

SPRINGDENE CARE
SPRING LANE CARE HOME
170 FORTIS GREEN
LONDON
N10 3PA

JOB NO:1326
NOVEMBER 2023

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Doc ref. 1326PL-RDT-ZZ-XX-RP-A-8000_PL2

DESIGN AND ACCESS STATEMENT

PROPOSED NEW EXTENSION AND REFURBISHMENT

rdtarchitects

SECTION	TITLE
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Doc Ref: **1326PL-RDT-ZZ-XX-RP-A-8000_PL2**

Job No: **1326**

REVISION/COMMENT	AUTHOR	CHECK	DATE
PL2 MINOR AMENDMENTS	LAG	SJT	11/12/2023
PL1 PLANNING ISSUE	YA	NS	01/12/2023

INTRODUCTION

RDT Architects have been commissioned by Springdene Care Homes to prepare a planning submission, illustrating a design proposal for the expansion and refurbishment of the existing Spring Lane Care Home at 170 Fortis Green, London N10.

The existing care home currently has 62 bedrooms but, with a high demand for residential care, the facility will require both refurbishment and expansion to allow the home to provide additional accommodation while enabling viable refurbishment of the existing accommodation to deliver modern care environment standards.

The purpose of this Design and Access Statement is to illustrate our architectural response to the existing built and contextual fabric of the Fortis Green area, while exploring the client brief in further detail. In addition, this statement will focus on design principles, leading to illustration of the development of a comprehensive scheme design.

This booklet will explore the site and its context, including surrounding buildings and the key features which will influence this proposal.

The conclusion to this study will illustrate how the proposed stand alone building will integrate into the urban realm and Conservation Area with a positive impact for both the end users and the local community.

This Design and Access Statement should be read in conjunction with the scheme drawings and supporting statements attached to this application. It supports the planning application and is in accordance with the legislative requirement to provide a statement covering design concept and principles and access issues set out in section 2 of the Planning Compulsory Purchase Act 2004 and, also, in respect of guidance on information requirements and validation set out by the Department of Communities and Local Government (March 2010).



Dashwood Manor Care Home, Basingstoke



Abbots Wood Care Home, Hailsham



Elstow Manor Care Home, Wixams



Dukeminster Court Care Home, Dunstable



Garden City Court Care Home, Letchworth



Alston House Care Home, Eastleigh



Little Furze Care Home, South Oxhey



Banstead Care Home

PROJECT TEAM

Springdene Care

The Springdene Group is a family run care provider established since 1969 and offer luxurious, state-of-the-art care across three care homes Spring Grove, Spring Lane and Springview. Springdene care homes are run with five core values; family, dignity, collaboration, compassion and growth.

In Springdene care is tailored to each resident and offer a high quality dining experience by the professionally trained chefs who are specialists in providing meals for the elderly, especially for residents who may have challenging dietary preferences.

Springdene have various activities for its residents well-being and annual activities include the big draw and music festival. Future plans of the company include to increase the capacity and provide physiotherapy and hydrotherapy Wellness Unit at Spring Lane.

RDT Architects

RDT are a Chartered RIBA Practice founded in 2003 providing innovative and deliverable design and construction solutions for feasibility, planning approvals, new build and refurbishment programmes within all sectors.

RDT are a dementia friendly practice with a passion and expertise in the care sector. Their specialism is in residential nursing care and dementia care home design, having worked on over 40 new build C2 use care home schemes with nursing, dementia, mental health and ABI requirements as well as feasibility schemes and planning schemes.

RDT have worked with a diverse range of care operator clients and understand the challenges of our clients and the end users which gives them an opportunity for a unique and integrated approach in the design and layout of individual and sustainability conscious care homes.

Ashden

Ashden are a Chartered RICS Practice specialising in the care and healthcare sector. Ashden provide Project Management, Employer's Agent and Quantity Surveying services to Client that include Developers, Operators and Charities across the UK. Projects include new build and refurbishment ranging from £500k construction cost to £20m. Ashden's specialism in the care sector has led to projects becoming award winners and many Clients utilise our specialism, knowledge and expertise to obtain success for their developments.

Ashden is committed to providing high quality construction project management achieved through our focus on the relationship between ourselves, our Clients and the whole construction team. We firmly believe the key to providing successfully executed projects revolves around building positive relationships and creating a collaborative approach within the team.

WSP

WSP is a leading supplier of urban and regional development and planning services, with a proven track record working in both the public and private sectors around the world. WSP has experience of dealing with all sizes and types of planning projects throughout the UK including major mixed use regeneration schemes. WSP combines the resources and expertise of a leading, town planning practice with a local understanding and a hands-on approach by the project director and project manager.

WSP provide planning advice at the site search and acquisition stage to inform strategies. WSP has experience providing planning support for care home expansion programmes in order to provide new care homes in locations where they are needed and secure the necessary approvals for new or extended care homes.

PLANNING HISTORY

The key areas to be covered within this section are:

- 3.1 The Proposed Application
- 3.2 Previous Refused Application
- 3.3 Previous Pre-Application

THE PURPOSE OF PLANNING HISTORY REVIEW

This section will illustrate the previous applications and engagement process with Haringey London Borough Council and the responses received. The understanding of the application process and determination has influenced the decisions of the design strategy for the standalone care building and refurbishment proposal.

THE PROPOSED APPLICATION

This planning application has arisen from the site owners, Springdene Nursing and Care Homes Ltd, revisiting their aspiration to deliver an expanded care offer at their existing Spring Lane Care Home. The owner has previously had a proposal to extend the care home which was refused by the Local Authority (REF: HGY/2020/0618).

RDT Architects have been appointed to take a fresh approach to the site; designing a viable high-quality new extra care building which makes optimal use of the site, enhances its appearance, complements the local context and respects its neighbours, while taking on the feedback provided by the local authority in their rejection of the previous scheme.

The proposed scheme has been designed to respond to the following:

- Quality Care Commission (CQC) requirements
- Site constraints
- Reduction of built form on Spring Lane, avoiding elongating the existing care home which is deemed a detractor in the conservation area.
- Reduction of mass in conservation area
- Servicing and access using existing established vehicular access points.
- Provision of an external refurbishment to enhance the appearance of the of the existing care home which is a detractor in the conservation area.

PREVIOUS REFUSED APPLICATION

In recent years the applicant has engaged with Haringey Council Planning Department through the formal pre-application process and planning applications to illustrate the need for improvement and additional accommodation options. These processes are outlined below:-

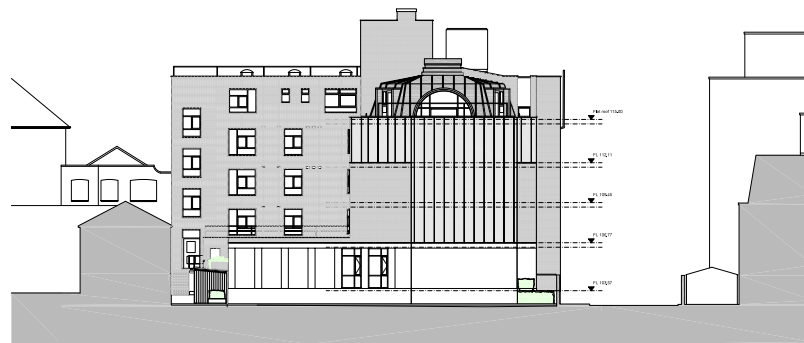
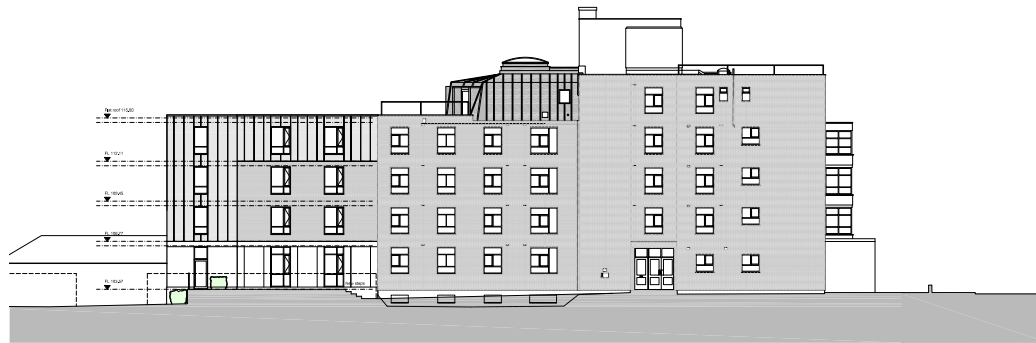
26/06/2019 - 1st Pre-Application Planning Advice Meeting Ref: PRE/2019/0112

20/01/2020 - Full Plans Application Ref: HGY/2020/0618 - Refused

- Height, massing and detailing resulting in overly dominant structure fronting Spring Lane contrary to policies SP11 and SP112 and DPD policy DM1 and DM9 and London Plan policies 7.4, 7.6 and 7.8.
- Overbearing structure leading to increase in sense of enclosure contrary to DPD policies DM1 and DM12 and London Plan Policies 7.4 and 7.6.

03/08/2021 Appeal Ref APP/Y5420/W/20/3264201 - Refused

- The refused scheme sought to extend the care home only and proposed no improvements to the existing building.



Refused Design - Imagery produced by Kenneth W Reed Associates

2.2 Rejected Previous Application



Previous Pre-Application Design - Imagery produced by Careless + Adams

PREVIOUS PRE-APPLICATION

Following refusal of the appeal into the Local Authority's planning refusal, the applicant re-engaged with Haringey Council Planning Department for a formal pre-application on an alternative scheme taking on the feedback received from the refused scheme. This process is outlined below:

26/10/2021 - 2nd Pre-Application Planning Advice Meeting Ref: PRE/2021/0242

The refurbishment of the care home to improve standards, ensure compliance, improve the front façade and allow modifications including the use of the rear courtyard for outdoor amenity is acceptable and some elements are welcome, however, the overall approach of adding additional bulk to the rear of this building, within the context of the Conservation Area, with little significant improvement to the whole building is not supported.

The Local Authority indicated that while the reduction in scale was noted, they still felt that the proposed extension was too bulky and overbearing for its location within the Conservation Area. Any development on the site would have to be smaller as well as 'creating a larger visual separation between it and the host building'. It was also suggested that a focus should be put on developing on the car park rather than encroach on the care home's existing amenity garden.

Officers also felt that a more comprehensive improvement scheme could be provided to the existing building façade's facing Fortis Green and Spring Lane.

EXISTING SITE AND CONTEXT

The key areas to be covered within this section are:

- 3.1 Site Location
- 3.2 Existing Site and Immediate Context
- 3.3 Wider Context

THE PURPOSE OF EXISTING SITE AND CONTEXT

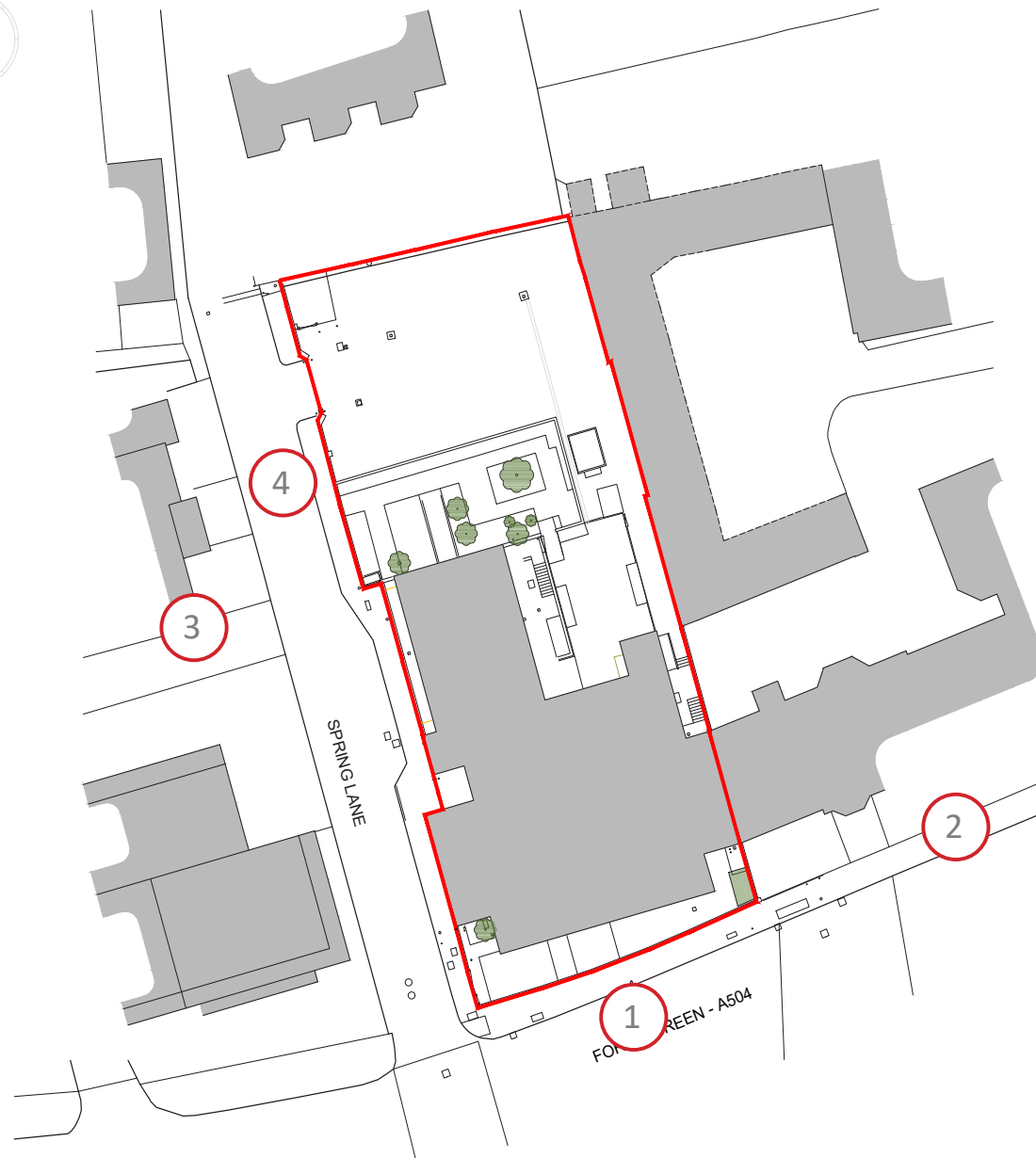
This section will illustrate the opportunities and constraints of the site within its immediate context and explore other related local developments and how these may influence the development proposals.



NTS

EXISTING SPRING LANE RESIDENTIAL NURSING HOME
170 FORTIS GREEN
LONDON N10

3.1 Site Location



KEY FEATURES – EXISTING IMMEDIATE SITE CONTEXT

- The home is approximately 1/4 mile from Muswell Hill Broadway and located in a mainly residential area.
- The building is surrounded by a mix of building heights and styles.
- Adjacent to the West is a 5 storey residential property, Delphi Court, and a 3 to 4 storey residential property with pitched roof, Woodside Mansion, to the East.
- Opposite to the West are 3 storey houses known as 8-10 Firemans Cottages.
- The immediate context is dominated by a mix of established 2.5 to 4 storey residential family homes and apartments and more recent residential developments.
- To the North there is a block of flats, Jubilee Court, and a block of single and 2 storey garages and a further residential development, Tetherdown Hall. These latter buildings are locally listed.
- Opposite the site to the South is a building known as The Gables. This is listed but has no relevance to this site or development proposal.
- The site benefits from close proximity to retail and community facilities and public transport.

KEY FEATURES - EXISTING IMMEDIATE SITE CONTEXT



1. View of front of building showing Delphi Court to the West of the site



2. View of the local architectural vernacular of Woodside residential building to the East of the site



3. Aerial view of existing Care Home



4. Rear of building from Spring Lane

KEY FEATURES – EXISTING SITE

- 170 Spring Lane is an L shaped five storey building in red brown brick with aluminium and uPVC windows and a flat roof. Along Spring Lane the building steps down to 4 storeys.
- The property is 5 storeys at the front and the property sits on the north side of Fortis Green.
- The site is occupied by Spring Lane Care Home, which is owned and run by Springdene Nursing and Care Homes Ltd.
- After being purchased in 2004, the home underwent a major refurbishment programme and was re-opened in 2006.
- The home has 62 residential rooms, not all with ensuite shower room and toilets. There are an extensive range of communal facilities.
- The building has a garden to the rear and beyond that car parking for 16 cars and 1 minibus.
- Built on the site of the former St James School, its mass and poor design lacks attractiveness and is not considered to be of architectural value.
- The main access is from Fortis Green, but vehicular access is from Spring Lane to the west.
- The site is within the Muswell Hill Conservation Area.
- There are no Tree Preservation Orders on the site.

3.2 Existing Site and Immediate Context



1. View of nursery building and 7 storey building at Twyford Avenue



2. View of Health Centre and Residential Building opposite the site



3. View of Twyford Court to the West of the site



4. Modern architecture at 275 East End Road

KEY FEATURES – WIDER CONTEXT

The home is located within the wider Muswell Hill Conservation Area. The conservation area was established in 1974. The purpose of the conservation area is to protect the 'generally unspoilt character' of the Edwardian suburb that developed around a once rural village on one of the main routes into and out of London. The area is described to have 'considerable consistency of character' with the majority of development taking place over a period of less than 20 years (1896-1913).

The smaller Fortis Green Conservation Area sits to the West of the site along Fortis Green Road.



5. Birchwood Mansions at 123-169 Fortis Green Road.

3.3 Wider Context

DESIGN CONCEPT STUDY

The key areas to be covered within this section are:

- 4.1 Design Brief
- 4.2 Proposed Interventions
- 4.3 Architectural Precedents
- 4.4 Local Context - Modern Interventions
- 4.5 Local Context - Conservation Area
- 4.6 Opportunities and Constraints
- 4.7 Site Concept Study
- 4.8 Site Strategy Plan

THE PURPOSE OF DESIGN CONCEPT STUDY

This section will explore the Client's brief and key local precedents which will influence the scheme for a proposed new building and internal refurbishment alongside a review of the context through a local character appraisal.

This section will also give details of the planning history to this site.

In order to provide a high quality development that responds to the site context, the local authority's design policy and architectural vernacular of the surrounding area have been taken into consideration and used to evolve the design.

Previous discussion with the Local Authority has identified the poor quality of the existing care home. This section will also identify proposed improvements to the elevation treatment of the existing building to allow it to compliment the surrounding buildings in the Conservation Area.

The design brief set out by the Client is to include:-

- Realisation of a **three storey stand alone building** upon the current site to provide additional and much needed local nursing and dementia care facilities to meet the current needs and market
- Compatible architecture upon a **traditional character**, form and context in keeping with it's surroundings and to the Conservation Area
- The Architecture is to embrace the policy requirements of **Haringey Council's Policy Requirements**
- The opportunity to redesign the outdoor **community space**
- Design to reflect the **topography** of the site setting
- Building form to remain **sympathetic to the existing context**
- **Journey** from Car Park to Entrance (Staff/Visitors/Residents) to be improved
- On **Arrival** (first impression) both internally and externally to the building to be improved
- **Vertical Circulation** and **Wayfinding** to areas within the building to be improved
- Quality of **Dementia Friendly Wayfinding**
- **Day Space** Environments to be upgraded
- Amount and Quality of **Management Space** per floor
- Amount and Quality of **Operational Space** per floor
- **Natural Daylight**
- Relationship to **External Environments**

Many of the internal and Fortis Green elevational upgrades/improvements will be subject to the financial viability and only achievable with the additional income generation realised through the provision of further rooms within the proposed extension.



Previous discussions with the Local Authority have identified the poor quality of the existing care home within the Conservation Area setting. Therefore the proposal identifies two potential areas of intervention, to develop both a refurbishment of the existing building and a new stand alone building that would enable the site to sit more comfortably within its context and not detract from the Conservation Area as it currently does.

INTERVENTION 1 - EXTERIOR REFURBISHMENT

An external refurbishment of the existing care home will be enabled by the overall development. The new treatment will be influenced by the buildings within the Conservation Area which have architectural styles which show predominantly Arts and Crafts and Neo-Georgian influences. This financial viability of this intervention is dependent on the increased income that would be generated by the additional rooms created by the extension, it would not be feasible alone.

INTERVENTION 2 - NEW STAND ALONE BUILDING

A new build development is proposed to the rear of the site, with a basement level link to the existing care home. Following feedback received from the Local Authority on previous applications, this intervention would be separated from the existing building. The design would be compatible with the traditional architecture within the Conservation Area and be subservient to it. To meet the Client brief, the building is proposed to be three storeys and be able to provide additional extra care facilities for the local area.

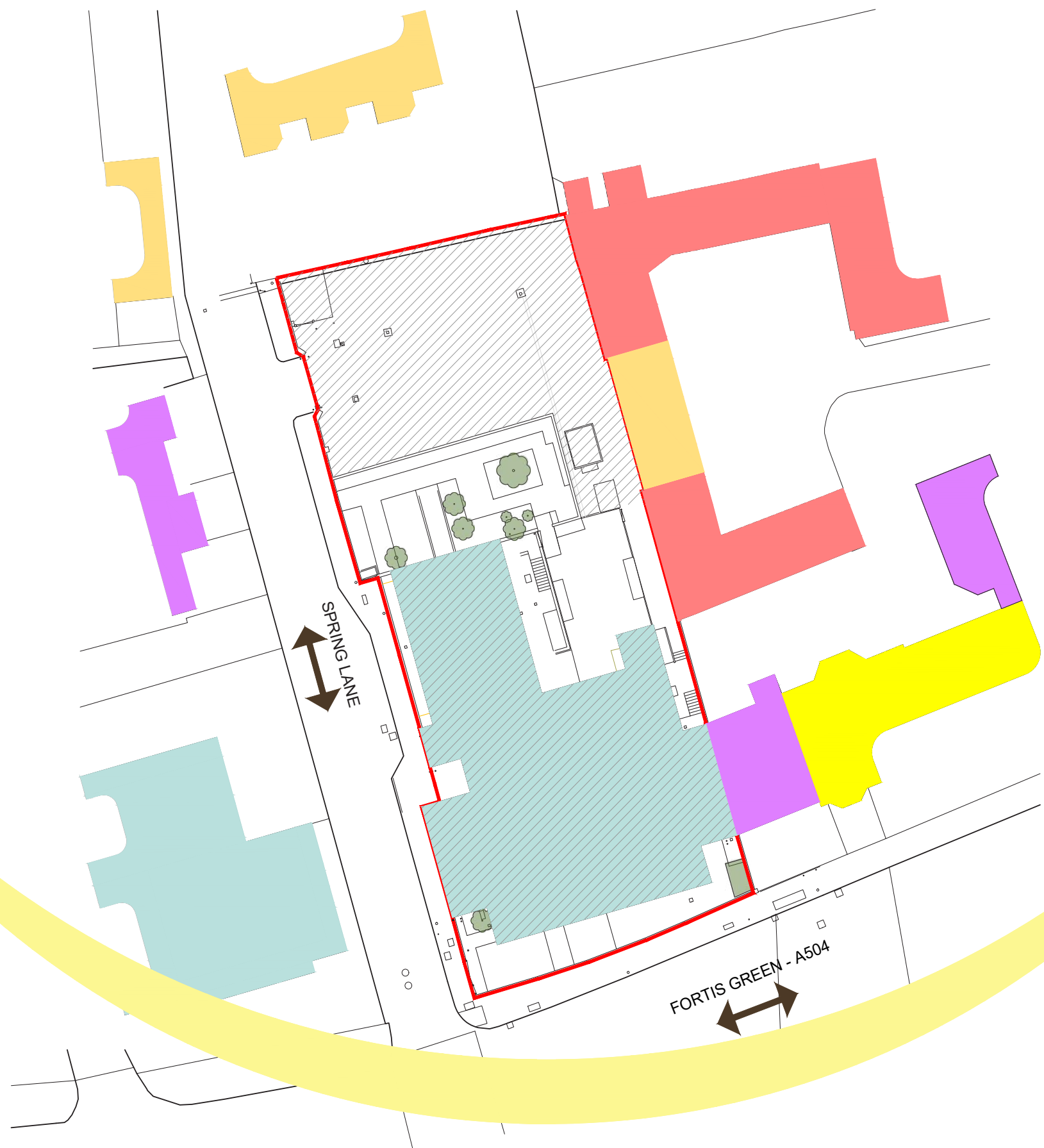


New Development at 252 High Road









NOTE	
1. ORIGINAL SURVEY INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY DRAWING 1322-201-1 PRODUCED BY TERRAIN SURVEYS. REFER TO ORIGINAL SURVEY INFORMATION FOR DETAILED LEVEL INFORMATION. SITE CO-ORDINATES ARE TO OS	
KEY	
	SITE BOUNDARY 0.1802 HECTARES / 0.3959 ACRES
	EXISTING 5 STOREY BUILDINGS ON SITE
	EXISTING TREES
	EXISTING HARDSTANDING
	EXISTING 1 STOREY BUILDING
	EXISTING 2 STOREY BUILDING
	EXISTING 3 STOREY BUILDING
	EXISTING 4 STOREY BUILDING
	EXISTING 5 STOREY BUILDING



OPTION 1 - NON-PREFERRED

Good separation distances between existing and new build.

Location of access road allows break from existing Care Home helping the scale of the building reduce to the more residential character of the site to the North and West.

Poor accessible amenity garden.

Few parking spaces, no disabled currently allowed for which would reduce quantity further.

Bin store encroaches on amenity garden.

Weak building frontage along Spring Lane.



OPTION 2 - PREFERRED

Greater quantity of external amenity provision created around the building footprint.

Car park location allows building footprint to sit further from the site boundary.

Separation distances maintained with basement level link to existing care home.

Layout integrates better with the existing building.

Better provision of car parking.

Stronger building frontage on Spring Lane

Amenity gardens provide more privacy.





KEY:

-  Key Frontage
-  Vehicle Access to Site
-  Key Views onto Site
-  Landscaped Garden
-  Main Entrance
-  Pedestrian Access

SITE STRATEGY PLAN

The proposed stand alone building would provide six extra care suites over three storeys with a plant room and large store in the with a link to the main care home.

The siting of the access would be from Spring Lane and utilises the existing site constraints.

There is a single vehicle access point as well as a level pedestrian access point from Spring Lane to the proposed stand alone building.

The layout aids the movement of residents and visitors both by vehicle and foot with key features and simplicity in layout.

The built form and positioning of the stand alone building responds to the existing building levels and the sensitive design respects existing adjacent properties whilst enhancing the immediate area.

The internal site layout is designed to create a sense of place with key building locations creating identifiable nodes.

Development will enable the enhancement of the central courtyard garden for residents to enjoy.

The proposed new stand alone building will create an environment which will further enhance the lives of the residents and also bring operational improvements.

DESIGN DEVELOPMENT

The key areas to be covered within this section are:

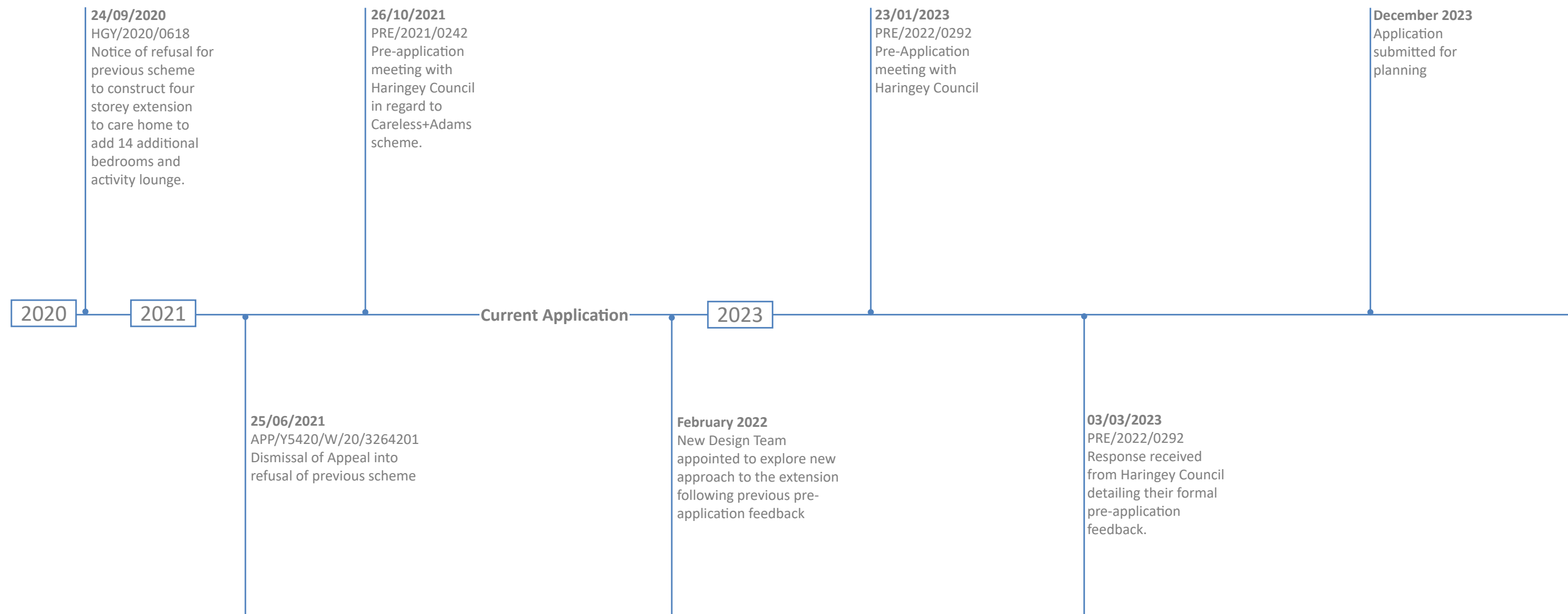
- 5.1 Planning Timeline
- 5.2 Pre-Application Submission 1 - Summary
- 5.3 Pre-Application Submission 1 - Response

INTRODUCTION TO DESIGN DEVELOPMENT AND RESPONSE

This section describes how the scheme has evolved through discussion with key stakeholders and Local Planning Authority through the initial pre-application meeting.

The following sub sections will demonstrate the key design principles and response received.

Within this section, a review of the pre-application (Ref: PRE/2022/0292) will also be carried out, concluding with an illustration of how the current revised proposal has responded to the comments raised by Haringey Council.





EXTRACT OF PROPOSED ELEVATION - SPRING LANE REF. 1326F-RDT-01-ZZ-DR-A-3000_P4 SUBMITTED FOR THE PRE-APPLICATION SUBMISSION

SUMMARY OF PROPOSAL SUBMITTED FOR PRE-APPLICATION TO HARINGEY COUNCIL - MEETING - 23/01/2023

The scheme that was submitted to Haringey Council for pre-application by RDT Architects on behalf of Springdene Nursing and Care Homes Ltd. has been summarised below, outlining the key principles of the design intent.

KEY PRINCIPLES

1. The previous scheme refused by the Local Authority was described as 'overly dominant' along Spring Lane, primarily as it extended and elongated the current care home building which is deemed a detractor in the conservation area.
2. The previous design submitted for pre-application in 2021 was described as too bulky for its location within the Conservation Area, with a height of four storeys.
3. The proposal outlined for pre-application is for a 6 bed, extra care facility.
4. The proposed building has reduced in scale from the scheme previously presented, reducing the height to three storeys. The top storey would be inset to reduce the bulk, to help reflect the Spring Lane street scene.
5. The building has been separated from the existing care home, therefore not elongating the existing building and rather creating a new building in its own right to reflect the Firemans' Cottages opposite.
6. Sensitive design, intended to act as subservient to the surrounding buildings in the Conservation Area and respecting the existing site boundary treatment.
7. Opportunity to enhance the existing Care Home gardens with new landscape design to create visual amenity areas.
8. Identifiable nodes upon building footprint and architecture to assist users to navigate around the development from Spring Lane.
9. Vehicular access provided from the existing access point on Spring Lane which minimises disruption to boundary edges and provides direct level access.
10. A total of 12 car parking spaces and 8 cycle parking spaces are provided.



EXTRACT OF PROPOSED ELEVATION - SPRING LANE REF. 1326F-RDT-01-ZZ-DR-A-1100_P4 SUBMITTED FOR THE PRE-APPLICATION SUBMISSION

SUMMARY OF PRE-APPLICATION RESPONSE - 03/03/2023

The design related response comments from the LPA following the submitted pre-application proposal is outlined below. The discussion summarises the response received from Haringey Council.

KEY PRINCIPLES

1. The principle of additional care home provision in the borough is welcome.
2. The siting, scale and height of the proposed new building may be acceptable depending on further information about its spatial and architectural relationship between the existing home and neighbouring houses.
3. The lack of a built link between the new build and existing home was questioned on operational grounds, with an underground link subsequently provided.
4. The proposed façade improvements to the existing building throughout the front and side elevations are welcome and are intended as a mitigation effort to better respond to the design and character of the historic street frontage along Fortis Green.
5. The proposed development should soften the boundary treatment along Spring Lane to compliment the frontage of the building.
6. The lack of windows below eye level on the flank elevation were noted, with the addition of a larger window preferable to provide more passive surveillance.

A copy of Haringey Council's pre-app response is enclosed within the supporting Planning Statement by WSP.

DESIGN CONCEPT STUDY - BUILDING ENVELOPE

The key areas to be covered within this section are:

- 6.1 Existing Building
- 6.2 Fortis Green Context
- 6.3 Proposed Elevation Changes

INTRODUCTION TO DESIGN CONCEPT STUDY - BUILDING ENVELOPE

This section takes into account the concerns raised by the senior management at Springdene Care Home and Haringey Council alongside the Conservation Area Appraisal.

This study will explore the existing care home building and illustrate a review and analysis of the building envelope as a whole, bringing the proposed new stand alone building and existing building together through overall architectural enhancement.

Conclusions

It will show the Client's desire to enhance the external appearance of the existing building to create a Georgian style of architecture in keeping with the surrounding context which would improve the overall appearance of the existing building, the existing streetscene and create a cohesive new and extended building.

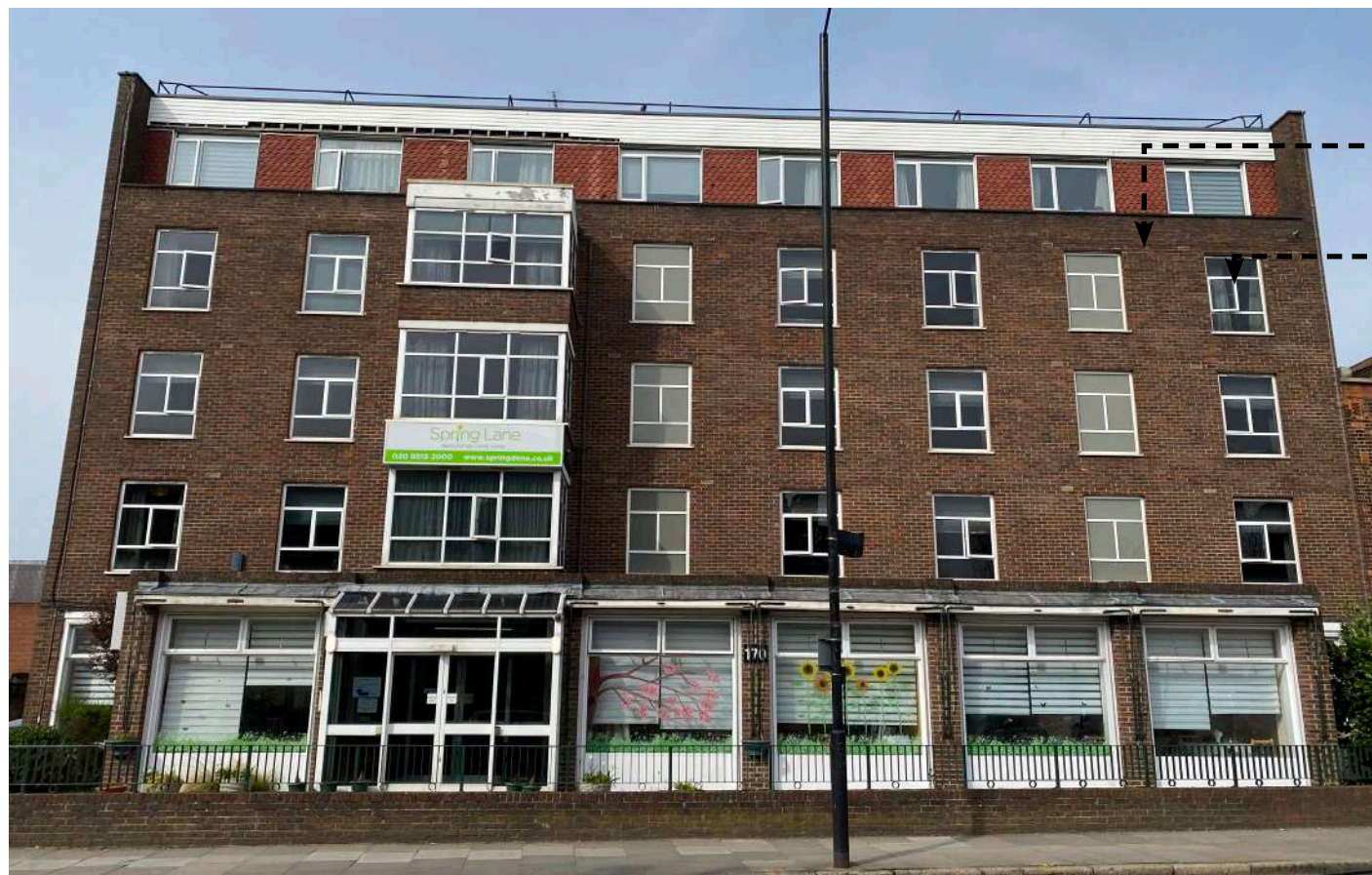
Local Area

The residential development along the Fortis Green frontages and the South side of Fortis Green Road are predominantly substantial three and four storey blocks of flats occupying large plots.

Much of the development has a building line set well back behind small communal areas of semi-private space, the front boundaries of which are defined by a combination of railings, walls and hedgerows. The trees along these road frontages are consistent elements that reinforce the sense of enclosure to the street and filter views in the summer months. Although quieter than the central area the heavy traffic is notable.

There are a variety of walling materials, the most common of which is red brick, although yellow brick and render are also used. The majority of the roofs are covered in red clay tile with architectural styles predominantly of Arts and Crafts and Neo Georgian influences, with prominent chimneys, many of which are expressed at the ends of blocks, windows subdivided into small panes and mansard roof forms.

This design concept strategy has evolved through a review of the Opportunities and Constraints Plan, the preferred Option 1 of the Site Concept Study and development of the brief as well as responding to Haringey Local Policies and National Policy.



KEY NEGATIVE ASPECTS

- 1) Lack of architectural detail to create interest
- 2) Poor uPVC windows not in keeping with Conservation Area style
- 3) Finishes to 4th floor later extension are in style of roof to reduce form in scale
- 4) Poor detailing to prominent bay and ground floor projection
- 5) Hard boundary treatment not in keeping with context
- 6) Unattractive and poorly identifiable entrance
- 7) Signage not integrated into architecture



6.1 Existing Building





1) Clay Plain Tile Hanging -
Heather Blend



2) Stone Banding



3) White Georgian Windows (Sash)



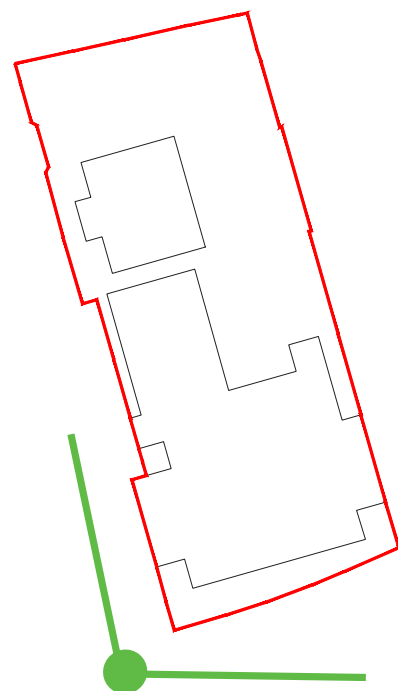
4) Black Metal Juliet and
Balustrade (Traditional)

6.3 Proposed Elevation Changes

Existing



Proposed



Existing



Proposed

