

Design and Access Statement with Planning Statement

Link and Lift Proposals

Issue 1: Feb 2025



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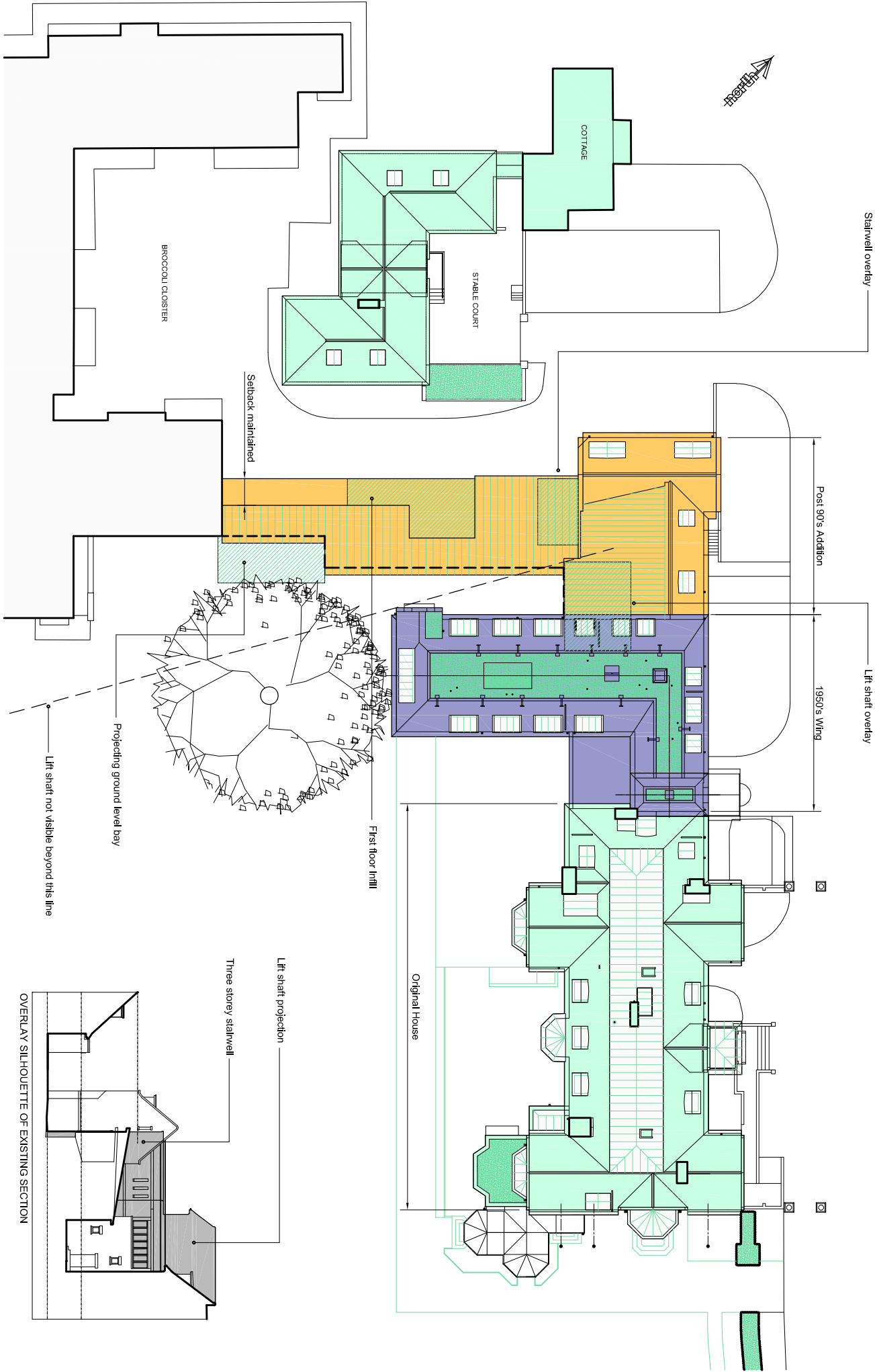
Fig 3 Corridor (northeast aspect)

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This Statement is arranged in accordance with the guidance published by CABE 2007

Constraints Plan



1.0 Introduction and Site

- 1.1 Glebelands House is a substantial historic building located within its own grounds in the suburbs of Wokingham. It is listed Grade II (List Entry 1118054 / 1987) but has been much added to and the wider site includes a courtyard development (The Broccoli Cloister) and a number of outbuildings.
- 1.2 The site is owned by the Greensleeves Homes Trust (a registered charity) and the principal house, attached 1950's Wing and Link Wing provide residential and nursing care. The care facility adjoins the Broccoli Cloister that offers close care living apartments for the elderly.



View of the NW corner of the building looking south

- 1.3 The proposals primarily concern the later Link Wing, to a lesser degree the 1950's Wing and nominally the original historic house. Stable Court, the Cloister, Cottage and wider grounds fall outside of the application site.
- 1.4 Residential care use has been extant at the site since 1936 and the home was latterly operated by the Broccoli Foundation who developed it from 1980's through to the early 2000's. The surrounding area has also been redeveloped for private residential use. Greensleeves took over the site in 2017.
- 1.5 The home accommodates 44 residents, has both a good CQC rating and a good reputation locally: room sizes and facilities often exceeding normal expectations. However, there are problems associated with the home including the allocation of only a single, small, passenger lift, issues of maintenance, fabric performance and energy use together with fire compliance and a concentration of common space centrally.

- 1.6 The proposals seek to address some of these deficiencies and redevelop the Link Wing to introduce additional residential use in part to offset the costs associated with wider improvements. These include:
- partial demolition of the Link Wing and reallocation of existing ancillary uses
 - creation of new residential rooms and a loss of existing to enable access
 - the installation of a new (bed) lift serving four floor levels
 - the relocation and expansion of the laundry
 - a new stairwell serving the northern corner of the building
 - a new day space with garden aspect
 - the installation of solar PV panels to the flat roof well of the 1950's Wing
 - annexation of the Broccoli Cloister
- 1.7 The site slopes from the southeast to the northwest. Whilst this is evident from the gently sloping approach road at the front of the building, the rear garden front is maintained as a flat terrace. The difference in level is therefore sharply delineated by the Link Wing that reconciles a drop of c.2.5m with a partially submerged lower ground storey.

2.0 Use and Proposals (Planning Statement)

- 2.1 The application is for Full Planning and Listed Building Consent for the construction of a new Link Wing and Lift Shaft. The works involve some demolition (notably of later 2000's structures) and alteration of built elements from the 1990's and the 1950's, internal alteration and associated external works. The proposals otherwise seek to repair and enhance the existing historic structure.
- 2.2 Proposals have not been subject to pre-consultation. A fully worked up scheme is therefore submitted as:
- the care and operational need is identified
 - it recognises that the constraints of the site and existing buildings limit the options for installing a lift
 - the balance of the work concerns later additions rather than the central heritage asset and for this reason removal of the Conservatory is the subject of a separate application
 - a prior lapsed consent exists for a more visually intrusive solution that is no-longer considered feasible
 - a relatively worked up scheme is necessary to test proposals and maybe submitted for appeal at relatively low cost

2.3 The following policies are considered pertinent to this consent:

WOKINGHAM BOROUGH DEVELOPMENT PLAN 2010-2026

Policy CP01 – Sustainable Development

Policy CP15 – Employment Development

Policy CP02 – Inclusive Communities

Policy CP07 – Biodiversity

Policy CP03 – General Principles of Development

Policy MDD – TB24 Designated Heritage Assets

Policy MDD – CC05 Renewable Energy

NATIONAL PLANNING POLICY FRAMEWORK 2024

08 – Promoting healthy and safe communities

16 – Conserving and enhancing the historic environment

2.4 (Relevant) Planning history includes:

LBC/230604	Dormer Window Refurbishment / Status: Withdrawn
Pre-App 230359	Conservatory Replacement / Status: Dismissed
LBC/182697	Cottage Window and Conservatory Reinstatement / Status: Approved
FUL/2012/1476	Three storey lift shaft extension / Status: Approved
LBC/2012/2066	Internal alterations Glebelands House / Status: Approved
FUL/2005/5523	Cloister Block and Link, alterations and Retirement Flats / Status: Approved
LBC/2003/9897	Demolition of curtilage building and alterations to form 35 rooms / Status: Approved
FUL/1997/6640	2 New dwellings / Status: Approved
Pre 1998	4no. Historic planning applications / Status: Unknown

2.5 Application FUL/2012/1476 supports the erection of a three-storey brick-built lift shaft at southern end of the 1950's wing but was never implemented. Whilst this identifies a need over ten years ago resubmission is unlikely to deliver reconsent given the presence of the nearby Cedar tree. Whilst this appears to have been ignored in the previous submission it makes a significant contribution to the garden front and growth means there is no margin for extension without removal. Moreover, the approved lift shaft is clearly evident from the original house, would require a larger car and would not serve the lower ground level of the Link Wing.

2.6 Drawing 102.021 (see appendix) illustrates various options for lifts both a lesser (platform) solution internally, a more contemporary but intrusive solution that mitigates the prominence of the tree and that of the previous application. None of these options fully satisfy the design objectives or operational need that includes capacity (nursing care infers bed accessibility as well as discrete evacuation) and a standby facility should the existing lift fail. Given a large number of wheelchair and frail residents a single lift poses severe restrictions on operational capability.

2.7 The Link Wing currently connects the Broccoli Cloister with the northwest extension of the home approved under application LBC/2003/3897 (itself an extension of the 1950's Wing). It comprises a lower ground level accommodating ancillary and storage areas and a ground level

corridor link with rooms and offices at its eastern end; the product of at least two phases of alteration. Given there is no operational or technical need to connect the two building elements the link may be dispensed with and the underutilised space beneath reconfigured to provide additional rooms and a new laundry given the existing is poorly located on an upper floor, undersized and non-compliant in its setup. Residual ancillary and storage may be accommodated in the basement of the existing house.

- 2.8 Internally the home has insufficient administrative space and a surplus of communal space though this is arranged in a linear strip concentrated about the original reception rooms at the eastern end of the historic house. The lounge flanking the gable end includes a stage area that is redundant and the proposals seek to utilise this area for office use whilst creating new day space in the reworked Link Wing in order to create a common destination at either end of the home with distinct characters.

3.0 Amount

- 3.1 The proposal creates very little additional floor area given it repurposes existing space and largely observes the existing footprint. On aggregate the following increases are proposed:

	Existing		Proposed		Addition	
	FTP	GIFA	FTP	GIFA	FTP	GIFA
Lower Ground	323.19	246.26	373.25	306.97	50.06	60.71
Ground Floor	295.44	127.02	388.15	218.36	92.71	91.34
First Floor	166.56	19.04	192.95	40.27	26.39	21.23
Second Floor	Nil	Nil	29.31	21.99	29.31	21.99
			TOTAL		198.47	195.27

FTP = Footprint of Northern Corner (beyond the 1950's Wing).

- 3.2 The proposals maintain the existing retaining and spine wall of the Link Wing together with the extreme northern block that was originally a phased addition prior to the construction of the Cloister. It infills the existing covered lean-to close to the Cloister's gable end but uses this space to relocate the bin and buggy stores used by the Cloister's residents.
- 3.3 Eight new resident rooms of c.16.5m² plus shower facilities are created in the Link for the loss of two existing rooms at ground level. A further two new resident's rooms (c.14.5²) are formed at lower ground level beneath the northern block and the existing laundry at first floor is converted to residential use. At second floor level a further existing room is lost to enable connectivity of the new lift. The aggregate increase is therefore eight resident rooms.
- 3.4 An allocation of 4.1m² of communal space per resident is a requirement of (historic) CQC standards. Overall home numbers will increase from 44 to 52 residents with a corresponding

requirement for some 215m² of space. The existing day (and dining) spaces easily meet this standard at c.235m². However, a large part of this is a designated dining area (102m²) and otherwise includes a vestibule that forms part of the circulation space. For these reasons new flexible (quiet) space is desired and an area of c.55 m² is created at the end of the Link corridor with a bay projection facing south.

- 3.5 The new lift is to be able to accommodate a bed and care worker (given the home's nursing designation). Provisionally an Otis GEN2 lift has been selected with a car size of 2.35x1.6m. This requires a shaft of 3.05x1.85m in area.

4.0 Layout

- 4.1 Options to accommodate a new lift are limited (see 2.6) more so if it is to serve all floors (the existing lift serves ground to second floor only). Accordingly, the space between the existing 1950's Wing and the Link Wing is the optimum location given it coincides with spine corridors from all parts of the home. This currently contains a stair that serves ground to first floor levels only though discharges at a level below that of internal floor level. This is therefore relocated to the western side of the development and extended fully to lower ground level. Containing the new lift shaft, a element of some bulk was therefore a primary driver of layout.
- 4.2 The existing footprint of the Ling Wing is optimised to include currently covered external areas whilst maintaining a similar building line. At first floor level the existing corridor doglegs with setbacks on either side it is thought to mitigate the Cedar Tree on the one side and Stable Court on the other. The former condition is maintained at ground level (though a bay projects beneath the tree canopy) and whilst a slightly reduced set back is observed to the north there are no issues with over-shadowing or fire compliance (Stable Court is only occupied at ground level – see drawing 102.013).
- 4.3 Layout is otherwise dictated by the requirements of PHE (Progressive Horizontal Escape) and room tessellation.

5.0 Scale

- 5.1 Existing storey heights are maintained and the proportion of the whole is intended to observe the rhythm and massing of the existing built elements (which in themselves differ). However, there are exceptions to this:

- the lift shaft rises above the existing first floor roof line in order to serve the second floor and by necessity has an overrun of some 3.6m. This is most prominent to the south west elevation and the bulk has been mitigated by treating the lobby and shaft elements differently though stylistically in common with the 1950's Wing.
- the escape stair relocated to the north side also projects further up than adjacent construction though it abuts the taller northern corner and otherwise adopts a similar return parapet height. However, it is considered an element more in common with the Link than the adjacent masonry block and is treated in a contemporary manner.
- a similar mono pitch roof to existing is proposed though this is increased in slope. The effect of this is to raise the upper eaves line whilst maintaining that to the southeast side. This is treated as an upper tier to a brick base to lessen the amount of cladding and reflect how it is built. The change to the garden front is negligible.

5.2 The impact of the lift shaft on the northeast (front elevation) is less problematic as it is setback some 6m from the frontage and is in a fashion terraced back, etc. A similar setback is maintained from the northwest and immediate to the frontage the addition cannot be seen.

5.3 The new façade of the Link Wing modifies the massing and height of the existing building. However, the change in height is only in respect of the roof pitch and a lower 'notional' eaves line is maintained with a material delineation a little below that of existing. The fenestration is also altered to provide smaller openings (with a more residential scale) in lieu of the garage doors and upper screen glazing of the existing elevation. From the southeast there is no discernible change in building scale only curtilage.

6.0 Appearance

6.1 The proposals do not introduce any new styling or materials in favour of maintaining the appearance of the existing which on the one hand is derivative of the 1950's Wing and on the other adopts a palette of grey cladding, zinc roofing and facing brickwork.

6.2 The fenestration to the lift lobby (and that of the additional window on the southeast face of the 1950's Wing) replicates the timber cruciform casement windows of the 1950's Wing in simple openings with dressed lead cills. That to the southeast of the Link is a continuation of the existing arrangement whilst those to the northwest street façade are regular grey aluminium casements following the stylistic simplification of sequential additions. They have soldier course lintels in common with the lower storey of the Corner Block and use the existing reconstituted stone cill profile as a coping that provides continuity with the Broccoli Cloister.

- 6.3 Façade organisation of the Link Wing follows the rhythm of the room layout it encloses that is duplicated over both floors. These are grouped in handed pairs about a façade centre line delineated by an inset tablet similar to that used on the tower of the 1950's Wing. The façade is further articulated by guarding at high level and screens and trellis at ground level. The set back to the new day space at the western end of the Link adopts a styling that largely replicates that of existing and forms a similar abutment.
- 6.4 The majority of changes are not visible from main house or southwest garden front. The lift shaft is only properly visible from the narrow vista between existing buildings at the far northwest of end of the garden and only then despite the Cedar Tree. The Link proposal has a more significant relationship with Stable Court in that they face one another creating a street or corridor between.

7.0 Landscape

- 7.1 No trees are removed, planting or habitats disturbed by the proposals; external landscaping is essentially hard in composition (elements of road margin and connecting paths).



Cedar tree and existing Link ramp

- 7.2 The Cedar tree is the principal landscape feature and a major constraint. The proposal envisages a bay projection from the existing building that nestles beneath the extreme edge of the tree's canopy. The existing retaining wall is set back to mitigate the effect of the construction on the root protection area of the tree and two new independent piled supports are proposed allowing the bay to hover over the ground where an access ramp was formerly located. The roof consistently slopes down and the area internally has a reduced ceiling height at the perimeter allowing a close to nature view of the garden the tree

providing solar control. Further reference should be made to Hayden's (Arboricultural Consultants) survey and impact assessment.

8.0 Access

- 8.1 Existing vehicular and pedestrian access to the site is unchanged. The proposed staircase is intended to be Part M compliant and improves fire compliance.
- 8.2 The ground floor rooms of the Link Wing are (unusually) intended to be accessible directly from the outside and invite interaction with the street in a similar way to those of the Broccoli Cloister. This is not intended to augment the fire strategy but rather allows a degree of autonomy to (able-bodied) residents and the facility for relatives to visit at will.
- 8.3 The provision of a new bed lift has long been a priority need and only now deliverable on the opportunity to annexe the Broccoli Cloister and rework the Link Wing. The existing lift is small and allows a limited number of residents to travel at any one time and is disproportionate with an increasingly infirmed demographic. Moreover, there is no substitute in the event of service or mechanical failure that limits circulation for disabled residents and the distribution of laundry and meals. The new lift also enables connectivity with a relocated laundry and the lower ground level which currently is not served. Regardless the need is acute and prejudices the home's ability to provide appropriate care.
- 8.4 WBC Parking Standards (2011) suggests one parking space per member of full-time staff and every three residents. The existing carpark provides undesignated spaces but is large. It also services the Broccoli Cloister and so confuses statistics. Given use is extant the creation of eight additional rooms would signify an increase in vehicular numbers of three. The existing arrangement is considered adequate to absorb any such increase and arguably the provision for staff is underutilised.

9.0 Sustainability

- 9.1 The proposals seek to preserve an existing historic structure and provide a contemporary extension with improved fabric performance.
- 9.2 The Link Wing is to be treated as a separate zone for the purposes of energy conservation and fabric will be constructed to achieve high thermal and air-tightness standards. This will allow the use of heat pumps to provide domestic hot water and underfloor heating (influencing the choice of internal finishes). The remainder of the works area will benefit

from enhanced thermal insulation where possible but will rely on the home's existing boilers for energy delivery.

- 9.3 The flat roof of the 1950's Wing provides an opportunity to install PV panels (in a way the Heritage Assets and orientation of other roofs would not permit) given it has a parapet and well configuration. The energy generated from these would benefit the home as a whole and contribute towards the applicant's net zero commitments. The roof has a parapet height of approximately 0.75m that would be reduced by c.0.1m in lieu of insulation enhancements. Assuming a standard 1.65m collector at an angle of 30 degrees the panels will protrude some 0.3m above the existing parapet capping. Given a southerly set back the panels would not be visible from the ground within 75m of the façade and their impact is therefore considered negligible.
- 9.4 Low-energy lighting and electrical systems will be installed together with flexible, zoned heating controls and heat recovery to extraction systems. Solar control is not a consideration given aspect and in the case of the projecting bay is provided naturally by the existing Cedar Tree.
- 9.5 Water conservancy measures are to be implemented as standard practice.
- 9.6 Existing surface and foul water drainage is maintained.

10 Appendix

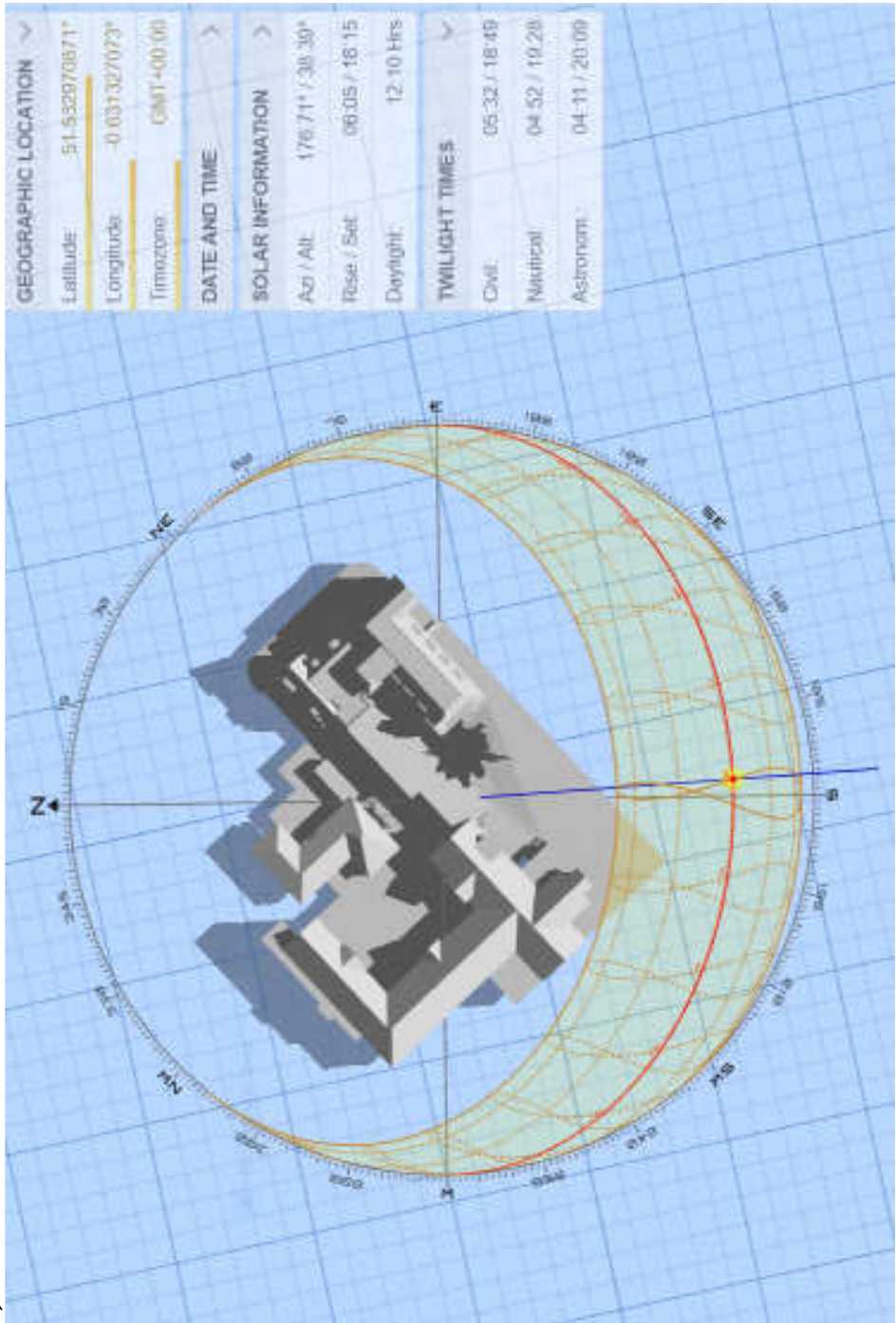


Fig 1.0 Shading Model – Spring / Autumn 12.30pm



Fig 2.0 Existing Northwest Façade of Link Wing



Fig 2.1 Proposed Northwest Façade of Link Wing



Fig 3.0 Existing Link / Stable Passage looking Northeast



Fig 3.1 Proposed Link / Stable Passage looking Northeast

Glebelands Care Home Proposal – Structural Statement

The principal proposal is to construct a new 2 storey wing within a slightly extended existing footprint.

To one side of the existing wing there is an existing retaining wall and the proposal is to reuse this structure within the new building. This will help to limit disturbance of the landscaping beyond this area.

Due to the proximity of the new structure to the existing Cedar tree part of the first floor structure is designed to cantilever beyond isolated piled foundations to the rear of the retaining wall to ensure minimal impact on the trees roots and surrounding landscaping.

Further works include the bring into use of existing rooms at ground floor level.

The design has been planned to ensure as much reuse of existing structure and also to limit the impact on the site as possible.

Furthermore the works can be generally completed independently of the ongoing operation of the care home. Where new structure is being constructed adjacent to the home operational areas temporary works will be incorporated to ensure the care home operations can continue.