

STATEMENT OF PURPOSE – ERECTION OF 3 NEW OUTBUILDINGS AT THE LODGE CARE HOME

The current design of the care home does not adequately accommodate 94 residents, particularly in terms of essential amenities such as laundry space, kitchen space, staff rooms, and storage. To address these issues, three new outbuildings have been proposed. These additions will enhance the facilities available to staff, allowing them to perform their duties more efficiently and effectively, ultimately improving the experience of residents.

The new laundry structure will significantly increase the working space. Currently, the laundry is operating beyond capacity, with only two washing machines and one tumble dryer serving all 94 residents. The new laundry structure will allow for three washing machines and three dryers, ensuring a faster turnaround time for laundry. The existing laundry space is too small to accommodate the additional machines, making this expansion essential.

A dedicated staff room will provide employees with a proper space for their breaks. At present, the staff break area is located in one of the dining rooms, leading to frequent interruptions and shortened breaks. By creating a separate staff room, the dining area will be fully available for residents, offering them more social space to interact and enjoy communal activities.

A new training room is also necessary to provide a dedicated space for staff development. With evolving regulations and the need for continuous training, a focused environment is required to ensure staff receive high-quality instruction. Currently, training takes place in various spare areas within the home, where distractions from daily operations reduce effectiveness. A designated training room will enable staff to concentrate fully on their development.

Additionally, a new storage room will replace existing sheds that have deteriorated over time and are no longer fit for purpose. This new storage room will provide a dedicated and secure space for essential supplies, ensuring better organization and accessibility.

After thoroughly evaluating all possible options, it was determined that no internal space within the current building could accommodate these necessary improvements. As a result, the only viable solution was to expand the exterior of the building.

The construction of these new structures will also allow for enhancements to the existing kitchen. By repurposing the current laundry space, the kitchen can be expanded, creating a more functional and comfortable working environment for staff, which in turn will improve meal preparation and service for residents.

The three new structures will increase the total footprint of the care home by just six percent, while utilising only 2.11% of the existing garden and outdoor space. Notably, 17.5m² of this space was previously occupied by old sheds that are no longer suitable for use. The location of the new build was chosen so not to impact on the use of the gardens by the residence of the home and to best suit the service area of the home with the existing facilities.

The positioning of the new structures has been carefully planned to ensure minimal impact on neighbouring properties and the surrounding community. Additionally, outdoor spaces frequently used by residents will remain unaffected.

These improvements align with recommendations from the Care Quality Commission (CQC) and social services, demonstrating the commitment to enhancing the care home. The original design of the building did not fully meet the needs of 94 residents, and this expansion is a

crucial step toward creating a better living environment. The current owner is dedicated to making meaningful improvements that will benefit both residents and staff, ensuring a higher standard of care and a more functional facility.