Design & Access Statement
Replacement Laundry to
Wimborne House,
Hayling Island.

For
Barchester Healthcare Ltd.
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Prepared by



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This Design and Access Statement has been prepared on behalf of Barchester Healthcare Ltd. and is submitted in support of a planning application for alterations to the existing Wimborne House Care Home, Hayling Island.

This Design and Access Statement has been prepared in accordance with the Department for Communities and Local Government Circular 01/2006 Guidance on Changes to the Development Control System. In particular, the content and format of the statement follows the guidance set out in the CABE document 'Design and Access statements'. This statement sets out the design principles and concepts that have been applied to the proposed development, and how issues relating to access to the development have been dealt with.

1. Design

1.1. Client/Operator: Barchester Healthcare Ltd

Barchester Healthcare is one of the UK's most respected care home companies, providing award winning care and services to thousands of residents throughout the UK and Ireland. Today, the Barchester Group cares for over 10,000 people at more than 170 different locations across England, Ireland, Scotland and Wales.

Barchester's primary objective is to provide a quality lifestyle for people who are likely to be in a less fortunate position than most, within quality suitable surroundings of innovative design. Recently Barchester Healthcare has won awards for the design of its new care homes (various Pinder Design Awards), for being a good employer (The Times Top 20 Best Big Companies to Work for – 2006) and also for its administration (Hospitality Assured, Investors in People). It is this experience that Barchester have brought to the design process for this project.

Residents are provided with large spacious bedrooms, day space and activity areas which are designed and decorated to provide a homely and becoming care environment. Barchester care homes are also designed to incorporate suitable

outside leisure areas. The gardens are maintained to a high standard and incorporate level walkways, garden features and specialist facilities (e.g. sensory gardens, raised gardens) where appropriate.

Barchester Healthcare is experienced in caring for People with Dementias, and many of their homes incorporate specially designed units where residents can receive the appropriate care they need.

It is required that before any care home opens, it has to be registered with the Care Quality Commission (CQC) in order to ensure it is suitable to provide care. Barchester works closely with CQC to unsure that every care home provides the best quality accommodation and care. This scheme, however, has been designed to be in excess of minimum regulatory standards; and therefore will achieve a building more fit for the future. This development and the site as a whole will also be constructed in compliance with the Disability Discrimination Act and Approved Document Part M of the Building Regulations.

1.2. Use/Need

Barchester Healthcare wish to improve the laundry facilities at Wimborne house. The current laundry is small and makes if difficult to meet the demands of a care home of this size. The current laundry is in adjacent to bedrooms and as such is not well located. The laundry was provided by converting an existing bedroom, and is therefore not an ideal layout. A new purpose built laundry would be of great benefit to the operation of the home.

1.3. Amount

The application includes an extension to the existing care home to provide a new laundry. The existing laundry is to be converted back to a bedroom, this results in an increase of 1 bed. The proposed extension is to the front of the property which provides easy access for deliveries etc.

1.4. Layout

The new laundry is located adjacent to the existing plant room at the end of an existing corridor. The layout is such that the existing meter box does not need to be relocated.

1.5. Scale

The proposed extension has been designed to be in keeping with the existing building. Window and door styles have been chosen to match the existing building in both materials and scale.

1.6. Landscaping

Landscaping will be retained as existing wherever possible.

1.7. Appearance

Materials and details have all been chosen to match the existing building. Every effort has been made to ensure that the proposed alterations do not have a negative impact upon the existing building or its environment.

Access

1.8. Vehicular Access

Vehicular access to the site is unchanged.

1.9. Pedestrian Access

The main pedestrian access is unchanged.

Where additional doors are provided level thresholds and accesses are provided to external areas. All changes proposed will be designed in detail with due regard to the

provisions of the Disability Discrimination Act and in full compliance with approved document Part M of the Building Regulations.