

Sequin Design

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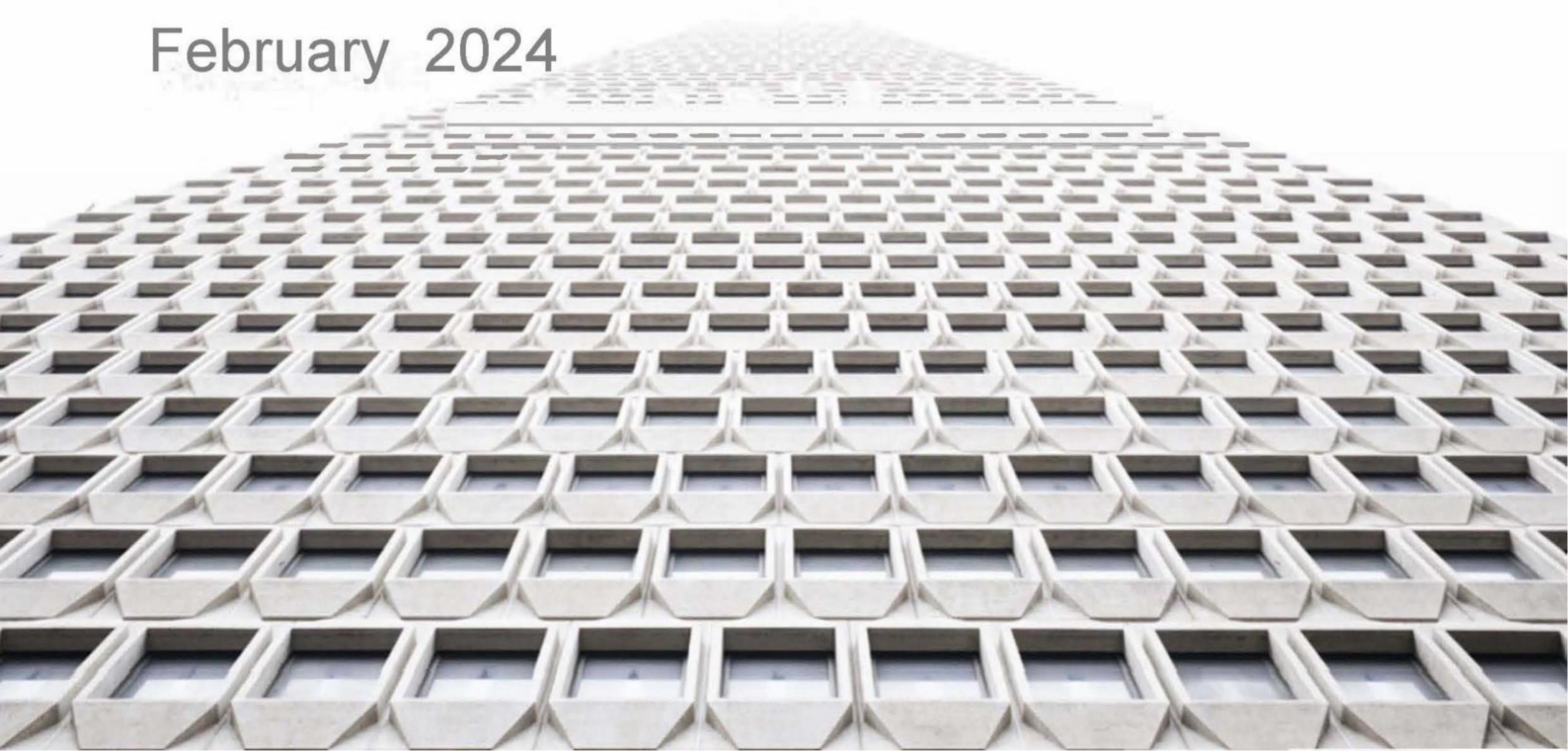


SEQUIN DESIGN

Design & Access Statement:

119 Elmhurst Dr, Hornchurch RM11 1NZ

February 2024



Design Statement

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1) Introduction

1.1 This application concerns proposed Part double storey rear extension.

1.2 This application thus seeks to re-utilise this space through the creation of 12 additional rooms including toilets, two new bathrooms and one entertainment room.

1.3 The existing care home provides 11 bedrooms over 2 floors that is ground floor, first floor.



Pic 1: View from Elmhurst Drive

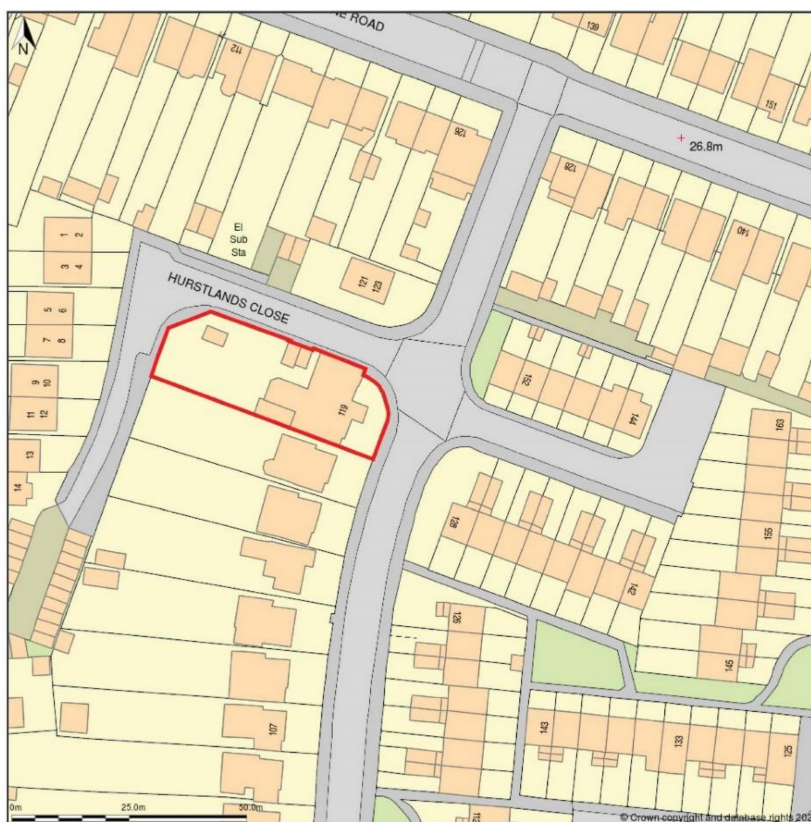
The care home is accessed directly from Elmhurst Drive via driveway.

The proposal maintains this access, and will not seek to change it. The garden's gate is in the side.

2) Site Context

2.1 The application site consists of a two-storey detached & semi-detached dwellings situated on the eastern side of Elmhurst Drive.

Elmhurst Drive is characterised by a mixture of detached and semi-detached dwellings within relatively spacious plots. Most dwellings benefit from dropped kerbs and parking to the front.



2.2 Appended to this Design and Access statement is a copy of the Care Quality managing director's report in relation to needs and demands to accommodate more elderly people. Interestingly the director shows at paragraphs (Local Population Statistics) The population of Hornchurch as a whole, is older than the national average, making Hornchurch an older person's location and an area with a higher need for

a range of care and support services as people grow older.

An added impact on the need for care and support services supported by the Department of Health research is the rise in prevalence of people experiencing dementia related illnesses on a National scale.

3) PLANNING POLICY

3.1 The Development Plan comprises, on the one hand, the London Plan adopted in 2011, and on the other the Camden Core Strategy adopted in 2010. In addition, regard needs to be given to the National Planning Policy Framework. (NPPF) which was published in March 2012.

3.2 Turning to Havering's Core Strategy we consider that the following policies are relevant to this proposal.

CS10 – Supporting community facilities and services

This policy states that the Council will work with partners to ensure community facilities and services are provided for Camden's communities.

CS13 – Tackling climate change through promoting higher environmental standards.

This policy makes it clear that the Council will require all development to take measures to minimise the effects of climate change.

CS14 – Promoting high quality phases and conserving our heritage

The Council will promote development of the highest standard of design that respects local context and character.

3.3 In addition to the Core Strategy the Council have a range of Development Policies which it also adopted in 2010.

Of relevance are the following:

DP7 – Sheltered Housing and Care Homes for Older People

Whilst the Council do not anticipate a growth in the need for people to move either into sheltered housing or care homes, they nevertheless expect an increasing proportion of older people to require additional nursing support. They go on to say they will commission and support extra care homes as well as supporting selective modernisation and redevelopment of existing premises.

DP16 – The transport implications of development

States that the Council will seek to ensure that development is properly integrated with adequate walking, cycling and public transport links.



Pic 2: Top View

DP18 – Parking standards and limiting the availability of car parking

The Council states that they will ensure that development provides the minimum necessary car parking provision.

DP22 – Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. These may include a 'very good' in BREEAM assessments for non-domestic developments.

DP22 – Securing high quality design

The Council will require all developments including extensions to be of the highest standard of design appropriate to the character, setting and context of neighbouring buildings.

DP26 – Managing the impact of development on occupiers and neighbours

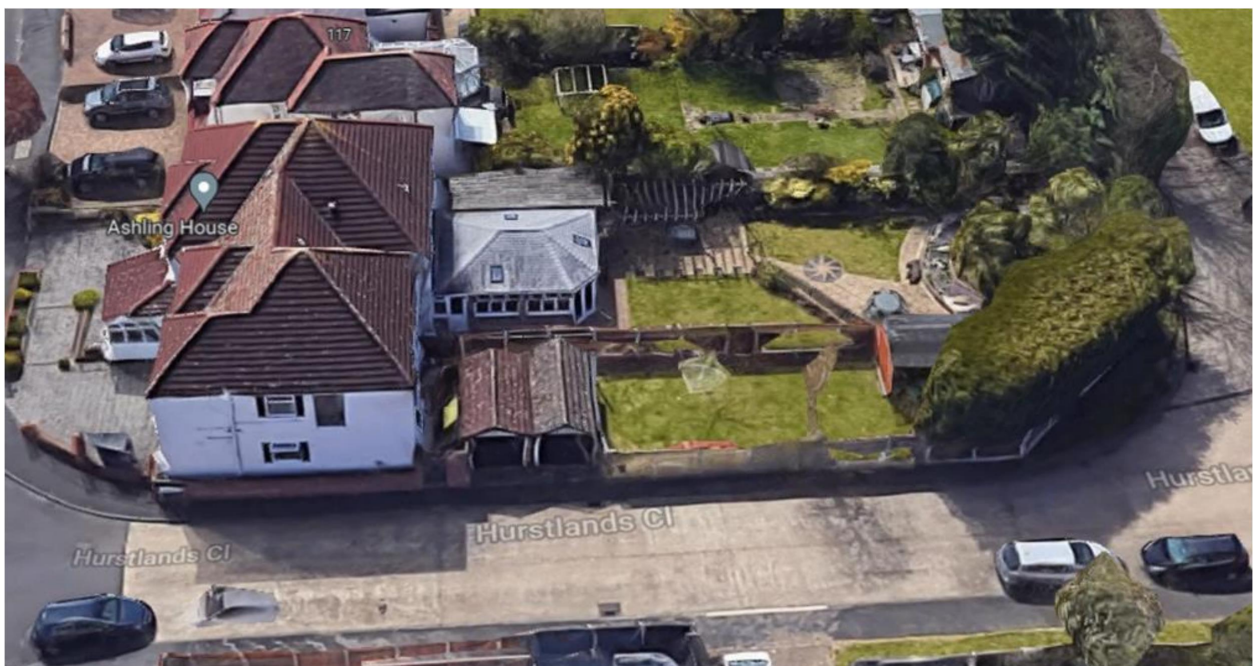
This states that the Council will only permit development which does not cause harm to the amenity of neighbours and occupiers.

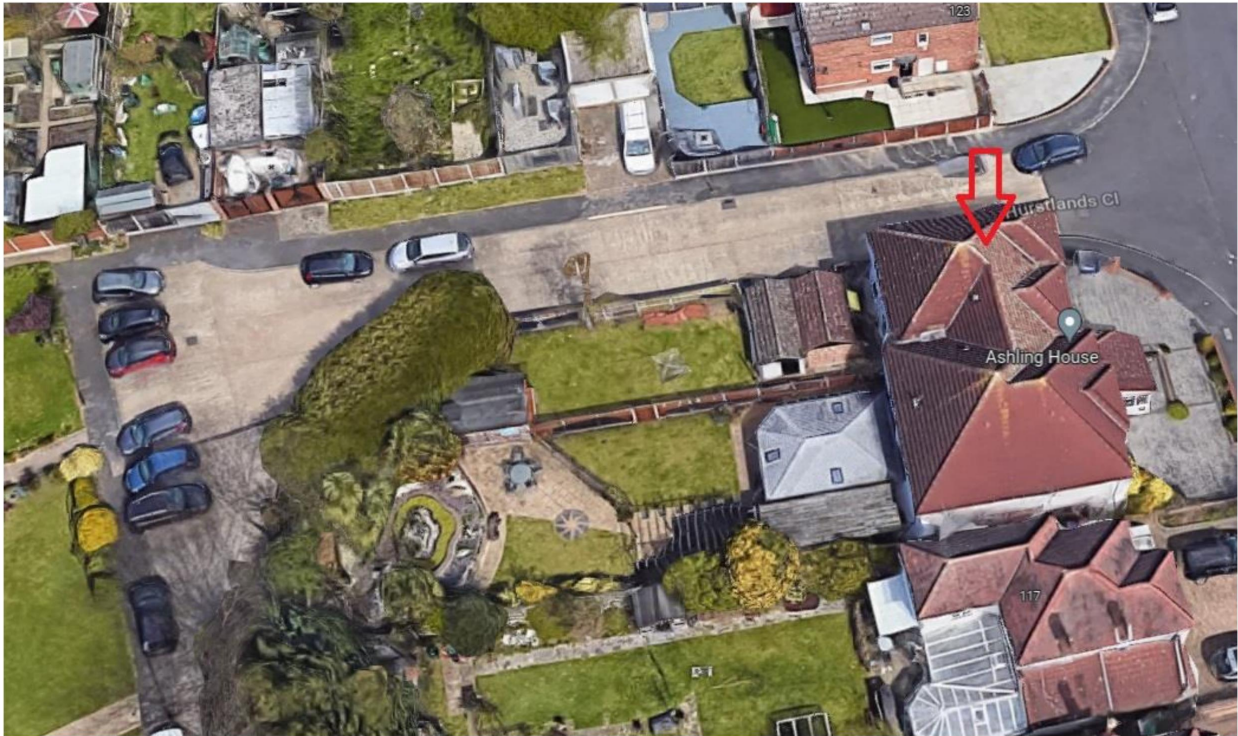
3.4 Finally, the NPPF represents a further material consideration to be weighed in the balance in decision making.

This states that at the heart of decision making is a presumption in favour of sustainable development. It goes on at paragraph 14 to say that proposals which accord with the development plan should be approved without delay. Where relevant development plans are deemed 'out of date' permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits".

At paragraph 17 the NPPF says that decision makers should encourage the effective use of land by re-using PDL provided it is not of high environmental value.

With regard to the historic environment it states at paragraph 131 that Councils should take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". It goes on to say that a further consideration should be "the desirability of new development making a positive contribution to local character and distinctiveness".





Pic 4: Top View

4) Use

4.1 The site in application is currently used as a Care Home for Elderly (Use Class C2 – Residential Care Home).

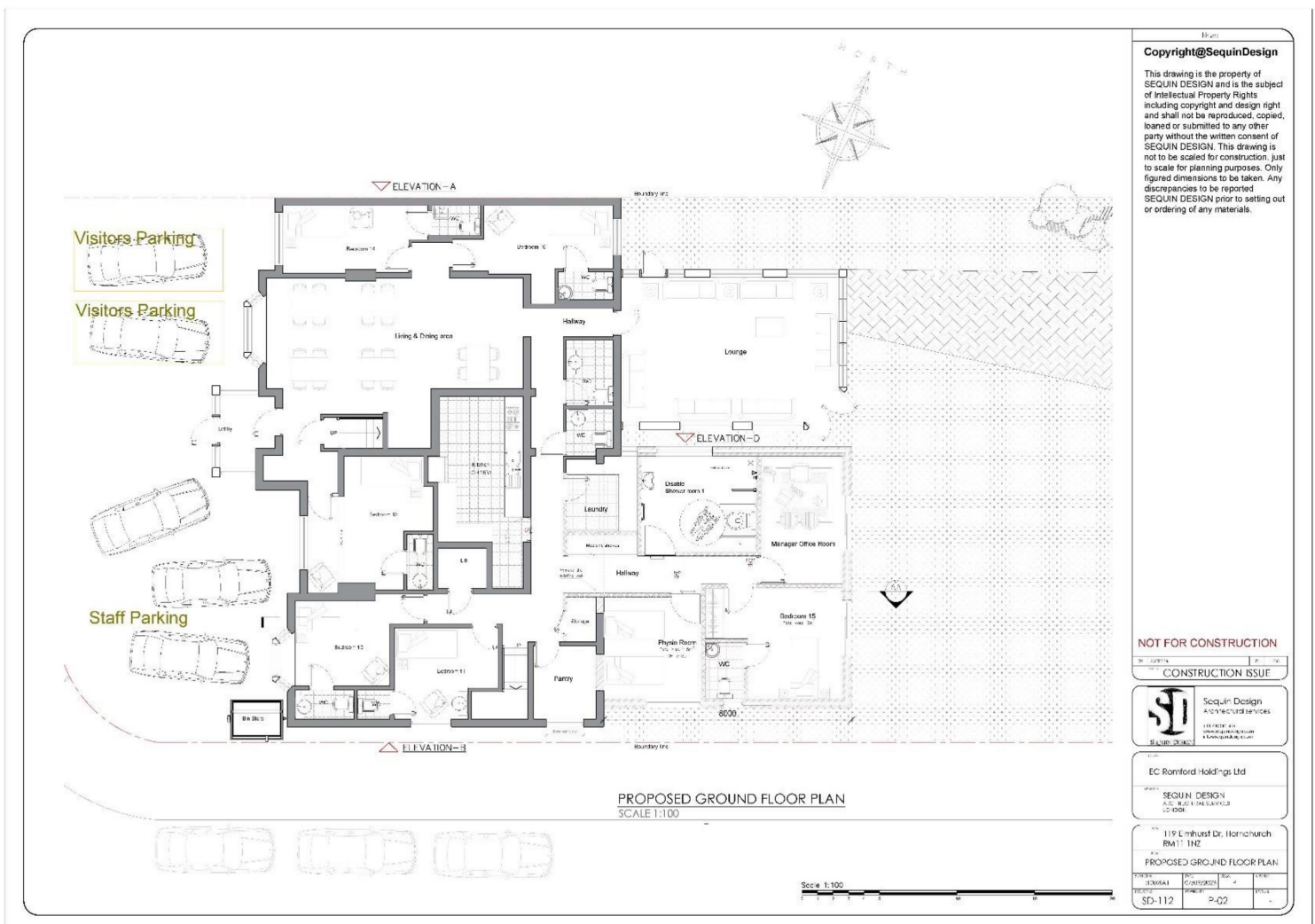
4.2 Ashling House Care Home currently provides quality care for up to 11 No. patients including people with dementia. This care facility is very popular and remains in high demand, but the number of patients is limited to the existing number of rooms. In order to provide care to more patients, it is proposed to extend the building to accommodate 12 No. additional single bedrooms.



5) Proposal

Part double storey rear extension.

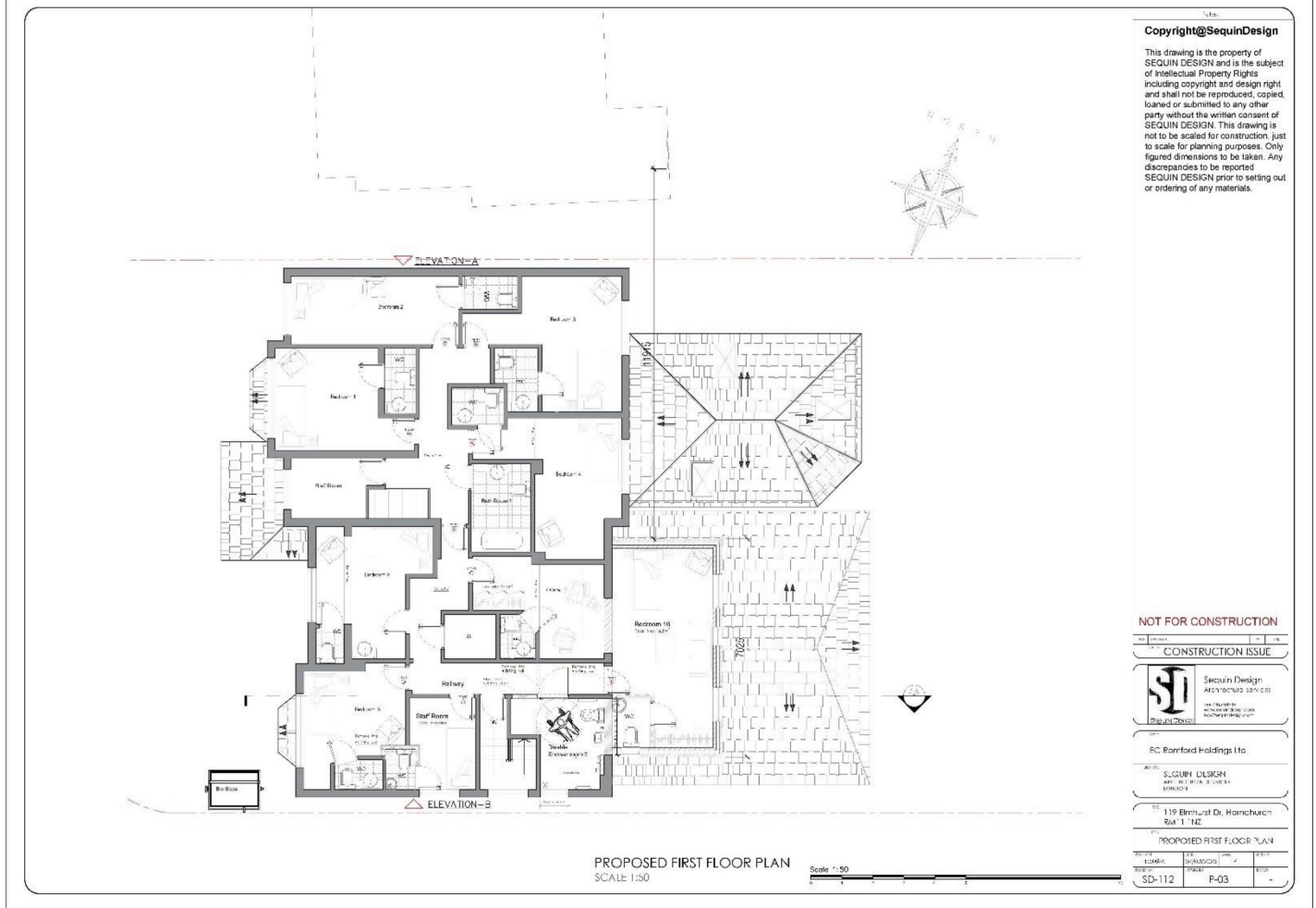
- 5.1 This application thus seeks to re-utilise this space through the creation of additional rooms including disable bathroom, office, utility, massage/physiotherapy room and 2.No. bedrooms.
- 5.2 This additional accommodation would be facilitated through alterations in the same architectural idiom and utilising the same materials as the host building.
- 5.3
- 5.4 The scheme complies with all of the Local Authority Planning Policy and Planning Guidance.



6) Layout, Scale and Appearance

- 7.1 The proposed extension is to be built in context with the existing appearance of the buildings within Elmhurst Drive. The materials and details used on external elevations are to match the existing building in order to maintain the character of the site.
- 7.2 The proposed front elevation design has been designed to blend with the surrounding properties and to complement the existing buildings within Elmhurst Drive.
- 7.3 The material selected compliment and maintain the theme of surface materials already used within the street scene.
- 7.4 Taking the proposed floor plan (drawing- P-02 & P-03) in conjunction with the proposed elevations it can be seen that the additional accommodation will be neatly contained within the envelope of the existing care home. Importantly, given the original character of the building, utilising pitch roof. The new accommodation will be no closer to neighbouring properties than the existing. Thus the separation distance to properties on the west side of Boundary line is 8m.





- 7.5 From the end of the extension to the Road behind the garden (Hurstlands close) would remain at least 17 metres. Equally the distances between the end of the wall and the neighbouring residential houses (to the east and west) would be of a similar distance although there will be no habitable windows within these areas.
- 7.6 This development not only assists the local economy during the construction phase but also local employment levels, as many of the existing care assistants live within the local area and this principle will continue in the future.
- 7.7 This development also could save thousands of pounds for the government and NHS and also for the tax payer as keeping elderly people in the care home or nursing home is much cheaper than the hospital and also could create job opportunity specially for the local people.

7) Access and Transport

8.1 The application site is extremely well served by public transport with two tube station, Upminster Bridge & Gida Park and one over ground, Emerson Park, less than 15 minutes walking distance from 119 Elmhurst Drive.

Bus routes running are 193, 248, 365. To underscore the argument regarding the sustainability of this location the operators Life Style Care have contended that it is rarely difficult to secure a parking space from the 3 available in the front drive. This is because the vast bulk of staff and visitors to the site arrive and depart by public transport. It is accordingly not the view of the applicant that there would be a problem accessing the care home, as extended, given this background of high public transport usage. As part of this planning application there would be no intention of increasing the number of parking spaces available above and beyond the 3 available. In this sense we believe the proposal is compatible with Policy DP18 of the Core Strategy.

8.2 The existing driveway and parking spaces is to be retained.

8.2 The property will comply with the requirements of Part M of the Building Regulations to include all necessary access to sanitary accommodation, circulation space, door widths, electrical installation etc. in so far as these regulations are applicable to this type of construction.



Pic 6: Proposed rear extension

8) Refuse/Recycling

Location Refuse and recycle bin store area is located in front of the house, close to the boundary as shown on the drawing P-05.

9) Internal Access

10.1 Internally the proposed fourth floor will be designed to include various colours, textures and aromas to enhance the residents' experience especially those of limited vision. Signs will have raised lettering etc, different floor textures will be adopted at notable areas or areas of transition, contrasting colours will differentiate building functions, etc.

10) Conclusion

In essence this proposal involves the consolidation of an existing C2 use within a highly sustainable location to the north of the Borough. This care home use was established by virtue of a planning permission in July 2001.

We are satisfied that it will preserve the character of the area thus complying with both the NPPF and Policies CS14 and DP25 of the Council's relevant policies. Furthermore, as we have argued, it will not undermine the standards of amenity of neighbouring properties. It will respond to the need for

further C2 accommodation within a location supported by both London Plan and Havering policies. Finally, the proposed accommodation is to be found within a highly sustainable location wherein access to public transport is of the highest level. For all these reasons we would urge that planning permission is granted.

Sequin Design
April 2024