



BOUTIQUE
CARE HOMES

Design Statement

64 Bed Care Home, Evendons Ln, Wokingham RG41 4EH



SECTION 1. INTRODUCTION

- 4. Introduction
- 5. The Proposal
- 6. About

SECTION 2. SITE ANALYSIS

- 8. The Site
- 9. Existing Site
- 10. Site Photographs
- 11. Context
- 12. Site Limitations

SECTION 3. PRE APPLICATION

- 14. Outline Application
Parameters /Constraints
- 15. Pre-Application response
summary and highlighting key
officers comments

SECTION 4. FINAL FULL DESIGN

- 17. Design, Use and Amount
- 19. Proposed Floor Plans
- 22. Proposed Elevations
- 23. sun path analysis diagram
- 26. Street Section

SECTION 5. ACCESS & SECURITY

- 28. Access
- 29. Security

SECTION 6. CONCLUSION

- 31. Conclusion
- 32. 3D Visuals



Section 1. Introduction



INTRODUCTION

This Design Statement has been prepared by RM Design Group on behalf of Propco (Wokingham) Ltd, a trading arm of Boutique Care Homes, in support of a new 64 bed care home facility at 171 Evendons Ln, Wokingham RG41 4EH

The applicant believes that the site represents a fantastic opportunity to create a much needed high quality modern care home in the area. The development offers an opportunity to enhance the character of the local area, replacing a former Evendons Centre comprising of an assortment of converted buildings used for business purposes.

The design of the newly proposed care home has been carefully considered within its surrounding context and seeks to replace B1 use buildings with a modern, fit for purpose, high quality, care home.

This application determines the scale and massing of the proposal, and details the design process, appearance, layout, landscaping and access to the building. This statement has been prepared in support of the Reserved Matters application for the site and with regards to condition 8 of the Outline Decision Notice reference 231351.



APPLICATION SUMMARY

Site Area:	2 acres / 0.83 hectares
Use Class:	C2
Number of Beds:	64
Car Parking Spaces:	33
Cycle Parking:	8

PROJECT TEAM

Operator:	Boutique Care Homes
Design:	RM Design Group
Planning Consultant:	Mission Planning

THE PROPOSAL

The proposal is for the demolition of the existing, no longer fit for purpose office buildings and the construction of a 64 bed care home.

The existing use of the site is B1 and this will be changed to C2 use by the proposed development.

The care home will be designed to a high standard and will provide a high quality of care for a variety of elderly conditions including dementia.

There will be various internal and external facilities for residents and their families to enjoy, all set within fully landscaped and maintained gardens. A range of amenity and ancillary facilities will be included.

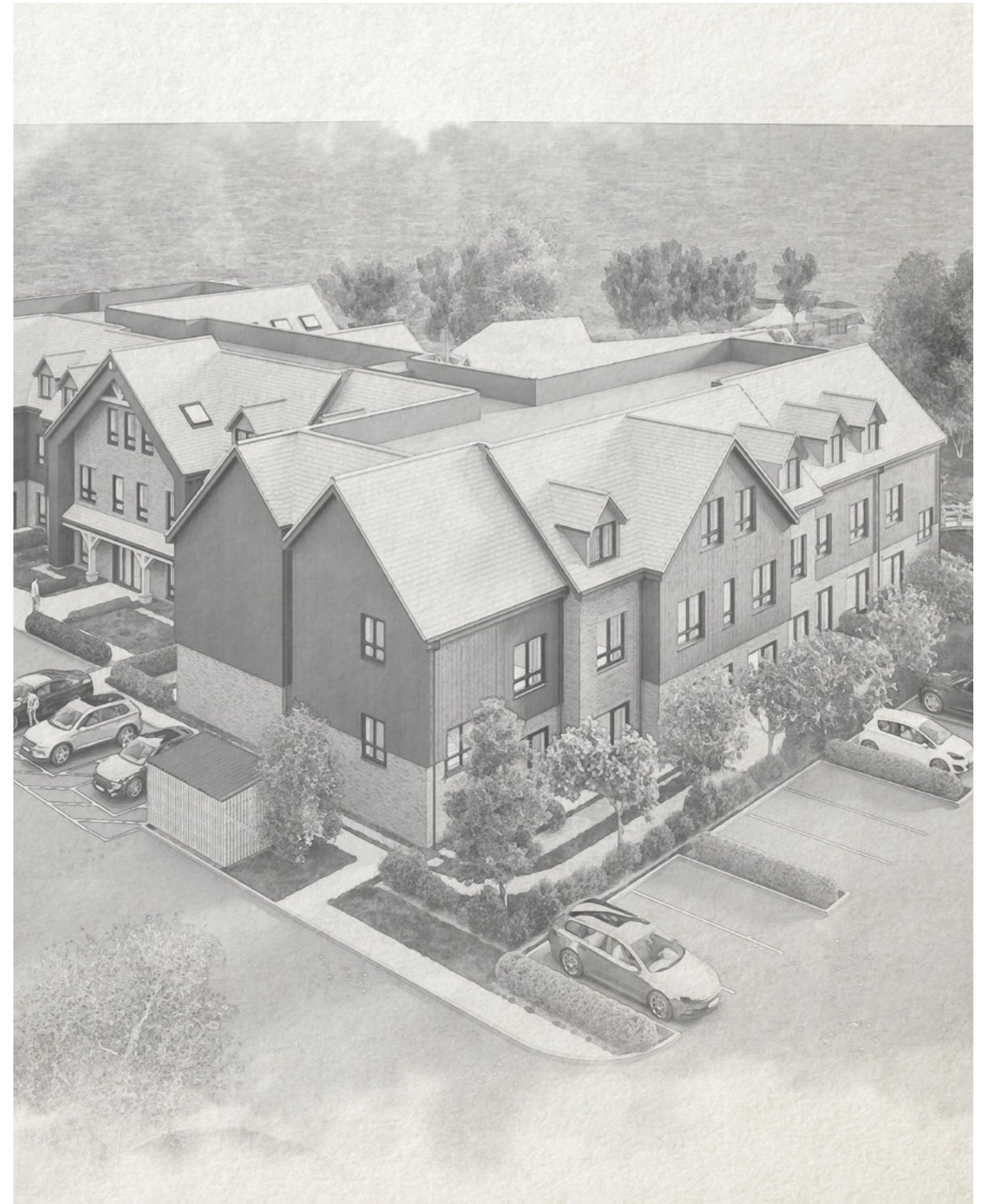
The applicant seeks to improve the local deficiency in quality care beds in this area.

THE DESIGN TEAM

RM Design Group is an architectural design practice specialising in the healthcare & residential sectors, operating nationally.

The practice, based in York, was formed in 2022 by Ray Mortimer. Ray has over 20 years' experience and has worked with a number of leading care operators, delivering award winning and successful homes for the likes of Only Care, Gold Care, Hallmark, and Principle Care Homes.

RM Design Group prides itself on delivering a considered, detail orientated approach to all our projects, delivering on schemes ranging from bespoke housing, to large scale commercial refurbishments, to new build care homes and communities.



THE APPLICANT

Boutique Care Homes is a luxury care provider and proud winner of the 'Small Care Group of the Year' award at the 2023 National Care Awards.

Boutique currently operates The Burlington in Shepperton, Surrey; Brampton Manor in Newmarket, West Suffolk; and Chartwell House in Broadstairs, Kent.

Boutique provide homes of medium size with between 60 and 80 beds, allowing a certain economy of scale without feeling impersonal and institutional.

Bedrooms are typically generous in size and of comfortable proportions. In this proposed home, bedrooms will be a minimum of 20m² including a 4m² en-suite. Each bedroom has an en-suite wet room, in addition to generous assisted bathrooms equipped to provide therapy as well as assisted bathing. The layout also includes a series of premium 30m² bedrooms with separate TV areas and suites that are made up of separate lounge and bedroom areas.

All homes are registered with CQC and are built with an element of future proofing to comfortably exceed the requirements of the Care Standards Act 2000. Homes are equipped for residential and dementia care and can adapt to meet demand.

Boutique homes are very distinctive, typically of traditional design and materials, with large windows which provide good levels of daylight and fresh air for the benefit of general resident well-being. Generous dayspace and activity spaces are provided internally.

There is an emphasis on interaction with the external environment and wider community. Gardens provide patios, water features, and gazebos for shelter from the rain and sun. Potting sheds and raised beds are provided for the residents to enjoy. Ground floor bedrooms are provided with direct access to secure resident gardens, and many rooms have access to their own private garden patios.

THE BOUTIQUE BRAND

Boutique Care Homes has developed their own design principals, based on what they feel is the best environment to provide care for their residents.

Their designs include:

- Large windows to maximise natural light and ventilation.
- High quality & low maintenance materials.
- A large reception and foyer with a bistro, for use by family and residents.
- Quality and secure external spaces, allowing for residents to interact with nature.
- The main entrance linked to external gardens, providing views and access.
- Private resident patios to ground floor beds, and resident terraces to upper floors, providing access to outdoor spaces to those who may be less mobile.
- Ease of access throughout the home and site generally.
- Street presence and clear legibility in the street scene are a key aspect of the brand for marketability, where possible.