



RESIDENTIAL CARE HOME, HAVANT
LAND TO THE SOUTH OF BARTONS ROAD, PO9 2NY

FEBRUARY 2024

DESIGN & ACCESS STATEMENT

hunters



DESIGN AND ACCESS STATEMENT

Prepared by

Hunters

Planning Authority

Havant Borough Council

Application Team

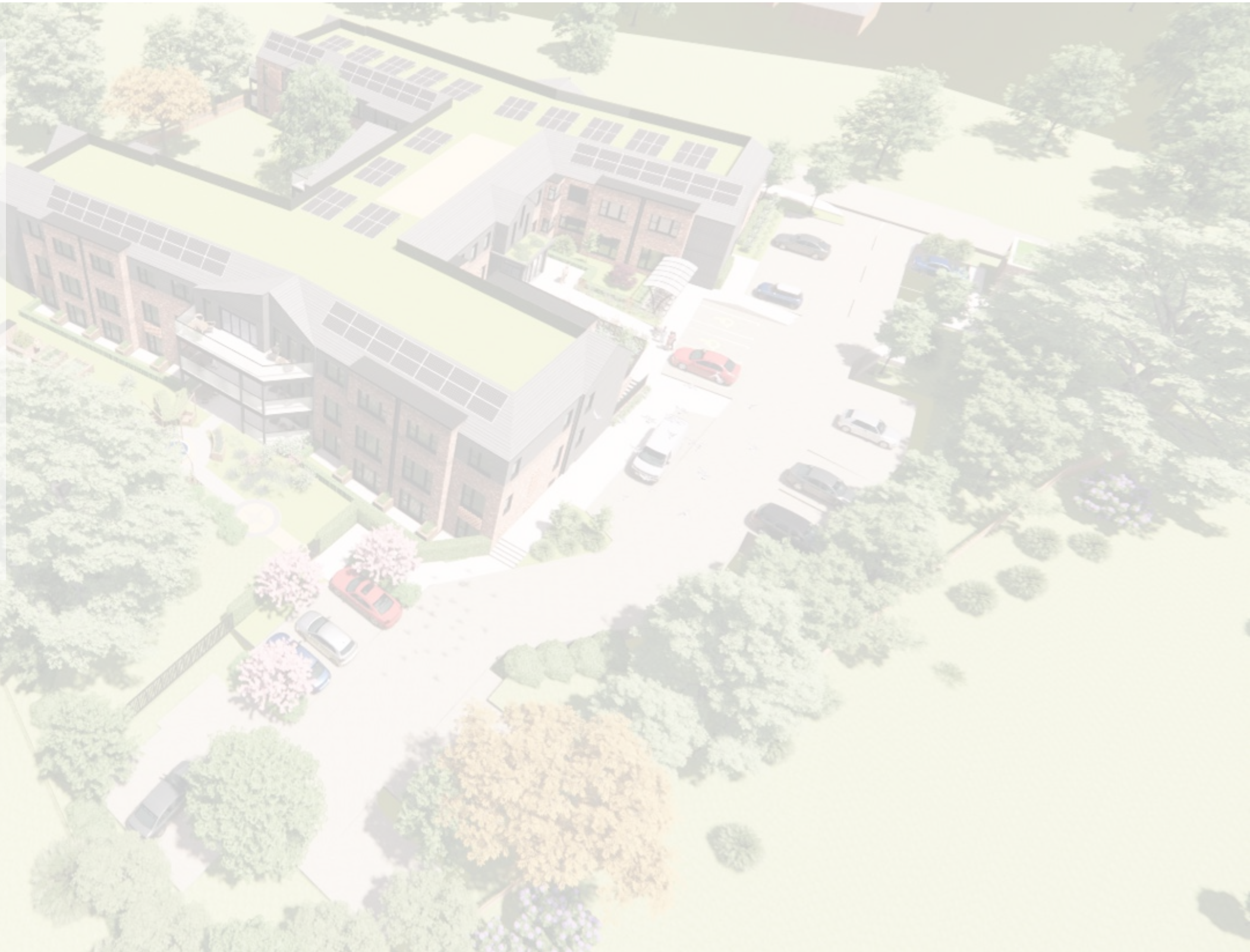
Applicant	Brackley Investments Ltd
Architect	Hunters Architects and Building Consultants
Landscape	Hunters Architects and Building Consultants
Civil Engineering	Infrastruct CS Ltd
Ecology/Biodiversity	FPCR
Arboriculture	CBA Consultants
BREEAM Assessor	RPS Group
Transport Consultant	Cole Easdon

Site Area

Gross site area	0.6306 hectares
No. of proposed rooms	78
No of Standard Parking spaces	30
No of Disabled Parking spaces	3
No of Cycle Parking spaces	18

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1. VISION

1.0 VISION

DESIGN BRIEF

This document has been developed to support a revised application for an already approved care home scheme (ref: APP/20/00761) on the same site. This new scheme better uses the existing level changes within the site to provide a 78 bed care home instead of 64, without increasing the footprint or height of the building.

The objective is to create a world class facility for the care and support of local people with 24 hour residential care needs.

The building has been designed to achieve best practice environments, both internally and externally, where scheme staff can deliver the highest quality of care in a professional and compassionate ethos.

The scheme aims to be sustainable economically, socially, and environmentally.

ACCOMMODATION: 78 Bed Residential Care Centre

Design of a specialist residential care centre that offers current best practice in layout and space standards using the concepts of The Stirling of University DSDC Dementia Design Toolkit. The design will provide ensuite bedroom accommodation using the smaller cluster of bedrooms in a “Household Model” design concept. The scheme will exceed the minimum standards expected by the Care Quality Commission.

The scheme promotes the concept of “inclusive design” which aims to develop a built environment that supports creative functional space, this empowers residents to be active, whilst supporting the operation of the care workers in their vital work to keep residents safe and happy during the final years of their lives.

The building layout is specifically designed to optimise staffing ratios to ensure the delivery of care and services are efficient.

The elevational design will be high quality, sympathetic to its location, and endeavour to adopt materials reflective of the local vernacular.

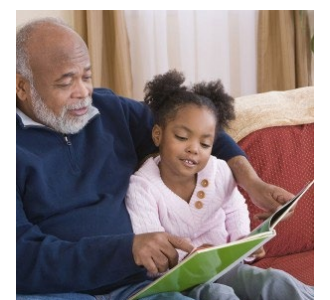
The building will achieve a domestic scale and massing, set within vibrant landscaping to filter views from Helmsley House and Leigh Hurst Cottage, and provide residents with a safe and engaging amenity landscape.



1.1 VISION

DESIGN OBJECTIVES

- A sustainable development with good access for local services
- A scheme with a sense of place and character
- A scheme that adheres to the local desired aesthetic
- Attractively designed buildings using high quality local materials
- Legibility – the proposal is easy to read and navigate
- The scheme is built around good quality amenity & landscaped spaces
- The scheme is designed to minimize its impact on the adjacent buildings, and the open field to the east of the proposed site.
- To minimise dependence on the private car with good access to public transport and proximity to local services.
- A scheme with high quality resident communal areas with a range of facilities including hair dressing, cinema, treatment room, dining rooms, and themed lounges
- Generous space standards both inside and out, including private gardens
- Flexible layout with, exemplar accessibility and support for high levels of disability
- Barrier free access throughout (Light Reflective Levels considered for all materials, high levels artificial lighting, visual access for staff and residents, clear wayfinding signage)
- Secure, with both natural and CCTV surveillance of parking and the public realm. Secure private gardens for residents
- On site car parking for staff, visitors and servicing
- Provision of cycle parking and changing facilities
- Retain trees and vegetation to a high quality and develop a strong landscape strategy to further improve the environment as a place to live and blend in its specific location



2. CONTEXT

2.0 CONTEXT

SITE LOCATION

SITE LOCATION

- The site is located off Barton’s Road, Havant, in the South East corner of Hampshire, roughly midway between Portsmouth and Chichester.
- It is south of Leigh Hurst Cottage and east of Helmsley House and East Leigh House.
- East Leigh House is a grade II listed building however, substantial wooded areas between the proposed site and the listed building act as a buffer to minimise visual impact and connectivity.
- The area is semi-rural in character with agricultural fields to the east, and a mix of local buildings – Residential estates to the south and west, with housing development planned to take place north of Barton’s road.
- To the south-west of the site is a recently completed housing development.

CONNECTIVITY

- Normandy Way forms the access route from the site to Barton’s Road.
- The A27 running through Havant forms a link to adjacent towns and cities.
- The closest train station is Havant (15-20 minutes by bus).
- There are several bus stops along Barton’s road within walking distance (8 minutes).
- The Southern line connects the town centre of Havant and Portsmouth (6 minute journey)
- Bus stops are within walking distance of the site and a lit pedestrian footpath to link to them.

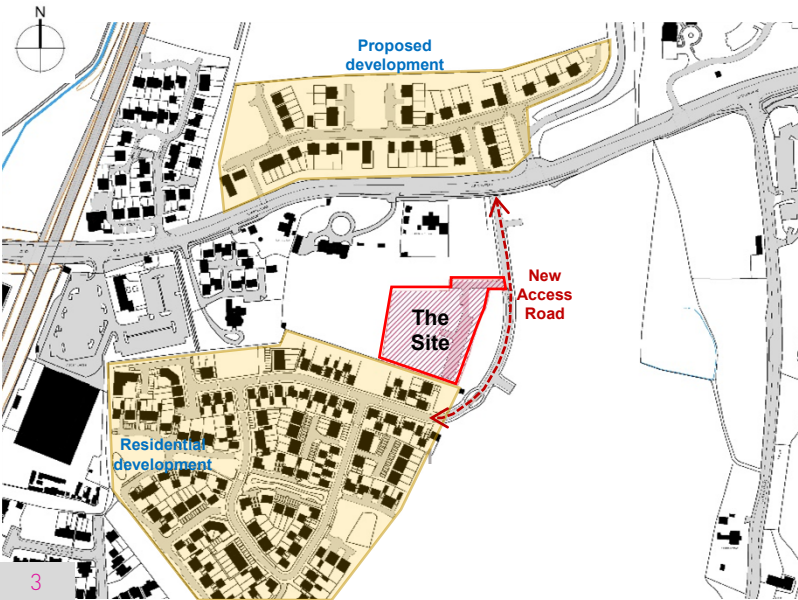
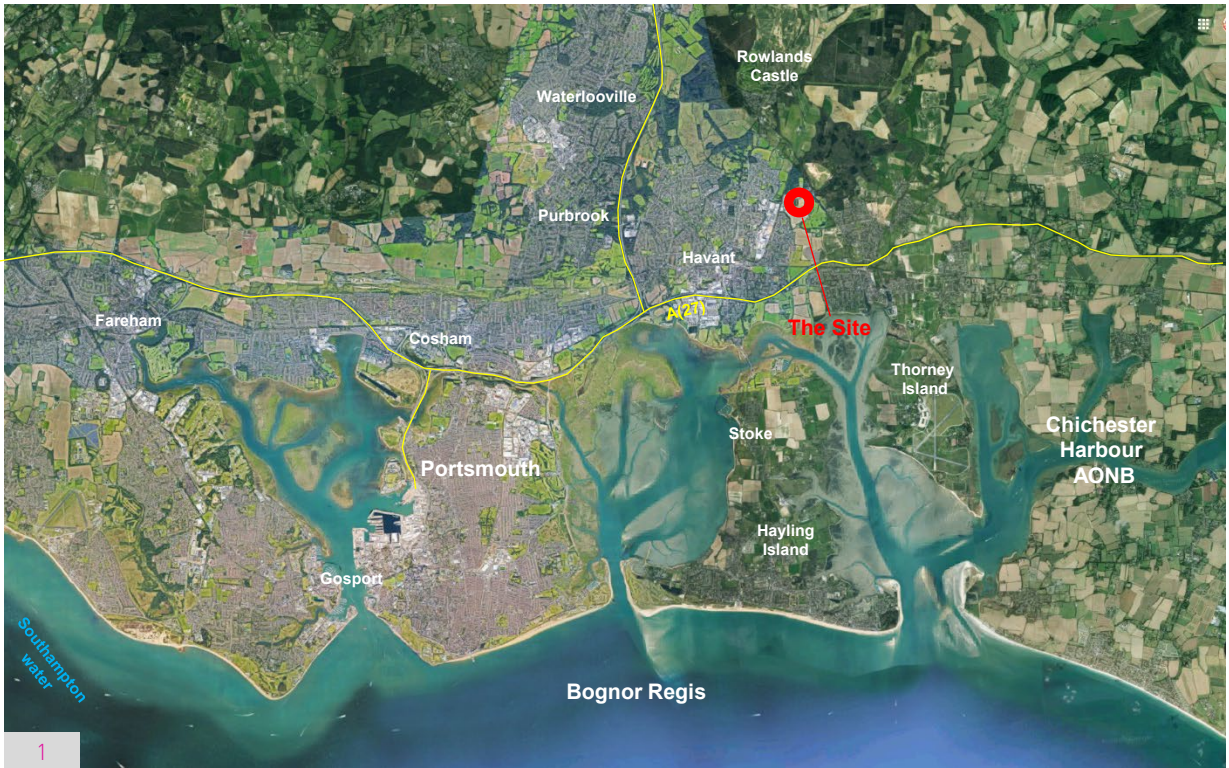


Fig. 1:: Site context
Fig. 2:: Site location
Fig. 3:: Built form

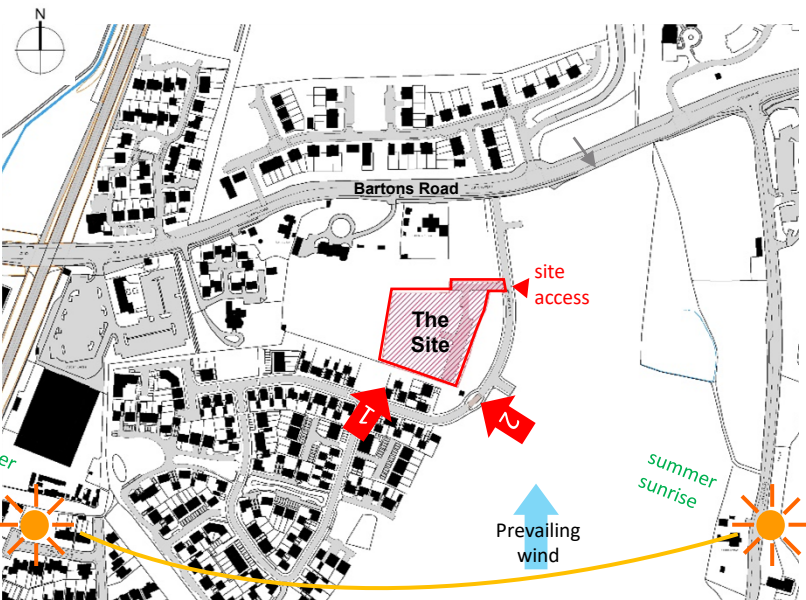


2.1 CONTEXT

ABOUT THE SITE

SITE DESCRIPTION

- The site is currently undeveloped.
- The boundaries of the site consist of mature planting and trees to the South-West, shielding it from view along Barton's Road and the adjacent Leigh Hurst Cottage. This offers an opportunity to retain trees and provide an established setting to the proposed building.
- To the East and south east the site is separated from the housing development and access road (Normandy Way) with mature trees, creating a natural buffer.
- The site has a gradual level change of approximately 3m from north to south.



15 February, 2024



Design and Access Statement

2.2 CONTEXT

ACCESS

- The site utilises the new access road, Normandy Way to the (Brookvale) Bellway housing development located south of the site.

DESCRIPTION OF LOCALITY

- The area is semi-rural in character
- The nearest existing buildings to the site are Leigh Hurst Cottage, Helmsley House and the Bellway housing development to the south consisting of a variety of 1,2,3 and 4 bedroom properties.
- Further along Barton’s road to the west is Spire Hospital/Clinic.
- Shops such as the Wyevale Garden Centre can be found further west of site.

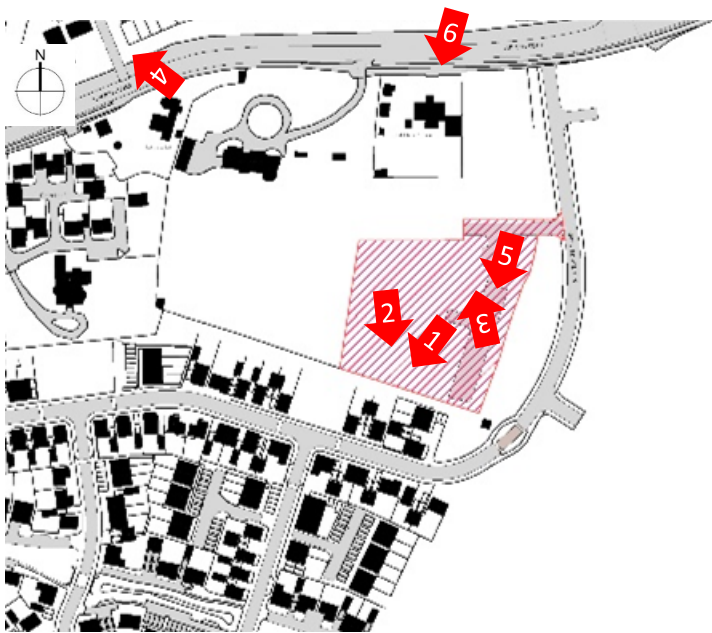


Fig. 1: Drone shot of site – Aerial view

Fig. 2: View South from within Site toward Bellway Housing

Fig. 3: View North from within Site to Helmsley House

Fig. 4: Housing development north of Barton’s Road

Fig. 5: View of Site’s East Boundary – taken from within site

Fig. 6: View of Leigh Hurst Cottage from Bartons Road

SITE PHOTOS



2.3 CONTEXT

SITE OPPORTUNITIES AND CONSTRAINTS

- This site consists of a large house and outbuildings in substantial grounds.
- The site is in close proximity to East Leigh House which is a Grade II listed building.
- Helmsley House may be worthy of retention and incorporation into any new development for the site.
- There is potential for previously unidentified archaeological deposits.
- There is a possibility that bats (including the protected Bechstein's bat) forage on the site and/or roost in the site's mature trees and buildings.
- Two trees on the site are protected by a TPO.
- The north-east of the site (which includes the current access) is in the Minerals Safeguarding Area as defined by the Hampshire Minerals and Waste Plan, because it is likely to be underlain by sand and gravel.
- The site is adjacent to the proposed access road (Normandy Way) for the site known as "Land south of Bartons Road" (under planning permission APP/15/01435 and Policy H16) which forms the eastern and southern boundaries.
- Infrastructure provision should be addressed in conjunction with other development sites in the area as far as possible.
- The site is situated within Groundwater Source Protection Zone 1c and underlain by a Principal Aquifer.

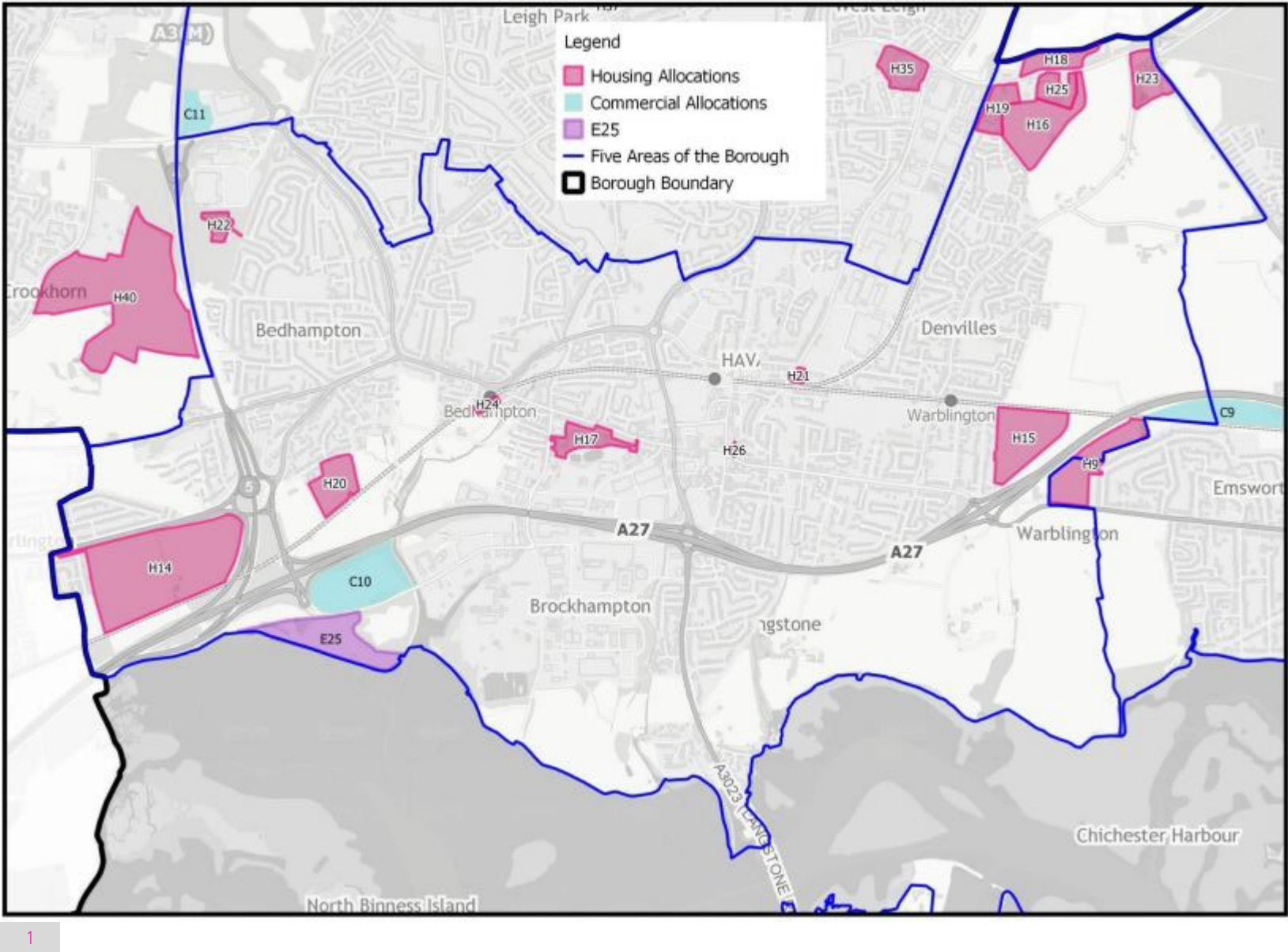


Fig. 1: Development allocations in Havant & Bedhampton – Extract from the Havant Borough Local plan 2036

3. DESIGN ANALYSIS

3.0 DESIGN ANALYSIS

THE PROPOSAL

KEY SITE FEATURES

The proposal has been developed in layout to achieve a modern facility of residential care that combines the needs to preserve the environmental context of the site with the modern standards expected in such a facility. This includes features such as; car parking, servicing, progressive privacy and access, private amenity & landscaping, and the need for small clusters of bedrooms within a household living design concept.

The retention of trees along the western, southern and eastern boundary-line screens the proposed development from the approach road on Normandy Way and the new residential dwellings adjacent to the south.

It is noted that retaining existing trees, including two TPO trees, will preserve the natural habitats for local wildlife, whilst new planting will further enrich the ecological value of the site.

The proposed building is sited to minimise cut and fill across the plot with a 3m level change occurring from the northern boundary down to the southern boundary.

The access road off Normandy Way provides a viable entrance to the development for car parking, service vehicles, pedestrian access and cyclists.

The proposed development draws upon the local vernacular of surrounding buildings and uses a material pallet and form which does not detract from the characteristics of the local area.

Fig. 1:: Aerial view from South-East
Fig. 2:: Street Elevation – Along Normandy Way



3.1 DESIGN ANALYSIS

SITE CONSTRAINTS

ORIENTATION

- Site orientated from north west to south east.
- Prevailing wind from south west boundary.
- The main communal lounge areas have a westerly aspect

TOPOGRAPHY

- The site has a gradual fall of 3 metres from north – south
- Existing trees and shrubs line three of the boundaries of the site providing significant screening from nearby housing.

NOISE SOURCES

- Vehicular noise from Barton's Road is likely to be minimal, with both distances of 40m separation and significant vegetation screening.

ENVIRONMENTAL CHARACTERISTICS

- The existing site has potential for bats roosting in mature trees or foraging on site.
- There are two TPO trees on site which are retained.
- An ecology assessment has been submitted in support of this application with the landscaped plan adopting both the fauna and planting strategies proposed to enhance the ecological value of the site.

FLOOD RISK

- The site is located within Flood Zone 1 – Low probability. Flood Zone 1 is defined by the UK Government as Land having a less than 1 in 1,000 annual probability of river or sea flooding.
- The proposed building use is considered a 'more vulnerable' use, and in combination with it's location within Zone 1 an 'appropriate development'.

ARCHAEOLOGY & HERITAGE

- This site has not be identified as a site with significant archaeological value.
- The site is not in a historically significant area. However, Helmsley House, located c.125m north west from the proposed site boundary, is a grade II listed building.

MINERALS

- Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council.



Proposed site plan

3.2 DESIGN ANALYSIS

DESIGN DEVELOPMENT

SITE LAYOUT PROPOSAL

Adapting the site to meet key criteria, a layout has been evolved for the building proposed on this site. Key Criteria Includes;

- Use of the existing 3m slope difference on site to add extra accommodation on the south of the site without increasing the height of the building
- Preserve the existing surrounding hedges and trees to reduce the schemes perceived size and mass and shelter it from the road and surrounding properties.
- Addition of an enhanced landscape buffer, using trees and hedges along the boundaries to provide extensive screening both visually and acoustically.
- Creation of an access road into the site providing pedestrian and vehicle access to the proposed building.
- Creation of a private and secured household amenity garden, designed as specialist sensory gardens with southern aspect. These are to be sensitively landscaped to create a haven for ecology and wildlife. These gardens have also been located to provide focal points for residents.
- Formed using a part-2 part-3 storey household concept with 5 household wings comprising 78 beds of specialist residential care (all ensuite) with associated living spaces, and a communal / service area which accommodates the communal facilities, circulation core, and back of house facilities.
- The main building entrance fronts the site access with good legibility. The service entrance is located to the side of the main entrance providing a central distribution.
- The refuse store is provided right by the access to the site and is externally accessible with sufficient space for commercial collection.
- The main, rear resident garden is accessed off the central hub and links each household.
- 33 car parking spaces (including 3 disabled spaces) and 5 Sheffield stands, with capacity for 10 bicycles, are located near the main entrance). An additional provision of 8 secure and enclosed cycle spaces are provided.

Illustrative site plan

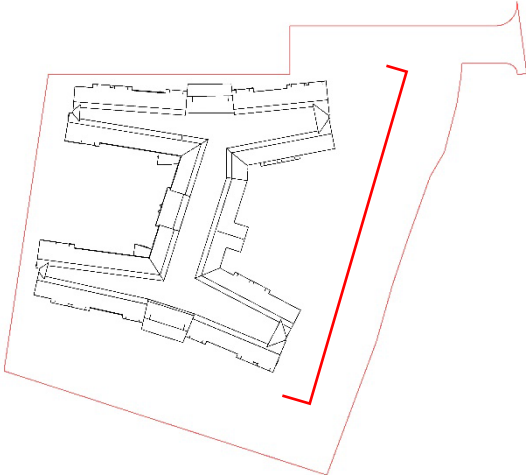


3.3 DESIGN ANALYSIS

DESIGN COMPARISON

The proposal follows a similar design ethos and look to the already approved 64 bed care home (REF: APP/20/00761) but maximizes the use of the existing topography to provide additional accommodation.

The new proposal just takes advantage of the existing site gradient to provide 2 additional households in the lower ground without increasing the overall height or footprint of the development and with minimal excavation required.



Proposed 78 bed scheme East Elevation



Approved 64 bed scheme East Elevation



Existing site Topography

3.4 DESIGN ANALYSIS

DESIGN DEVELOPMENT



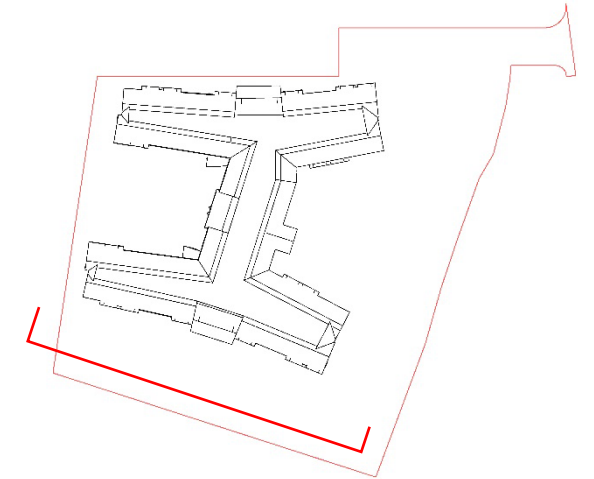
Proposed 78 bed scheme South Elevation



Approved 64 bed scheme South Elevation



Existing site Topography



SCALE

The scheme consists of a part-2 part-3 storey building with a similar height to the adjacent buildings in the residential development to the south and the Helmsley House and Leigh Hurst Cottage to the north. Various design techniques to reduce the perceived floorplan scale have been used;

- Pitched roofs that have a domestic scale and form.
- Elevations with a high level of design detail in the brickwork application.
- Domestically recognised materials help to blend the scheme into the locality.
- Creation of a landscaping scheme and boundary treatments that filter the views, thus reducing the impact of building scale.
- Finally, the building is surrounded by mature trees and planting which screens the true mass and scale of the proposal.

3.5 DESIGN ANALYSIS

DESIGN DEVELOPMENT

OUTLOOK AND PRIVACY

The Building footprint has been moved north away from the southern boundary, improving the distance between the care home and the housing estate to the south of the site.

The site has a natural buffer of existing trees screening it from surrounding properties along the south, east and west boundaries that the proposal wants to reinstate and improve by planting a number of new trees and shrubs where the screening is currently the weakest.

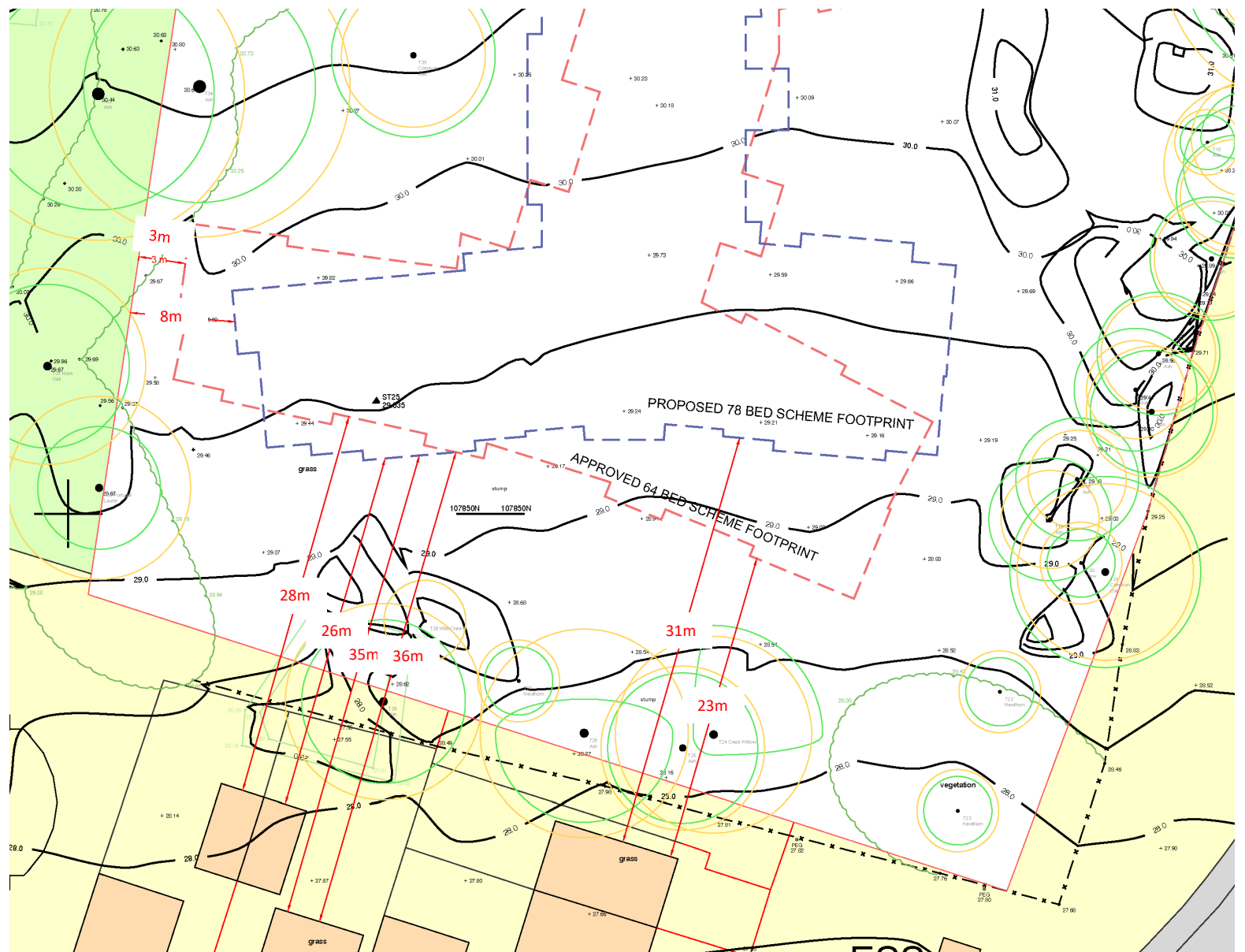
A perimeter 1.8m high close boarded fence is also proposed along the boundary for security and privacy.

Lower ground bedrooms have a good outlook with all the south facing ones being levelled with the ground and the ones facing the inner eastern and western courtyards with terraced landscaping sloping down.



Outlook from lower ground private terraces facing the west courtyard

Site plan indicating distances from approved and proposed scheme to the housing development south of the site



3.5 DESIGN ANALYSIS

LANDSCAPING

LANDSCAPING: The landscape strategy seeks to achieve three broad objectives:

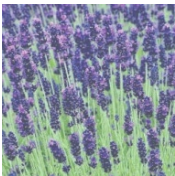
- a. To maximise ecological & biodiverse value through carefully considered landscaping and retention of existing vegetation and trees. **The development will achieve a minimum net gain of 10%, with an aspiration to achieve a greater net gain percentage (refer to ecological appraisal report)**
- b. Create a landscape that is accessible for its users and promotes active wellbeing.
- c. Embed functional security and privacy features without diluting the quality of the landscape design.

To achieve these objectives, the landscape strategy firstly seeks to conserve valuable existing trees to the east, south and west boundaries within the development.

The existing tree structure provides an immediate charismatic setting for the development whilst maintaining valuable habitat.

Introduce a new landscape that enhances the attractive nature of the site and retains the character resided within the area. New trees are carefully selected to supplement local species, plants and hedges are used to stimulate the sensory nature of a garden. Design features, such as water features, raised planters, vegetable gardens all promote active resident involvement with their amenity. Seasonal plant choices will retain colour and smells throughout the year.

To further manage the views from Helmsley House, Leigh Hurst Cottage to the north, and from the recently completed Bellway housing development to the south, a landscape buffer of new trees and mixed species hedgerows are being incorporated. This will create filtered views of the development and add interest to the setting of the development and reinforce habitat for wildlife. Proposed planting will include a sedum green roof and there is opportunity for new trees/habitat to deliver a net gain and support the particular priority/protected species found in and around site.



Sensory garden flowers and grasses

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	Habitat units	0.97
	Hedgerow units	0.39
	Watercourse units	0.00
Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	Habitat units	26.05%
	Hedgerow units	82.18%
	Watercourse units	0.00%

4. DESIGN PROPOSALS

4.1 DESIGN PROPOSALS

The main entrance is a public space and completely separated from resident secure garden areas. All visitors and staff access the scheme from the front door reception.



MAIN ENTRANCE

4.2 DESIGN PROPOSALS

Household gardens are private to the cluster of residents and include raised planters for activity and private terraces.



COMMUNAL GARDEN AND VEGETABLE PLOTS

4.3 DESIGN PROPOSALS

Western courtyard largely retains the existing topography to protect the TPO and provides a calm wild and natural focal point for residents to enjoy from communal and private terraces.



WESTERN COURTYARD

4.3 DESIGN PROPOSALS

Outlook from lower ground bedrooms and Terraced planting to lower ground terraces



EASTERN COURTYARD

4.4 DESIGN PROPOSALS

INTERNAL LAYOUT – HOUSEHOLD AREA

The household layout has been developed by Hunters as part of the *Stepcare Concept* and makes use of both the architect's expertise in care design and the care operator's knowledge from experience.

It is also designed in accordance with the Stirling University Dementia Centre Design Services' toolkit guidance on best practice dementia design.

- The household on each floor contains 16 bedrooms. It is divided into two smaller clusters of 8 bedrooms each with their own lounge and dining space. This creates a domestic living arrangement which can be efficiently managed by care staff.
- A communal "hub" centred on the servery kitchen is located at the heart of each household. This provides a focus for staff and residents to engage during meal times and from which residents are able to access secure garden spaces.
- Short corridors encourage residents to progress independently to living quarters with good visual access.
- Attractive outdoor spaces (garden/ terraces) can be enjoyed in a safe and secure environment.
- Supporting facilities (administrative and service spaces) arranged along household wings enable discrete servicing that is easily accessible.
- Sitting rooms located at each end of the bedsit corridors create a destination for residents to explore and enjoy. These are quiet tranquil spaces.
- The central communal space between households offers residents a destination for active engagement. Residents are able to have their hair cut, receive treatment from a treatment room, be involved in communal activities.
- Private ground floor gardens are accessed through residents bedrooms and offer private space for their use with families and carers.
- Central services are separated from resident areas and accessed via a service corridor and lift.



4.5 DESIGN PROPOSALS

BUILDING AND FAÇADE DESIGN

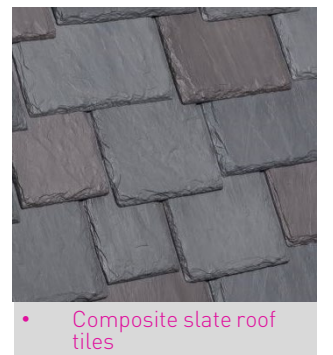
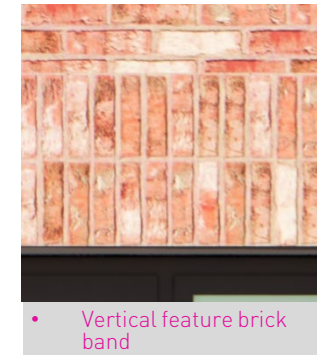
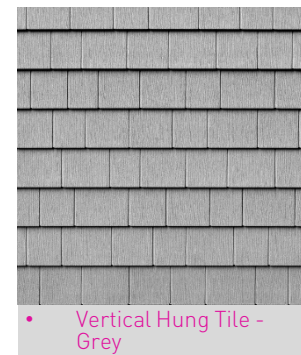
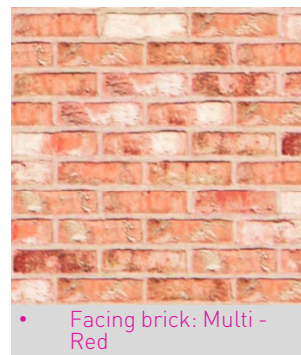
The design and layout:

- Retains Helmsley House and integrates measure to minimise the proposal's impact on surrounding buildings.
- Integrates the existing open space on site and improves its value
- Integrates the protected TPO trees on site
- Enables easy access for pedestrians and cyclists to existing and planned routes.
- Respects the setting of listed buildings adjacent to the site (East Leigh House).
- Does not undermine the future development potential of nearby development sites.
- Maintains and enriches wooded habitat at site boundaries to encourage the presence of bats and birds on site.

FAÇADE TREATMENT PRINCIPLES

Main building material palette:

- Multi-Red brick, and grey hung tiles are the primary building materials, taking precedent from the buildings nearby.
- Material textures alternate to create in places to create a feature vertical brick band, taking cues from neighbouring developments.
- Window design and position is well proportioned, maximising light to the internal spaces but in keeping with surrounding buildings.
- The building presents a scheme that meets well with the surrounding buildings due to a similar approach to façade development and material use.
- Features such as balconies and terraces are a function of the building type. The location of these provides activity and relief to the facade.
- The use of pitched roofs and dormers in the first floor allow to reduce the scale and predominance of the building in the area.



5. SUSTAINABILITY

5.2 SUSTAINABILITY

BREEAM

The new proposed scheme is designed to achieve a BREEAM ‘very good’ standard. Please refer to the **BREEAM Pre-assessment Document** by RPS submitted along this application for more information.

A Passive Design analysis has been produced by CPW for the proposed new residential care home development to summarise the passive design features incorporated into the building.

In order to deliver an environmentally responsible building, an exemplar approach is being proposed, based on low energy design principles. In summary, this approach involves energy demand minimisation through effective building form and orientation, good envelope design and proficient use of services; such that the building itself is being used as the primary environmental modifier.

Energy modelling of the building will be carried out at the next stage of design via accredited software, by incorporating the above best practice energy efficiency measures, this will help demonstrate an appropriate reduction in CO2 emissions.



When compared to the approved scheme –the new proposals are more sustainable by virtue of the following:

- a.) making more efficient use of the site through 14 additional rooms
- b.) BREEAM Very Good
- c.) Biodiversity net gain improved (>10%) compared to previous scheme (where no metric was provided);
- d.) enhanced areas of sedum and PV panels on the roof.

5.1 SUSTAINABILITY

LOW ZERO CARBON TECHNOLOGY IMPLEMENTATION

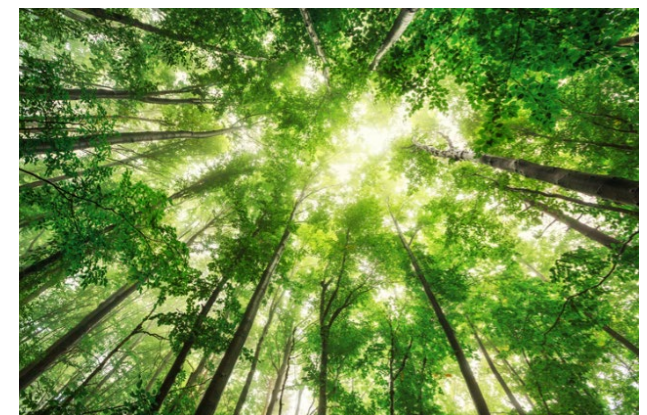
The applicant is invested in achieving excellent BREEAM rating and has compiled a report to appraise the renewable and low carbon technology energy options currently available for the proposed new Care Home development in Havant. The report has identified that three renewable / low zero carbon technologies (**Solar Photovoltaic, Air Source Heat Pumps and Solar Thermal**) would be suitable technology for the scheme.

It has been calculated that approximately 300m² of Solar Photovoltaic (PV) mono-crystalline roof panels would be required to allow for a 10% carbon reduction of the buildings overall emissions. It is however questionable whether the proposed building format and layout would support the required size of installation. A detailed analysis by specialist would be required to ascertain the viability to provide the 10% through PV technology alone.

A solar thermal solution has been investigated and to meet the same 10% target the system solar panel array size would be circa 85m². This low zero carbon technology would be suitable for the scheme as inherently care homes have high hot water demands. As above a detailed analysis by a specialist could be undertaken to confirm the ideal size of the system for consideration by the client.

Air source heat pump technology for heat generation purposes is also a viable option but will come with a capital investment and operating cost penalties when compared to a direct all-electric scheme. Should the project cost plan support inclusion, a full capex and opex study should be undertaken to confirm viability, possibly based upon expected rather than Part L output figures for heating and hot water demands. The technology boast attractive CO₂ savings with current industry recognised carbon conversion factors. Therefore, on this basis the low zero carbon technology should not be discounted at this stage until the above studies have been completed.

To conclude, all the low zero carbon technologies above would be suitable for inclusion within the scheme. It maybe that a combination of two of the remaining three technologies would provide a suitable balance between capital expenditure and meeting the required energy targets once final energy targets have been simulated through the next stages of design.



6. ACCESS STATEMENT

6.0 ACCESS STATEMENT

GENERAL PRINCIPLES

The scheme is designed for full accessibility, is barrier free throughout, and is fully inclusive. This is of fundamental importance to the occupants, staff and visitors. Access into the building from the access road will be barrier free despite the level changes.

The design for accessibility extends beyond mobility issues and accommodates guidance derived from RNIB on, for example, colour contrast, and the principles of designing for dementia, as set out in design guidance from the Dementia Services Development Centre, University of Stirling, which is recognised as an authority in the field.

INTERNAL SUMMARY

The scheme achieves full accessibility, with the internal environment meeting the highest possible level designed to create a dementia enabled space, that meets the operational demands for a dementia care centre.

EXTERNAL SUMMARY

External access is level from the public highway, and the main doors are automatic opening. Level access is provided to private terraces. The site has a gradual slope from north to south. Adequate car and cycle parking is provided in parking courts adjacent to the scheme, with disabled parking spaces close to the main entrance doors and passenger lifts internally. A drop off zone has been provided close to the entrance allowing for easy delivery of service items, as well as making it easier for residents and their families to access the scheme.

Access to and around the buildings is fully accessible for people with disabilities. A variety of surfaces have been used, which reflect the usage, such as resin bonded bound gravel, concrete paving slabs and tarmac. Throughout the site, the pedestrian has the right of way. Vehicles are restricted to the designated access and parking zones. Cyclists access the cycle stands adjacent to the main entrance and secure storage to the side access.

10% of the parking spaces have been designed to accessible standards and are located as close as possible to the entrances and access lifts for wheelchair accessible buildings. The size of these spaces is 2.4m x 4.8m, with 1.2m transfer strips to both sides and rear.

The gardens are designed to accord with best practice dementia designs including sensory landscaping principles.

All external pathways are a minimum of 1800mm wide and have a suitable surface for wheelchairs. Surfaces are indicated on the landscape architect's drawings. All planting arrangements ensure that 2.1m clear headroom is provided to pathways.

EXTERNAL FINISHES

Contrast in colour will be used to denote hazards and aid comprehension. Where tactile surfaces are used, care will be taken to ensure that the surfaces are appropriate and to recognized national standards. There will be a clear demarcation between pedestrian and vehicular routes.

EXTERNAL LIGHTING

An external lighting design strategy will be developed to ensure that it meets the needs of disabled people. This will take into account the working day and climatic conditions. Light will be graded between these areas to avoid sudden changes in lighting levels.

ENTRANCES

All entrances will provide an appropriate sense of arrival and accessibility. All entrance/exit doors will provide a clear width opening of 1000mm, with the main entrance doors automatically opening. A minimum width of 800mm clear will be provided to all non entry doors, such as fire exits, store rooms or plant rooms. Manifestation will be provided to all glazed screens and doors at two levels in a solid colour to be confirmed.



• 6.1 ACCESS STATEMENT

CIRCULATION

Internal circulation will provide a sense of location and direction to assist people with sight impairments. Colour will be used to assist this provision. Circulation areas will not be less than 1200mm in width.

There are two wheelchair accessible lifts within the buildings, one of the lifts is designed to stretcher standards (for 13 persons).

STAIRS

Stairs will meet the requirements in Part M 2015 with the preferred dimensions of maximum 170mm rise and 280mm going. The detail design of stairs will be developed in accordance with the Part M requirements for internal stepped access as set out in the Building Regulations. Tonal contrast is provided to the riser and going of all the internal stairs.

DOORS

All internal doors will meet current Building Regulation requirements, including 800mm clear opening widths, having a 300mm leading edge, vision panels, manifestation and tonal contrast other than any doors in folding partitions, non rooms would be left without suitable doors. Accessible toilet doors will be a 1026mm leaf to ensure the correct opening width, with wide grab rails attached to the back of the door.

WINDOWS

Low level windows will be provided to ensure access for disabled people. The height will be suitable for wheelchair users and the mechanism will be usable by occupants with reduced manual dexterity.

EVACUATION

Appropriate fire zones, refuge spaces, fire exit points will be developed and agreed with statutory authorities as the detailed design develops. A fire risk assessment will be undertaken, and a fire evacuation strategy developed in conjunction with the care provider to ensure detection and safe evacuation of all residents.

Fig. 1: Figurative and Picture Signage

Fig. 2: WCs door tone uniform across scheme

Fig. 3: Blind to mirror for dementia

Fig. 4: Glass fronted kitchen units

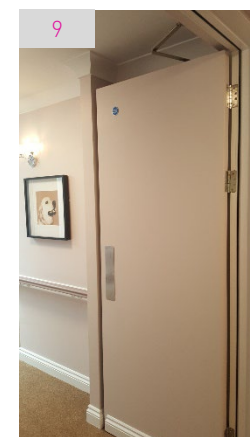
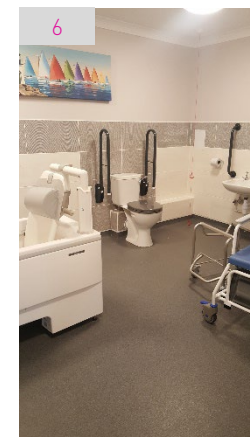
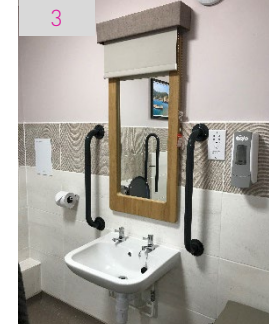
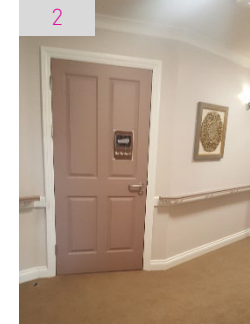
Fig. 5: Spatial visual access

Fig. 6: Assisted accessible bathrooms

Fig. 7: Good access improves wellbeing

Fig. 8: no resident doors "blind" to residents

Fig. 9: Recessed doors aid access



Wellbeing is promoted through exemplar access

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