



Proposed Extension and Alterations to Ellens Court Care Home Lady Margaret Manor Road, Doddington

Design and Access Statement Version 1.0 July 2018

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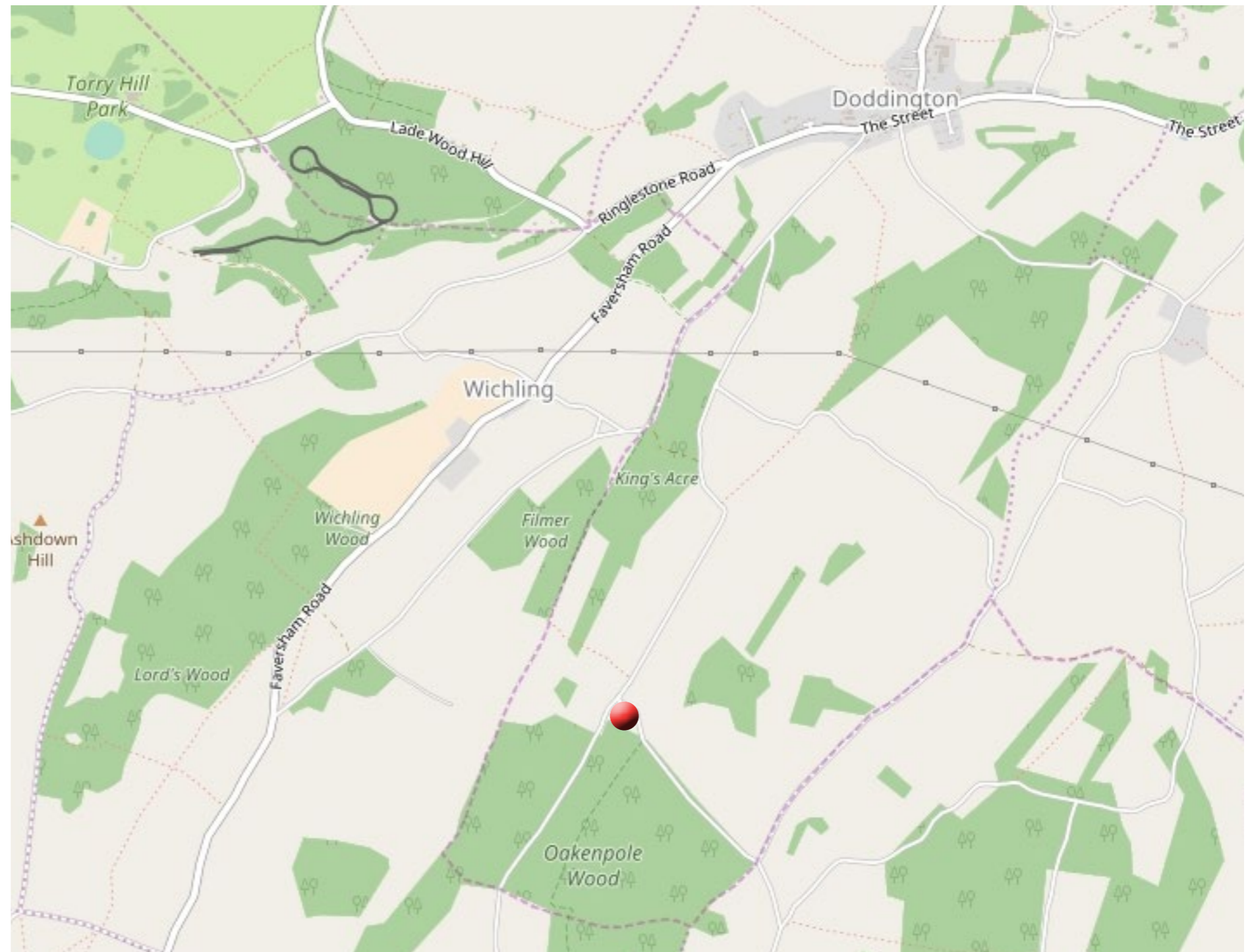
01 Introduction

Background

Ellens Court Care home has been owned and operated by Inspire Care Outreach Ltd for a number of years. It is a small bespoke care facility currently with 9 single bedrooms with shared facilities.

The applicant has identified the possibility of upgrading the current living provision to provide better accommodation and accessibility, along with extending the current building to provide additional care facilities.

This Design and Access Statement outlines the proposed scheme in accordance with the criteria set out in Statutory Instrument 2017 No. 1238, it sets out the design process that has been undertaken and provides details of the sites context and the key design and architectural principles that underpinned the built form.



Site Location

02 Assessment

Site Description

Ellens Court Care home is located off Payden Street approximately 1.5 miles south of the village of Doddington and approximately 3.3 miles to the north of Lenham.

The village of Doddington has an award-winning butchers shop. It also has a garage (Doddington Service Station) for car repairs/ servicing as well as petrol and a small shop, one pub (The Chequers Inn) which also acts as a post office, and camping and bed and breakfast.

Ellens Court is situated half way between the A2 to the north and the M20 to the south, both main distributor roads that run parallel connecting London to the southeast coast, the port of Dover and the Eurotunnel link to the continent.

The site comprises approximately 0.41 hectares and is located within the administrative boundaries of Swale District Council. The site also lies within the East Downs Ward.



Aerial view of site

02 Assessment

Site Context

The site is located in a self-contained environment sitting on the edge of woodland to the south, within a cluster of houses and other rural buildings located around a convergence of country lanes. The house sits close to the edge of Payden Street at this location, forming a hard boundary to the street, it adjoins a long stone wall which forms the north western boundary of the site. The level of the site is lower than the lane.

A secondary road that runs from Payden Street and connects through woodland to Slade Road and forms the north-eastern boundary to the site. This road is characterised by its close and enclosed nature, and gives primary vehicular access to the care home.

The boundary to the south east is not well defined and merges into woodland. To the south-west the site bounds a 1930's cottage and woodland. This boundary is defined by a post and wire fence and is heavily planted with mature tree growth.

The building has a rich local history, most notably its links with Dr. Josiah Oldfield, the noted fruitarian who came from Bromley to open up a hospital at Margaret Manor which was then known as 'Greet' where at one time was a farm.



02 Assessment

The Oast House is noted as being 'turned into a hospital for patients with psychological illness'.

In its current state not much of the original Oast remains, the roof has been replaced with large element concrete tiles and various additions have lost the original form of the building.

It is not clear to visitors or residents where the entrance point to the home is located, this is further confused by a large unsightly metal external staircase that has been added in an attempt to meet current fire regulations.

Staff accommodation is scattered among various temporary outbuildings, which are unsuitable for use much of the year due to lack of insulation and heating.

Internally the building is constrained with level changes between rooms and room heights, facilities are limited with shared bathrooms. Due to the nature of the building rooms differ greatly in dimensions and levels of light.

The applicant recognises that the current accommodation provided is not ideal for purpose, however the location of the home and the care provided is of an excellent quality and deserves investment to improve its situation, and ensures the survival of the home.



Existing View of House From Payden Street



View of existing buildings



Existing View of House From Payden Street

03 Design

Design

Numerous design issues have been considered in the formation of this application, included in these are the following:

- Clients Brief;
- Local and National Planning Policy;
- Access;
- Materials, and longevity of construction;
- The proposal should be a high quality and design should respond to the sites context responding to its location.-

The Proposed Scheme

This Section provides a detailed description of the proposed scheme. This application proposes extended care home accommodation, parking and associated landscaping works.

The proposed building is a high quality sensitive design, which will provide a new care home facility that is both sustainable in terms of construction and energy efficient.

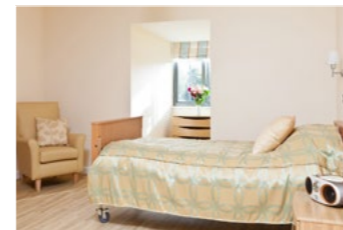
Vehicular access remains unaltered. The open parking regime is maintained and vehicle parking provision is improved in formalised car parking arrangements with finished surfaces.



1. Modern easy climb stairs



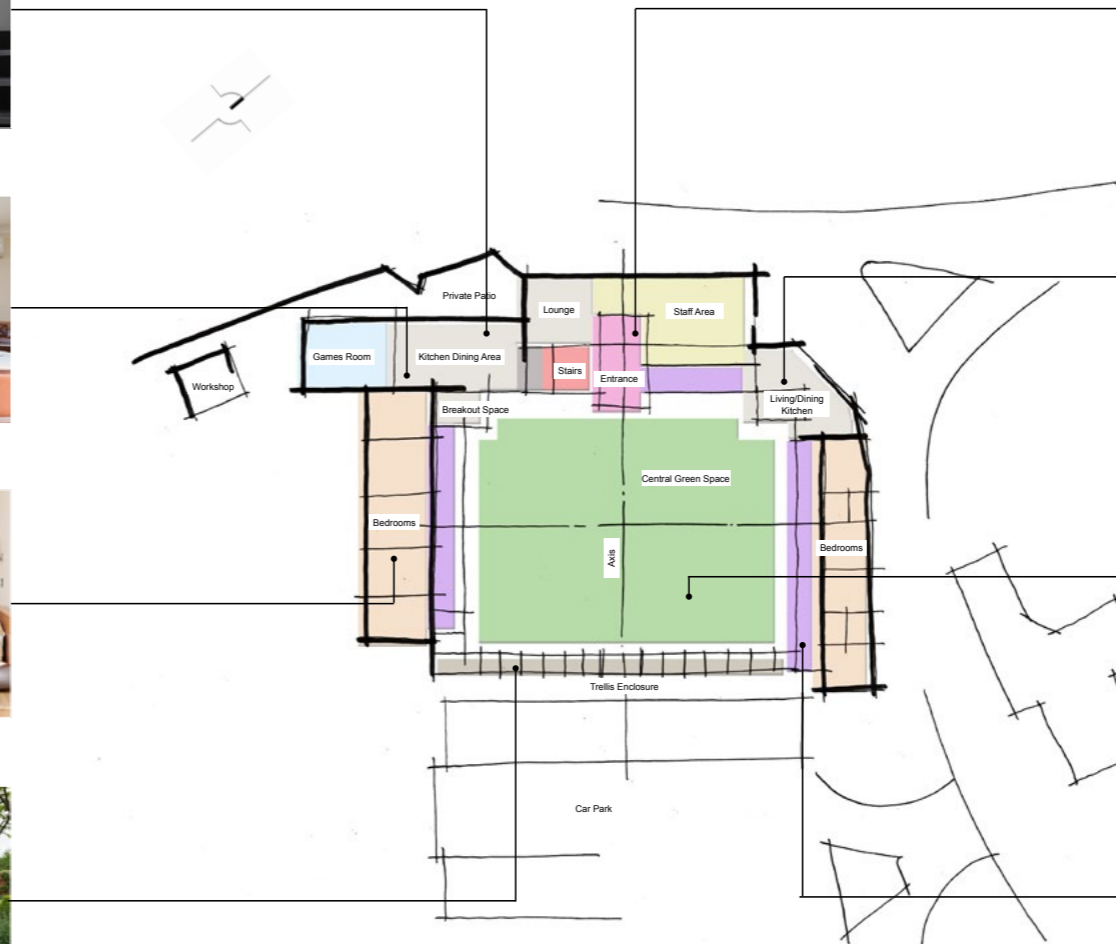
2. New Kitchen Dining Room



3. New Large Modern Bedrooms all with Ensuite Bathrooms



4. Pergola walkway forming enclosure of courtyard space



5. An Entrance that is easy to find, and that is Light and Welcoming



6. Communal Spaces Open Out Directly onto Garden



7. Central Sensory Garden Provides Focus and Year Round Visual Amenity



8. Corridors will be like conservatory spaces, visual connection to the garden

03 Design

Site Layout

The existing vehicular access position is retained allowing access into a car park area which is split into two parking areas to accommodate the level difference at this point. The car park layout is more formalised than the existing arrangement, but with generous planning margins maintains a green and informal overall character.

A pathway directs the visitor toward the main care home building where they pass through an open trellis arrangement which both contains a garden court space and connects two wings of the building.

This garden court space formalises and enhances the entrance to the care home, increasing the buildings legibility.

The court is a semi private space that is overlooked from the three sides of the building. It is a soft space that will be full of plants, sounds and smells providing an uplifting sensory experience to both visitors and residents.

It forms the focal hub of the care home, it is designed to be used for activity and contemplation.

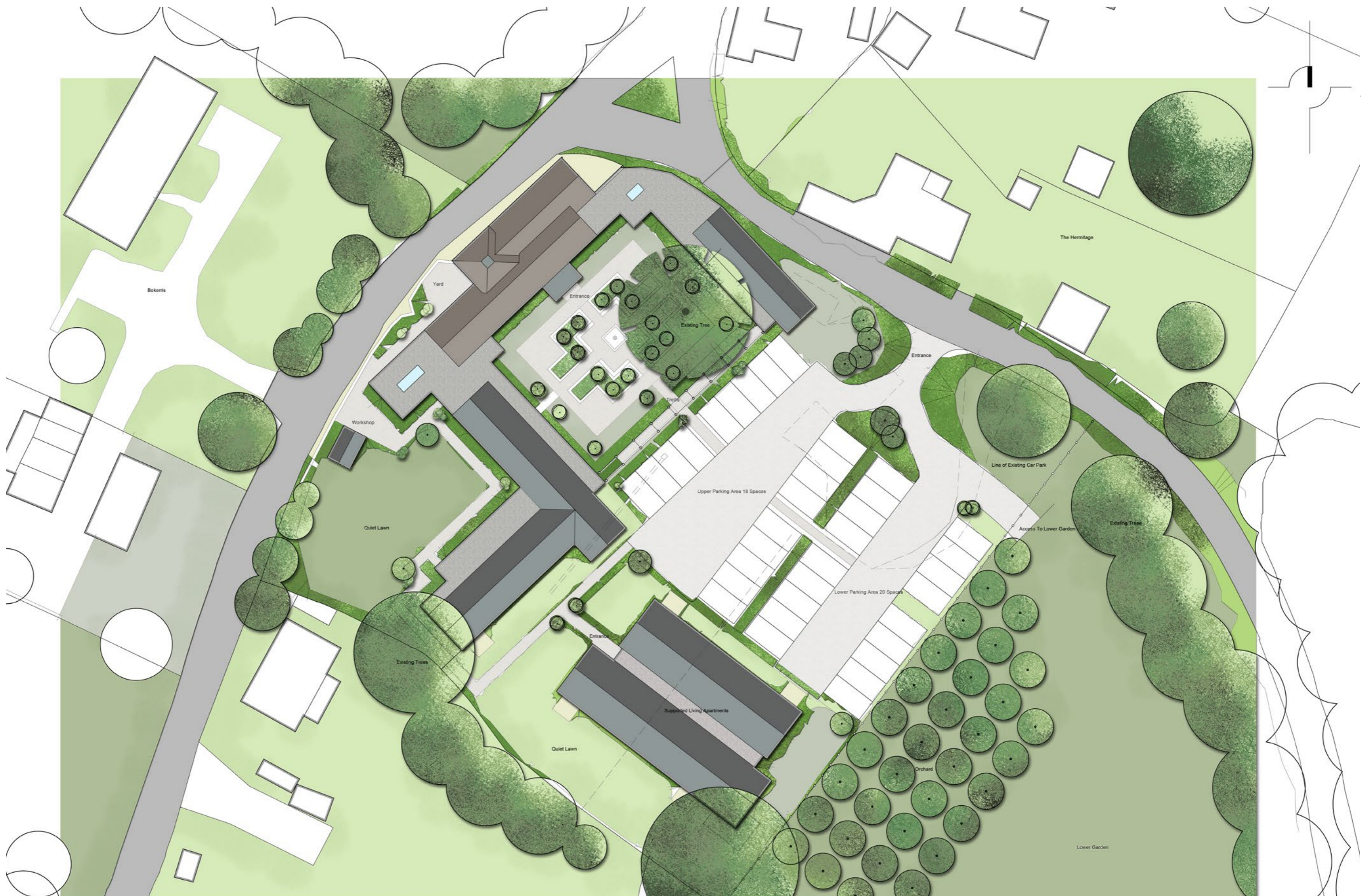
The entrance to the care home appears within the main body of

the building, it will be a well glazed light filled area.

The primary home activities and staff accommodation are located within the ground floor of the main body with residential accommodation at first floor and within the two single storey enclosing wings which are tied with the open trellis.

The south-western most wing extends forming a new private quiet lawn area to the north-west which links back along the existing wall to a small yard area giving access to the main lounge Area.

A path links the quiet lawn around to the car parking area and allows access to a separate block of supported living accommodation which contains four self-contained one



Proposed Layout

03 Design

Floor Plans

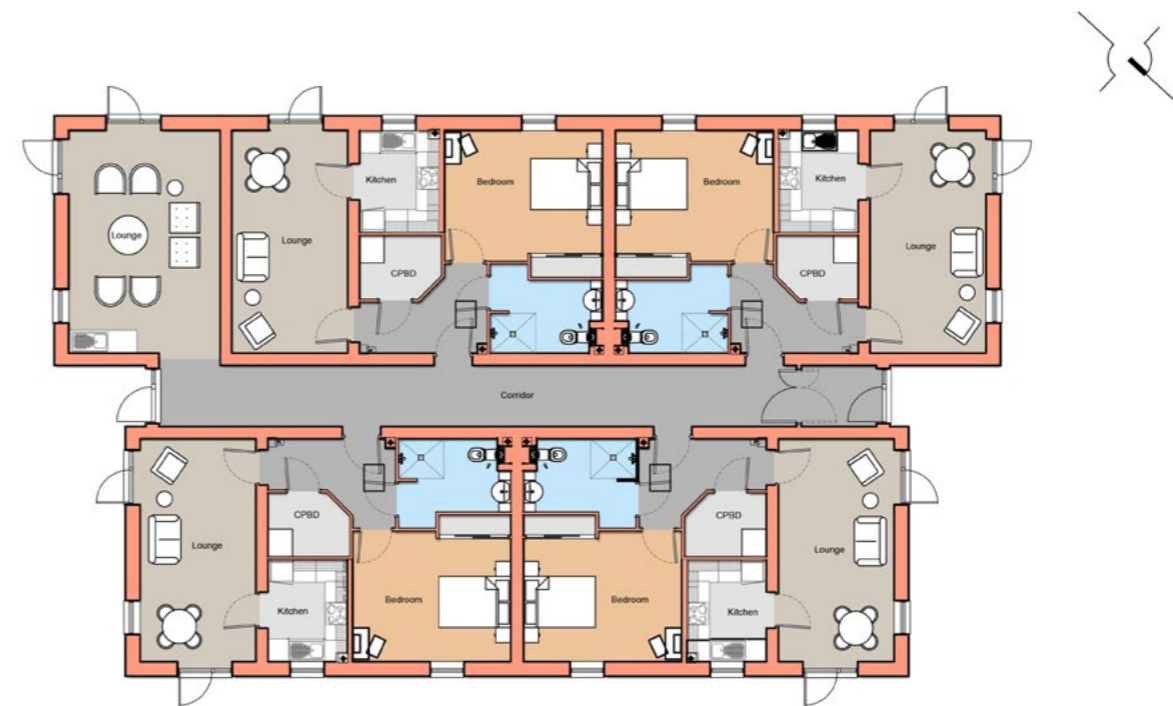
The proposal focuses staff and office accommodation adjacent to the main entrance, utilising rooms that are constrained and unsuitable for living accommodation, and focusing staff attention at this location.

A stair allows access from the main entrance area to the first floor, which will be remodelled to contain 6 residents' rooms all with ensuite accommodation and of a regular size and minimum of 12m² in accordance with KCC standards. This is the only first floor accommodation.

From the entrance area a short corridor allows access past staff offices to a self-contained wing which accommodates four residents' rooms again with ensuite accommodation, along with a small living/dining area with kitchenette. This is an area with a focus on self-reliance allowing a different dimension to the accommodation offered at the home.

The existing lounge space is maintained with direct access from the main entrance but now opening up onto a new dining area with kitchen designed to be used by residents to encourage self-sustainability.

A top lit games room adjoins this area overlooking a quiet lawn.



Supported Living - Floor Plan

A cloister like corridor runs the length of the entrance garden court allowing access to a utility space and assisted bathroom space (a residents request), and two further residents rooms, along with two self-contained two bedroom apartments which are fully accessible, and also allowing bedroom accommodation for carers allowing one to one care.

To the south of these apartments we propose a further building

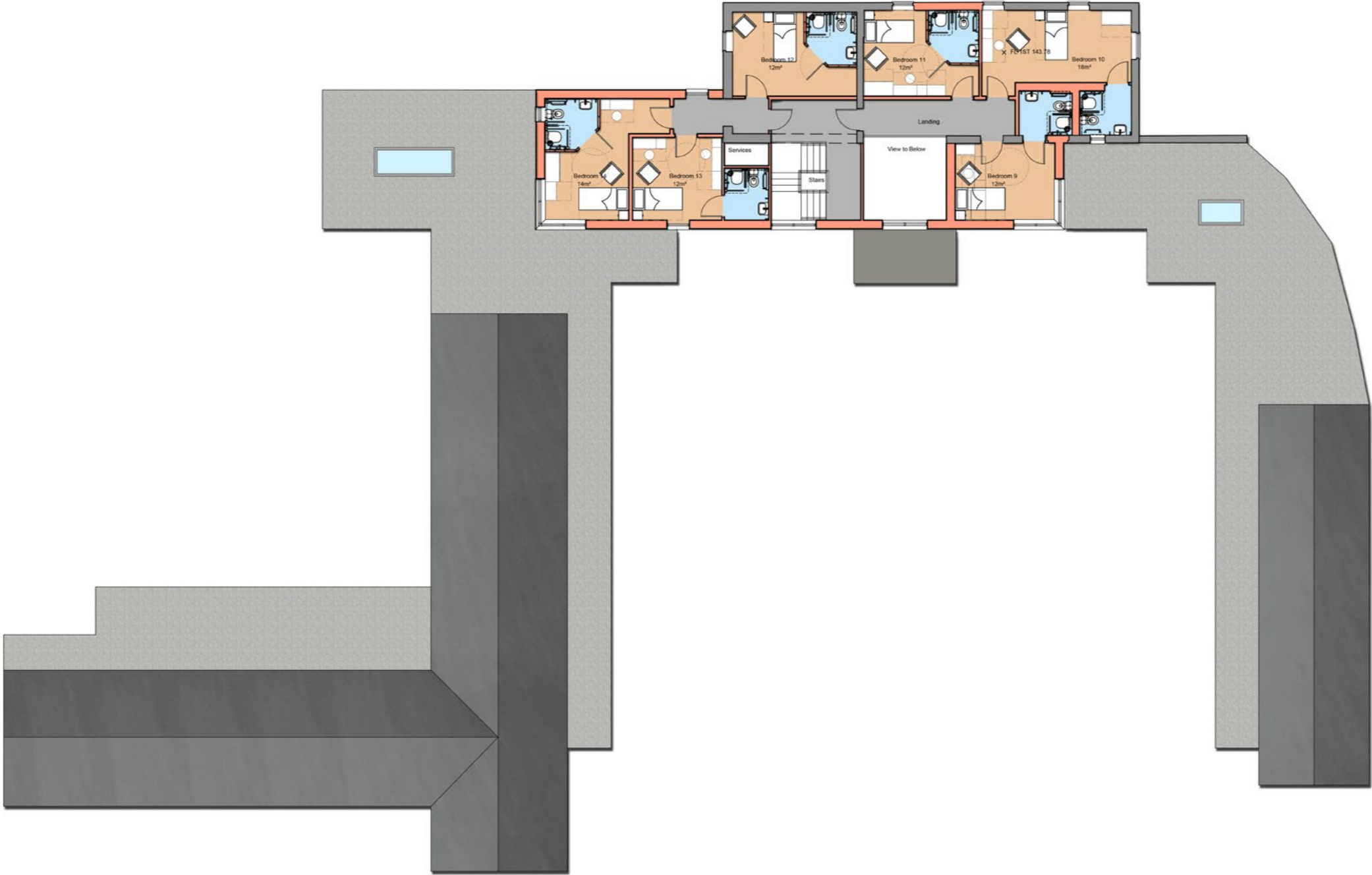
that contains four self-contained fully accessible apartments, designed for supported living.

These four apartments are set to either side of a central corridor with communal lounge area located overlooking a southern green space. The apartments are designed with generous bedrooms and bathroom accommodation with separate lounge and kitchen along with good levels of storage.



Ground Floor Plan

03 Design



03 Design

Design and Appearance

The design takes a sensitive approach to the existing physical constraints of the site whilst at the same time seeking to make the most efficient use of the available land. This includes the retention of the significant landscape features on site and the proposed interface with the existing properties adjacent to the site.

The design and layout of the proposed development does not seek to replicate the existing character of the surrounding area, which varies considerably in terms of architectural style and approach. Instead, the proposed scheme seeks to create a high quality design with a unifying identity that will sit comfortably within the surrounding environment. At the same time, the proposed development responds to the surrounding context through the massing approach with the two storey element being located in the main body of the building surrounded by single storey structures to the edge of the facility.

Our approach has been a thorough analysis of existing rural landscape and surrounding villages, to determine the constituent components that make up the soft flowing language of the vernacular style. We have reinterpreted these components to develop a relevant modern language for the proposal.

Careful consideration has been given to the detailed design of the elevation treatment of the buildings, all of which are freely composed and primarily include white stained weatherboarding finishes, which is a widely used material contextually, and will ensure that the buildings are well articulated and visually interesting.

The buildings will be of their place and time, maximising natural light whilst being energy efficient and highly sustainable.

Materials and Detailing

The proposed materials have been chosen to ensure that the development responds sensitively to its local context, with materials commonly found in the surrounding environment. The materials proposed will be both durable and easy to maintain.

The main external cladding material primarily proposed throughout white stained weatherboarding with vertical batten on board detail panels to provide visual interest and variety all sitting on top of a brick plinth.

This muted colour palette of material is used to create a cohesive overall character for the new building.

Pitched roofs will be clad in fibre cement slate capped with aluminium trims forming sharp modern edges in juxtaposition with the softer traditional board material.

The new building elements will also feature high performance window frames throughout, finished in a grey finish, including glazed windows and doors.

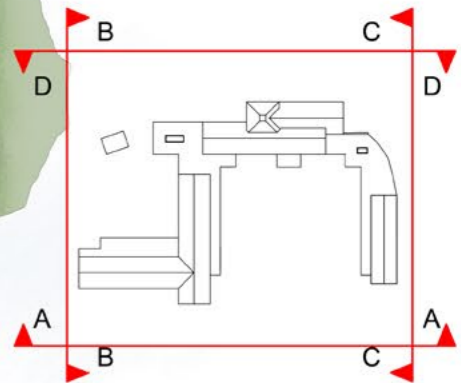
Use

This proposal is to extend the existing residential care home use, allowing for enhanced facilities that allow flexibility for both the occupant and operator.

Amount

This application has been drawn up in consultation with KCC Strategic and Corporate Services who have informed the design approach and level of accommodation proposed.

Please refer to accompanying letter of support from the Commissioner KCC Strategic and Corporate Services who confirm the acute need for this type of facility within Kent.



Elevation A-A



Elevation B-B

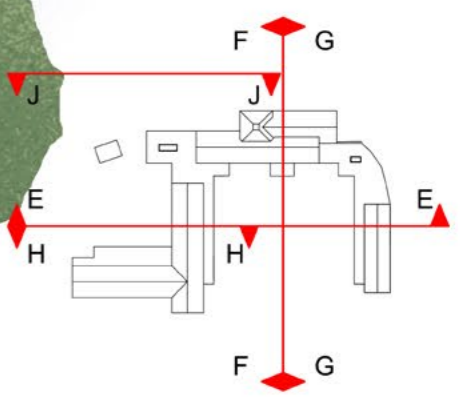
Elevation C-C



Elevation D-D



Elevation E-E



Elevation F-F



Elevation G-G



Elevation H-H



Elevation J-J

03 Design



Supported Living Building - Rear Elevation



Supported Living Building - Side Elevation



Supported Living Building - Front Elevation



Supported Living Building - Side Elevation

Access

The proposal addresses the need for social inclusion in terms of accessibility and use. The designers recognise the need for the scheme to be successful, not only in satisfying statutory and good practice guidance, but also to appeal to the widest possible number of potential residents, including the elderly, wheelchair users and people with visual or other physical impairments.

The design approach for the home incorporates the requirement for provision of level threshold access to all principle entrances of each dwelling. A generic detail will be employed, compliant with the relevant DDA (Disability Discrimination Act) standards.

All the rooms within the home have been specifically designed with wheelchair users in mind.

The buildings have been designed to meet with Habinteg Wheelchair housing design guide and other associated good guidance for inclusive design.



05 Conclusion

05 Conclusion

Conclusion

The proposed replacement dwelling conserves the character and appearance of the surrounding area and does not detrimentally impact upon views from the wider area or neighbouring properties.

As such it meets the requirements of principal planning policies set out in Government guidance and Policy Statements, as well as Local Development Plan Policies and Supplementary Planning Guidance.

This revised submission addresses the Planning Officer's concerns and should now be acceptable in terms of Character and Appearance and Preserves Neighbouring Amenity.

We therefore respectfully request that planning permission is granted.

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