

In summary, the location of the site and nature (i.e. housing) of the proposals are such that 6 paragraph 11(d) of the NPPF is engaged. In this instance there are no applicable areas or assets of particular importance which are likely to provide a clear reason for refusing the development. Accordingly, the acceptability of any forthcoming application is likely to rest on whether any adverse impacts would significantly and demonstrably outweigh the benefits.

The findings of the relevant documents requested by the local highways authority; the justification of the design and its relevance to its context; the findings of the biodiversity impact assessment and any appropriate mitigation/enhancement measures; and, the outcome of the flood risk assessment and any subsequent mitigation/flood resilient measures are likely to inform the extent of any adverse impacts and inform the Departments recommendation.

Following the topographical survey, existing site levels have been taken into account to ensure feasibility. The proposed landscaping have been established on the basis of the least impact on the site.

The footprint and height of the building are based on the brief and function. Room sizes are above CQC (Care Quality Commission) standards.

The roof-line and massing is broken by means of gables and set-backs, protrusions and changes in levels along the ridges.

Amount, Scale and Layout

The proposal is for a 72 bed care home over two storeys with an additional lower ground floor level formed by the change in level of the site.

The built form takes its cue from the local vernacular with a variety of forms, set-backs, eaves lines and roof ridge heights.

The intent is to avoid any institutional appearance by using domestic residential proportions and materials.

The total gross internal floor space is 3752m² and the footprint is 1778m².

The plan key dimensions are: about 92m across the main built form. Width is about 16m in average.

The maximum roof ridge height is approximately 11.5m above finished ground floor level with connecting roofs being lower.

The linearity of the proposed development is dictated by the site along Leicester Road. A new single access to the site is provided on the southwest part of the site, where parking facilities are provided.

This arrangement allows minimal disruption of the existing scrub and trees present along the south boundary and the retention of natural grassland and natural habitats on the north and east parts of the site. The site slopes down from Leicester Road to the northern boundary and the ground floor level sits below the road level (road levels vary approx. from +1.4m to +1.8m).

From this level the care home is 2 storey with a mansard roof. Below the ground floor, on the west side, a lower level is provided for the back-of-house facilities. The care home is designed to reflect the local vernacular and the rural character of the site. Both in terms of style and materials, the scheme is being sensitively designed with the site's surrounding in mind, and to reflect and complement the character of the surrounding area.



Amount, Scale and Layout

Large windows will aid the occupants, which may be restricted to their beds, and support their connectivity to the garden spaces.

Currently proposed materials are: Red facing bricks; Buff bricks; White render; White artificial stone band; Artificial slate tiles and ridge tiles; Grey uPVC fascias, gutters and RWP's; White uPVC doors and windows.

The proposed development will sit comfortably within the site without impacting views to and from the site.



Artists Impression: view at site access along Leicester Road (building outline behind hedge marked in red)



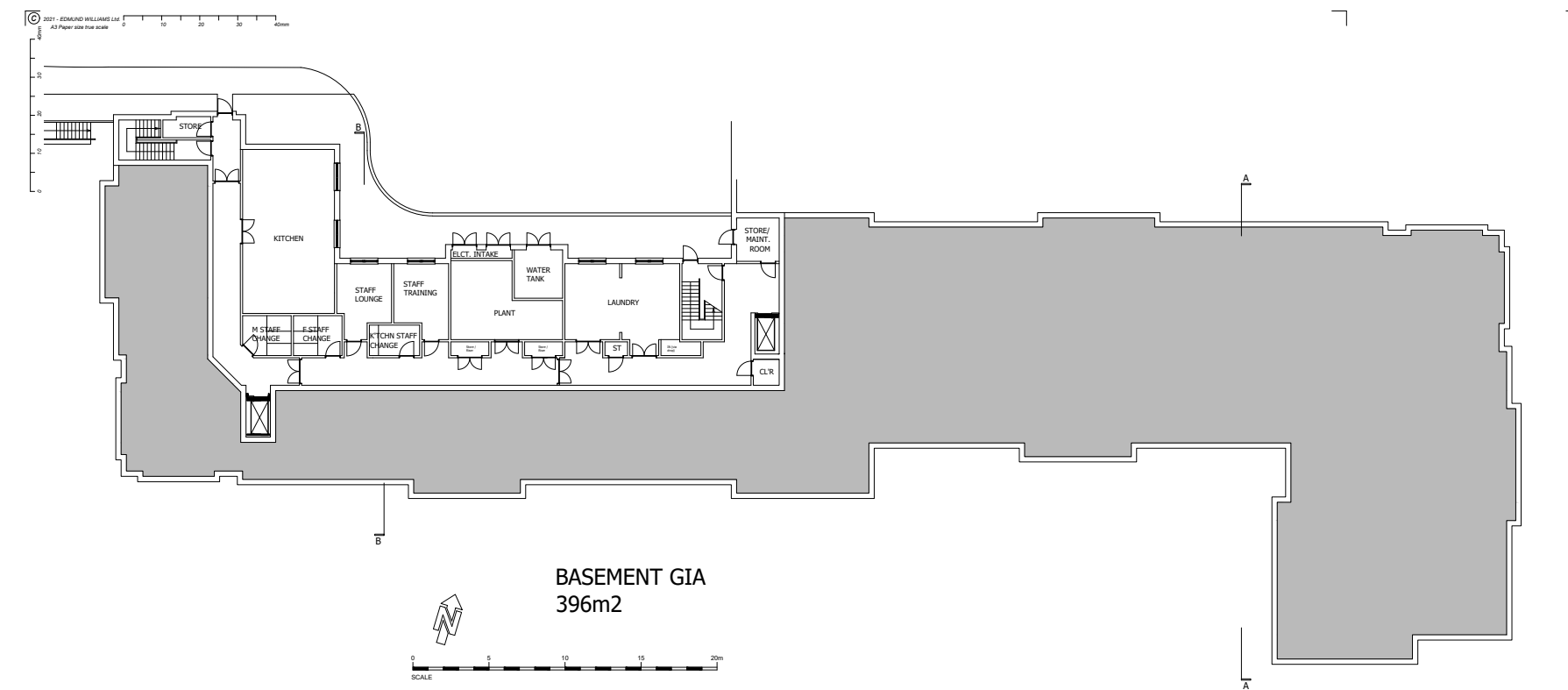
Artists Impression: view along Leicester Road (building outline behind hedge marked in red)

Amount, Scale and Layout

Lower Ground Floor

The lower ground floor comprises of the back of house containing kitchen, laundry, plant room, staff lounges and changes and ancillary storage spaces.

Two lifts serve the whole building – the central lift as main lift for residents and visitors, the lift in the west wing for service and deliveries.



DRAWING STATUS
PLANNING APPLICATION

REV	DATE	DESCRIPTION



**Edmund Williams
Architects**
Unit 10, The Old Mill, 100, The Street, Leicester, LE1 1TA
Tel: 01533 414141
www.edmundwilliams.co.uk

PROJECT
PROPOSED 72 BED CARE HOME
LEICESTER RD, MARKFIELD

TITLE
BASEMENT FLOOR PLAN



SCALE: 250/1
DATE: JUNE 22
AUTHOR: [blank]
DWG NO: 2153/PA/006
FILE: [blank]

Amount, Scale and Layout

Ground Floor

The ground floor core comprises the reception area, offices, and communal areas such as cafe/ bar lounge, private dining room and terrace lounge

35 en-suite bedrooms are arranged in groups of 16 and 19 bedrooms. Most bedrooms have their own private patios and garden access. Day-rooms and lounges are allocated centrally within the wings, though separated to avoid disruptions of the lounge/activity room during meal times(clearing of tables etc.).



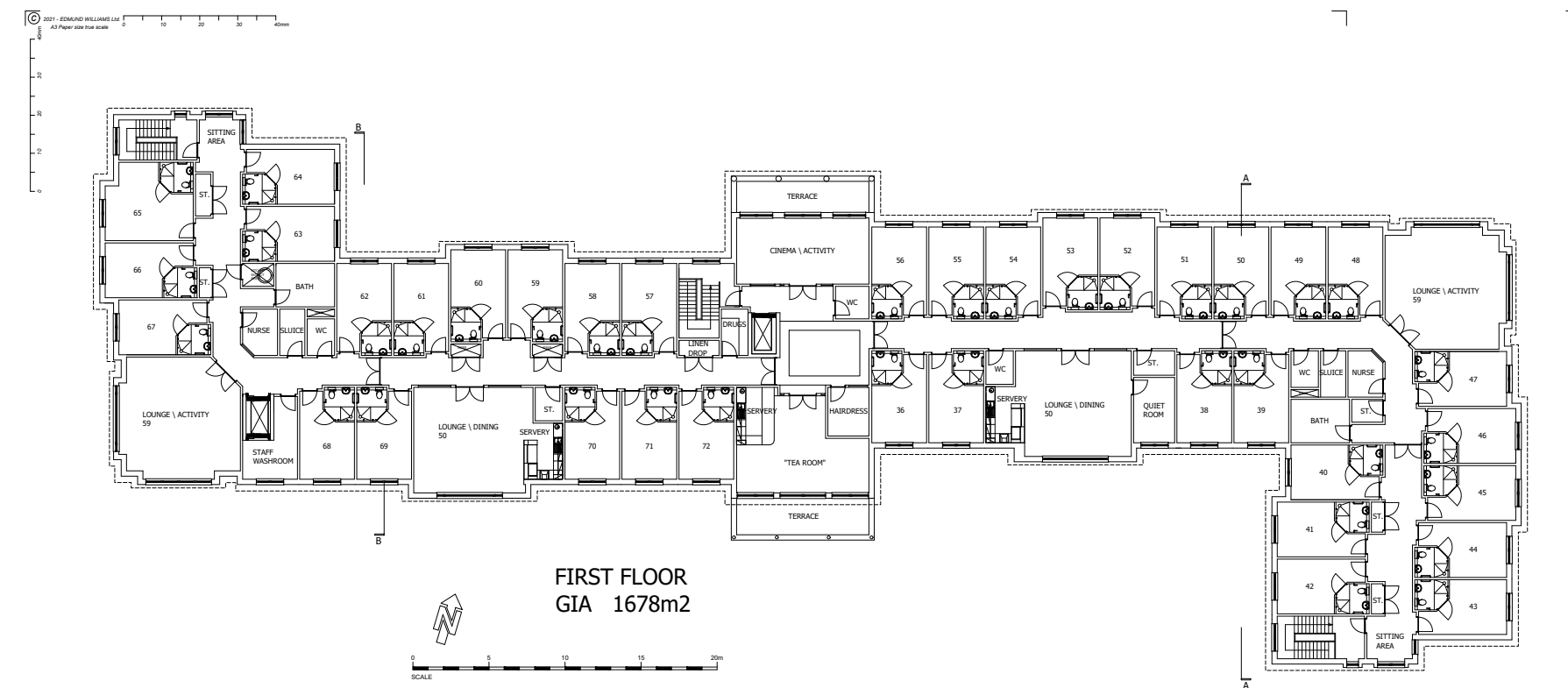
Amount, Scale and Appearance

First Floor

The core of the first floor comprises additional communal spaces (hair-dresser, cinema, and tea room).

Another 37 en-suite bedrooms, arranged in groups of 16 and 21 bedrooms. Day-rooms and lounges are allocated centrally within the wings, though separated to avoid disruptions of the lounge/activity room during meal times (clearing of tables etc.).

First Floor residents will also have access to external spaces through the provision of large terraces off the central communal area.



DRAWING STATUS
PLANNING APPLICATION

REV	DATE



PROJECT
PROPOSED 72 BED CARE HOME
LEICESTER RD, MARKFIELD
TITLE
FIRST FLOOR PLAN



SCALE: 250MM/1
DATE: JUNE 22
AUTHOR: FILE

External Appearance

The external appearance has been carefully considered to ensure that the visual scale and mass responds positively to the site's context.

The breaking up of the linearity of the building is reflected in the elevations, breaking down the length of the wings into smaller units.

This differentiation is also reflected in varying heights of the roofs and further articulated in different materials for the facades (different coloured facing bricks, render etc.).

Additional brick features have been incorporated to allow the building to reflect local character and the site's location within the National Forest

Although The National Forest Guide for Developers and Planners states that buildings should 'incorporate sustainable-sourced timber prominently within their design', cladding materials such as timber have been avoided due to recent changes in fire safety regulations.

Care homes are classed as 'relevant buildings' (Building Regulations Part B2) and therefore have to adhere to very strict fire safety regulations:

"In relation to buildings of any height or use, consideration should be given to the choice of materials (including their extent and arrangement) used for the external wall, or attachments to the wall (e.g. balconies, etc.), to reduce the risk of fire spread over the wall." (Building Reg. Part B2 Para 12.4)

Any external wall will need to be classed as Class A2-s1, d0(1) – limited combustibility.

Untreated wood-based materials normally have a Euroclass E or D rating and this can be enhanced to Euroclass B or C by the industrial application of a flame retardant formulation. It is not possible to enhance any organic material to class A1 or A2.



Landscape and Amenity

The external works areas of the site must support a range of functions.

- The arrival and approach will set the first impression of the home and has to be welcoming and be skilfully designed, including its planting selection, street furniture, signage and lighting.
- The hard and soft landscaping has to be easily maintainable.
- Pedestrian spaces require levelled kerbs, with no trip hazards.
- Existing mature trees will be incorporated into the landscape design.
- The public footpath, the adjacent hedge and the existing trees will remain with a natural country landscape feel with a transition to the garden beyond the fence line.
- Residents garden areas will be important to well-being and enjoyment and will be planted and modelled accordingly.
- New tree planting will be provided to add structure and form to the gardens and to enhance screening to views from and to the site.
- The site will maintain biodiversity as much as possible.

Heat Islands Effect

The main part of the garden is facing East and will be partly shaded by the building in the hottest hours of the day. Landscape design will provide further shade with new trees planted in this area.

Existing trees and vegetation along the south and west boundaries will provide some shading and new trees could provide further shading in this areas. North side is naturally shaded by the building.



Access and Servicing | 4

Site Access

A new access to the site is proposed, to accommodate visitor and staff parking, as well as providing access for delivery and refuse vehicles.

All delivery and servicing will take place within the curtilage of the site, with vehicles accessing and exiting in a forward gear.

Pedestrian and bicycle access are via the main access route.

Refuse

Refuse would be through private collections with 9m long vehicles, which can enter and exit in a forward gear with reversing within the car park space.

Deliveries

Deliveries have been designed for 7.5t (8m long) vehicles. They would enter and exit in a forward gear with reversing on the car park.



Inclusive Design

Inclusive design is defined as a strategy that meets the needs of all building users, including the old and the young and people with physical, sensory and neurological disabilities.

Inclusion will be considered in its widest possible sense and underpin all of our care home designs. It includes physical access to buildings, grounds and facilities, and encompasses emotional well-being, particularly through design for dementia techniques, plus social inclusion and diversity.

As a must to comply with CQC requirements all areas need to have level access. The Lower Ground Floor and the First Floor are served by two lifts (one in the central core, one in the west wing).

All garden paths will be within acceptable gradients for the intended client group and clear of any obstructions.

Parking and Servicing

Access via Leicester Road into the forecourt area offers 34 parking spaces, 4 of which are dedicated blue badge use bays. In addition 3 Powered Two Wheeler (Motorbikes) and 8 bicycle spaces are provided.

Charging points for 6 electric vehicles will be provided:
5 for standard parking bays and 1 for blue badge parking.

The frontage parking spaces will be overseen from several windows including admin staff and residents.

The geometry of the access road and the parking area has been determined by vehicle tracking studies and allows delivery and refuse vehicles to turn and back up to the service area without blocking general traffic flow.

All vehicles can enter and exit the site in forward motion.

There is cross-over point within the site where pedestrians have to cross the parking traffic aisle and where vehicles may be turning. This zone is defined as a "shared surface".

All kerbs and changes of surface materials will be flush to avoid trip hazards and for ease of use by wheelchairs and walking aids.

Safety and Security

The development has been designed with safety and security of the residents, staff, property and vehicles in mind and emphasises the point that the proposed building will accommodate elderly and vulnerable residents including those with dementia and that the design and specification should ensure their safety.

The safety and care of all residents is a fundamental concern of the potential operator of the home.

The overall management of the home and the training of staff and carers is the first level of control for residents' safety. The building design and specification will be tailored to allow that regime to be implemented.

NPPF local and neighbourhood policies require safe and accessible environments. The proposed care home would address this approach by ensuring that residents, staff and visitors benefit from best practice in care and care home management.

Access and egress control.

The site will have an open frontage to Leicester Road for pedestrians and vehicles. However there are visible points of access into the building off the arrival forecourt and it is acknowledged that strict control over the entry and egress is essential to avoid unauthorised access.

The main entrance will be double sliding doors with a lobby between. These will be linked to the fire alarm system to release on alarm activation. The front entrance will be fitted with a doorbell \ speech and video unit with handsets internally located at reception, nurse stations and in the admin office. However while this will allow speech between visitors at the front door and these areas, there will only be a key release at the reception desk handset to ensure the security of the home by direct staff visual supervision of the door. The video unit to be specified to identification quality images – real time and post event.

The second point of entry is the service access for the goods and kitchen supplies. This door is for deliveries and is a staff entrance. It will have a PAS24 specification and will be managed by doorbell \ staff operation. Access control measures throughout the home will protect vulnerable groups by keypad operation locks on the approach doors to each bed group and to all stairwell access doors and lifts.

Cycles, Refuse, Cleaning and Maintenance

Cycles

Bicycle parking for the care home is located close to the main entrance of the building, providing visibility from the offices.

The building provides bicycle parking for staff working in the care home and for visitors. There is an allowance for 8 No. bicycle parking area.

Refuse

Refuse bins for the care home are envisaged along the western edge of the car parking area.

Cleaning and Maintenance

Cleaning the external glazing is an important and normal part of the routine maintenance of all buildings. It is advised that only specialist companies are used for any major cleaning and maintenance operations.

Energy and Sustainability

The care home will be designed as sustainable as possible. This will include the sourcing of materials, with an emphasis on the use of renewable and recyclable materials, including:

- Design and material efficiency.
- Operations and maintenance optimisation.
- Waste reduction.
- Wild life friendly.

Of equal importance is the reduction in energy, the building uses. This can be done through:

- Maximisation of PV panels on roofs.
- Use of heat source pumps.
- Good insulation and air tightness.
- Shaded balconies and windows.
- Energy efficiency.
- Water efficiency.

An energy and sustainability report accompanies this planning submission.