

ANOTHERKIND

ARCHITECTS STUDIO

23-048 08 001_P1
DESIGN & ACCESS STATEMENT

Project Ref: 23-048 – GRANVILLE GARDENS
Client: CARE BUILD GROUP LIMITED
Date: NOV 23
Status: PLANNING
Revision: P1

Revisions: P1

First Issue

09.11.2023

1.0 **INTRODUCTION**

1.01 BACKGROUND

This Design and Access Statement accompanies an application for the Conversion of a single staff office room to 1no. en-suite bedrooms (to increase total bed spaces to 68) The Granville, Coventry Road, Hinckley (Former Sweet Pea Bowls Club site).

The statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) (Order 1995).

As this is an application for a minor proposal, some aspects such as the social and economic context are of limited applicability.

This is a detailed Planning Application.

1.02 PROJECT TEAM

CLIENT:

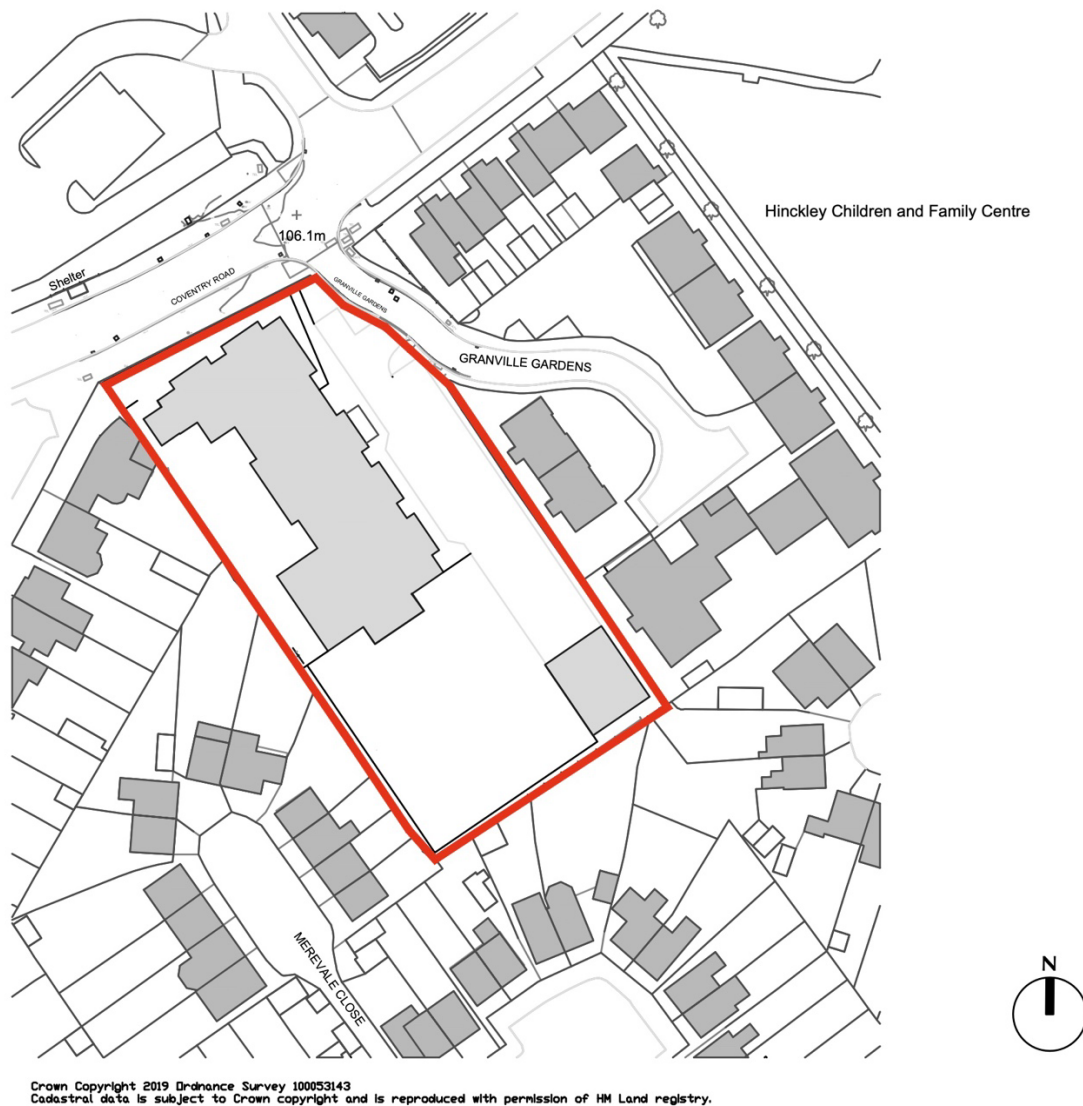
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ARCHITECT (and Agent for the application):-

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2.0 SITE APPRAISAL

2.01 LOCATION



The Royal Mail Postcode for the site is LE10 0PN.

2.02 OVERVIEW

The Granville is a recently completed 3 storey + attic storey new build care home, for 67 residents.

The facility has received a building regulations completion certificate.

The facility was granted consent under Planning application reference no. 21/00912/FUL, with a Non Material Amendment application being subsequently submitted to formalise changes to windows and facades (application reference 23/00500/NMA).

The facility is a 3 storey + attic development (GF + FF + 2F + 3F attic), with communal facilities spread evenly between each storey to minimise the travel distances that residents have to make internally.

The home contains a significant number of communal areas, such as lounges, dining spaces, bars, café, cinema, library and hair salon.

The application site area measures 4,546m² / 1.12 acres.

The home measures approximately 3,467m² GIA.

The existing site has newly completed garden areas and resident patio spaces to all aspects of the building. Mature trees line the site beyond its West boundary. The Sweet Pea Bowling Green is situated to the south of the application site.

24no. car parking spaces are positioned to the front of the care home. This includes an additional space to the consented scheme, which was granted permission with 23 car parking spaces.

A servicing bay is situated close to the site access and entrance to the building.

A refuse store is situated in close proximity to the site access, with access from the footpath to Granville Gardens for refuse collection operatives. Collection is from the road due to site space constraints.

3.0 PLANNING HISTORY

3.01 PREVIOUS RELEVANT PLANNING APPLICATIONS

The facility was granted consent as part of a wider masterplan under Planning application reference no. 21/00912/FUL,

A Non Material Amendment application was submitted to formalise changes to windows and facades (application reference 23/00500/NMA). The changes were accepted during the construction period.

4.0 THE PROPOSALS

4.01 OBJECTIVES

The applicant wishes to convert 1 no. vacant office at GF to create 1 no. en-suite bedroom to increase total bed spaces within the home to 68, and obtain permission for 1 additional parking space.

The existing staff office is considered surplus to requirements and is well located for a new bedroom, as it overlooks the rear patio area and bowling green.

The existing room proposed for conversion does not currently form part of the resident's communal space quota.

The proposals do not seek to increase the buildings floor area or change its external appearance.

As the building is cellular in nature, conversion of this room to create a bed space is easily achieved, with an en-suite room to be installed as per existing bedrooms, and utilising drainage positions that are present to the corner of the existing room (aligning the en suite with those above at FF and 2F).

No external building modifications are proposed.

The existing Gross Internal Area is 3,467m²
The proposed GIA per resident is $3467/68 = 51.0\text{m}^2$ / resident.
It is noted that this figure is considered an excellent space standard.

The total gross internal area of communal spaces (including bar, cinema, hair salon) = 603m².
Per resident, the proposed communal area equates to 8.9m² / resident.
It is noted that this figure is considered an excellent space standard.
As a comparison, previous Department of Health guidelines for care home space standards advised a minimum communal space / resident figure of 4.1m².

4.02 SERVICING & REFUSE COLLECTION

N/a - This is to remain unchanged.

4.03 EMERGENCY VEHICLE PARKING

N/a - This is to remain unchanged.

4.04 CAR

24 no. car parking spaces (incl. 2 no. disabled spaces) are present on site.
The previous design required 23 no. spaces for 67 residents = 2.9 spaces / resident.

While ground works were being undertaken for the car parking areas, an additional space was constructed. This additional space improves the car parking ratio previously approved for 67 bedrooms when increasing the number of beds to 68 = 2.8 spaces / resident.

The applicant seeks to formalise the additional space as part of this planning application.

4.05 CYCLES

An existing proprietary covered cycle store for 12 cycles is constructed on site for staff use. It is not anticipated that the additional bedroom will increase the number of persons arriving by bicycle as it does not affect staff ratios for the home.

4.06 ARBORICULTURAL MATTERS

N/a - no trees are to be affected by the proposals.

4.07 MATERIALS & DESIGN

N/a - the proposals affect internal areas only – the elevational treatment of the building is to remain unchanged.

5.00 SUMMARY

The proposals to convert a vacant staff office to a residential bedroom does not create additional floor space, nor does it require the external appearance of the building to be changed.

Additional parking provision is provided to account for the additional bedroom.

It has been demonstrated that following the introduction of an additional bedroom, communal space standards and overall gross internal area for the development would remain at an excellent standard for this type of care facility and as such the additional bedroom will not detrimentally affect the operation of the home.