













Access & Security



ACCESS

Secure entrance points will be provided to the entrances on View Road and North Hill. These entrance points will be managed by reception staff in order to prevent any unauthorised access.

The ground floor plan focuses on providing a vibrant, open, welcoming entry to the building.

The hub will provide a focal point within the building, it is a space for residents to meet, to access facilities, and to access the wellbeing centre.

The central hub 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 hub, guests will be directed to their room or suite with lift and stairs provided at building entrances, and centrally, in order to ease movement through the building.

Residents / visitors to the home are expected to arrive by way of private ambulance, where a drop off zone to two cars length is situated adjacent the main entrance. 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 entrance into the building, and exit from dayrooms and other similar areas, will have level thresholds for ease of access throughout. Strategically placed lifts will allow for ease of access to the upper floors.

The proposed ground floor will sit as per the existing level and will run through as level access to View Road. It is to note that the View Road entrance level is informed by North Hill, and external levels at the front are graded an additional 200mm lower to suit this. The gardens will provide level access throughout, with no external 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 hospital beds and sufficient width for wheelchairs to pass. All doors to resident areas will be designed with a minimum clear width of 800mm, allowing for wheelchair access.

All rooms will benefit from generous floor space (above market 'standard'), wheelchair friendly wet room en-suites (large enough to allow for staff assistance) and their own private kitchenettes with drink making facilities. Suites will also provide seating areas. Private patios will be utilised at ground floors, whilst balconies or juliet balconies will be provided at first floor. Second floor beds will sit under dormer accommodation. All windows are designed to allow views for wheelchair users.

INCLUSIVITY

We deal with inclusivity throughout every aspect of design - creating a fair society and a sustainable future. Inclusive design enables everyone to participate equally, confidently, and independently in everyday activities and is defined as, "the design of mainstream products and services that are accessible to, and usable by, as many people as reasonably possible" (British Standards Institute, 2005).

It is well researched and practised that physical accessibility and inclusivity is embedded into the design of care homes, but inclusive design is not just about physical barriers; it encompasses emotional wellbeing, particularly through design techniques, as well as social inclusion and diversity.

KEY:

- Deliveries / Access Route
- Refuse / Access Route
- Cycle Parking



Vehicle access at View Road will generally use the existing in a one-way arrangement. Vehicle access at North Hill will be minimised.

Parking for vehicles and cycles will be provided at basement level, where 17 no car parking spaces are proposed and 8 no cycle spaces (with a further 10 no. externally). Parking studies have been undertaken, to ensure that the level of parking provision is sufficient to accommodate all of the site's demand, without unduly encouraging vehicle trips.

Waste collection will be undertaken by a private company who will serve the site using small vehicles, rather than lorries.

The refuse collection area is indicated in red. The area is externally accessed and located adjacent the staff & deliveries entrance. A service lift is located adjacent for use by back of house staff.

All deliveries will be managed and will be directed to access the site via View Road, where there is space within the curtilage for delivery vehicles to stop.

Cycle and pedestrian access points will be at the same locations as existing. A covered cycle shelter with provision for 10 cycles is proposed in close proximity to the staff entrance.

A dedicated drop-off and pick-up bay, which can accommodate 2 vehicles, will be provided within the curtilage of the site, accessible from View Road. This will allow disabled residents and visitors to get in and out of vehicles easily without the need to access the basement car park.



The care home will be designed in accordance with Secured by Design (SBD) principals.

BOUNDARY TREATMENTS

The development will be fully enclosed to the North, South and East and West, with boundary treatments existing and proposed at a minimum height of 1.8m. Existing brick walls will be retained at the site frontage, and new timber fences are proposed as panel fencing. The West boundary will retain the existing 1.8m fence with dense existing tree and planted screening.

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, using a format that is acceptable to the local police authority, and will be monitored within the building at the admin office and nurse stations through the night.

VEHICULAR ACCESS

The site will be open and inviting, without the restriction of gates. The vehicular access point(s) will be monitored by CCTV. The basement car park will be controlled by an electronic barrier which will be managed by receptions at both View Road and North Hill. Access from the car park to the care home and wellness facilities will be managed by electronic video / audio access control or fob system which will have date logged and recovery provision. Roller grills will be fitted for use at night and will comply with BS EN 12452:2001. These will be controlled from within the care home at the main reception or nurse stations and will be linked to the fire alarm.

EXTERNAL DOORS & WINDOWS

Main entrance doors at View Road and North Hill will be to a minimum standard of LPS 1175 SR2 or STS 202 BR2. They will be self-closing and self-locking with fob access (as fob or swipe card) and push button to exit. Exit doors and other external access doors generally will have access control. Doors will have access control via a vandal resistant door entry panel, with an integrated camera that can record images of people entering the premises. The images will be stored for a minimum of 30 days on a hard drive system and stored in a secure locked cabinet or securely located on a remote cloud.

All other accessible doors and windows providing access to resident areas, including the gardens will be re to be tested and certificated to a minimum standard of PAS 24:2016. Any integral glazing should 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.

External windows will be specified and supplied to the standard required by Secured by Design.

SECURE GARDENS

The secure garden at the rear of the site will be bounded by a minimum of 1.8m height panel fencing and / or existing brick wall structures. 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. The pedestrian gates will be subject to CCTV surveillance. All pedestrian gates from View Road and North Hill will be a certified product to LPS1175 SR2 or STS 202 BR2. They will be fitted with two Maglocks of 500kg holding force fitted 1/3rd 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.

The pedestrian gates will be subject to video / audio access control or fob system and will work towards being 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 and provide a uniformity of 0.4. 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 hub, corridors, restaurant, stairwells and all entrance / exit points.

POSTAL DELIVERIES

Postal deliveries will be via the main entrances at View Road. Large deliveries will be greeted by reception desks in both instances, where access will be controlled by reception. CCTV will be installed in the lobby area and cover the front entrances and the mailboxes which will be installed to meet DHF TS008.

Conclusion



The existing care home has been operational for 85 years and is no longer able to serve the needs and expectations of residents in the current day or beyond.

The total number of existing beds on site is not viable operationally. In relation to site value, the home simply cannot operate at current maximum occupancy levels.

The existing building contributes little to the conservation area and, in the case of North Hill, it has a negative impact on the area and the setting of the adjacent listed buildings.

We believe that design proposals within this document would be in keeping with the design aesthetic of many of the surrounding plots, where new buildings have been recently constructed to reflect neo-Georgian / Queen Anne revival styles.

The proposed home has the opportunity to positively enhance the character and appearance of the conservation area, not just in the quality of the building, but also its contribution and visibility in the street scape.

The proposed redevelopment of this site will provide the following benefits:

- Meeting the need for care and wellbeing facilities - for which there is no similar development in London.
- The home will be built in accordance with all current regulations and standards as a minimum.
- It will meet all current energy performance standards and look to use renewable technologies as far as is practicable. It is intended that the new home be a sustainable development.
- The uplift in bed numbers on the site will provide an uplift in jobs in the locality. Staff will work across shifts that fit in with life styles and family commitments.

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





DWA Architects, Link Business Park, YO10 3JB
dwaarchitects.co.uk / 01904 544400

