

Design, Access and Planning Statement

Extensions & internal alterations to existing Residential
Care home for the elderly- Bethel Bethesda Care Home,
Equity Road East, Earl Shilton, Leicestershire
LE9 7FY. Registration 34 beds.

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Introduction

This statement accompanies a full planning application and should be read in conjunction with all the application documents. It is submitted in support of the proposed extensions and internal alterations to an existing residential care home for the elderly- Bethel Bethesda, Equity Road East, Earl Shilton, Leicestershire LE9 7FY. The level of detail in this statement is considered proportionate to the application.

Proposed changes:

The extensions to the front, rear and side of the existing care home are considered 'minor' in nature. The appearance of the building is not greatly altered by the proposal and will not affect the street scene. The extensions are required to improve the existing facilities at the care home but will not increase bed numbers.

The additional facilities will also not impact on staffing levels nor the number of visits from families or professionals. Therefore possible planning requirements, such as additional parking provision is not relevant to this planning application. Materials to be used will match the existing building.

The extensions/alterations can be summarised as follows:

- Enlarged Kitchen
- En-suites to a number of existing bedrooms
- Enlarged laundry
- Bespoke area for a hairdressers
- Bespoke area for medication room.
- Additional resident toilets.

All requirements to meet fire regulations, infection prevention, H&S regulations

etc will be met. The design improves the central circulation corridor/lobby area near to the kitchen by enhancing the width of existing doorways to this area, improving access for disabled residents & equipment together with an improved fire exit.

The scale of the proposal represents little change from the existing scale and therefore is commensurate with the area. There are no direct adjoining neighbours to the care home along Equity road East, with the care home set back from the road. Houses fronting Equity Road East are separated from the care home by Coniston close and the homes access road. Houses fronting Station Rd are elevated as are those to Coniston Close with the land to the rear of the care home also elevated with the care set at a lower level. The 1.7 metre rear extension to the care home will therefore not impact the surrounding area what so ever.

Reason for the changes:

The overall modernisation of the existing care home has been undertaken by the current owner since 2021. Internal refurbishment of the existing building is nearly completed, and the proposed changes will build on the initial program of works. The improved facilities will ensure that the care home meets the regulators (CQC) required standards in full and current expectations of residents and their families. The new larger laundry and kitchen areas will assist the home meet the increasing demands of modern infection prevention, hygiene and H&S standards. The kitchen has achieved a 5 star food hygiene rating but the inspector has already indicated that a kitchen refurbishment is required.

Once completed the enhanced facilities will be enjoyed not only by the residents who live at the home, but also the staff who work at the care home together with families and professionals who visit the home. The continued demand for care home beds is undeniable, both in terms of local population demographics and the NHS to improve 'bed blocking' issues. Looking to the future, the provision of

en-suite facilities to existing bedrooms without such facilities, bespoke/enhanced areas, improves the longevity of the building for its use as a care home for the elderly, thereby supporting the local community. The bespoke areas assist in improving the lives of all residents including those with physical and mental disability, including individuals with dementia.

Access and parking:

The proposals do not affect the existing access or parking arrangements/requirements which will remain as is.

Landscaping:

The existing landscaping is more or less retained and is really unaffected by the proposal. However access to the external gardens will be improved by forming a decking area off one of the dining rooms, with a ramp provided to the front garden for disabled access.