DC DESIGN

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CHARTERED ARCHITECTS

BOSWORTH COURT NURSING HOME, STATION ROAD, MARKET BOSWORTH

PROPOSED EXTENSIONS AND ALTERATIONS

DESIGN AND ACCESS STATEMENT

Background

Bosworth Court Care Home is registered to provide accommodation and care for up to 47 elderly men and women, including those with physical disability, dementia and mental health needs. Twenty-four hour nursing care is provided by well qualified staff. It therefore provides for an increasing and critical need in the community.

The buildings comprise an original early twentieth century Edwardian core building, now dominated by late twentieth century additions, originally built to provide offices and squash courts for previous owners.

These buildings have been well converted to provide good quality accommodation for the residents but it is recognised that continued improvements need to be made to remain popular and attractive to residents, their relatives and the staff.

A number of potential alterations are being considered, to be carried out in carefully planned phases. This Planning Application relates to alterations which will nominally increase communal accommodation and allow alterations to bedrooms to incorporate new en-suite toilet facilities.

Amount of Development

To the south-west corner of the site existing large communal rooms at ground and first floor levels each provide lounge and dining spaces which are currently fairly undefined. There is also a west facing 'conservatory' style Sun Lounge adjacent to the ground floor room. Nominal extensions, about 1.5 x 5m, are planned at both levels to provide south facing 'sun room' spaces as part of the main lounges.

At ground floor level this allows the existing Sun Lounge to be sub-divided to improve the dining space and provide a Quiet Room which is essential for some residents.

An extension of about 5.5 x 3m at first floor level, over the existing ground floor Sun Lounge, will similarly allow improvement of the dining space at first floor. The overall re-planning of these communal rooms will better define the different uses (lounge, dining, sun-room) but maintain the free flow from one area to another and maintain good staff supervision and attention to residents' needs.

The Application also includes new projecting 'bay windows' where alterations are planned to change a large single bedroom to form two rooms, with en-suite facilities.

Layout

The two storey 'sun rooms' extension is located at the south end of the large communal rooms, to the rear of the building. They will form simple rectangular bays at each level, predominantly glazed but with projecting shading louvres over. Pre-application consultation comments from the Planning Officer indicated potential concern about overlooking the warden controlled accommodation of Ambion Court to the south. However, this will still be about 27m away and therefore represents a very minor change from the existing windows to the lounge areas (about 28.5m away). Similarly, the potential overlooking of the houses to the south west is still beyond the 45° angle of view from the corner of the opening as shown on drawing no. 2931-025.

The proposed windows to the first floor dining room extension are planned to face southwards, to allow in sunlight, but with projecting panels to screen views towards the nearby houses. They are designed to have internal cills at waist height (not to be 'walk-in' bays) which will further restrict the angled views. The west facing high level glazing to these bays will be well above eye level at about 2m high. The closer of the two windows is about 16m from the nearest house window but the mitigation measures described above will severely restrict the views in that direction.

The alterations to Bedroom 29 to form two rooms are also planned with projecting windows to screen them from the nearby houses to the west. The closest window of the houses to the south-west will be 22.5m away; a nominal improvement over the existing window to Bedroom 29 which is about 20.5m away. However, these windows will also have internal cills at waist height so access to view towards the south-west will be restricted. The high level west facing windows will be well above eye level.

Scale

The extensions are minor additions compared to the scale of the existing buildings and will therefore have little visual impact in terms of size.

All elements within the proposals, such as window openings, are planned to relate to the existing heights and proportions to retain the same aesthetic scale throughout.

Landscaping

There are no trees or bushes in the vicinity of the proposed extensions. The garden area immediately adjacent to the proposed 'sun room' extension is predominantly paved but might need minor adjustment to suit the new arrangement.

Appearance

The existing building at the south-west corner of the site comprises a fairly bland red brick structure with plain white framed windows inserted. The proposed Dining Room extension to the first floor will be built in matching red facing brickwork but panels to the 'sun rooms' extension and to the new projecting windows on the west elevation will be in light coloured boards to give some aesthetic relief.

Access

All areas of the existing building are accessible by wheelchairs. An existing lift provides access to the first floor. These arrangements will not be altered by the proposed works.

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