

Architectural Design

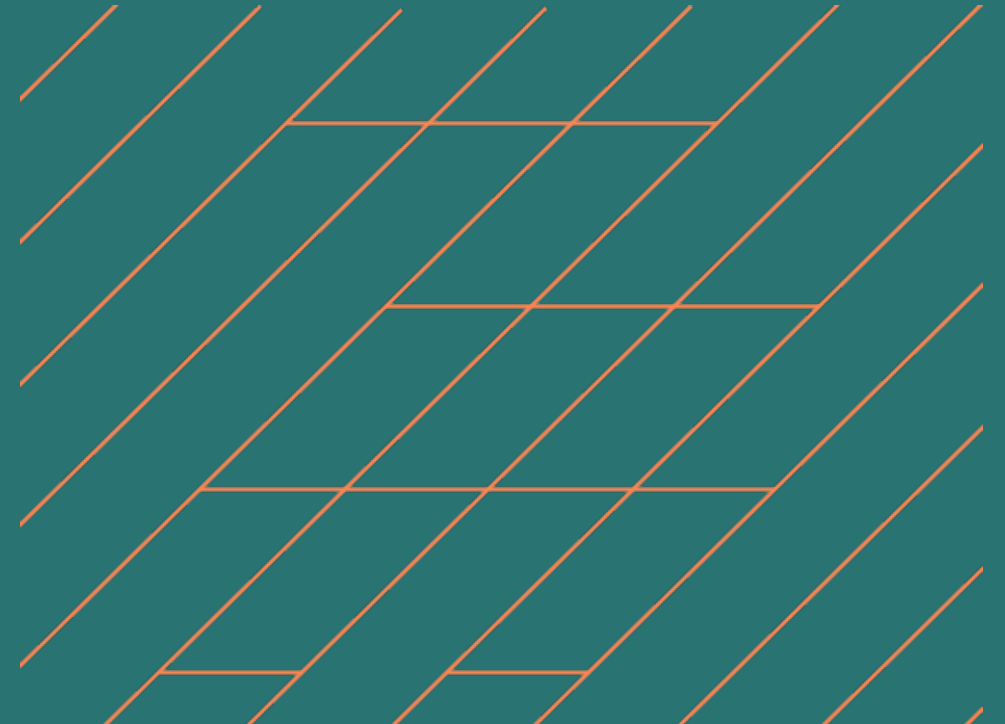
PLAN⁵
Architectural Design

DESIGN & ACCESS STATEMENT

72 BEDROOM CARE HOME DEVELOPMENT

VARIATION TO APPROVED PLANS

LAND OFF LEICESTER RD, MARKFIELD, LEICESTERSHIRE, LE67 9RE



LAND OFF LEICESTER RD, MARKFIELD, LEICESTERSHIRE, LE67 9RE

INTRODUCTION

Enquiry Description:

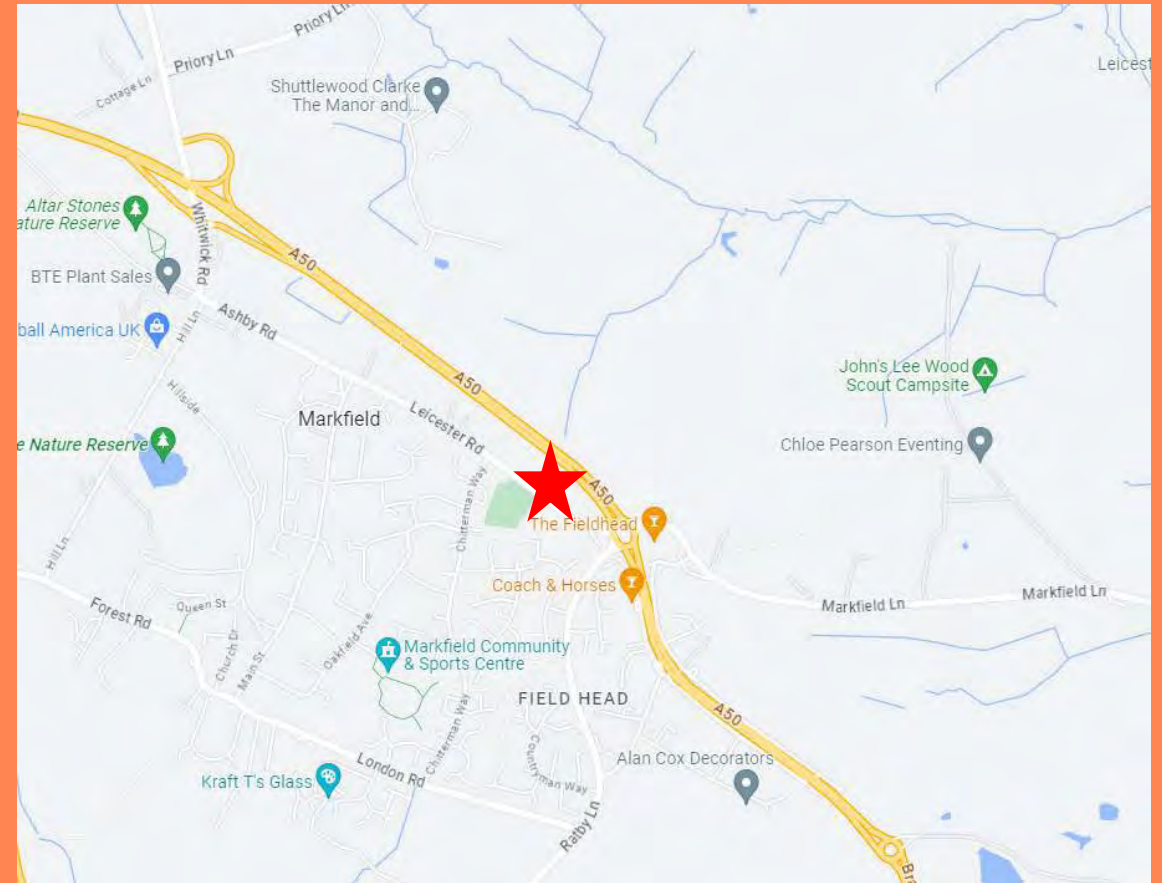
Application to vary approved conditions, as noted over.

Applicant: Crown Care Ltd

Issue Date: May 26

Plan5 Ref: P5-054 -Design & Access Statement

Author: Matthew Coulson, Creative Director, Plan5 Ltd



VARIATION OF CONDITIONS

Charnwood

Planning Approval: P/23/2197/2

Approval Date: 19.01.26

Planning Officer: Mr Liam Ward

Planning Approval Description: Erection of 72 bedroom Residential Care Home (Use Class C2) with associated parking provision, cycle parking, bin store, landscaping, air source heat pump enclosure and associated works

The application seeks to vary the following conditions:

- 2 - Approved plans & details
- 5 - Updated PEA
- 6 - Acoustic Measures
- 7 - Acoustic Fence
- 8 - Glazing (Acoustic Details)
- 12 - Ecology Fence
- 20 - Landscape Plan & Planting Schedule
- 21 - Landscape Management Plan
- 28 - Surface Water (SW) Drainage Scheme
- 29 - SW Drainage Management Plan
- 33 - Trees
- 34 - Trees
- 36 - Building Levels

Hinkley & Bosworth

Planning Approval: P/23/01144/FUL

Approval Date: 20.01.26

Planning Officer: Mr Matthew Jedruch

Planning Approval Description: Construction of a 72 bedroom residential care home (C2) and associated solar panel, access, parking and landscaping (Cross boundary application with Charnwood Borough Council)

The application seeks to vary the following conditions:

- 2 - Approved plans & details

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.

A number of trees and hedges are contained within the site boundary limits—mainly along the boundaries but also within the eastern tip of the site. The site sits within Flood Zone 1, however it does not lie within a Conservation Area and there are no listed buildings in the immediate vicinity.

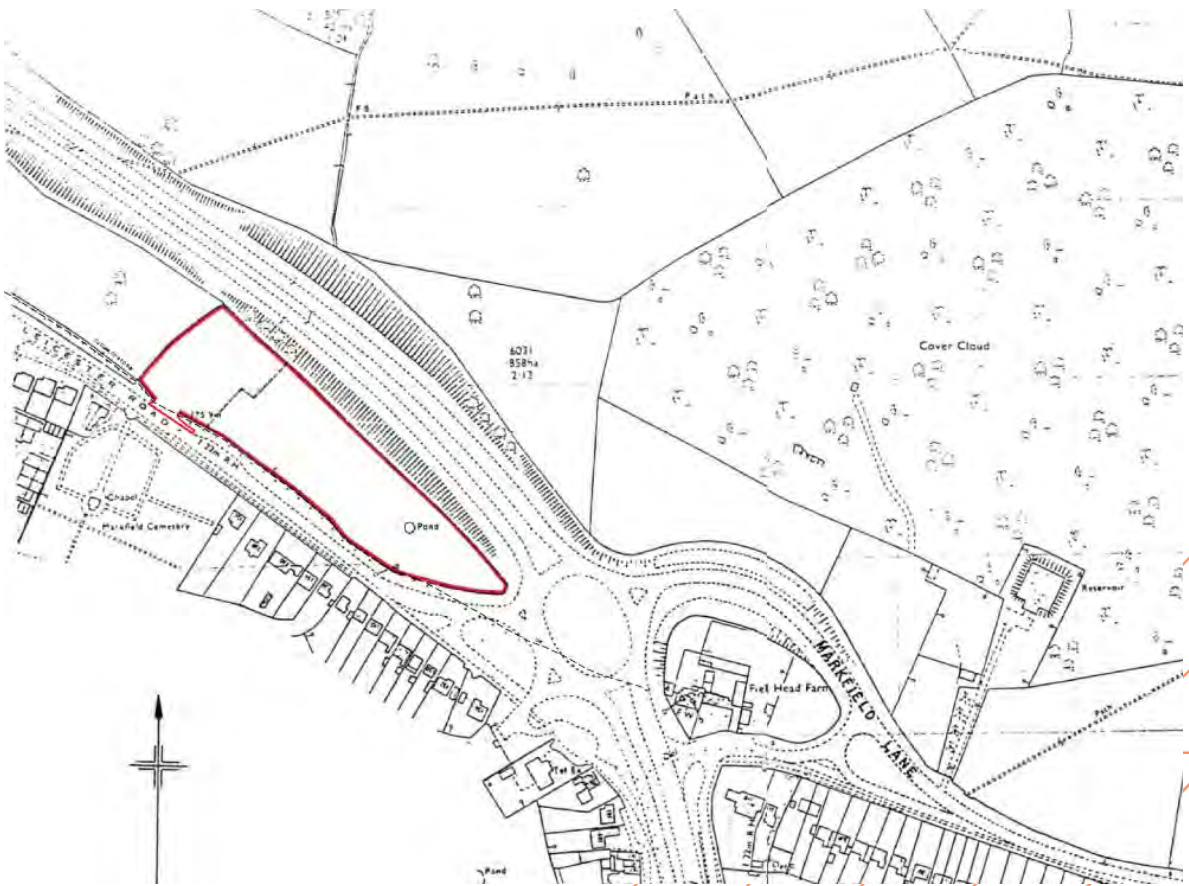
To the north the site is bounded by the A50, to the South by Leicester Road. The eastern tip of the site is formed by a meadow which also contains a mature oak tree. The western boundary is formed of hedges separating the site from the neighbouring field.

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

It is to be noted that this site recently received planning permission for a 72 bed Care Home as is detailed further within this D&SA.



SITE IMAGES



SITE CONTEXT



1



2



3



4



5



6



7

Key:

1: View along Leicester Road (from Field Head Roundabout)

2-4: Buildings along Leicester Road

5: View to the east along Leicester Road, site to left of picture

6: Bus stop at site boundary

7: View to west of Leicester Road, site to right of picture

RECENT PLANNING HISTORY

In January 26 planning permission was granted for a 72 bed care home development under the following planning approvals. The application was made by Charterpoint:

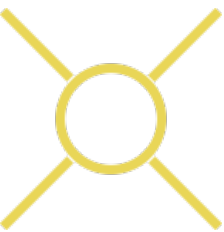
- Charnwood Borough Council - P/23/2197/2 FULL - (Case Officer; Liam Ward)
- Hinkley & Bosworth Borough Council - P/23/01144/FUL - (Case Officer; Matthew Jedruch)

The building comprised a structure over 2 full floors with part of the building incorporating an additional storey, this facing the A50, in the form of a basement. In total the approved building has a footprint of 1778m2 and a total floor area of 3752 sq mtrs.

The proposed material palette comprises red and buff brickwork alongside areas of white render, forming a fragmented composition. A black concrete roof tile is indicated on the approved drawings.



Planning Approved CGIs





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ARCHITECTURE IS NOT
JUST ABOUT BUILDING.
IT'S A MEANS OF
IMPROVING PEOPLES
QUALITY OF LIFE.

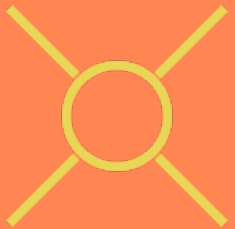
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PLANNING APPROVED ARCHITECTURAL DRAWINGS

PREPARED BY EDMUND WAILLIAMS ARCHITECTS

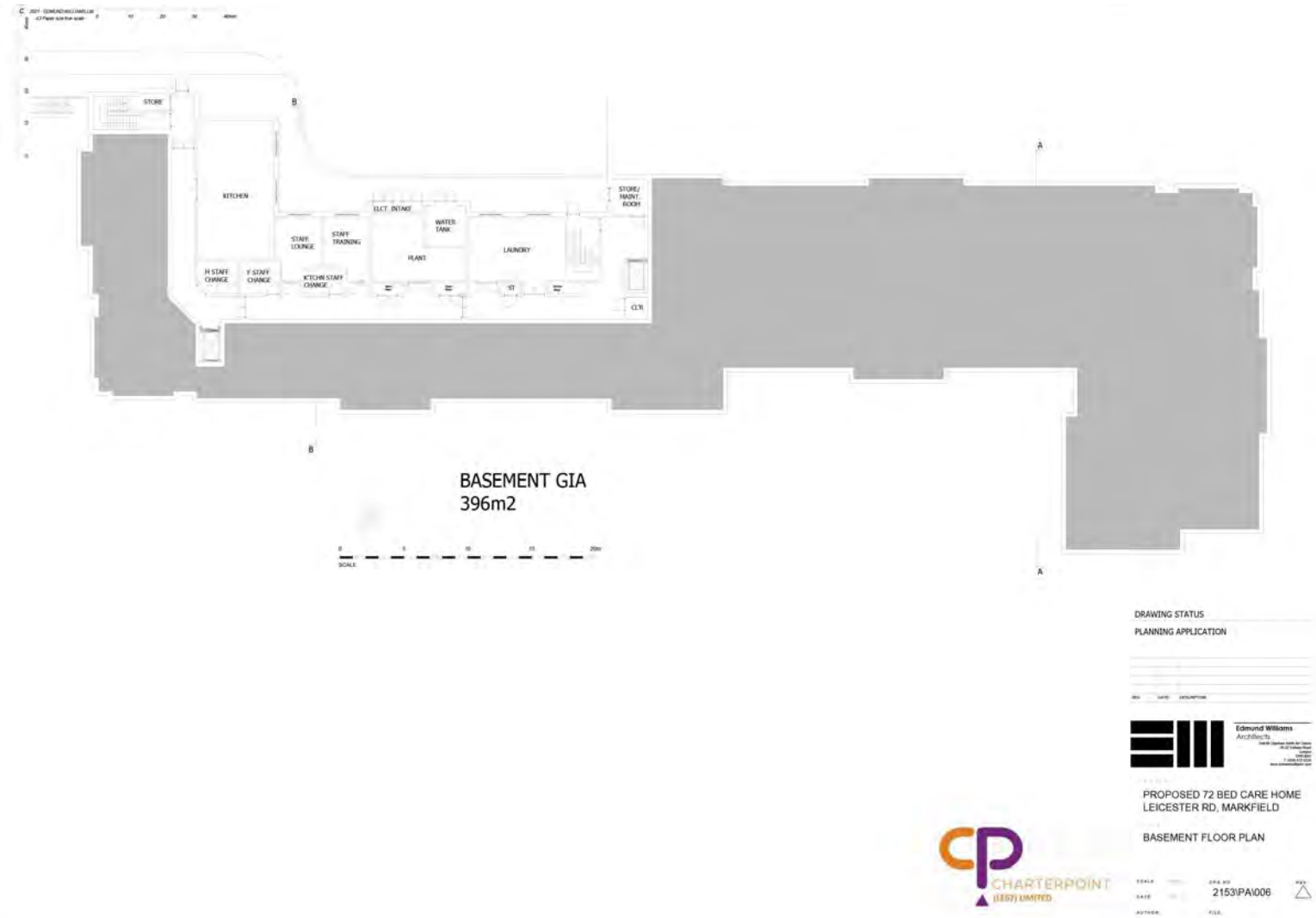




PROPOSED SITE PLAN



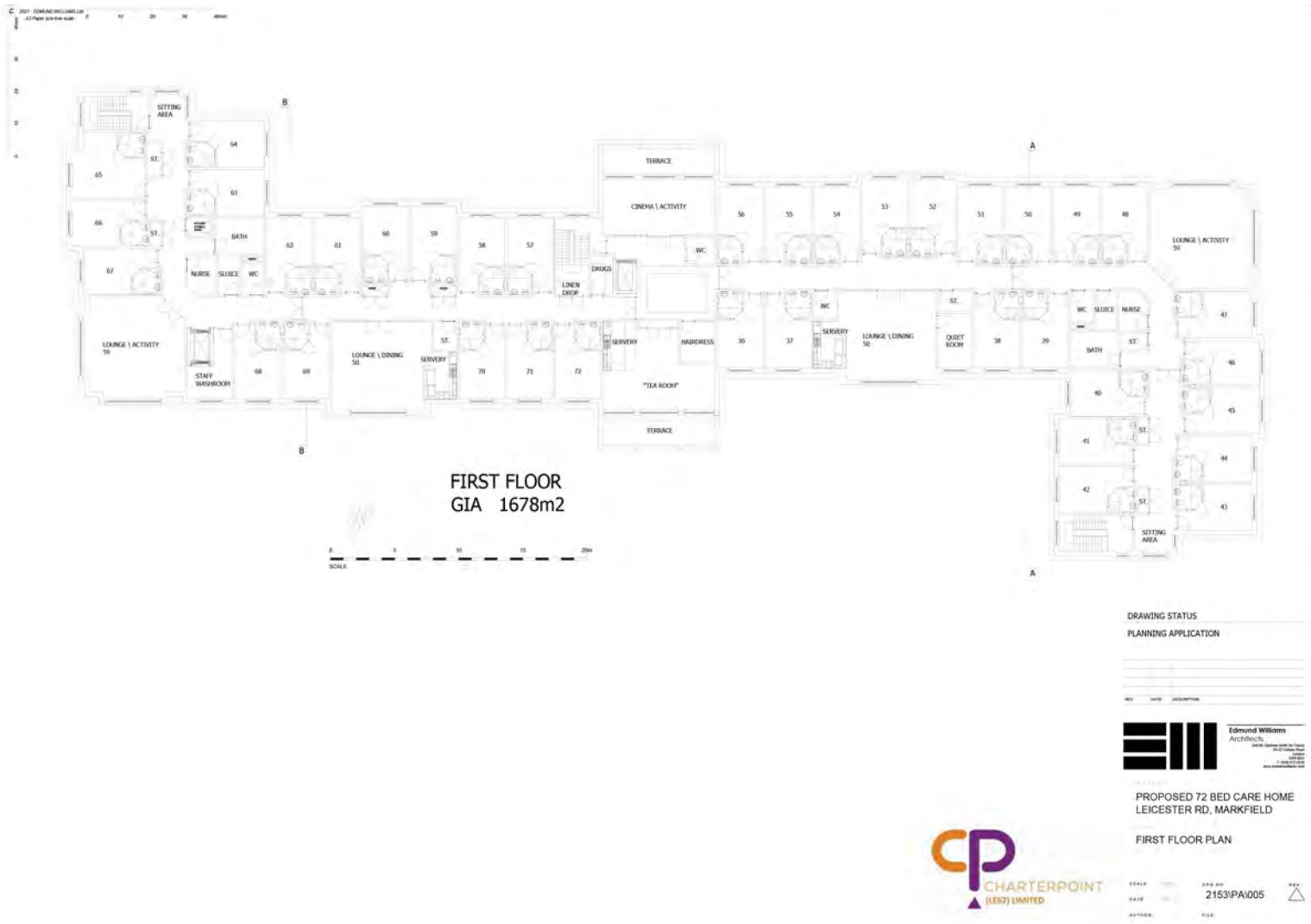
PROPOSED
BASEMENT FLOOR GA PLAN



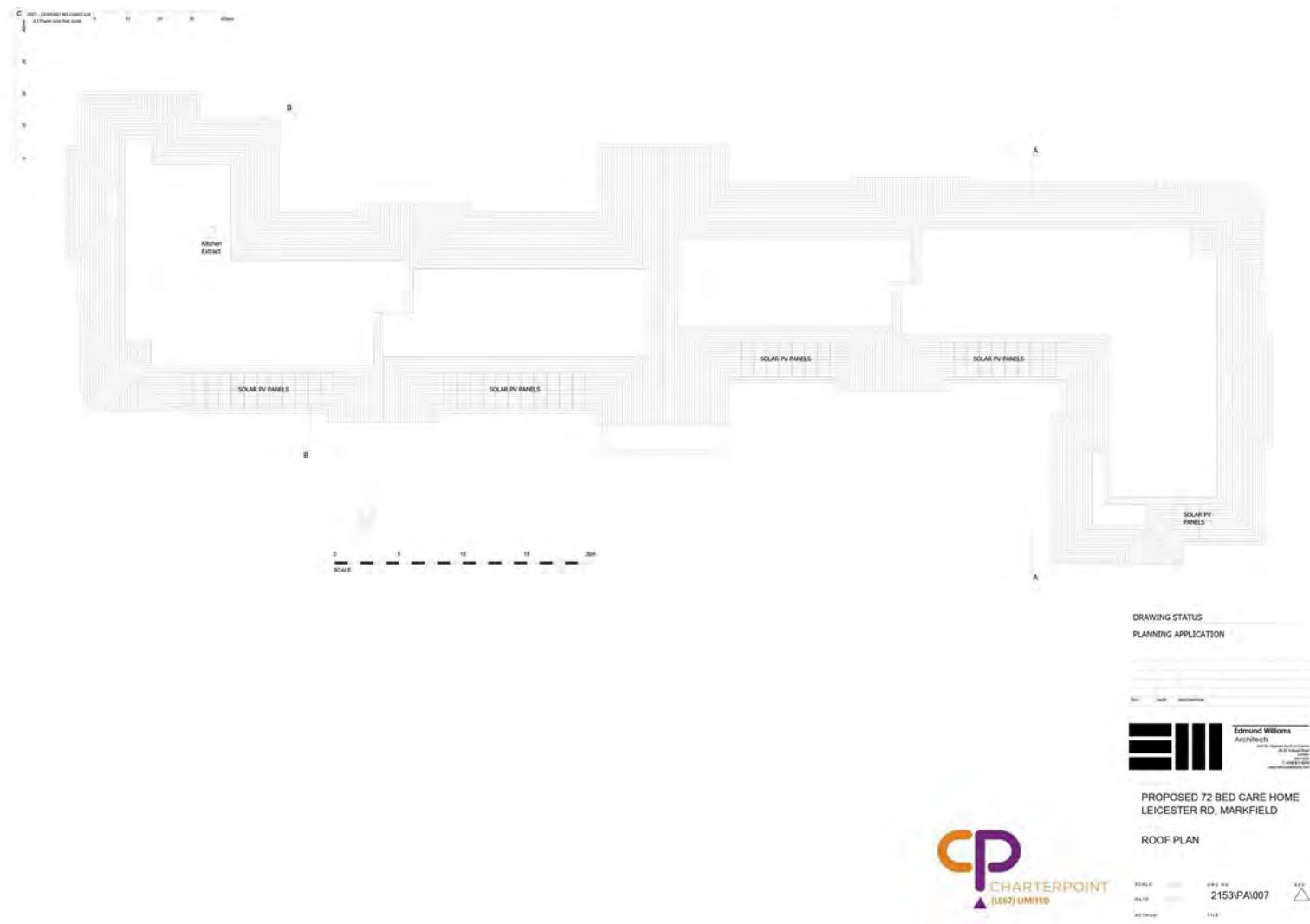
PROPOSED
GROUND FLOOR GA PLAN



PROPOSED
FIRST FLOOR GA PLAN



PROPOSED ROOF PLAN





PROPOSED ELEVATIONS 2



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



DRAWING STATUS
PLANNING APPLICATION

NO.	DATE	DESCRIPTION



PROJECT
PROPOSED 72 BED CARE HOME
LEICESTER RD, MARKFIELD
TITLE
PROPOSED ELEVATIONS 2

SCALE	DRAWN	DATE	NO.
DATE	DATE	2153/PAI011	
BY/DATE		FILE	

PROPOSED ELEVATIONS 3





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PLANNING MEETING

Following the purchase of the site by Crown Care Ltd, on the 9 March 2026, Plan5 Ltd and representatives of Crown Care met with Liam Ward, Planning Officer at Charnwood Borough Council, to discuss the principles of proposed alterations to the approved plans.

While detailed proposals were not finalised at this stage, indicative sketches illustrating the key design changes were presented. Discussions also included the proposed approach to external building materials.

The meeting was positive. Although full details are to be submitted, no concerns were raised by the Planning Officer regarding the principles of the proposed amendments. It was agreed that a Section 73 application would be required to vary the approved plans.

Key Changes Discussed

- Removal of the basement level
- Reduction in overall building footprint to achieve a more efficient layout
- Rationalisation of the building material palette

Information Required for Section 73 Application

It was noted that the following documents would be required to support the application:

- Updated architectural drawings (including Site Plan, General Arrangement Plans, Roof Plan, Site Sections, and Building Elevations)
- Updated Landscape Plan
- Updated arboricultural information (if impacts on trees arise)
- Updated Biodiversity Net Gain (BNG) appraisal and metric
- Technical Acoustic note



Plan 5 LTD sketches that formed part of our initial enquiry to Liam Ward over email on 13.02.26

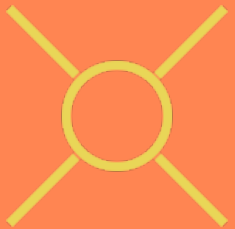


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SECTION 73 APPLICATION PROPOSAL

72 BEDROOM CARE HOME DEVELOPMENT



DESIGN DEVELOPMENT

Overview: The planning approved scheme has been developed sensitively to the approved plans. Changes have been introduced only where essential and to provide a building layout that suits the operational requirements of Crown Care and achieves a more efficient use of space.

Key differences, to the approved plans, are:

- Removal of basement accommodation
- Reconfiguration of internal spaces across each floor level
- Introduction of accommodation to central roof space (staff only accommodation)
- Minor adjustment to building footprint to reflect alterations to plans
- Minor adjustment to the setting out of the building on the site plan
- Inclusion of Sub Station

Whilst alterations have been made to achieve a scheme that suits the requirements of the Care operator, key aspects of the approved plans remain unaltered. These include, not limited to:

- Access to and from the site, parking quantum, highways details
- Servicing arrangements, including tracking of servicing vehicles
- Retention of trees / hedges, which is per the approved planning details
- Approach to acoustic design
- Approved sustainability details
- Ecology

Key aspects of the approved plans that remain prevalent within the revised details include:

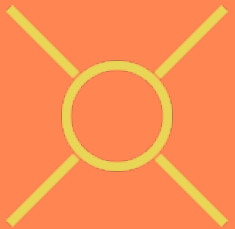
- Principles of approved landscape proposals & BNG
- Principles of the approved building mass & scale, inclusive of approved building heights
- Material application

Documentation has been submitted as part of the Section 73 application in support of the variation to approved details in each of these respects.



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DEVELOPMENT PROPOSAL DRAWINGS





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PROPOSED SITE PLAN

Principles: The proposed site plan has been developed in full accordance with the principles established under the approved scheme, whilst accommodating the revised internal building configuration. The building itself remains in the same location as previously approved, with only minor and carefully considered adjustments to surrounding garden areas to reflect the updated footprint. These refinements serve to enhance both resident enjoyment and privacy, improving the relationship between internal and external spaces.

Key biodiversity planting zones are fully retained, ensuring continuity of the approved ecological strategy. This is further supported by updated ecological assessments submitted as part of the application, which confirm the robustness of the approach.

The primary access into the site from Leicester Road remains unchanged, and all previously approved details in this regard are fully maintained.

The internal roadway layout continues to follow the principles of the approved site plan, with the exception of a minor, targeted amendment in the vicinity of Tree T7. This adjustment responds to level changes and has been specifically designed to improve protection of Root Protection Areas (RPAs), as discussed elsewhere in this document. Importantly, vehicle tracking remains identical to the approved scheme, confirming that the development continues to operate effectively.

Parking provision is unchanged and remains fully compliant with the approved ratios.

Servicing arrangements are addressed separately within this document.

Conclusion: Overall, the proposed site plan represents a sensitive and well-considered evolution of the approved scheme, maintaining compliance with key principles while delivering tangible improvements to layout, amenity, and environmental response.



DEVELOPMENT PROPOSAL

Layout Overview: The Section 73 application seeks, in part, consent to vary the internal configuration of the approved General Arrangement plans, while fully respecting the established form and overall footprint, which remain closely aligned with that of the extant permission. Plans shown right.

The revised layout has been carefully optimised to enhance operational efficiency, particularly in terms of staffing and day-to-day functionality. The care home is configured to provide 36 bedrooms on each floor, all of which benefit from high-quality wet room en-suite facilities. In addition, four premium rooms are incorporated, offering enhanced accommodation with private kitchenettes and lounge areas, thereby broadening the range and quality of provision available to residents.

At ground floor level, the scheme delivers a welcoming reception area alongside a diverse and well-considered range of day spaces, including lounges, a family room, hair and nail salon, cinema, bar, and two dining rooms. These spaces are arranged to create a variety of communal environments that actively support interaction, activity, and resident wellbeing. The main kitchen and staff offices are also conveniently located at this level, together with a storage area adjacent to Stair 1, ensuring efficient day-to-day servicing of the building.

The first floor reflects the successful principles established at ground level, providing a consistent arrangement of varied communal spaces that support both resident experience and operational efficiency, while also facilitating streamlined construction. Laundry and linen storage facilities are located at this level to support effective management. A key feature is the generous central terrace positioned to the front of the building, providing direct access to high-quality external amenity space.

Vertical circulation is robust and carefully considered, with two lifts serving all floors and three staircases providing safe, efficient movement throughout the building, including compliant means of escape in emergency situations.

At second floor level, back-of-house accommodation and plant are centrally located, maximising operational efficiency while minimising any impact on resident areas.

Importantly, the proposed amendments result in a total Gross Internal Area (GIA) of 3,645 sq m, representing a reduction of 107 sq m compared to the approved scheme. This reflects a more efficient use of space without compromising the quality of accommodation or the functionality of the building.

Conclusion: In summary, the proposed internal reconfiguration represents a clear and well-justified enhancement to the approved scheme. It delivers improved operational efficiency, a high-quality and varied living environment for residents, and a more effective use of space, all within the parameters of the established building form.

The reduction in GIA further demonstrates the efficiency of the design approach. Collectively, the amendments result in a more robust, deliverable, and resident-focused scheme with no adverse impact on the approved provisions and external envelope.



Proposed Ground Floor Plan

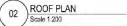


Proposed First Floor Plan



Proposed Second Floor Plan

[illegible]



 CROWN CARE		
Crown Care Development sdn. bhd		
P2 Block 20, East Horizon (Sembawang)		
Residential Works: ☐ Commercial: ☐		12.67 HEC A
PS04	DP1 (H2)	
G/A Name:		
Planning	M. Yuson	M.C. / MC
12/2008A1	A1 - Landscape	23.04.2008
PLAN⁵ Architectural Design © 2008 Crown Care Development sdn. bhd.		

DEVELOPMENT PROPOSAL

Scale & Mass - Context

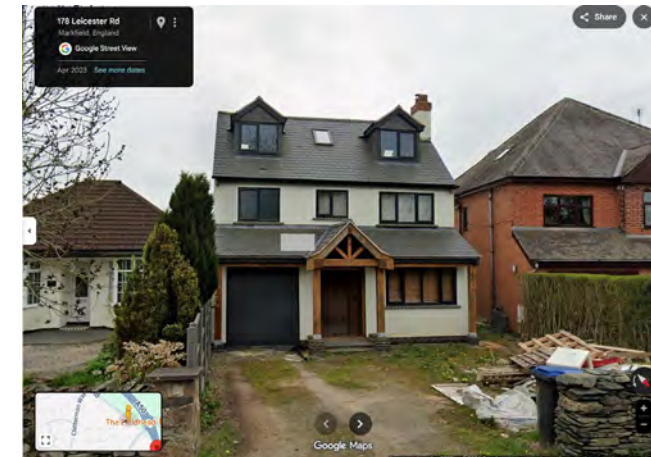
Basement / Loft Space: As part of the internal reconfiguration, the basement level has been omitted. Staff ancillary accommodation and plant have been relocated to the centrally positioned roof space. The proposed second floor is served by a centrally located lift and staircase, ensuring appropriate access and circulation.

To the left of the main entrance bay, within the roof plane, two **Velux-style rooflights** are proposed. Such features are characteristic of local properties that incorporate accommodation within the roof space, of which there are several examples in the surrounding area, an example of which is shown below (property located immediately opposite site).

The planning approved basement had a floor areas of 396sq mtrs. The proposed Second floor accommodation, located within the roof structure, has a floor area of 256sq mtrs.



PROPOSED FRONT ELEVATION SHOWING 2 NUMBER VELUX ROOF WINDOWS (FRONTING LEICESTER ROAD)



Conclusion: The revised design represents a clear and significant improvement in the efficient use of space within the building envelope, with accommodation carefully and sensitively integrated within the central roof space. The removal of the basement notably reduces the perceived scale and massing of the development when viewed from the A50, resulting in a building form that aligns more closely with the height and character of surrounding properties.

Furthermore, the proposed internal alterations deliver a marked enhancement in the overall efficiency of the scheme, optimising both spatial arrangement and circulation while also reducing the capital cost of development. These changes collectively contribute to a more coherent, viable, and contextually responsive design solution.

PROPOSED ROOF PLAN

Principles: The proposed roof plan maintains full consistency with the approved scheme in terms of form, scale, and massing. Eaves levels and ridge heights remain aligned with those previously consented, ensuring that the overall visual profile of the building is consistent with the approved building.

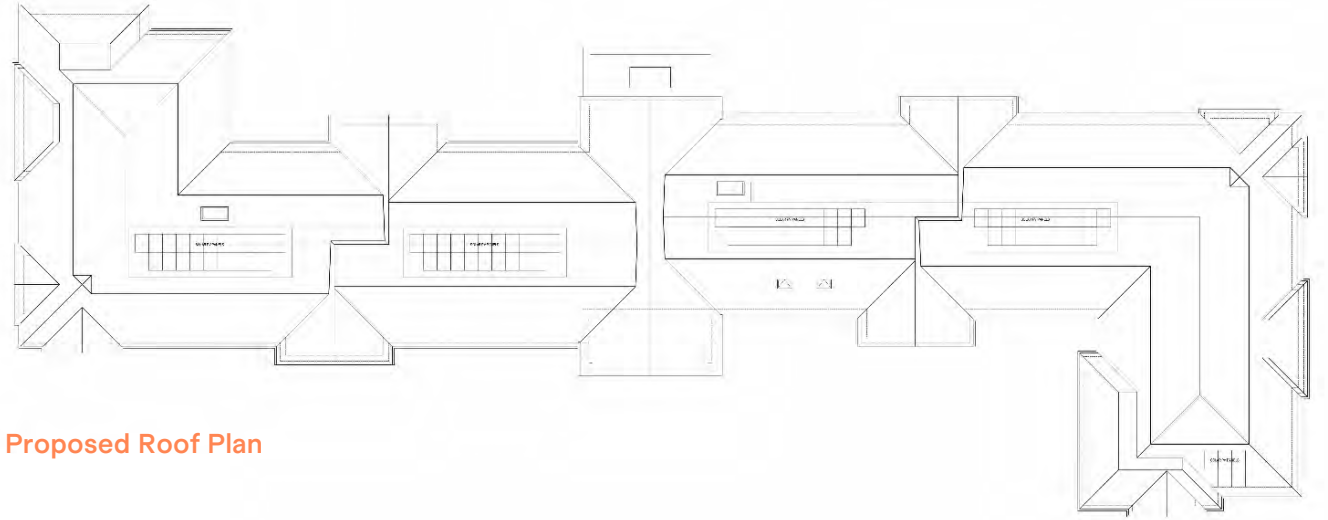
This is evidenced in further detail within this document (refer to *Scale & Mass – Context*), confirming that the proposals do not give rise to any material alterations in the building's appearance or its relationship with the surrounding context.

The PV panels have been rationalised and relocated from the pitched roof to the flat roof section, resulting in a cleaner and more coherent roofscape. This approach reduces visual impact while maintaining the scheme's sustainability objectives.

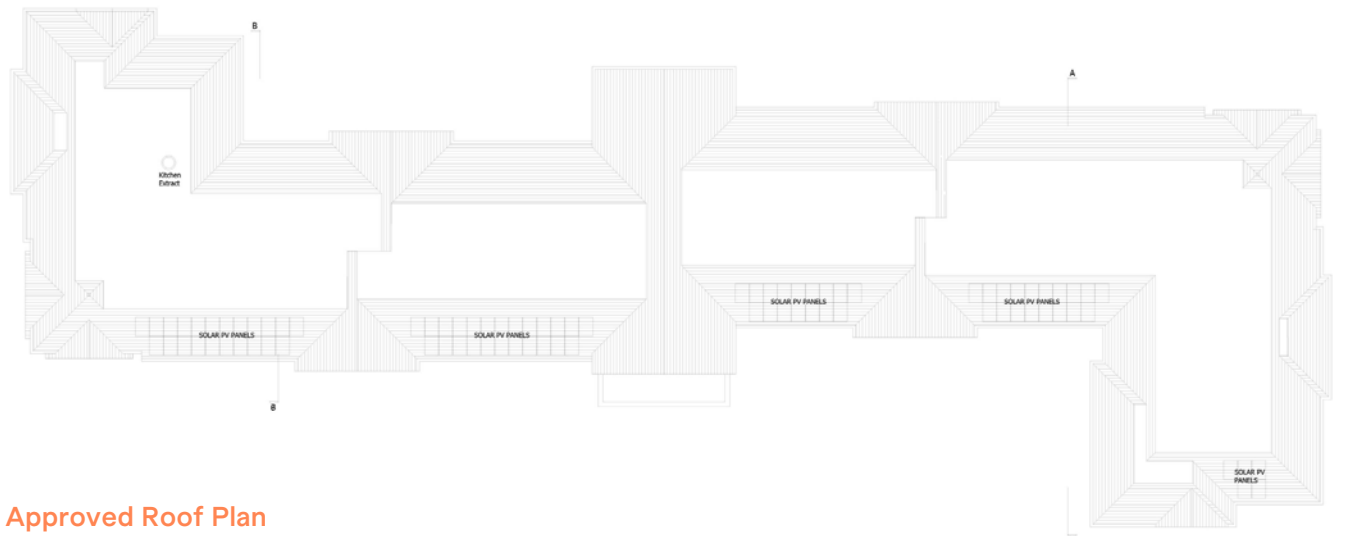
To facilitate safe and compliant maintenance access, flat roof access hatches are provided on either side of the roof, together with a low-level fall arrest safety line. This ensures that all servicing requirements can be undertaken safely and efficiently without affecting the overall form or appearance of the building.

Conclusion: In summary, the proposed roof plan remains fully consistent with the approved scheme, preserving the established form, scale, and massing of the building.

Under the Section 73 application, the development maintains its approved visual profile and relationship with the surrounding context, resulting in no material impact when compared to the extant permission.



Proposed Roof Plan



Approved Roof Plan

PROPOSED ELEVATIONS

The proposed building massing has been developed in accordance with the approved scheme and continues to reflect its established design principles. Notably, the proposal introduces a reduction in built form to the rear of the site through the removal of the previously approved basement level. This results in a reduced built presence to the rear, establishing a more sensitive and less intensive relationship with the garden, with site levels thoughtfully reconfigured to reinforce and support this improvement.

The linear form of the approved building is retained, ensuring continuity with the extant consent. As before, the building elevation is articulated through a series of projecting and recessed bays, together with subtle variations in building depth, which serve to break down the overall mass and create visual interest.

Further modulation of scale is achieved through varied roof heights and architectural features, consistent with the approved design approach. This layering of form continues to reduce perceived bulk and reinforces the building's compatibility with its surroundings.

The material palette has been refined to provide a more coherent and robust architectural expression, in keeping with the portfolio of homes operated by Crown Care. The previously ad hoc use of render has been removed and replaced with a red brick at 'plinth' level. The main build line includes for a stone header band, with red brick above. Red panelled gable projections are retained, reflecting the established design principles set out in the approved scheme, additional stone detail is added to the upper gable aspect. The roof material remains as black plain tiles, consistent with the approved plans, ensuring visual continuity and a cohesive overall finish.

Conclusion: Overall, the proposed amendments represent a considered and positive evolution of the approved design, enhancing material quality, reducing visual complexity, and improving the building's relationship with its context, while fully adhering to the original design intent.



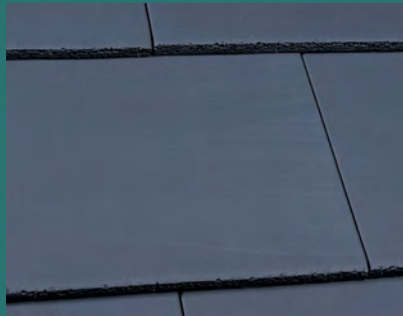
PROPOSED MATERIALS

Materials

The proposed building will utilise a mixture of brick and stone, consistent with the established character of the neighbourhood. A grey concrete roof tile is proposed, reflecting both the traditional appearance of surrounding properties and the material palette of the former building previously on the site. This approach ensures continuity with local vernacular whilst delivering a robust, durable, and contextually appropriate finish.



Red Facing Brick: Ridings Weathered Blend



Concrete Roof Tile



Portico at front entrance

Example of UPVC window and style as proposed with Stone cill and head. White fascia and soffit with black rainwater goods are proposed for use under this application.

PROPOSED SITE SECTIONS

Principles: Site levels have been comprehensively considered and are clearly illustrated within the proposed Site Plan and accompanying Site Section drawings. The most notable change relates to the treatment of levels within the rear garden, following the removal of the previously approved basement.

As a result, ground levels are now set at grade, enabling direct and level access from ground floor bedrooms onto external patio areas. This represents a significant improvement in accessibility, particularly for residents, and materially enhances the usability and enjoyment of external amenity spaces.

As referenced elsewhere in this document, levels in the vicinity of Tree T7 have been carefully reviewed and adjusted to facilitate a no-dig solution, in accordance with the principles established under the approved scheme (Charnwood Borough Council ref: P/23/2197/2 FULL). This ensures that tree protection measures are maintained and reinforced.

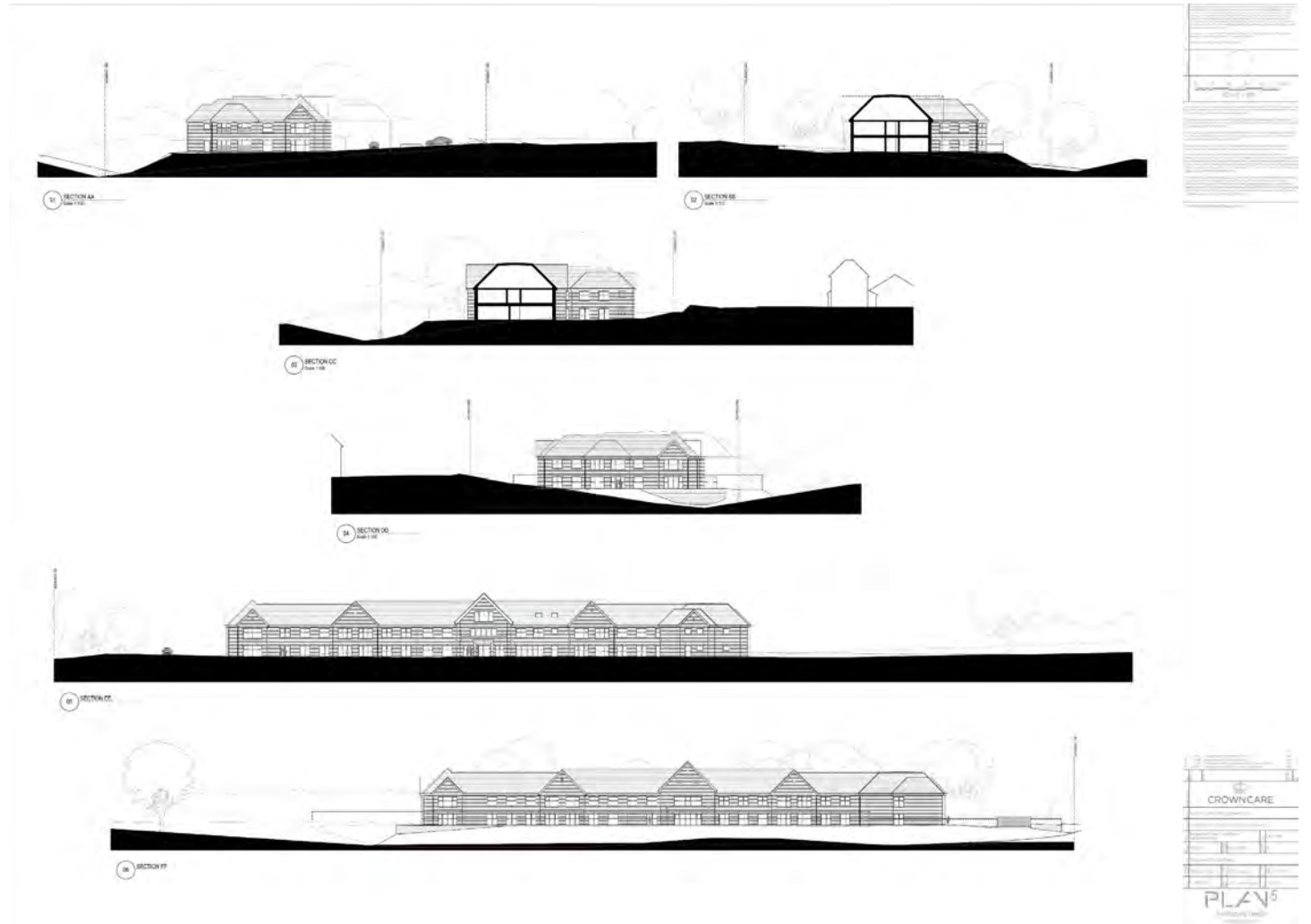
Importantly, site entrance levels have been rationalised to provide a 1:20 gradient from back of highways, and the internal driveway and parking areas are consistent with those approved. This ensures the building continues to sit comfortably within its setting and reflects the established design intent of the extant permission.

Pedestrian areas as proposed are now no greater than 1:20 enabling a DDA compliant access strategy throughout the development.

Building levels are indicated on drawing DP(2)001. They are:

- Ground – 174.585
- First – 177.610
- Second – 180.615

Conclusion: The revised approach to levels represents a clear improvement in terms of accessibility, usability, and environmental sensitivity, while remaining fully aligned with the approved scheme.



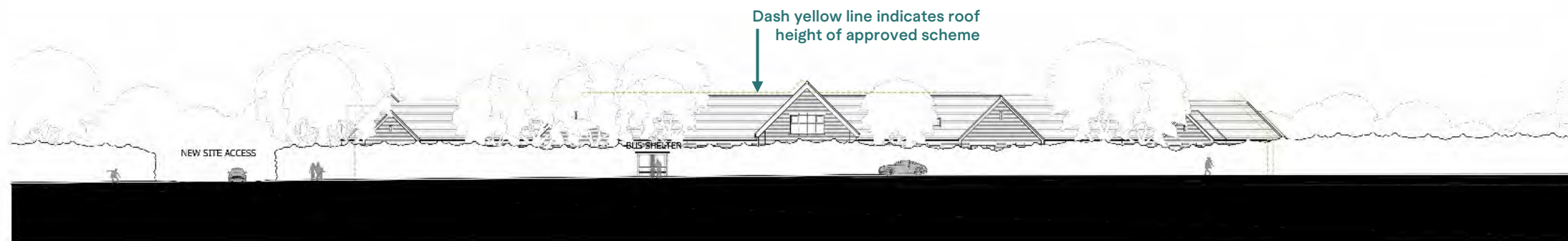


PLAN⁵
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DEVELOPMENT PROPOSAL

Frontage & Massing to Leicester Road

Aligned with the planning approved scheme, the proposed building frontage has been designed to replicate the approved mass and scale. The building maintains its two storey presence to Leicester Road and the ridge level is representative of the approved ridge level, as is shown on drawing DP(2)001 and below. The rhythm of the building when viewed from all aspects is reflective of the approved scheme, with projecting bays and gable fronts breaking the building & roof massing. The sectional elevation shown below is a direct comparison of the planning approved drawing, above (coloured), with the proposed Section 73 application design shown under (black & white).



Conclusion: Overall, the proposed frontage, scale, and massing create a design that responds sensitively to its surroundings, reinforces the character of the area, and establishes a high-quality development that strengthens the streetscape. Importantly, the building is directly relatable to the planning approved scheme.



CARING FOR THE
ELDERLY MEANS
DESIGNING FOR
DIGNITY, COMFORT
AND JOY, NOT JUST
SURVIVAL.

PLAN⁵
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DEVELOPMENT PROPOSAL

Internal Amenity Spaces



As is consistent with all homes owned and operated by Crown Care, the internal resident social areas (identified in pink on the submitted plans) are deliberately positioned at the heart of the building, with additional shared spaces located within the cores of each bedroom wing. This carefully considered layout ensures that residents on every floor benefit from convenient and equitable access to a range of communal amenity spaces, while also enabling efficient staff oversight and supervision.

These spaces are designed to achieve high levels of natural daylight and are strategically oriented to provide attractive outlooks over both the front car park and the rear garden areas, as well as wider views beyond the site. This dual aspect significantly enhances the quality of the internal environment and contributes positively to residents' wellbeing.

At first-floor level, this provision is further complemented by a generous external terrace, ensuring direct access to outdoor amenity space from within the building. This strengthens the connection between internal and external environments and promotes increased use of shared spaces.

Collectively, the combination of accessibility, natural light, and high-quality outlook ensures that these social areas will function as welcoming, engaging, and well-utilised spaces, making a meaningful contribution to the overall living environment for residents.

- Ground Floor: 363.9 sq.m
- First Floor: 241 sq.m
- **Total: 604.9 sq.m**

(Shared by 72 residents = 8.4 sq.m per resident)

DEVELOPMENT PROPOSAL

Amenity Space – Terrace / Garden

Terrace: Under the approved Charterpont Planning scheme, the first-floor level incorporated two centrally positioned terraces to the front and rear of the building. Whilst the front terrace was of sufficient depth to function as meaningful amenity space, the rear terrace—at just 2 metres in depth—was severely constrained and offered limited practical usability, particularly when assessed against the needs and expectations of future residents.

The proposed Section 73 application introduces a clear and considered improvement by rationalising the provision of external amenity space into a single, high-quality terrace located at the front of the building, image right. This terrace provides a generous 31.5 sq m of genuinely usable space, representing a significant enhancement in both functionality and overall user experience.

Importantly, the terrace is now integrated within the building envelope, affording a greater degree of enclosure and shelter compared to the previously approved arrangement. This design approach not only improves comfort and usability throughout the year but also creates a more tranquil and protected environment for residents. Furthermore, the terrace benefits from open and attractive views across the front of the site towards Leicester Road, enhancing its amenity value.

Overall, the proposed amendment delivers a more efficient, usable, and higher-quality external space, representing a clear material improvement over the extant consent.

Garden: The proposed development fully retains and respects the approved provision of external garden space. The layout, extent, and function of these areas remain consistent with the extant planning permission, ensuring continuity in the quality and availability of outdoor amenity for residents.

As such, the proposals maintain compliance with the approved scheme in this regard, with no diminution in provision or quality. Full details of the garden design and landscaping strategy are set out within the Landscape section of this document.

Conclusion: In summary, the proposed amendments represent a clear enhancement to the quality, usability, and overall provision of amenity space when compared to the approved scheme. The rationalised terrace design delivers a more functional and attractive environment for residents, while the garden provision remains fully compliant with the extant consent. Collectively, these changes result in a more considered and robust scheme that better supports resident wellbeing without giving rise to any adverse impacts.



DEVELOPMENT PROPOSAL

Trees & Hedges (see also updated Arb Report)

Principles: The proposed development fully accords with the approved scheme in respect of tree and hedge treatment, with no alterations proposed in this regard. The established arboricultural strategy therefore remains robust and consistent with the extant planning permission.

Along the site frontage, existing trees and vegetation have been retained with reinstated grass areas to create a natural buffer between the proposed care home and Leicester Road. In places where the existing vegetation needs to be removed, these are supported by shrub enhancement and species rich native hedgerow to soften the appearance of the building and parking areas and to help integrate the development into its surroundings.

Along the northern and western boundaries, existing vegetation and trees are retained and enhanced with species rich native hedgerows and native trees such as Pine, Birch and Alder which also screens the development from the A50 which runs along the east and north of the site. Along the eastern boundary, existing grasslands and mature trees are enhanced with native foraging shrub mix to enhance biodiversity, reinforcing the natural setting of the site and supporting ecological continuity.

T7: Notwithstanding the above, the Section 73 application introduces a targeted and positive refinement to the relationship between the internal driveway, adjacent parking, and Tree T7. This change has been carefully developed to enhance the protection of Root Protection Areas (RPAs), and specifically to reduce any potential impact on T7.

Under the approved scheme, a section of the internal driveway and associated retaining wall encroaches into identified RPAs, necessitated by a level change of

approximately 1.2 metres to achieve alignment with the building's finished floor level. This arrangement introduces avoidable pressure within sensitive root zones.

The proposed amendment addresses this by reconfiguring this part of the site to ensure that all retaining wall structures required to accommodate level changes are located outside of RPAs. This represents a clear improvement in arboricultural terms, reducing direct and indirect impacts on retained trees.

In addition, the parking layout in the vicinity of the building entrance has been carefully revised to further respect RPAs. Parking bays have been realigned to avoid encroachment, with particular attention given to Bay 9, thereby strengthening the protection of trees along the Leicester Road frontage.

Importantly, these enhancements are achieved without any reduction in parking provision. The scheme continues to deliver the approved quantum of 34 spaces, including 4 blue badge bays, ensuring full compliance with operational and accessibility requirements.

Overall, the proposed changes represent a sensitive and considered response, delivering a demonstrable improvement in tree protection while maintaining the functionality and efficiency of the site layout.



Planning approved Site Plan Extract

RPA encroachment



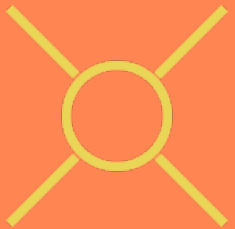
Proposed Section 73 Application Site Plan Extract demonstrating no encroachment to RPA zones to T7 or adjacent trees

Conclusion: In summary, the proposed amendments deliver a clear and measurable improvement in arboricultural terms. By repositioning built elements and refining the parking layout to avoid encroachment into RPAs, the scheme enhances the protection of Tree T7 and surrounding vegetation, while maintaining full compliance with the approved tree and hedge strategy. These changes are achieved without compromising parking provision or site functionality, representing a balanced and well-considered enhancement to the approved scheme.

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DEVELOPMENT PROPOSAL

ACCESS & SERVICING



DEVELOPMENT PROPOSAL

Access

Vehicle & Pedestrian Access: In all instances, vehicle and pedestrian access is provided via the approved site entrance, with no alterations proposed as part of this application.

Vehicular access is provided from Leicester Road, leading directly into the site car park, with pedestrian routes connecting the building to the surrounding garden areas, seating spaces and external amenity areas. The landscape layout has been designed to provide a clear and easy to understand arrangement of paths and spaces, allowing residents to move safely through the site and enjoy different parts of the garden. This is particularly important in supporting the resident's care, where simple routes, accessible spaces and clear boundaries help create a secure and comfortable environment.

Level access into the building is provided within each opening. Internally, the building is served by two lifts, providing convenient and inclusive access to all floors.

Overall, the proposals deliver a legible, accessible, and inclusive environment, fully aligned with best practice and the principles of inclusive design.

Car and Motorbike Parking: Parking provisions in all cases are unchanged to those granted planning permission. The development continuous to provide 34 car parking spaces, including 4 bays for blue badge holders. In addition 3 spaces are provided to motorbikes. 6 electric vehicle (EV) charging points will be installed in line with the planning approved scheme, including 1 space for blue badge holders, thus supporting sustainable travel choices.

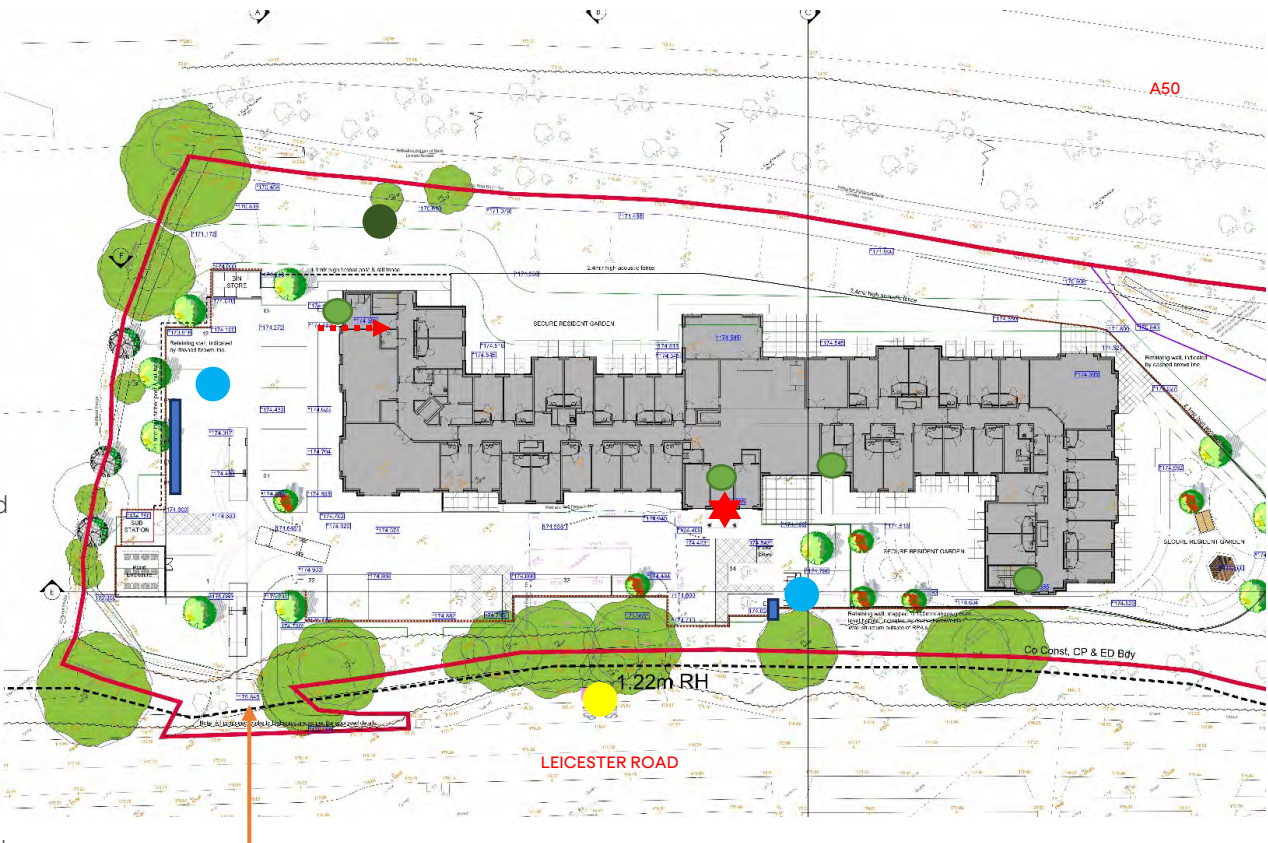
Cycle Parking: 8 cycle spaces are provided in line with the approved details.

Conclusion: The proposed access and parking strategy is fully reflective of the approved scheme and ensures safe, inclusive, and sustainable travel to and from the site.

Key:

-  Primary Access Point
-  Secondary Access Point (Deliveries)z
-  EV Charger Points

-  Emergency Escape
-  Cycle Store - Parking
-  Existing Bus Stop



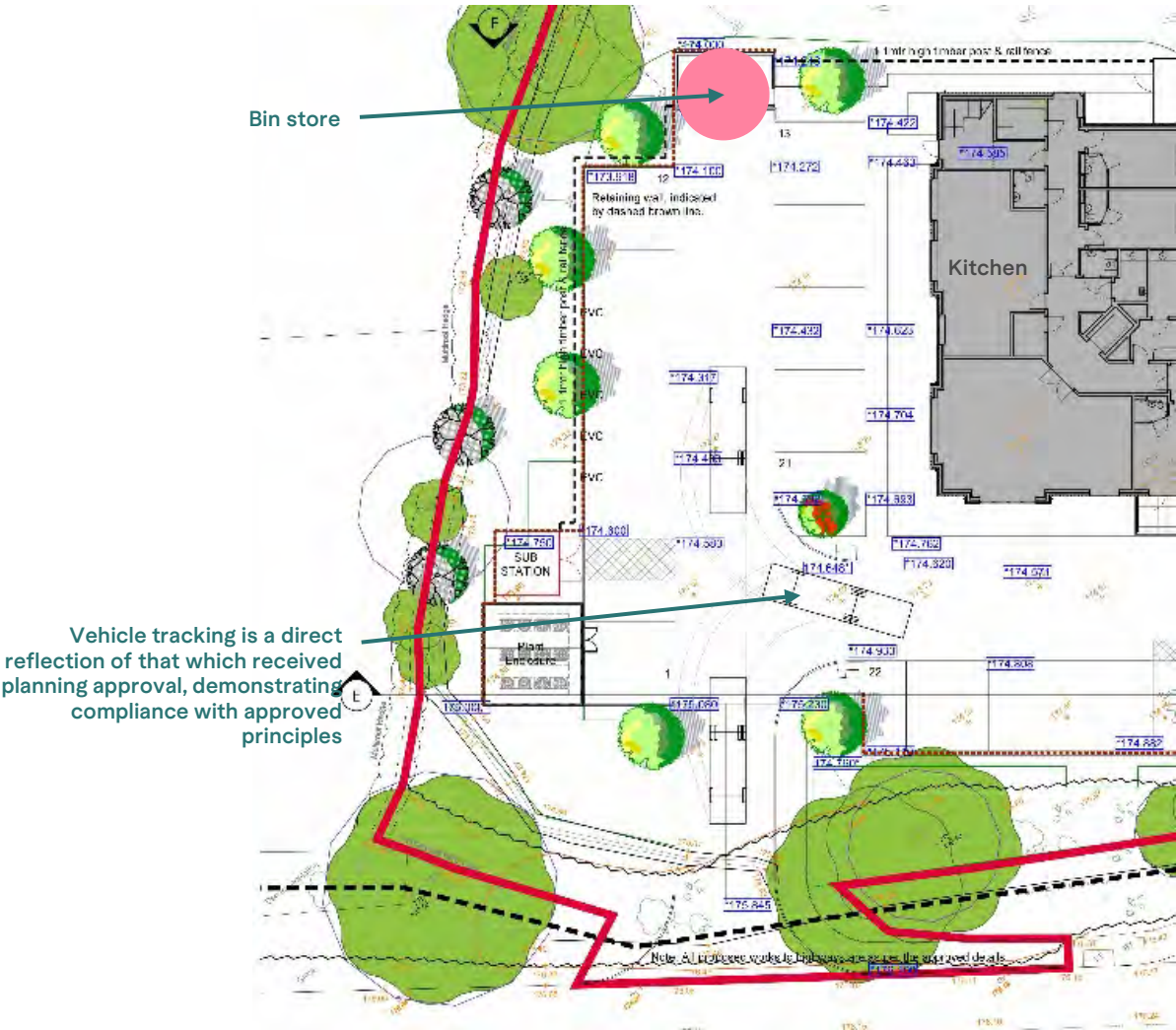
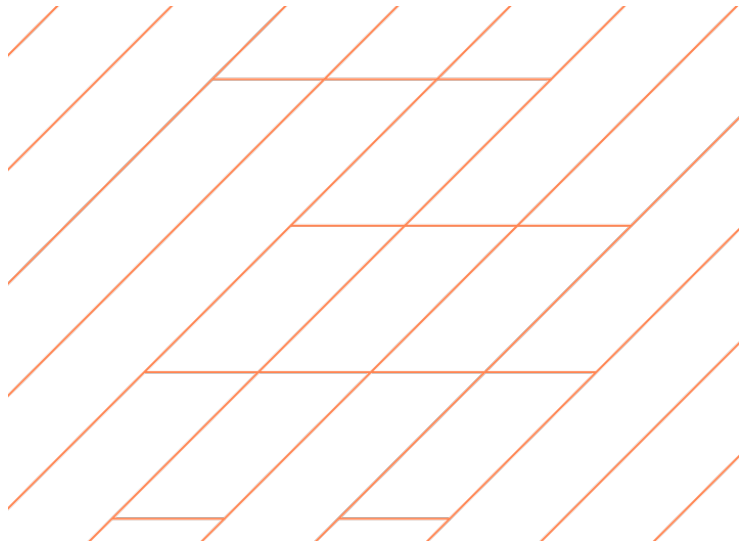
ENTRANCE FORMING
VEHICLE & PEDSETRIAN
ACCESS TO SITE IN STRICT
ACCORDANCE WITH
APPROVED DETAILS

Site Plan: NTS

PROPOSED DETAILS

Servicing & Refuse: A dedicated covered bin store is provided within the car park (indicated by pink dot right), positioned conveniently adjacent to the staff and service entrance the kitchen and staff entrance. Approved tracking has been reused to ensure that refuse vehicles can enter and exit the site in a forward gear, maintaining safe and efficient servicing arrangements.

Refuse & Delivery principles are unchanged to those which were granted planning permission.



PROPOSED DETAILS

Emergency Services: Access arrangements for Emergency Service Vehicles are unchanged and are as per the planning approved scheme. Tracking shown previously indicates compliance with turning arrangements.

The Care Home has been developed in line with a **Progressive Horizontal Evacuation (PHE) Strategy**, with compartmentation designed into the layout & building fabric to support this approach and facilitate phased evacuation where necessary. The building is equipped with 3 staircases. Should the fire alarm be activated, the strategy relies on residents being escorted by members of staff away from the fire to a place of safety. In the event that a Full evacuation of the building is required, the strategy relies on a managed assisted escape procedure being brought into action to assist residents.

The building will be fitted with an internal sprinkler system, compliant with the provisions of *Approved Document B, Section B3 (Internal Fire Spread – Structure)*. Emergency escape stairs are incorporated as shown on the GA plans to each floor level, inclusive of refuge areas, designed in accordance with the travel distance and escape route criteria set out in *Approved Document B, Section B1 (Means of Warning and Escape)*. Each stair discharges directly to open air, ensuring safe and efficient evacuation for residents and staff.

In addition, the Care Home will be equipped with an **L1 fire detection and alarm system**, providing the highest level of automatic fire detection coverage as defined by BS 5839-1. A regular maintenance schedule will be adopted by the operator as part of the home's operational procedures to ensure continued reliability and compliance.

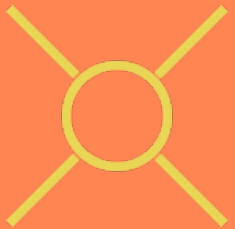
Consultation with the client during the design process has ensured that the scheme is aligned with the intended resident profile, staffing levels, and the adopted evacuation strategy. The development therefore combines **statutory compliance with operational suitability**, that should deliver a safe, resilient, and well-planned environment for future residents and staff.



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DEVELOPMENT PROPOSAL

SUSTAINABILITY

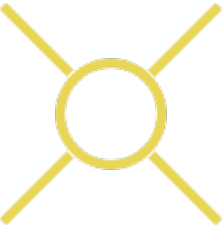


DEVELOPMENT PROPOSAL

Sustainability

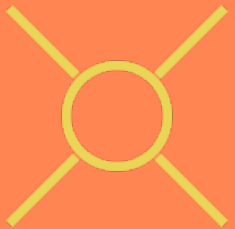
The scheme will be developed in line with the approved sustainability statement produced by Chord Consult

This will help secure a building that not only meets current standards but is resilient and adaptable to future sustainability requirements.



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DEVELOPMENT PROPOSAL **SUB-STATION**



DEVELOPMENT PROPOSAL

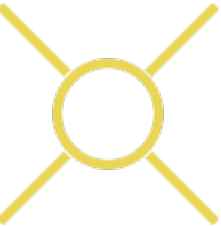
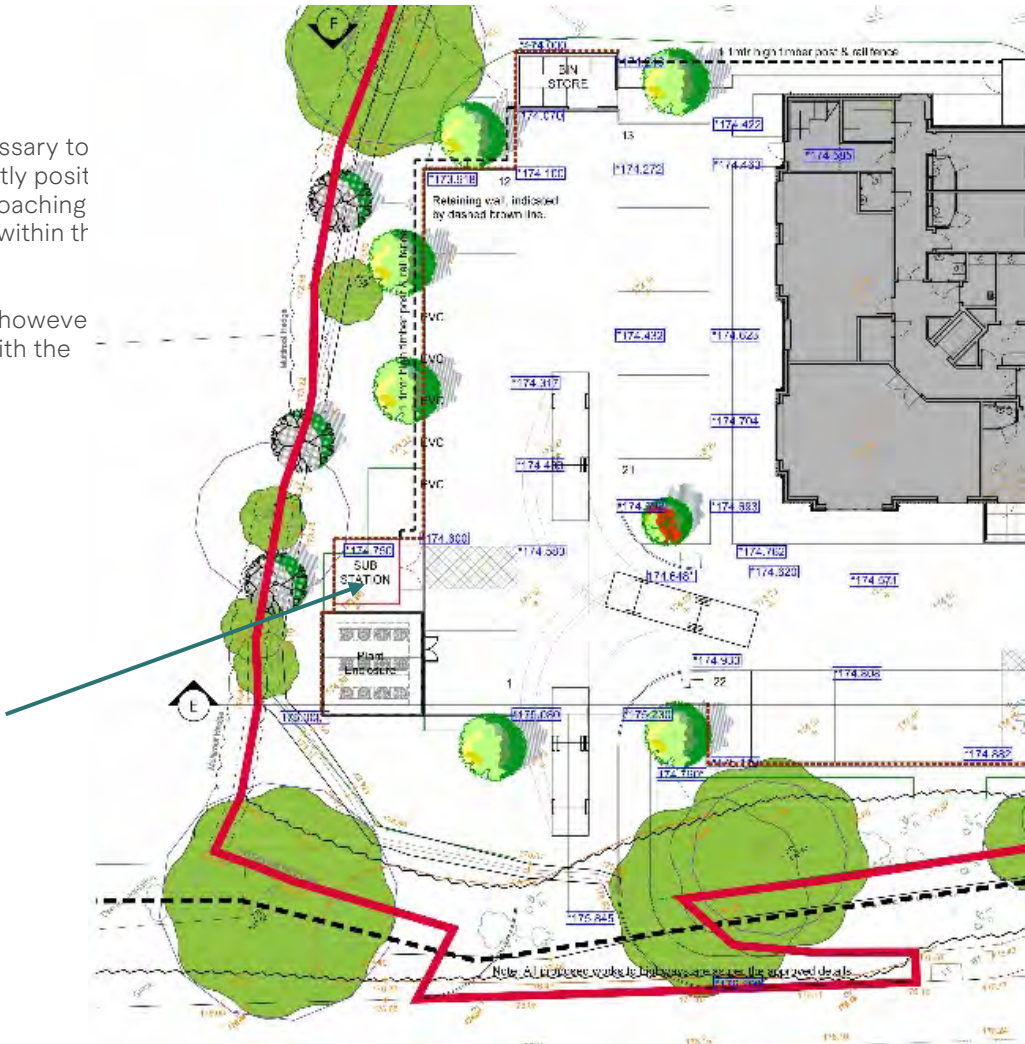
Sub-Station

The provision of a sub-station within the development forms part of this application and is necessary to support the operational requirements of the proposed scheme. The sub-station is to be discreetly posit behind the plant enclosure, ensuring that it is effectively screened from public views when approaching site from Leicester Road. As such, its inclusion will appear subordinate and visually unobtrusive within th wider context of the development.

An indicative example of a typical sub-station arrangement is provided for illustrative purposes; howeve final specification, appearance and associated infrastructure will be confirmed in consultation with the relevant statutory undertakers at the detailed design stage.

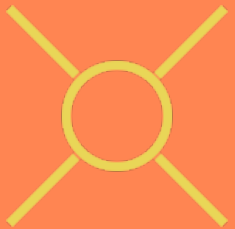


Typical Sub-Station enclosure



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DEVELOPMENT PROPOSAL **DESIGNING OUT CRIME**



DEVELOPMENT PROPOSAL

Designing Out Crime

In line with the approved details, the scheme has been carefully designed with crime prevention as a core consideration. The proposals incorporate a range of measures to ensure the safety and security of residents, staff, and visitors. The layout, landscaping, and physical security features work cohesively to deter criminal activity, manage access, and promote a strong sense of ownership throughout the development.

Where appropriate, the design responds to Secured by Design guidance, providing a balanced approach that enhances security while delivering a high-quality, welcoming, and non-institutional living environment for residents. Key consideration has also been given to Crime Prevention Through Environmental Design (CPTED), as is evidenced below.

Site layout and Movement Control (access):

Entering the Building: Public access to the site is provided via a single, centrally located entrance off Leicester Road.

A secure, centrally controlled entrance to the building is positioned directly off the car park, establishing a clear point of arrival. Internal lobby doors will be fitted with controlled access systems, linked to reception or a staff office, ensuring that only authorised individuals can proceed. This lobby functions as a secure buffer between the external and internal spaces.

Staff will access the building via a dedicated entrance to the north of the car park. Entry will be controlled through a secure system, incorporating features such as video intercom and keypad or fob access. Beyond this, an additional internal doorset will provide a secondary layer of security, creating a controlled zone. All visitors will be required to sign in on arrival.

Secondary Doors: External fire escape doors will be fitted with push-pad release mechanisms (internally) for safe egress but will remain secure against unauthorised access from outside. Doors providing access to garden areas will be fitted with alarms to alert staff if opened without authorisation, particularly during restricted hours at night, in order to protect resident safety.

Gardens: Secure courtyard gardens will be created for residents, with gates fitted with locks while remaining fully compliant with fire escape and operational requirements.

CCTV & Intruder Alarm: A comprehensive CCTV system and intruder alarm will be installed to monitor both internal and external spaces, as well as the building fabric & points of entry (windows and doors). The detailed design and specification will be undertaken by a specialist security provider at the appropriate stage. Clear signage will be displayed to act as a further deterrent to potential offenders in public external spaces.



DEVELOPMENT PROPOSAL

Designing Out Crime

Surveillance: The layout and orientation of the building have been designed to maximise natural surveillance across all areas of the site. Active resident lounges have been located at key vistas over the site. Staff offices are positioned at ground floor level with clear sight lines over the car park, while key staff facilities such as kitchens, staff rooms, and laundry areas—operational throughout the day—are strategically located to overlook the car park, bin stores, and cycle storage. Centrally positioned activity and dining rooms further enhance supervision of both the front and rear of the site.

Resident bedrooms are arranged to provide views across all aspects of the development, with window heights designed to ensure attractive outlooks from within. In addition, external terraces at first and second floor levels are located to the front of the building, providing residents with valuable outdoor amenity space while reinforcing an active and well-supervised frontage.

External Lighting: A comprehensive lighting scheme will be developed to ensure safe and secure use of the site during hours of darkness. Lighting will provide a “safe response” across all key areas, including walkways, car parking areas, entrances, and gardens, ensuring good visibility while avoiding glare or the creation of shadowed areas. In the evenings, motion sensors will activate lighting within publicly accessible spaces, further enhancing safety, deterring antisocial behaviour, and supporting efficient energy use.

Architectural Design, Physical Security & Defensible Space (in addition to those noted above):

Doors & Windows: The specification for doors and windows will prioritise strength, integrity, and resident safety. Final details will be confirmed during the detailed design stage; however, the intention is to install systems compliant with **PAS 24:2002** standards for all ground floor and first-floor locations accessible from outside.

Architectural Features & Roof Security: Flat roofs serving terraces at first-floor level will be secured with laminated glazed balustrade systems, including the resident terrace described above. Roof penetrations are limited to the highest roof areas, with access provided solely via internal routes. Once on the roof, a mansafe system will be in place to ensure safe maintenance access.

Internal Access Control: Access to resident areas (bedroom clusters) will only be possible once inside the home via the controlled entry system described previously. Movement through the building for visitors, staff, and residents will primarily be via one of two lifts. Staircases will be access-controlled (fob or key code entry) for staff use and will otherwise remain secured, except in the event of a fire alarm, when they will be available for evacuation purposes.



DEVELOPMENT PROPOSAL

Designing Out Crime

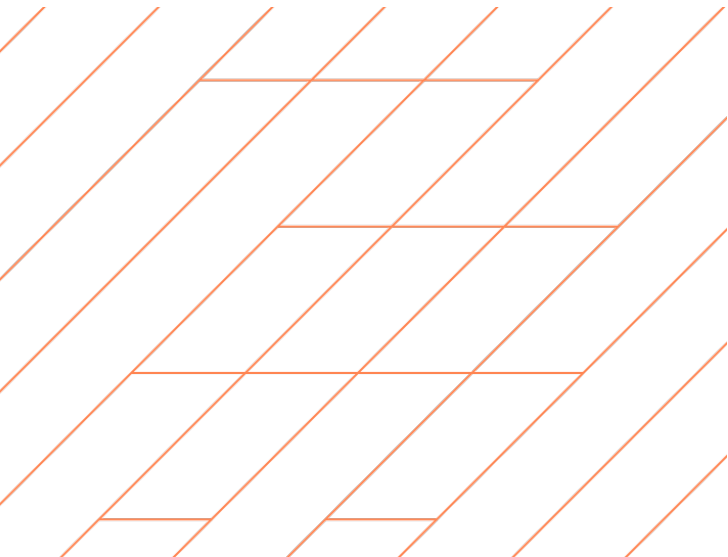
Boundary & Territorial Reinforcement: The site has a natural level of security, created via established hedges & trees. Additional security is provided through internal fences, noted on the site plan, that will create safe and secure resident spaces externally.

Landscape: The Landscape design proposal will further reinforce the security and enclosure of garden spaces, as detailed in the Landscape Section.

Management: The building will be fully managed on a 24-hour, 7-day-a-week basis. As part of the staff induction process, all employees will be briefed on site-specific security protocols and crime prevention measures.

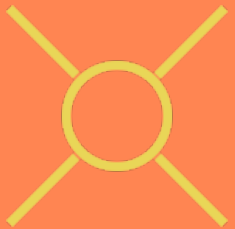
A structured maintenance schedule will be implemented by the Care Operator, setting out clear procedures for the regular inspection and upkeep of key systems. This will include (but not be limited to) the landscaping scheme, external and internal lighting, CCTV, intruder alarms, and fire alarm installations. These measures will ensure that all security and safety systems remain effective, reliable, and free from neglect throughout the lifetime of the development.

The home will operate in such a way that creates a safe, secure and reassuring environment for all who visit or live there.



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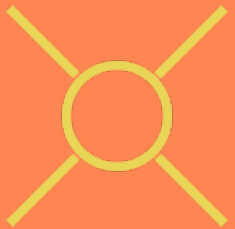
DEVELOPMENT PROPOSAL LANDSCAPE CONSIDERATIONS





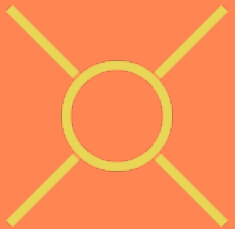
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DEVELOPMENT PROPOSAL **DRAINAGE**



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DEVELOPMENT PROPOSAL **SUMMARY & CONCLUSION**



DEVELOPMENT PROPOSAL

Summary & Conclusion

Planning Balance and Conclusion: This application seeks to vary the approved plans for a 72-bed care home facility.

In conclusion, the proposed Section 73 application represents a clear, logical, and well-justified evolution of the approved scheme. The amendments arise from the need to reconfigure the building to meet the operational requirements of the care provider, while fully respecting the established building form and site layout. The proposals remain firmly within the parameters of the approved scale, massing, and design principles.

The revised scheme delivers a range of tangible benefits, including enhanced operational efficiency, improved accessibility, and the provision of higher-quality, more usable internal and external amenity spaces. It also strengthens the relationship between the building, its landscape setting, and retained ecological features. Crucially, these enhancements are achieved without giving rise to any adverse planning impacts, and the development remains fully compliant with the key components of the extant consent, including access, parking, and ecological strategy.

The removal of the basement reduces built form in sensitive areas and allows for improved ground level relationships, resulting in a more accessible and resident-focused environment. This, alongside a more efficient use of internal space, represents a clear material improvement over the approved scheme.

The provision of a sub-station within the development is necessary to support the operational requirements of the proposed scheme.

Taking all matters into account, the proposed amendments are both appropriate and beneficial. There are no material planning considerations that would justify refusal, and the application should therefore be supported.

Architectural Design

PLAN⁵
Architectural Design



Plan5

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