



The proposed building footprint carefully considers site constraints and all neighbouring properties.

Street facing elevations occupy the same widths as per the existing building.

In order to achieve a viable level of accommodation, the proposed building does encroach into the rear garden. We do not believe that this is to the detriment to any neighbour and further analysis is included with this application re daylighting and landscaping.

At the sites most sensitive boundaries, the building sits on the existing development line, or has been set back as far as practicably possible.

Dimensions to sensitive boundaries and neighbouring properties are indicated.

The existing building footprint is indicated in red.

Existing tree root protection zones are indicated yellow.

3. Healing/Sensory Garden

The development proposals centre around the healing & sensory garden with access and spill-out seating spaces from the foyer/central hub and restaurant and views from many resident's balconies. Raised planters define generous smooth paths along circular routes through the garden to allow for residents to move about independently or with the support of carers and visitors alongside. This access can support physical therapy and stress reduction. A series of pergolas break up the space, encouraging exploration, and lead to a wide variety of seating spaces for residents and visitors to rest privately or gather in small groups. The garden is a calm space with sensory features such as a water rill and bubbling bowl alongside ornamental trees and planting with a variety of textures, colours and scents across the seasons. Opportunities for art features and sculptures throughout the garden could provide further interest and reflect the historic legacy of the site and affection held for it by the local community.

4. Green Boundaries

Existing London plane trees to the north and lime trees to the west provide mature green boundaries, screening and enclosure to the gardens. This is further augmented in the landscape proposals with additional tree planting and the implementation of green walls to the eastern boundary.

5. Semi-private terraces with quiet seating areas and paths.

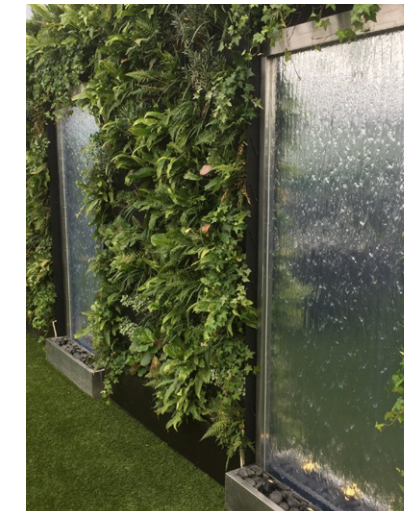
Ground floor residents have access to semi-private terraces for outdoor amenity, defined and enclosed with planting. These spaces link to quiet seating areas and short walks to support mobility. Terraces to the north connect to a board walk which floats above the existing ground level so as not to impact the root protection areas of existing trees. Green walls on the eastern boundary and lush planting on the northern boundary ensure a green outlook for residents which can improve well-being and may speed recovery.



Tree planting improves the street scene on North Hill.



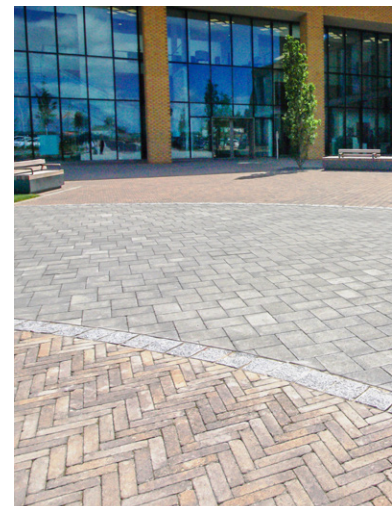
Calm semi-private terraces for residents to enjoy.



Green walls and water features provide visual stimulation.



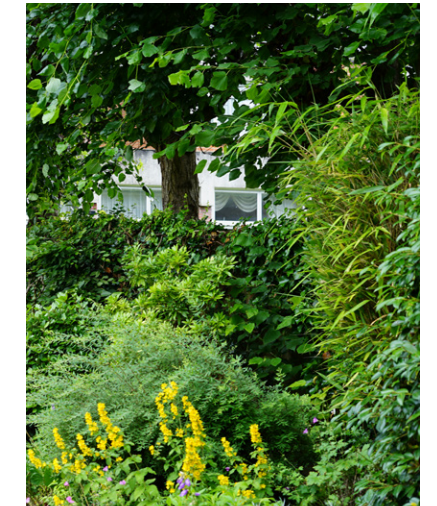
Low level walls enclose the basement lightwell (no walling to the site frontage).



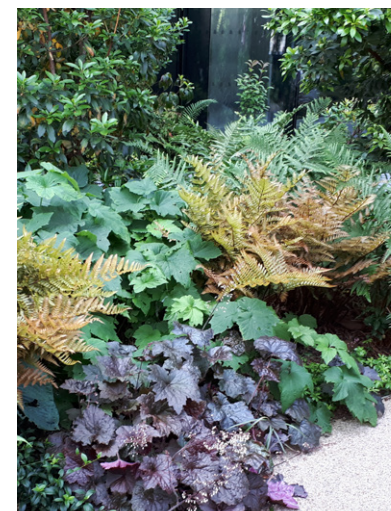
Welcoming entrance paving and soft planting delineates pedestrian routes to the View Road Arrival.



Existing trees and mature vegetation provide a green backdrop to the gardens.



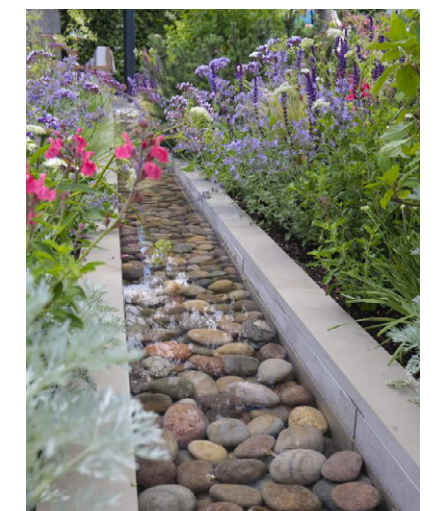
Accessible paths through the healing garden.



A variety of colour, texture and scent.



Small ornamental trees in the healing garden.



Water features further increase the sensory appeal.

The proposed scheme will be very much more sustainable and energy efficient than the existing buildings. Sustainability, passive measures and renewables technologies are being included as integral elements of the design of the scheme. The proposal will include all the following features:

Meeting and exceeding the minimum 35% total regulated carbon emission against Building Regulations Part L 2A 2013 in line with London Plan and Local Policy. The remaining emissions to achieve Zero Carbon will be offset through a cash in lieu payment to the Local Authority;

Prioritising the “Fabric First” approach through the use of high efficiency measures including high level of insulation for all the fabric elements along with energy efficient M&E services (beyond the Non-Domestic Service Guide) and waste water heat recovery technologies to minimise hot water demand. The proposed development will exceed the minimum 15% fabric energy efficiency of the London Plan.

Use of renewable and low-carbon technologies to reduce our carbon emission such as a communal air source heat pump-led system and PVs.

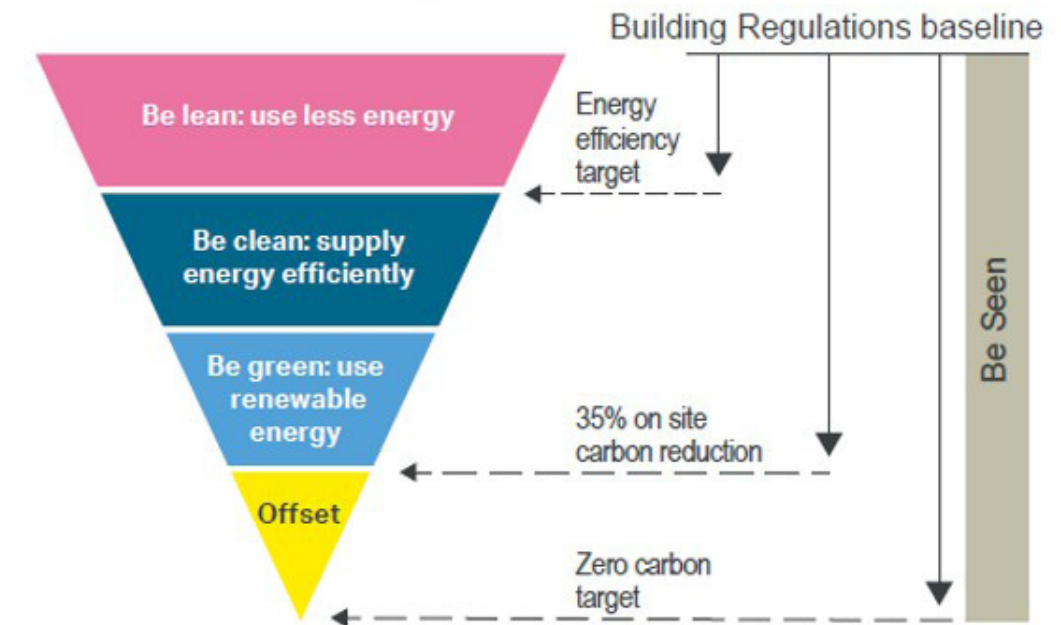
Reducing the risk of overheating through the use of passive design measures from the London Plan Cooling Hierarchy and by prioritizing natural ventilation in order to avoid the need to active cooling.

Achieving BREEAM New Construction 2018 “Very Good” target;

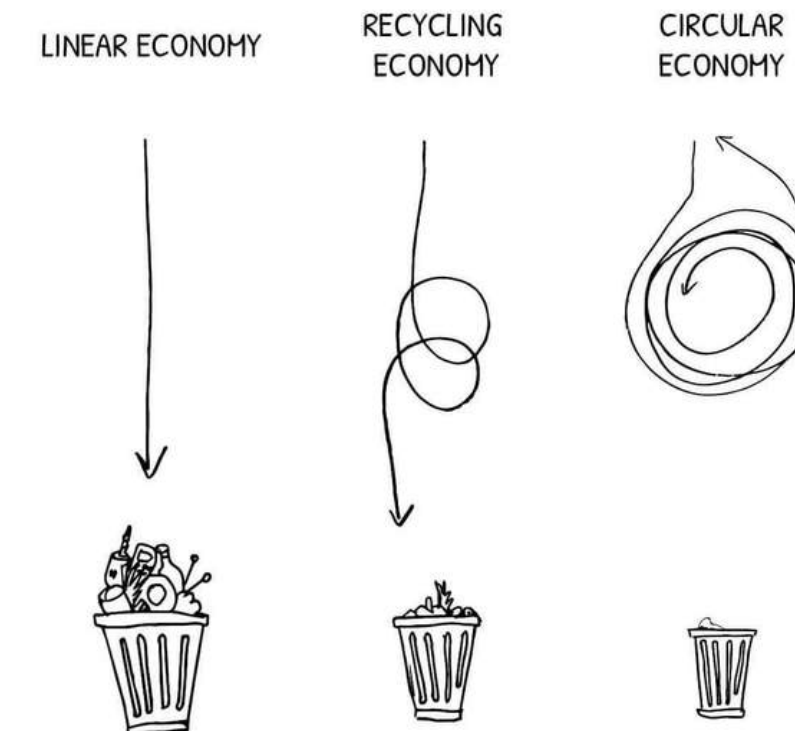
Applying circular economy principles in the selection and resource of the construction materials as well as reducing construction waste through re-use and recycling activities to decrease the whole life carbon impact of the proposed building.

Sustainable Drainage Systems (SuDS) including an increase in the amount of permeable surfaces, biodiverse roofs and rain water harvesting.

London Plan Energy Hierarchy



Source: Greater London Authority



Basement Floor GA Plan
1:200 @ A1

Building

Total Residential Units: 70
 62 Beds & 8 Suites

GEA (Gross External Area):

Basement Floor

Overall = 2090.3m²
 Overall (Excluding Car Park) = 1359.8m²

Building

Overall (Including Car Park) = 6830.2m²
 Overall (Excluding Car Park) = 6099.7m²

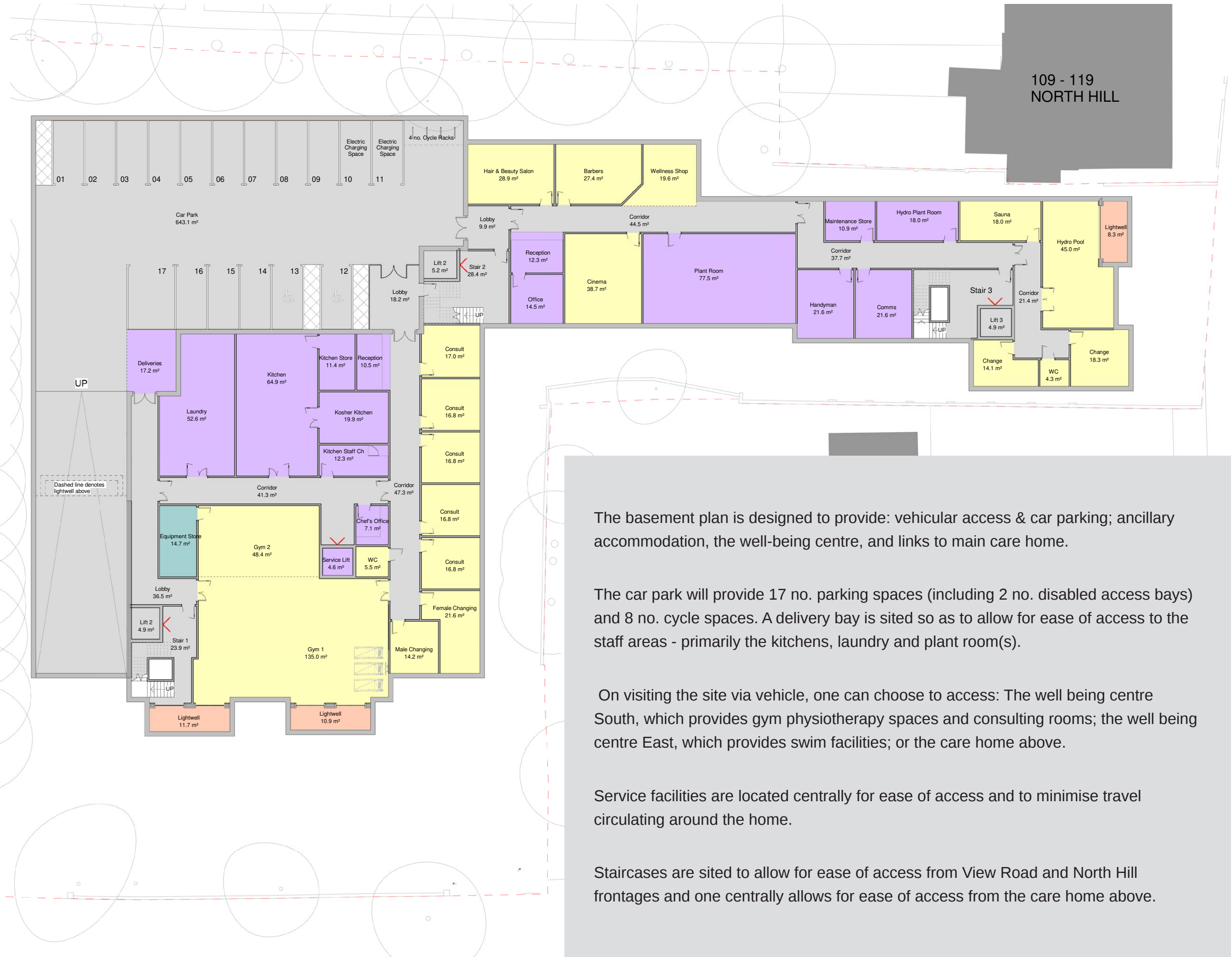
GIA (Gross Internal Area):

Basement Floor

Overall = 1997.9m²
 Overall (Excluding Car Park) = 1296.7m²

Building

Overall = 6443.5m²
 Overall (Excluding Car Park) = 5742.3m²



The basement plan is designed to provide: vehicular access & car parking; ancillary accommodation, the well-being centre, and links to main care home.

The car park will provide 17 no. parking spaces (including 2 no. disabled access bays) and 8 no. cycle spaces. A delivery bay is sited so as to allow for ease of access to the staff areas - primarily the kitchens, laundry and plant room(s).

On visiting the site via vehicle, one can choose to access: The well being centre South, which provides gym physiotherapy spaces and consulting rooms; the well being centre East, which provides swim facilities; or the care home above.

Service facilities are located centrally for ease of access and to minimise travel circulating around the home.

Staircases are sited to allow for ease of access from View Road and North Hill frontages and one centrally allows for ease of access from the care home above.

Ground Floor GA Plan
1:200 @ A1

Total Residential Units: 18
 18 Beds

Building

Total Residential Units: 70
 62 Beds & 8 Suites

G&EA (Gross External Area):

Ground Floor

Overall = 1591.3m²

Building

Overall = 6830.2m²
 Overall (Excluding Car Park) = 6099.7m²

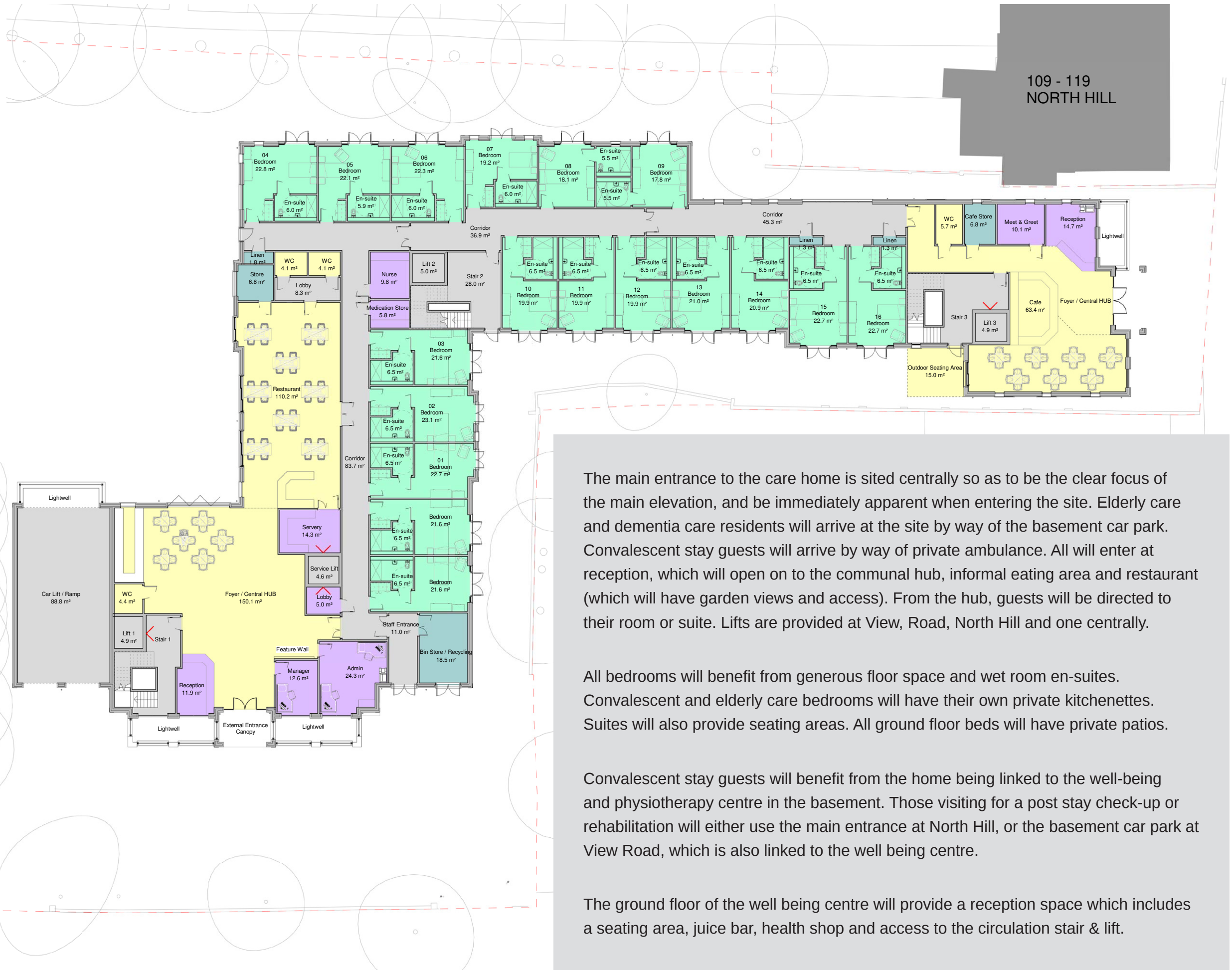
GIA Gross Internal Area:

Ground Floor

Overall = 1498.5m²

Building

Overall = 6443.5m²
 Overall (Excluding Car Park) = 5742.3m²



The main entrance to the care home is sited centrally so as to be the clear focus of the main elevation, and be immediately apparent when entering the site. Elderly care and dementia care residents will arrive at the site by way of the basement car park. Convalescent stay guests will arrive by way of private ambulance. All will enter at reception, which will open on to the communal hub, informal eating area and restaurant (which will have garden views and access). From the hub, guests will be directed to their room or suite. Lifts are provided at View, Road, North Hill and one centrally.

All bedrooms will benefit from generous floor space and wet room en-suites. Convalescent and elderly care bedrooms will have their own private kitchenettes. Suites will also provide seating areas. All ground floor beds will have private patios.

Convalescent stay guests will benefit from the home being linked to the well-being and physiotherapy centre in the basement. Those visiting for a post stay check-up or rehabilitation will either use the main entrance at North Hill, or the basement car park at View Road, which is also linked to the well being centre.

The ground floor of the well being centre will provide a reception space which includes a seating area, juice bar, health shop and access to the circulation stair & lift.