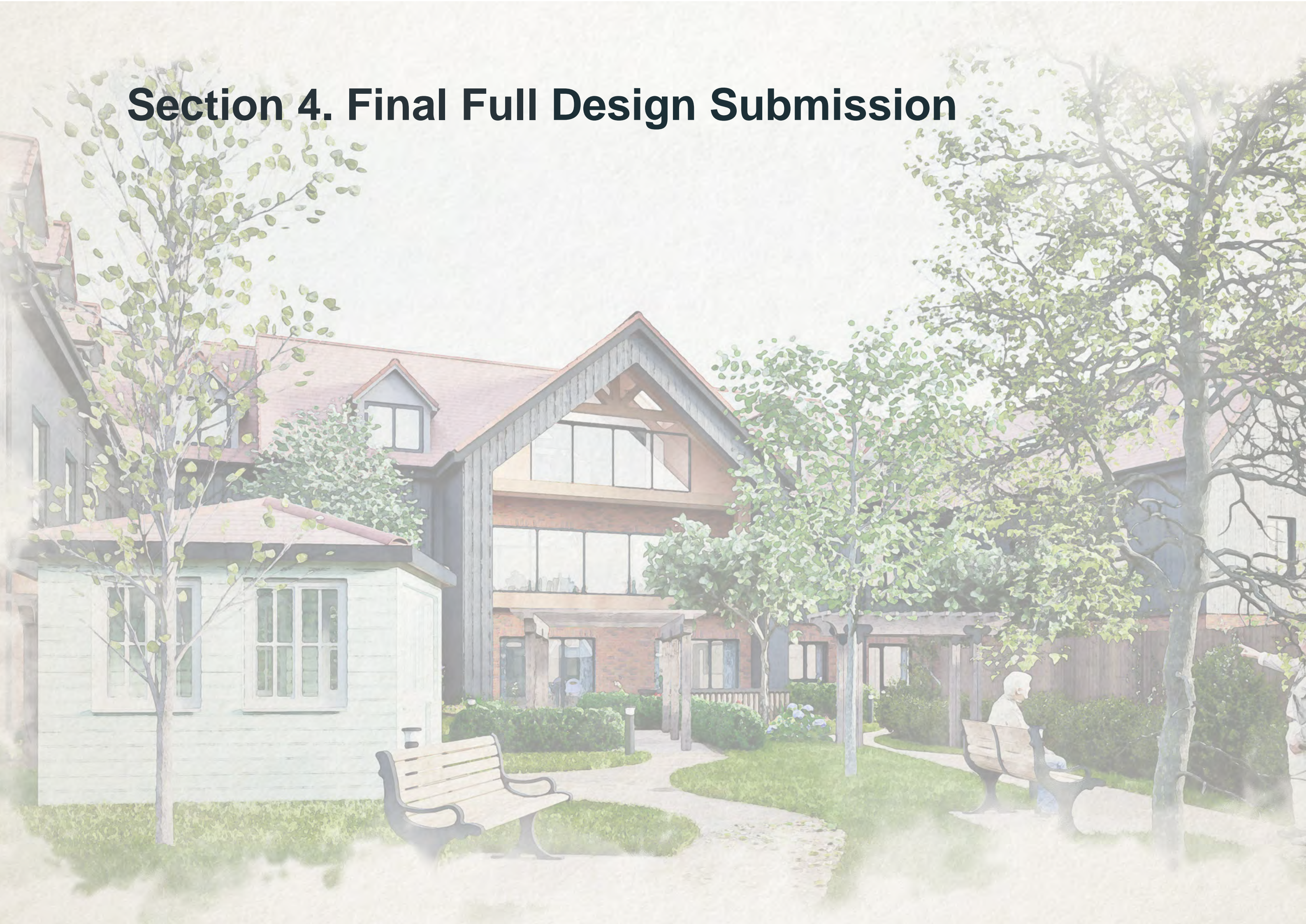


Section 4. Final Full Design Submission



DESIGN

The submitted application scheme is for a 64-bed care home including associated resident amenity and staff ancillary facilities.

The design put forward appropriately responds to the parameters established in the Outline Application in relation to the site and the surrounding context. The design will achieve a modern, spacious, fit for purpose care facility of a high quality aesthetic that will enhance the characteristics of the site and the locality.

GROSS INTERNAL FLOOR AREAS

Ground Floor:	1488.03 m2
First Floor:	1470.45 m2
Second Floor:	1313.78 m2
Building Total:	4272.25 m2

USE

The Proposed use class for the site is C2, Care Home.

The development will provide elderly and dementia care. The proposal includes 64 bedrooms, a bistro, various themed day rooms and sitting areas, a library, a sensory room, three resident terraces, car and cycle parking, refuse / recycling storage, mechanical and electrical plant.

AMOUNT

The site is comprised of 2 acres / 0.83 hectares of previously developed land.



The building footprint, massing and position are primarily designed in response to the site's constraints, and as per the agreed parameters from the outline application. The proposed building footprint is broadly an 'H' shape, which is based on the building footprint and layout from the outline application and the established parameter area..

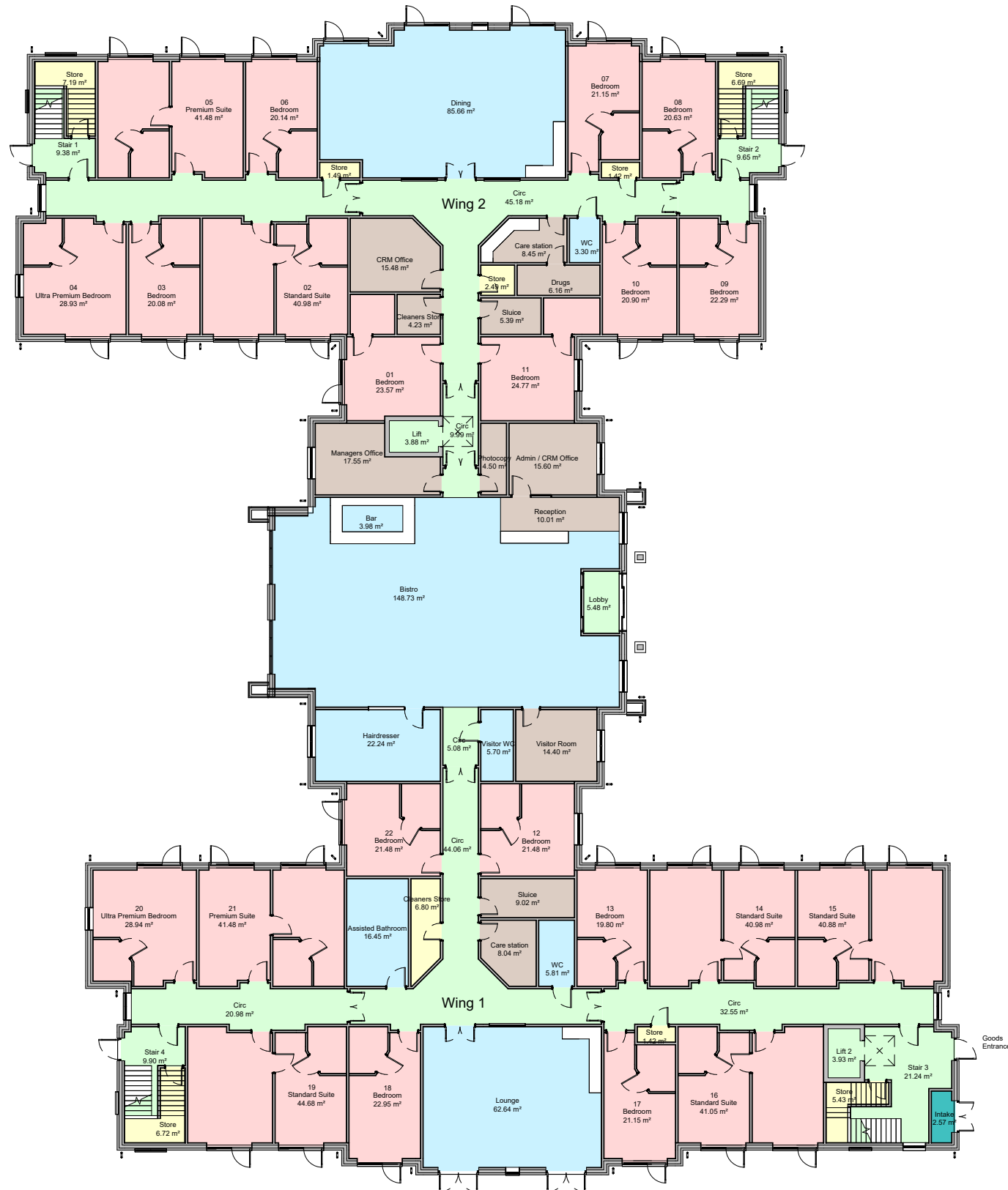
The car park includes 35 parking spaces, (including three accessible and two electric vehicle charging spaces) and vehicle turning areas

The site access point has been relocated further north along Blagrove Lane to avoid the Root Protection Area of a Category B oak tree. A new pedestrian link is proposed just south of the vehicle entrance, offering a safe connection to the footway opposite on Blagrove Lane.

The internal road and parking layout has been refined based on swept path analysis for both large refuse vehicles and fire tenders. The vehicular access has been widened to allow for regular servicing by larger vehicles.

The plan form aims to primarily locate dayspace on the South facing elevation to maximise open views from primary resident spaces.



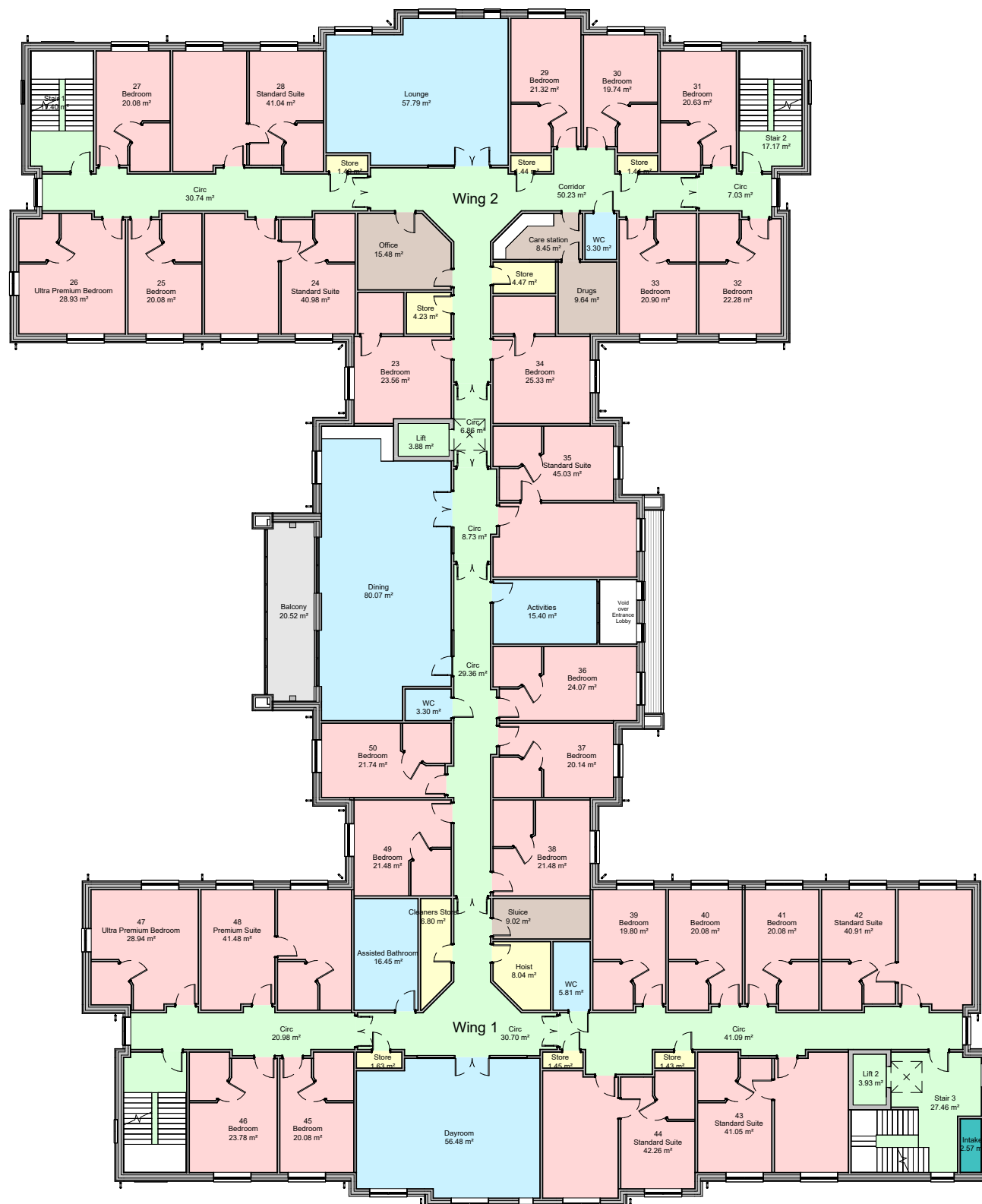


The ground floor plan is designed with the main entrance set in a prominent position, clearly visible when entering the site via vehicle or on foot.

On entering the home, residents are greeted at reception and enter into a large foyer and bistro area. Located off the bistro is a manager's office, hair salon, visitor WC and lift. A secondary lift is provided at stair 3, which may also serve as a staff and deliveries entrance.

The floor plan includes bedrooms which are clustered, in order to help staffing and ease of movement.

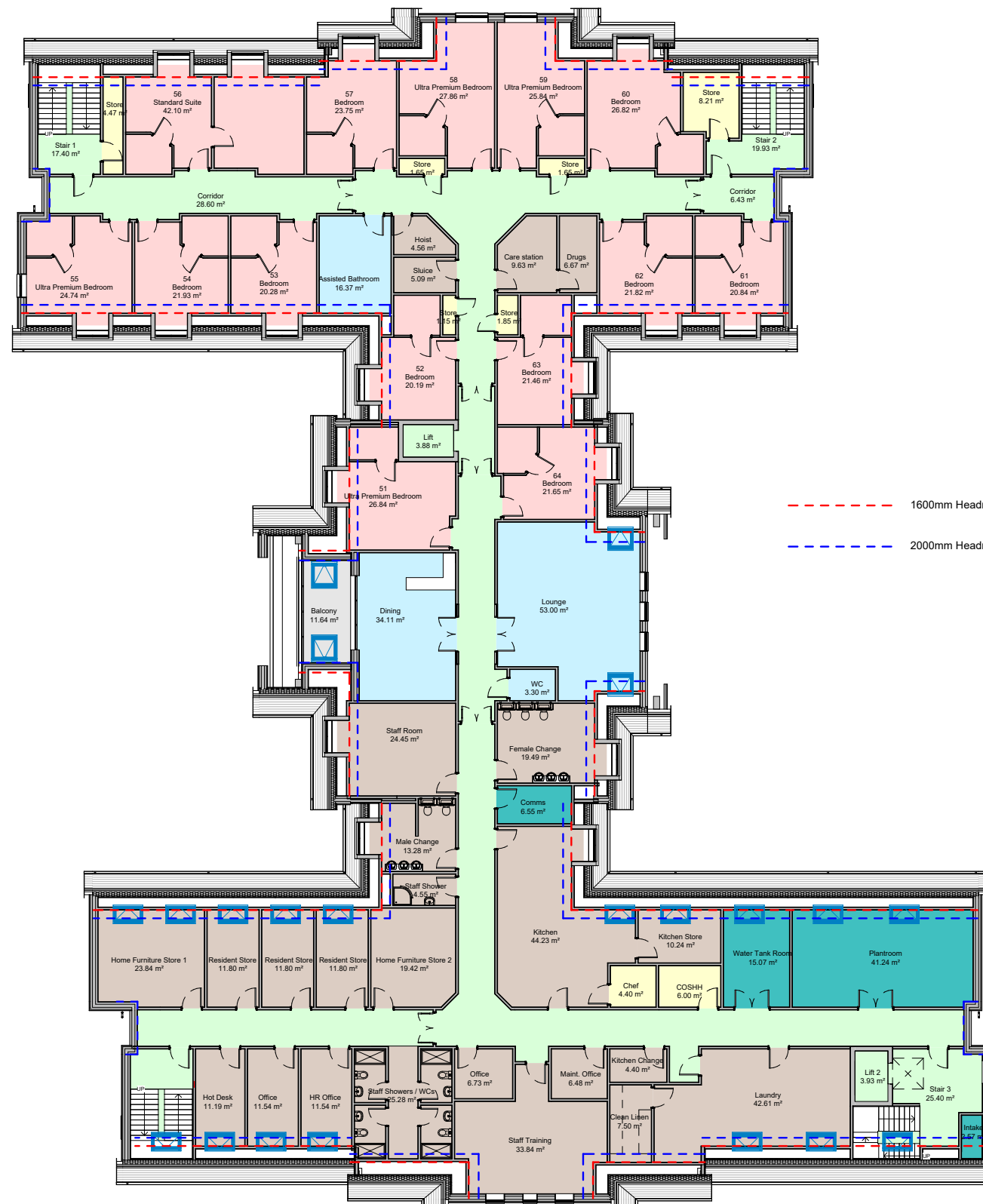
Resident communal areas / day space is located at the bistro and also the corridor end, creating a destination point. The end day room provided access to outdoor space. The resident day rooms are located to provide convenient access for residents across the floor so they can enjoy views across the resident gardens and surrounding countryside.



The first floor plan is designed in similar fashion to the ground floor plan, with resident bedrooms clustered to aid staffing and day space located in destination areas at the ends of corridors, creating interest, and providing views across the main gardens.

A large resident terrace is provided on the West elevation. The terrace is located to break up the corresponding elevation and provides views to the West.

Ancillary accommodation is located centrally including a carers stations, sluice, drugs store, cleaners store and hoist store.



The second floor plan design broadly follows the first floor layout below, with resident bedrooms clustered to aid staffing and day space located in destination areas at the ends of corridors, creating interest, and providing views across the main gardens.

Ancillary accommodation and staff facilities within the roof void.

Facilities include the kitchen, laundry, staff lounge, staff change and various stores. Two lifts are provided which enable bringing in of goods and distribution of trolleys through the building.



North East Elevation



South East Elevation



South West Elevation



Elevation 4 - North West
North West Elevation



Elevation 5 - North West Sectional Elevation
North West section Elevation



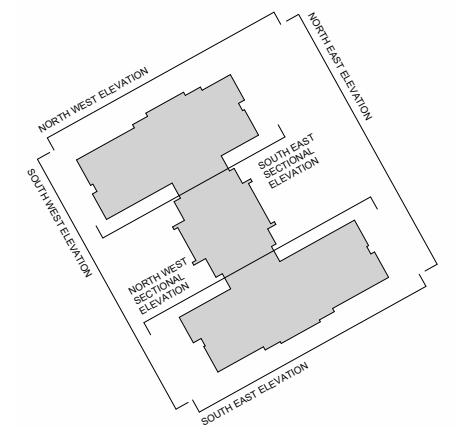
Elevation 6 - South East Sectional Elevation
South East Section Elevation

Materials Key:

- ① Primary Red Brick - Red multi or similar
- ② Vertical Cladding - Colour: Black Hardie plank or similar
- ③ Roof Tile - Red concrete tile - or similar



- ④ UPVC Windows & Patio Doors Only - Colour: Black
- ⑤ Aluminium External Doors - Colour: Black
- ⑥ UPVC Rainwater Gutters & Downpipes - Colour: Black





Solar Study - February 0900 hrs
1 : 600



Solar Study - February 1200 hrs
1 : 600



Solar Study - February 1600 hrs
1 : 600



Solar Study - April 0800 hrs
1 : 600



Solar Study - April 1200 hrs
1 : 600



Solar Study - April 1700 hrs
1 : 600



Solar Study - June 0700 hrs
1 : 600



Solar Study - June 1200 hrs
1 : 600



Solar Study - June 1800 hrs
1 : 600



Solar Study - August 0700 hrs
1 : 600



Solar Study - August 1200 hrs
1 : 600



Solar Study - August 1800 hrs
1 : 600



Solar Study - October 0800 hrs
1 : 600



Solar Study - October 1200 hrs
1 : 600



Solar Study - October 1600 hrs
1 : 600



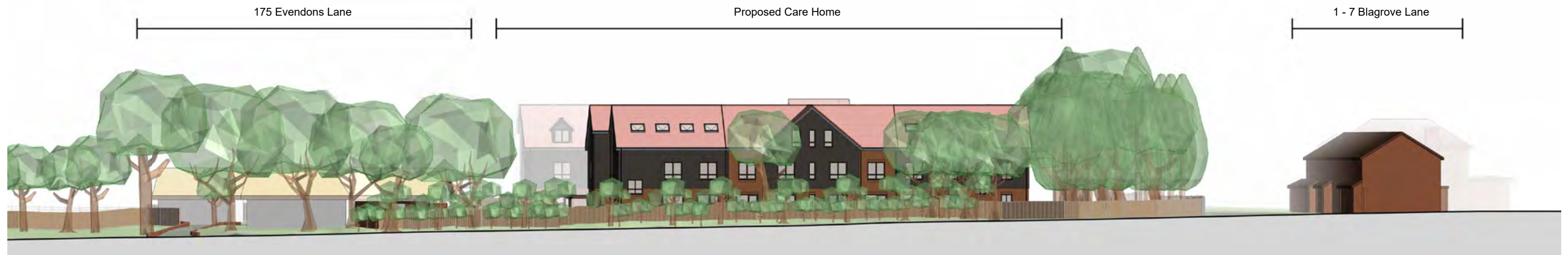
Solar Study - December 0900 hrs
1 : 600



Solar Study - December 1200 hrs
1 : 600



Solar Study - December 1500 hrs
1 : 600



Site Section AA - With Indicative Trees

1 : 200



Blue Line denotes footprint of
previous planning application
231351 (drawing 230323/SKL10_B)