

Section 5. Access & Security



ACCESS

Secure entrance points will be provided to the main entrance, which will be managed by reception staff in order to prevent any unauthorised access.

The ground floor plan focuses on providing a vibrant, open, and welcoming entry to the building. The bistro will provide a focal point within the building, it is a space for residents to spend time and for visitors to interact with them.

The central foyer is informed by the shape and use of the site and links the internal space with what will be secure private gardens, viewable through the main entrance, and the car park.

From the foyer, residents will be directed to their bedroom with a central lift and stairs provided at the building entrance in order to ease movement through the building.

Visitors to the home are expected to arrive by way of private vehicle or public transport, and parking for 35 vehicles (including 3 no. disabled bays) is provided adjacent the main entrance, along with space for deliveries. It is understood that the site benefits from good transport links and it will be anticipated that staff will use public transport to travel to and from the site.

Each floor will provide level access throughout and each external door, such as the main entrance, garden access, and exit from stairs, will have level thresholds for ease of access throughout. Strategically placed lifts will allow for ease of access to the upper floors.

The ground floor will provide level access from the car park. Resident gardens and access routes will be designed as level as far as is practicable. There will be no resident accessible area with a gradient steeper than 1:20.

The building will be designed to be Building Regulation Document Part M, and Equality Act compliant, and will meet all current standards with regards to fire safety and allowing for access by the fire authority in case of emergency.

Corridors are designed to be minimum 2m width, to allow for moving of beds and sufficient width for wheelchairs to pass each other. All doors to resident areas will be designed with a minimum clear width of 800mm, allowing sufficient space for wheelchair access.

All bedrooms will benefit from generous floor space (above 'market standard') and wheelchair friendly wet room en-suites large enough to allow for staff assistance.

Private patios will be utilised at ground floors where possible, whilst resident balconies will be provided at upper floors. All windows are designed at heights to allow views for wheelchair users.

BOUNDARY TREATMENTS

The site is bounded to the South, East, and North by mature trees and hedgerows, while to the west it adjoins an open field. A secure garden is proposed to the west of the site, designed to take advantage of the open views across the adjoining fields.

CCTV

CCTV will be installed to comply with the requirements of BS EN 62676: 2014 video surveillance systems for use in security application and will monitor the building perimeter and main access points. The CCTV system will have recording capability and will be monitored within the home.

VEHICULAR ACCESS

The site will be open and inviting, without the restriction of gates. The vehicular access point will be monitored by CCTV. Access to the main entrance will be managed by electronic video / audio access control or fob system which will have data logged and recovery provision.

EXTERNAL DOORS & WINDOWS

Main entrance doors will be to a minimum standard of LPS 1175 SR2 or STS 202 BR2. They will be self-closing and self-locking with key coded access and push button to exit. Exit doors and other external access doors generally will have access control via a door entry panel, with an integrated camera that can record images of people entering the premises. All other accessible doors and windows providing access to resident areas, including the gardens will be tested and certificated to a minimum standard of PAS 24:2016. Any integral glazing will meet a minimum standard of BS EN 356:2000 class P1A. Fire release buttons throughout the scheme will be fitted with an electronic reset mechanism and not manually reset with a key (break glass type). The reset will occur automatically after 3-5 minutes and will not require a staff member to reset the locking system.

SECURE GARDENS

The secure garden at the rear of the site will be bounded by a minimum of 1.5m height timber fence. All pedestrian gates will span from floor to min 1.8m height to prevent gaps for intruders to climb over or under. They will be of a robust construction and not easily climbable or scalable with no mid rails. They will be self-closing and self-locking with fob access and push button to exit, with the exit button positioned so as not to be accessible from the street. Pedestrian gates will be a certified product to LPS1175 SR2 or STS 202 BR2. They will be fitted with two Maglocks of 500kg holding force fitted one third from the bottom up. They will be self-locking with fob access and push button to exit, with the push button positioned so as not to be accessible from the street.

Pedestrian gates will be subject to CCTV / audio access control or fob system and will aim to be UL293 compliant. The fob system will have data logged and recovery protection, allowing interrogation for fob use and the facility to manage problematic users.

Footpaths are to include lighting to the relevant levels as defined in BS 5489:2013. The colour rendering qualities of lamps used will achieve a maximum of at least 60Ra on the Colour Rendering Index.

LIGHTING

24-hour lighting will be proposed to communal areas, including the communal foyer, corridors, stairwells, and all entrance / exit points. Lighting will be designed to be sensitive to surrounding ecology.

POSTAL DELIVERIES

Postal deliveries will be via the main entrances. Large deliveries will be greeted by the reception, where access will be controlled. CCTV will be installed in the lobby area and cover the front entrance and the mailbox which will be installed to meet DHF TS008.

Section 6. Conclusion



CONCLUSION

This application is to address the Reserved Matters from the Outline approval on the site and seeks permission for the development of a 64-bed care home; including specialist dementia beds, in a well-designed, energy efficient, exceptional quality building that will incorporate facilities and features for stand out elderly accommodation.

The proposal will look to replace vacant office units on the site that are no longer fit for purpose and meet a need for quality care provision within the locality. As a result the site will change from B2 to C2 use.

The proposed home will offer the opportunity to positively enhance the character and appearance of the site and the local area; not just in the quality of the building, but also its contribution to the street scape. The scheme will also provide circa 70 full time positions for local people in its operation, and short-term opportunities throughout the construction period.

The proposed design responds sensitively to its context, making efficient use of previously developed land. The building is sited to follow the established building lines along Evendons Lane and Blagrove Lane, respecting the pattern of development within the area. The footprint and massing of the proposed care home take cues from the surrounding built form.

Access to the building is clearly defined via the east elevation, establishing a strong and legible frontage along Blagrove Lane. Internally, dayspaces have been carefully considered and positioned to best utilise views of the landscaped gardens. The landscape strategy retains and enhances the existing green edges of the site, with the removal of vegetation limited only to that of low quality or where necessary for safe access and visibility splays.

The care home will be built in accordance with all current regulations and standards as a minimum. It will meet all current energy performance standards and will utilise renewable technologies as far as is practicable. It is intended that the new home be a sustainable development.

It is considered that this document demonstrates that the proposal is in accordance with the requirement of the local authorities planning policy objectives.





Site Frontage as Seen at Car Park Access

Rear Garden Elevation



View From Car Park



Rear Garden Elevation



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