

E C ROMFORD HOLDINGS LIMITED

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Dear Kevin,

30 Oct 2024

I am writing regarding our planning application for the proposed extension at Ashling House. Our goal with this development is to enhance the quality of care and support we provide to our residents by creating additional space for both staff and residents, without adversely impacting the local environment, including parking and traffic.

1. Purpose of the Extension

The proposed extension will primarily support our increasing need for enhanced service areas, such as staff facilities, a Physio/Massage room, a Disabled bathroom for residents. This additional space will contribute significantly to the comfort and well-being of our residents and improve our team's efficiency and satisfaction, aligning with our commitment to high-quality care.

2. Room Additions and Adjustments

We have carefully planned specific improvements as part of the extension:

- **Ground Floor:** We have added one room for an individual and a disabled-access bathroom for patients, addressing the current lack of accessible facilities on this floor.
- **Dedicated Therapy Rooms:** The new spaces include designated rooms for massage and physiotherapy, both vital for enhancing our residents' quality of life and wellbeing.
- **Principal Office:** We have incorporated a principal office to streamline care coordination and administrative tasks.
- **First Floor:** We have added one bedroom. Additionally, we converted an existing bedroom into an office to meet operational needs, as we had to block a window in this area.
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As a result of these changes, we will be adding only one additional patient to our residence.

3. Parking Space Impact

We have carefully analysed the parking requirements in relation to the extension. Our findings indicate that the proposed development will not result in an increase in parking demands beyond our current capacity. Key points to support this include:

- **No Increase in Staff Capacity:** The extension will support our current staffing levels rather than necessitating an increase. Our current parking capacity has proven sufficient to meet the needs of both staff and visitors and is expected to remain so.
- **Visitor Parking Provisions:** The extension will not alter our visiting hours or policies. We have ample visitor parking that has consistently met demand, even during peak hours.

- **Alternative Transport and Encouragement of Eco-Friendly Options:** We actively encourage our staff and visitors to use alternative transportation methods, including carpooling and public transit options, which align with our care home's commitment to environmentally friendly practices. We are happy to confirm that in fact, all our staff arrive with public transportation, bicycle or walking for the ones that live nearby.

4. Positive Community and Environmental Impact

The proposed extension will have several positive impacts on both our care home and the wider community:

- **Improved Facilities:** The extension will allow us to create enhanced communal spaces, contributing to a better quality of life for our residents without disrupting the community or placing additional demands on local infrastructure.
- **No Increase in Traffic Flow:** As previously noted, our visitor policies and staff capacity will remain consistent, resulting in no anticipated change in traffic flow or volume within the local area.

5. Summary and Assurances

We have been mindful to design this extension to blend harmoniously with our existing infrastructure while respecting the interests of our community. We are confident that this development aligns with local planning goals and policies and are committed to any further adjustments or provisions necessary to address any concerns.

Thank you for considering our application. We are more than willing to discuss this proposal further or provide additional details if needed. We appreciate your attention to our case and look forward to a favourable outcome that will benefit both our care home and the local community.