

4.0

PROPOSED SCHEME

4.1 Design Concepts

The proposed scheme indicates the provision for 66 studio care home.

The design concepts have been developed based on the requirements of the building users. A secure, safe environment is of paramount importance and became one of the main drivers of design development.

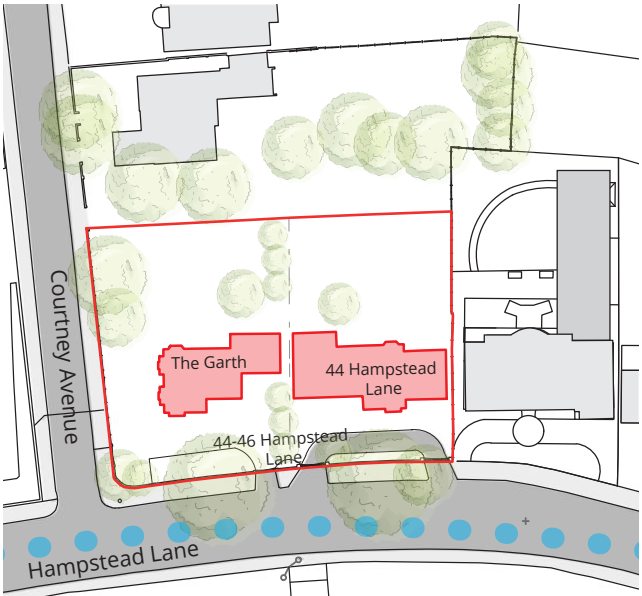
The front elevation of the scheme has been designed in a contemporary Arts and Crafts style and will respect the rhythm of the existing two buildings on site.

The building's widths have been carefully considered in relation to the existing and adjoining sites. In order to link the two buildings, a glazed ground/ first floor link would be provided.

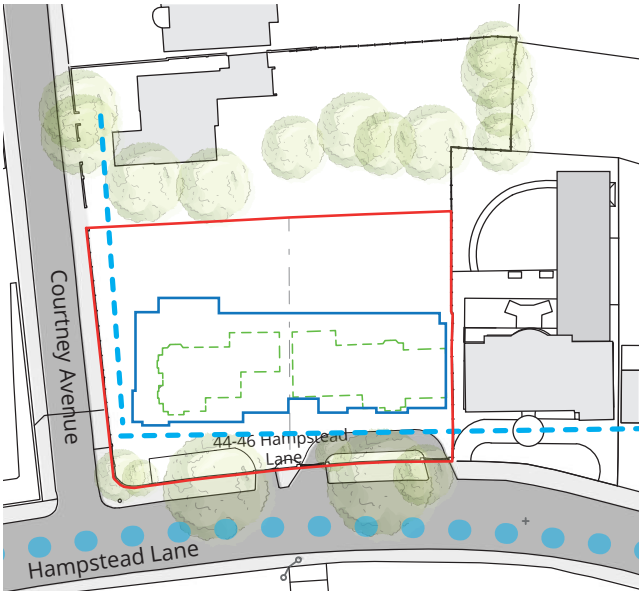
The area at rear is to be established as a carefully designed garden for residents. This will provide a safe environment as well as break-out spaces to enjoy.

The existing foliage to the boundaries will be supplemented with additional planting to provide screening to adjacent properties and to connect with the existing site.

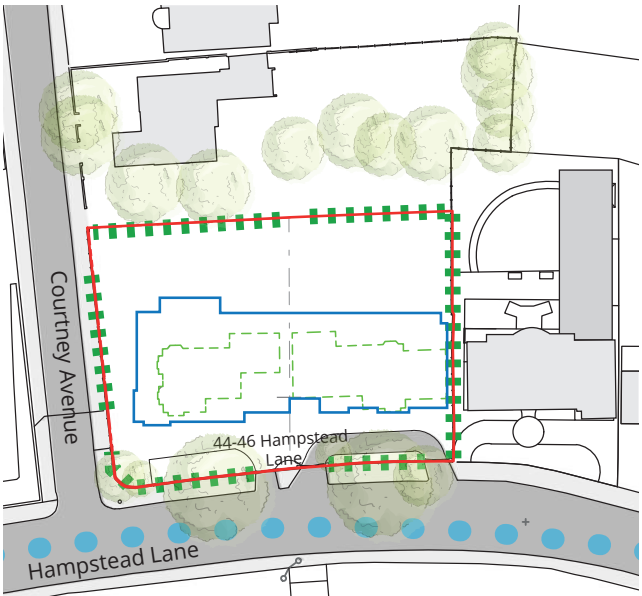
- Key
- Site outlined in red.
 - Existing vehicular access.
 - Direction of view from dwelling.
 - Outline of proposed Scheme
 - Existing building outline.
 - Elevations with no outlook



Existing site layout.



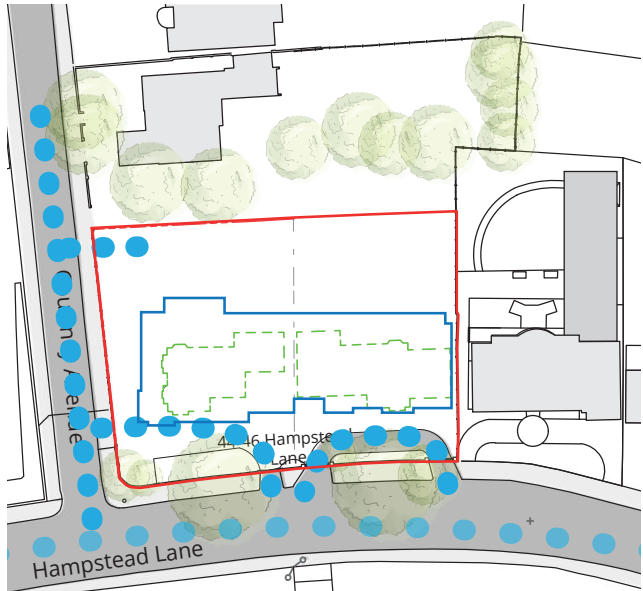
Existing building line retained for new proposal.



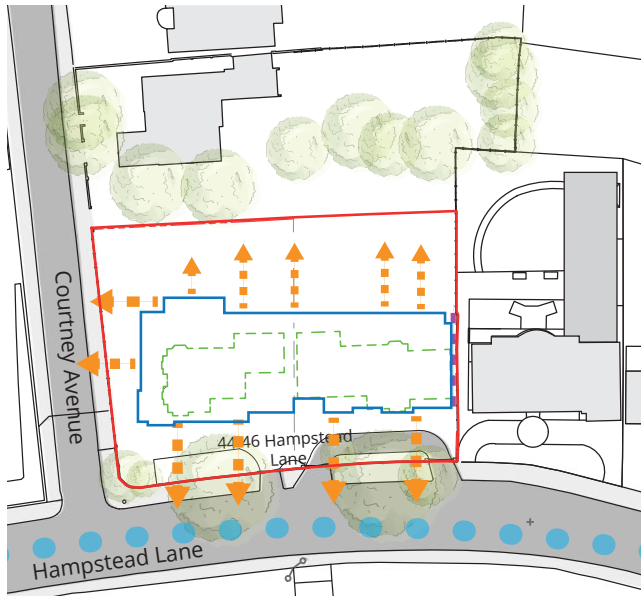
Trees along boundary retained and supplemented to provide natural screening to adjacent properties.



Existing property to be demolished with isolated tree removal proposed.



Proposed vehicular access



Primary views are front and side facing.

proposed scheme

4.2 Proposed Site

proposed scheme

The application seeks full planning consent for the demolition of the existing 44-46 Hampstead Lane houses and construction of a new 66 bed care home with associated facilities, car parking and landscaping.

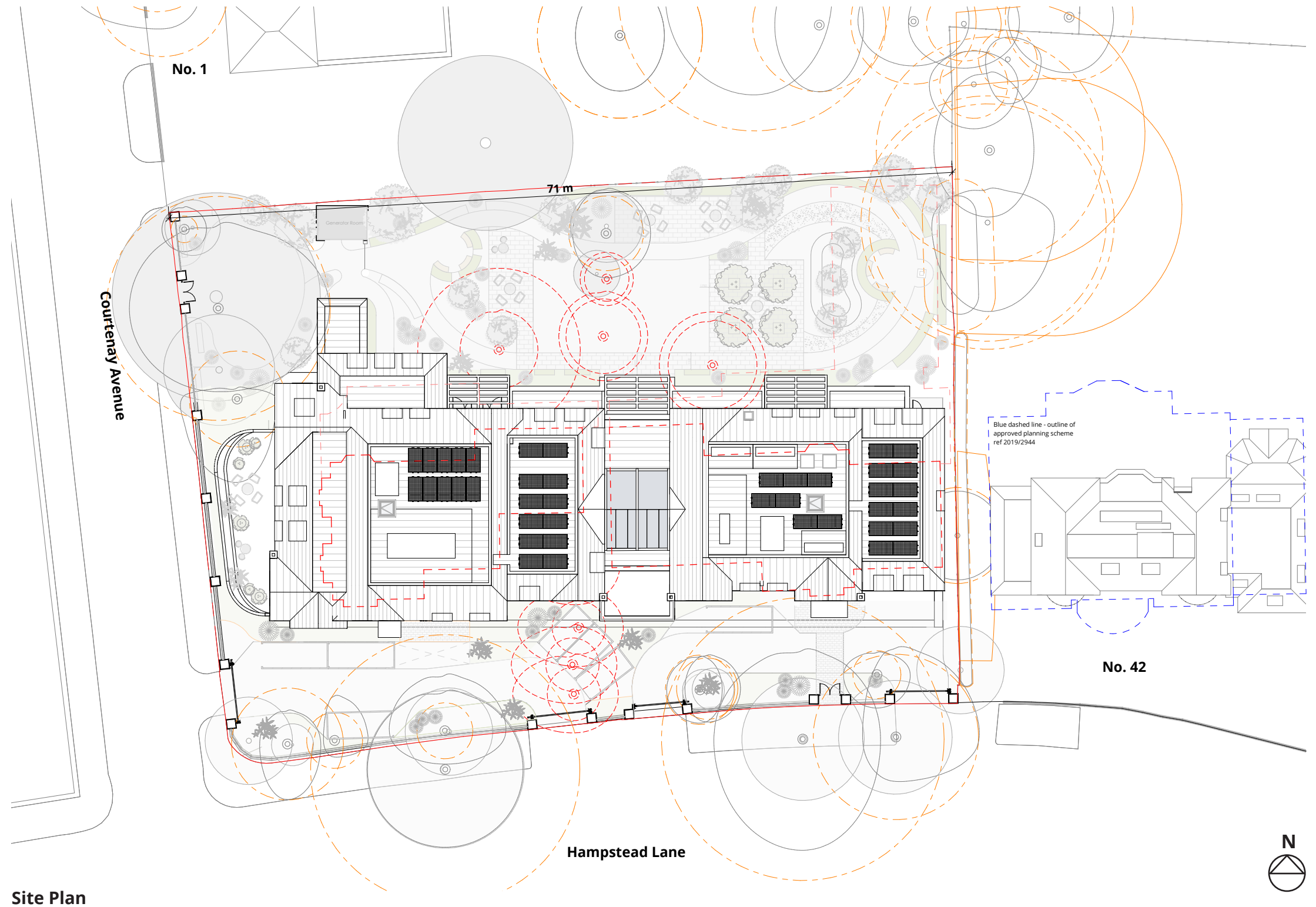
The building has been designed to reflect on the topography of the site and make the most of the significant changes in levels.

The building utilises the existing contours on the site. In effect most of the building appears as three storeys at the front onto Hampstead Lane which is appropriate to the area. In a previous pre-application meeting, it was stated that the site needed a strong building on this prominent site. It is considered that this has been achieved and yet respecting adjacent properties heights to prevent being over dominant. In relations to the approved replacement dwelling at No. 42 Hampstead Lane the proposals will only be approximately 0.8metres higher. Great consideration has been given to the design and appearance of each building façade and balconies at the rear of the property. Resident garden areas are provided to the north in the main, with balconies at the rear of the property.

The scheme provides 66 studios which makes it an optimum size for a care home making staff / nursing levels efficient and cost effective. Minimum sizes for most of the internal spaces are set by the Department of Health National Minimum Standards and are regulated by the Care Quality Commission.

Many of the spaces within the building exceed these minimum standards as these are considered by the operator as essential to residents' well-being. The size and quality of the spaces is also key in ensuring the building is sustainable and will be able to meet the needs of a wide range of residents with a variety of needs.

The main entrance to the building is located on the south facing elevation and is clearly defined. Car parking is located to the front of the site as existing.



Site Plan