

CARLESS + ADAMS



Proof of Evidence on Design Matters by
Melissa Magee

Hotel Felix
Cambridge

09.01.2023



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1.0 Architect

1.1 Melissa Magee



1.1.1 I am Melissa Magee, BA Dip Arch RIBA ARB. I am a registered architect and managing director of Carless + Adams Ltd (C+A), an award winning architectural practice which I joined in 2006, but which has its origins in a practice dating from 1953.

1.1.2 At Carless + Adams I lead a studio that works across the UK, advising public and private clients on the delivery of outstanding architecture with an exclusive focus on the care sector.

1.1.3 **Declaration of Truth**
I confirm that the evidence that I have prepared for this appeal is true and is given in accordance with the guidance of my professional institution (Royal Institute of British Architects, RIBA), and that the opinions expressed are my true and professional opinions.

1.0 Architect

1.2 Previous Work

1.2.1 Completed Key Projects

- 2018 - Pembury, Kent – Green Belt – New build care home
- 2018 - Exeter, Devon – New build care home
- 2018 - Addlestone, Surrey – Green Belt- Replacement care home
- 2018 - Wickmeads, Dorset – Replacement care home
- 2018 - Dartmoor National Park, Devon – New build care home
- 2018 - Whitstable, Kent – Vanguard Site – Integrated Community Healthcare Centre
- 2019 - Sittingbourne, Kent – Brownfield site – New care home
- 2019 - Andover, Hampshire – Extension to existing care home
- 2019 - Crowborough, East Sussex – Replacement of non- designated heritage asset with purpose-built care facility.
- 2019 - Burford, West Oxfordshire – New build care home
- 2019 - Bishops Cleeve, Gloucestershire – New build care home
- 2019 - Bromley, London – Refurb and extension of existing care home
- 2020 - Sevenoaks, Kent – Green Belt – Replacement care home
- 2020 - Dudbrook, Essex – Green Belt – Replacement care home
- 2020 - Sindlesham, Berkshire – Integrated Retirement Community
- 2020 - Tadley, Hampshire – New build care home
- 2021 - Tooting, London – Conservation area – Replacement care home
- 2021 - Ashford, Surrey – Standalone assisted living
- 2022 - Pembury, Kent – Green Belt – Integrated Retirement Community
- 2022 - Kensington, London – New build care home

1.2.2 Selected Work

I set out over the following pages a number of examples of projects I have worked on which share characteristics with our design for Hotel Felix, Cambridge:

- a. Rodwell Farm Care Home
- b. KYN Bickley – Refurbishment and extension of existing care home
- c. KYN Kensington – New build care home in a conservation area

1.0 Architect

1.3 Rodwell Farm Care Home, Addlestone, Surrey

- 1.3.1 The site known as Rodwell Farm is in an area of Metropolitan Green Belt. The site now comprises a small care home and agricultural use. I was the architect appointed to design a new purpose-built care facility within a part of the site that was previously undeveloped.
- 1.3.2 Careful consideration was given throughout the design process to the need to mitigate the impact of the proposal on the openness of the Green Belt. The scheme was 200% larger than the original building on the site (which was located in another part of the site) and was consented on the basis of very special circumstances.
- 1.3.3 Planning permission was granted in 2013 and construction was completed in 2018.



1.0 Architect

1.4 KYN Bickley– Refurbishment and extension of existing care home

- 1.4.1 KYN Bickley is located in Bromley and took an existing 62-bed care home and proposed a refurbishment and extension to create a total offering of 86 bedrooms and associated ancillary space.
- 1.4.2 It was sought to improve the external fenestration of the scheme, acknowledging the character of the surrounding streetscape. Extensive improvements were able to be made to the existing structure both internally and externally to create a home from home environment.
- 1.4.3 Works are due to complete on site at the start of 2023.



1.0 Architect

1.5 KYN Kensington – New build care home in a conservation area

- 1.5.1 KYN Kensington is located in the Royal Borough of Kensington & Chelsea in a conservation area with a grade 2 listed building immediately to the west. The site's former use was a C2 care home which failed due to the built form falling below present day standards.
- 1.5.2 Carless + Adams were appointed after planning permission was granted for a neurological unit in 2016, but permission was then refused in 2018 for a care facility designed by another architectural practice.
- 1.5.3 Following collaboration with a broad range of specialist consultants on matters relating to daylight/sunlight, heritage, drainage and other matters, permission was granted in 2022 for a new purpose built care facility with construction works to start at the beginning of 2023.



2.0 Purpose of this Proof

2.1 Purpose

2.1.1 In this Proof of Evidence I will:

- a. First introduce the site and its context;
- b. Provide my professional opinion on the suitability of the existing building for retention and conversion into a care home;
- c. Explain the design concept for the proposed development, taking account of the HAPPI principles;
- d. Compare the proposed development with the existing building
- e. Provide details of the public and pre application engagement;
- f. Set out the spatial requirements for a care facility;
- g. Set out the statutory requirements for a care facility;
- h. Explain how the landscape design has been an integral part of the design process.

2.1.2 I would also note that the Design & Access Statement submitted in support of application 21/00953/FUL (Core Document 18) and the Existing building analysis (Core Document 57) includes information on the scheme in great detail, and I do not propose to duplicate those documents here.

2.1.3 However, in order to provide relevant context, I have summarized here some of the key information which is relevant.



3.0 Site & Context

3.1 Site Location



Aerial view of site, highlighted in red (source: google maps)

- 3.1.1 Located within the village and parish of Girton, Cambridgeshire, the Site is positioned on Whitehouse Lane, close to the junction with Huntingdon Road.
- 3.1.2 Whitehouse Lane marks the administrative boundary of the area under the jurisdiction of Cambridge City Council. The Site lies within the Green Belt that separates Girton village from Cambridge city.
- 3.1.3 Huntingdon Road is a major arterial road linking central Cambridge with Junction 14 of the M11 motorway and the A14 northwest from the city centre. The road follows the route of the Roman Via Devana, and is named after the town of Huntingdon, northwest of Cambridge.
- 3.1.4 The hotel is situated on a 3.47acre site with landscaped grounds and the building is arranged over basement, ground, first and second floors.
- 3.1.5 The main building, in a Victorian Villa style, dates back to 1852, with a series of contemporary additions added in the East and West Wings and an Orangery.
- 3.1.6 The site also houses a two storey 'Wardens House' which was used to provide accommodation for hotel staff along with some small rooms which were used for meetings.
- 3.1.7 Planning permission was granted in March 2018 for the development and extension of the existing building to provide a new reception area and 16 additional guest bedrooms.

3.0 Site & Context

3.2 Site Context

3.2.1 The Surroundings

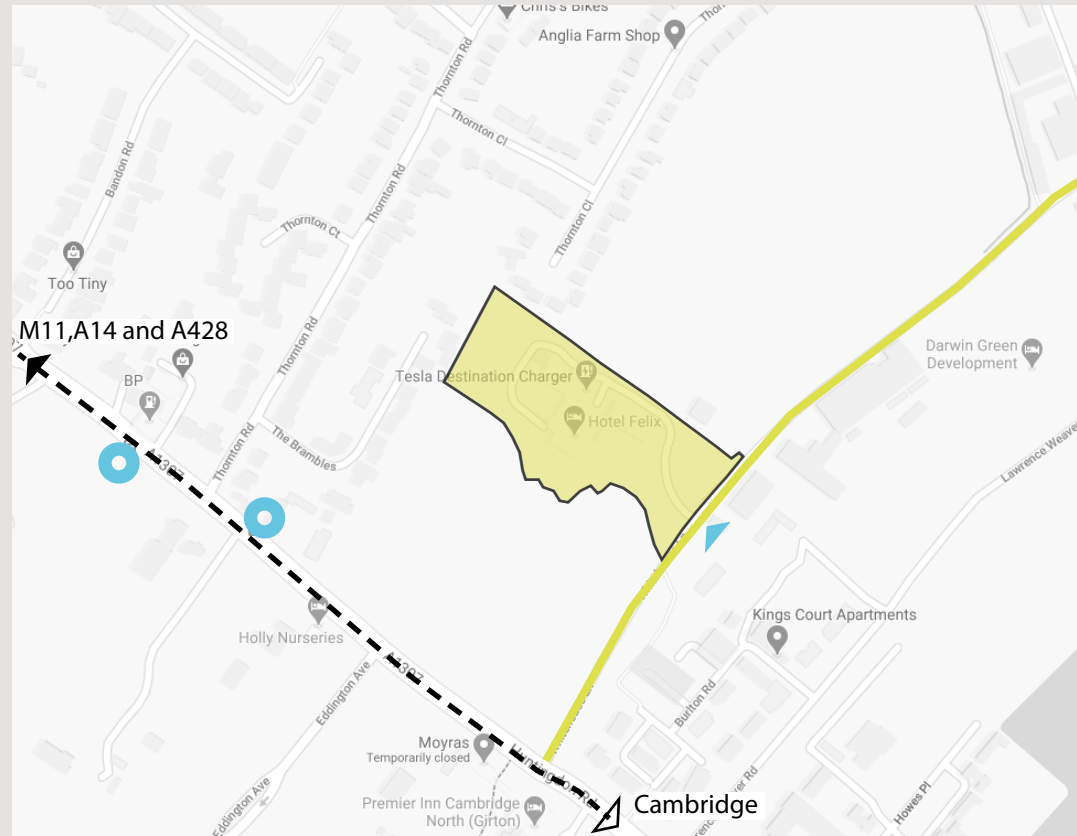
- a. The site (1.39Ha/3.47 Acre) is approximately 1.8 miles west of Cambridge town centre.
- b. There are two housing estates to the west and east of the site respectively, with a diverse range of single, two and three-storey dwellings. North of the site is Howes Close Sports Ground. There is open landscape to the south.
- c. The whole of the site is bounded by trees.






3.2.2 Accessibility

- a. The site is located within a 5-minute walk from Thornton Road bus stop, providing services to Oakington, Bar Hill and Cambridge.
- b. The existing site access is on the southern boundary, off the site from Whitehouse Lane.
- c. Nearby junctions provide access to M11, A14 and A428.

3.2.3 Topography & Landscape

- a. The existing building is located within sizeable grounds, with privacy maintained by the trees lining the boundary around the majority of the perimeter.
- b. The site is fairly flat without significant changes in levels.



-  Site Location
-  Bus Stops (Thornton Rd each direction)
-  Whitehouse Lane
-  Huntingdon Road (A1307)
-  Existing site access/egress

3.0 Site & Context

3.3 Existing Site

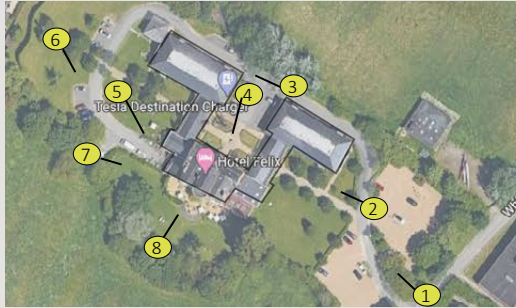


Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8

3.0 Site & Context

3.4 Existing Building

3.4.1 Hotel Felix is a two-storey Victorian villa, set over a basement, with accommodation in the attic. It was originally constructed in 1852 in gault brick with stone dressings. As such, it originates from a period from which a considerable number of comparable buildings survive.

3.4.2 The hotel was acquired by KYN in December 2018. KYN and its consultants gave careful consideration to whether the existing building could be adapted to provide a care home. However, it soon became apparent that a sustainable and viable care home could not be delivered within the existing structure.

3.4.3 The building has been heavily altered through demolition, extension and alteration both internally and externally, including buildings and structures within its grounds. Original elements of the building, such as the glass house, have been demolished and have been replaced with additions of modest quality.

3.4.4 As a result of its heavy adaptation the building has low heritage value and has a Certificate of Immunity from Listing issued by Historic England.



An extension that has replaced the glass house

3.4.5 The key reasons against the use of the existing building as part of a refurbishment scheme are these:

- The shape and size of the existing building would not enable a sufficient number of bedrooms to be provided in accordance with expectations for a modern care home;
- Extensive work would be required to make the existing building suitable for those with

disabilities (who would make up the majority of the building users) and to achieve compliance with applicable building regulations;

- The number of rooms resulting from the adaptation of the building would not be sufficient to justify the costs of the extensive alteration works, or in the long run to sustain the ongoing maintenance of the building.



Rear extension

3.0 Site & Context

3.4 Existing Building

3.4.6 Changes to room spaces within the existing structure would be extremely difficult, if not impossible, as the building is not wide enough to provide for two bedrooms and a corridor across its width. The existing structural walls provide for very limited flexibility. The number of usable rooms would be seriously constrained in any refurbishment programme, and the final outcome would give an uneconomic, unsustainable, expensive to run care home, with a disjointed, fragmented, and unmanageable layout.

3.4.7 Please refer to the Existing Building Analysis Report supplied with the application for more detail.



Open staircase



Internal ramps



Bedrooms open directly into open staircase



Communal rooms open directly into open staircase

3.0 Site & Context

3.5 Existing Building- Photo Survey



Vertical gaps starting to open on between masonry and stone quoins.



Several horizontal and vertical cracks in masonry.



Large ivy root causing movement to lightwell below bay window.



Movement and damage to stone work and guttering



Cracking and dislocation to masonry below window



Significant movement of window frame and masonry



Damp ingress / rising damp on internal walls



Substantial vertical crack to the side of the doorway.



Cracking across ceiling to bay projection.

4.0 Brief

4.1 Involvement in Project

- 4.1.1 Cassel Hotels (Cambridge) Ltd approached Carless + Adams in December 2018 having acquired Hotel Felix.
- 4.1.2 Carless + Adams Ltd were appointed for architectural services, initially on a feasibility basis, through to the full planning submission. Our role also included providing advisory services on 'best practice' within the care sector focusing on the inclusion of dementia care.
- 4.1.3 The original brief was to convert and adapt the existing structures to allow for a care facility to be developed that would meet, and exceed, the Care Quality Commission's regulatory requirements.
- 4.1.4 In partnership with a heritage consultant from the planning consultancy, Bidwells, and LUC landscape consultants, an initial analysis was undertaken.
- 4.1.5 On review of the existing building, both internally and externally, a number of challenges were evident. The numerous changes of level between the built form of various ages were a particular challenge. A full list of the areas of concern are listed in the Existing Building Analysis (Core Document 57) which goes into specific detail alongside the Heritage Statement (Core Document 19).



4.0 Brief

4.2 The Client's Requirements

4.2.1 KYN was launched in 2019 with a clear vision to specialise in nursing and dementia care with a person-centred approach. KYN want their residents to feel proud of being part of the community, and be reassured by KYN's service ethic and the elegance of the interiors of its properties.

4.2.2 KYN is determined to move on from the usual, institutional look-and-feel of care homes and provide an environment which is akin to a well-designed residential home. The objective is to achieve this in carefully chosen settings to maximise the well-being of residents.

4.2.3 KYN's requirements for this project were:

- a. An exemplary dementia facility with a dedicated centre for training and development.
- b. Specialist accommodation dedicated to the care of those living with dementia and other forms of memory impairment
- c. A building with an enhanced aesthetic in an appropriate style that would complement the area;
- d. Bedrooms to be minimum 3.5m wide to allow a bed to be positioned across the bedroom and to accommodate a comfortable layout for a wheelchair user;
- e. The Great Room, the Orangery-themed sitting space, and the library, to be located on the ground floor;
- f. The main communal lounge/dining facilities to cater for all residents and function as a central hub;

- g. A dedicated wellbeing centre with spa, hair and beauty salon, reception and waiting area;
- h. High-quality staff facilities;
- i. Integration of internal and external spaces, with fully accessible and secure outdoor spaces that are designed and landscaped to provide residents with usable space for relaxation and activities;
- j. The use of an industry-leading software system which escalates information immediately throughout the team to ensure the best outcomes for the residents. The residents' wellbeing and safety is of paramount importance.
- k. The use of ground-breaking technology such as thermo and audio monitoring to help keep the residents safe.

l. To create an environment that is well designed and able to cope with infection control to save lives and improve the well-being of residents and their families

4.2.4 KYN's approach to care means every floor has a modest number of households: a small number of like-minded residents, all of whom have their own bedrooms and en-suite bathrooms, with a shared lounge to enjoy together, as well as many communal areas.

4.2.5 The benefits of a cosy, familiar environment with this smaller group of people are immediately recognisable. The opportunity for companionship and meaningful relationships is not only life-affirming but is proven to have a positive influence both physically and psychologically.



4.0 Brief

4.3 Statutory requirements

- 4.3.1 All care home developments in England are monitored by the Care Quality Commission, which has published guidance on the main statutory requirements for care homes.
- 4.3.2 The Health and Social Care Act 2008 (Regulated Activities) Regulations 2014 require care home premises and equipment to be “clean”, “secure” and “suitable” for the purpose for which they are being used” (reg. 15(1)(c)). This requirement of ‘suitability for purpose’ means that care homes must be large enough, and of an appropriate layout, to accommodate the potential number of people using the service at any one time. There must also, necessarily, be sufficient equipment to provide the service.
- 4.3.3 In addition, adequate support facilities and amenities must be provided where relevant to the service being provided. This includes a sufficient number of toilets and bathrooms for the number of people using the service, adequate storage space, and adequate seating and waiting space.
- 4.3.4 The needs of potential residents must be taken into account when premises are designed, built, maintained, renovated or adapted. The views of residents should also be taken into account wherever possible.
- 4.3.5 People should be able to enter and exit premises without difficulty and find their way around easily and independently. If they cannot do so due to, for example, a disability, providers must make reasonable adjustments in accordance with the Equality Act 2010.
- 4.3.6 Further guidance on the design of care homes is provided in ‘Care Homes for Adults: The Design Guide’, a publication of the Care Inspectorate for Scotland but which provides a useful reference for designing care homes in the United Kingdom generally.
- 4.3.7 The aim of this publication is to describe and illustrate what good building design looks like for care homes for adults. It provides guidance for those designing a new building.
- 4.3.8 The three key design principles are:
- People experience high quality facilities
 - The setting promotes and enables people’s independence
 - People can be connected and involved in the wider community
- 4.3.9 All of the care homes I have been involved with to date have exceeded minimum standards set by law and guidance.

4.0 Brief

4.4 Evolution of the Project

4.4.1 Option 01 - Covered courtyard

This design concept looked to cover the existing courtyard and convert it to an internal communal space for the residents within the home. It was found that the external levels could not be linked to the internal levels of the original buildings and the extensions without a substantial internal ramp and steps between the spaces. The detailing of the roof connections between all existing structures also become unviable from a cost perspective.



4.4.2 Option 02 - Covered courtyard & extension

This concept took option 01 and involved extending the accommodation by a further 16 rooms. However, the travel distance from the extended eastern leg was considered to be too long given the importance of encouraging and enabling a resident to use the communal spaces. The existing levels on site would have meant that none of the residents' bedrooms would have had direct external access and the only access to the communal garden would have been via the central communal area.



4.0 Brief

4.4 Evolution of the Project

4.4.3 Option 03 - Extension to the north-west

This concept would have involved a substantial internal reconfiguration within the original part of the building to create the social spaces for the home. A new build extension would then have achieved 80 en-suite rooms around a courtyard configuration. However, this concept would have used the majority of the land to the north-west of the site and created a greater impact on the openness of the Green Belt. The scheme would also have required the removal of one of the trees protected by TPO.

4.4.4 The existing southern leg would also have become isolated from the rest of the home, creating a separation within the premises which would have been made it more difficult to achieve an integrated community and to deploy staff members efficiently.

4.4.5 Option 04 - Knock down existing extensions and rebuild

This concept would have removed the existing extensions and rebuilt them in similar locations albeit on a wider footprint, to avoid any internal ramps. However, this option would still not have allowed for any level access from residents' bedrooms out to the garden spaces nor would have provided enough communal space to support the running of the home.



4.0 Brief

4.4 Evolution of the Project

4.4.6 Option 05 - Standalone proposal retaining existing building

This concept would have created a standalone care home to the north of the site and retained the existing hotel building as configured. As per option 03, it was concluded that the additional impact on the openness of the Green Belt would be too great. It would also have resulted in the existing building being put to very little use.

4.4.7 In summary, five alternative design concepts that were explored over a 9- month period presented the same or similar challenges in terms of:

- Greater impact on the openness of the Green Belt
- The quality of the end product would be compromised by internal level changes
- The need for substantial internal reconfiguration
- No level access to private garden spaces from residents' rooms
- The cost of all five alternative design concepts was prohibitive
- Restricted access to limited communal garden areas

4.4.8 Having considered the 5 options discussed above, it was decided against proceeding further due to the viability constraints. The next stage of works was to explore the full demolition of the existing building and the erection of a new building.



4.0 Brief

4.5 Public and Pre-application Engagement

4.5.1 A number of pre-application meetings were held with planning officers to discuss the proposed design.

4.5.2 An initial high-level meeting was held with the Council's Assistant Director (Delivery) on 27 May 2020.

4.5.3 On 4 August 2020, the first pre-application meeting was held with the Council's planning case officer, urban design officer and landscape officer to discuss the scheme at concept stage, with written advice provided by officers by letter dated 9th September 2020. The scheme presented at this submission proposed an 80 bed care home and 10 x extra care apartments in two separate buildings.

4.5.4 In response to the initial design comments by officers, the care home building was moved further away from the northern boundary to create more space and further enhance the outlook from the bedrooms. Also, it was sited further to the west to increase the setback of the building from the entrance to the site. Glazed links were added to break up and add relief to the building line. The proposed car parking area was relocated to minimise the visual impact from Whitehouse Lane and new soft landscaping was added to provide visual breaks. Additional new tree planting was added to the boundaries of the site. Finally, the extra care building was removed altogether.

4.5.5 A second pre-application meeting was held with the Council's planning case officer, urban design officer and landscape officer on 19 October 2020, to discuss the design team's responses to officers' previous comments. This resulted in officers providing further written advice by letter dated 16 November 2020.

4.5.6 These meetings were useful and resulted in some changes to the scheme, including a revised location for the building, the reshaping of the massing and the development of facade treatments.



Sketch View of the Approach Road.

4.0 Brief

4.5 Public and Pre-application Engagement

4.5.7 A presentation was made to the Council's Design Enabling Panel on 13 January 2021 where the following feedback was provided. (To assist understanding, I have endeavoured to identify the main topics raised by the Panel below, and I provide my comments in response to the matters raised by the Panel.)

4.5.8 Demolition of the Victorian and other buildings on site

A justification for the proposed demolition and design approach was requested. The Panel noted during the meeting that decisions about design should be informed by a thorough analysis of the site and its context.

4.5.9 This analysis of the site and its context was undertaken, paying due regard to the location of the site within the Green Belt. This has resulted in the built form being proposed in broadly the same part of the Site as the existing building on the site, with permeable sections placed in strategic locations to maximise the in-out feel of the building and facilitate long-distance views out.

4.5.10 A robust justification for the demolition of the existing building is presented within the 'Existing Building Analysis' report provided with the planning application. Elements relating particularly to sustainability are covered within the Sustainability Statement.

4.5.11 Design approach

The Panel noted that if the building is to be replaced, the new structure should be of a certain quality. In response, the client emphasized that it is committed to using quality materials and detailing and to erecting an energy-efficient building that will withstand time.

4.5.12 The Panel also requested a justification of the proposed neo-Georgian style. The client

responded by explaining that the new development will seek to acknowledge the history of the site, and the timelessness of the classical design, in its materials palette and its intricate detailing. The design of the scheme will not seek to reference the contemporary housing developments nearby, which are targeting different types of residents. Immediately opposite the site, there is a public house dating from 1840/50 that has also informed the design of the proposal.



Landscape Design – Sketch View

4.0 Brief

4.5 Public and Pre-application Engagement

4.5.16 **Siting and scale of proposed care home building**

The local landscape is already characterised by urban qualities relating to the edge of Cambridge and Girton. The Site itself includes the Felix Hotel and associated facilities. The proposal will not add a building to previously undeveloped land, but will replace an existing building with one of similar scale and materiality. Overall the local and contextual landscape character will be unchanged, thereby preserving the green character of Huntington Road.

4.5.17 Similarly, there are no significant adverse effects on the Green Belt and its openness as the proposal is similar in character and volume to the replaced building. Furthermore, the slight re-siting of the proposed building further south of the existing footprint and the car park increases the gap between the edge of Cambridge (Darwin Green) and Girton. This not only improves the sense of openness of the Green Belt in this location but also improves the setting of the public right of way on Whitehouse Lane.

4.5.18 **Layout**

The Panel considered that links between various parts of the building had the potential to create visual interest and an enhanced relationship with the landscape. The Panel considered that such links could provide relief from the linear form of the northern and southern elevations and provide opportunities for glazing, and further detailing.

4.5.19 The Council's urban design officer, in particular, recommended the use of glazed links to enable the building to have a permeable core on each elevation. The suggestion has been accommodated within the design.

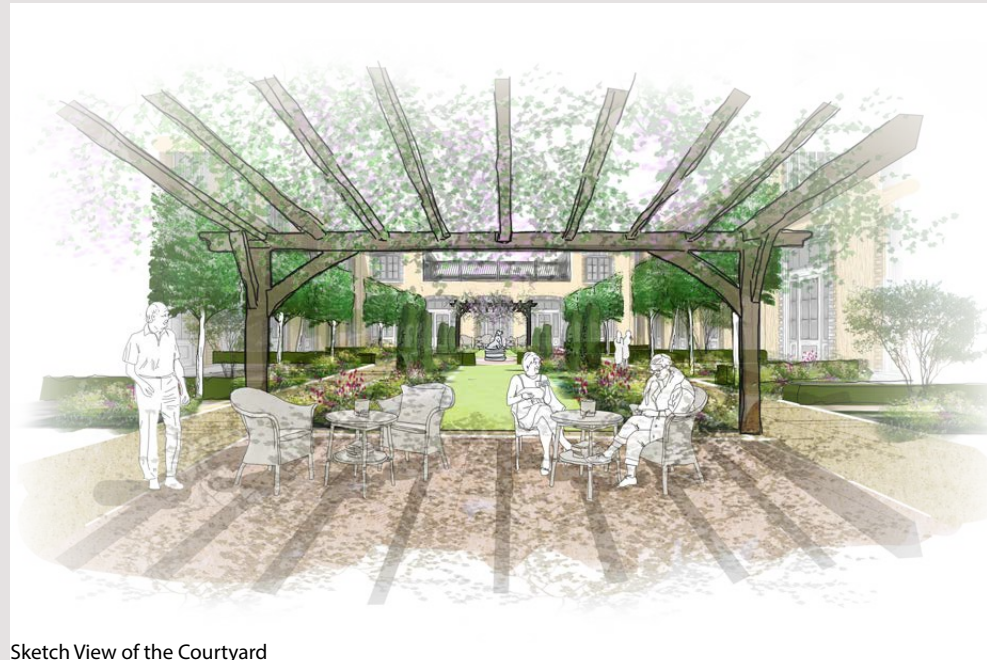
4.5.20 As requested by the Panel, the client's design team investigated the inclusion of curved bays within the proposal to make reference to the current building on the site. However, it was concluded that this would detract from the elegance and simplicity of the permeable glazed links, and how they encourage views out into the wider landscape.

4.5.21 The Panel suggested that the imposing front approach would restrict the accessible landscape for residents. However, the residents will require a clear division between public and private

amenity space and creating a safe and secure garden environment is essential in ensuring the residents' safety.

4.5.22 **Elevational treatment**

The Panel made a helpful suggestion that additional planting could provide shade to the southern aspect in high summer, a suggestion that the client's design team was content to take forward. For the northern-facing bedrooms, the team is content that residents of these rooms will have optimum living conditions.



Sketch View of the Courtyard

4.0 Brief

4.5 Public and Pre-application Engagement

4.5.23 Two public consultations have been held to enable all interested parties to view and comment on the proposal.

a. A total of 721 invitations were sent to local residents within a 500m radius from the site.

b. An online public consultation was held on Wednesday 20 January 2021 between 12:30 and 2pm and on Thursday 21 January between 6 and 7:30pm.

c. The presentation provided a full overview of the scheme as presented to officers and only 3 members of the public attended online.


4.5.24 On 16 February 2021 we presented the scheme to Girton Parish Council to allow the councillors to familiarise themselves with the proposal ahead of submission.



5.0 Proposal

5.1 Design Comparison

SCHEDULE OF ACCOMMODATION

SITE AREA  1.39 Ha (3.43 acres)

PROPOSED STRUCTURES - CARE HOME & EXTRA CARE - AUGUST 2020

FOOTPRINT  2,840m²

GIFA 5,530m²

PROPOSED STRUCTURES - CARE HOME - OCTOBER 2020

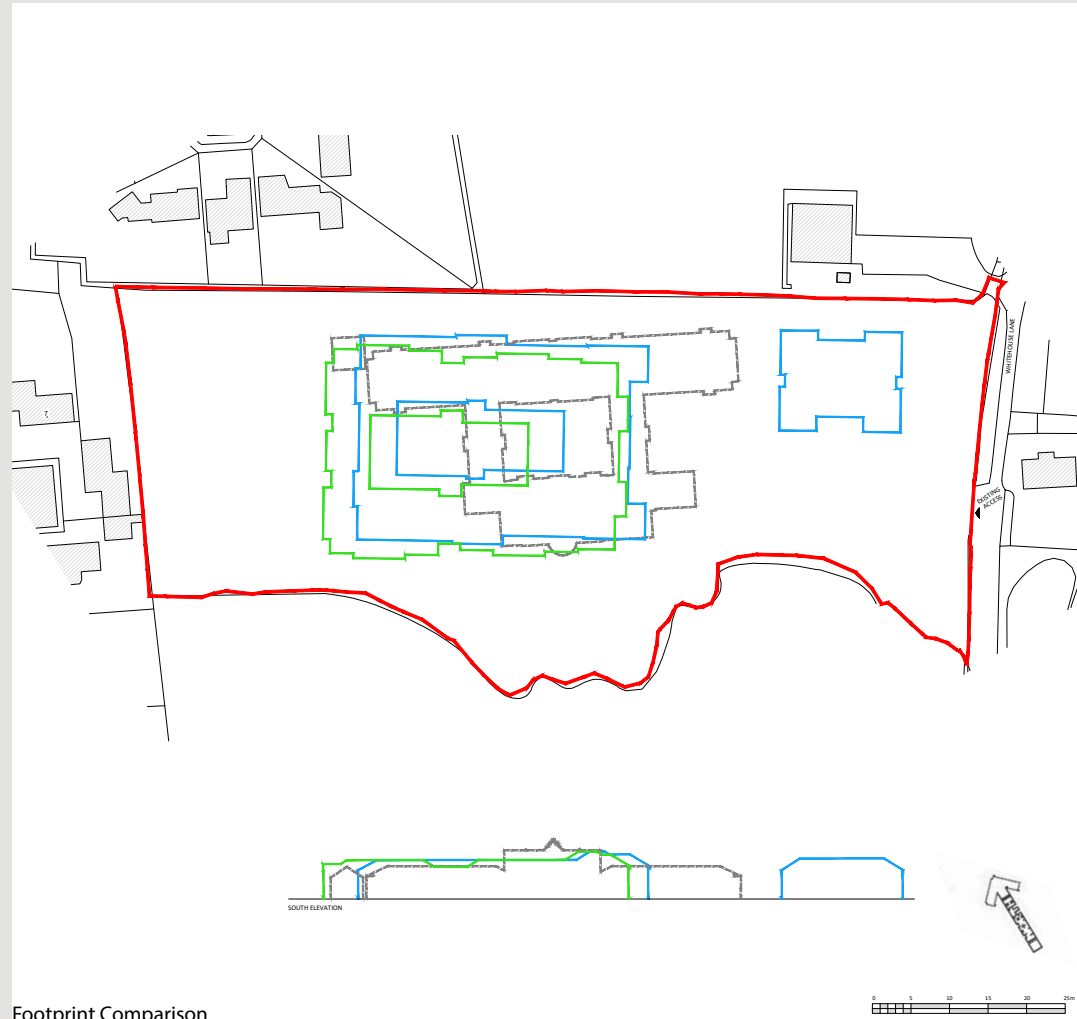
FOOTPRINT  2,395m²

GIFA 4,645m²

EXISTING STRUCTURES AND APPROVED EXTENSIONS

FOOTPRINT  2,110m²

GIFA 4,365m²



Footprint Comparison

5.0 Proposal

5.2 Comparison of Elevations

5.2.1 The drawings show the form of the existing building in blue with the proposed scheme behind for comparison.

5.2.2 The drawings show that the proposal would not be higher, at any point, than the highest point of the existing structure. The proposed building would also be significantly more compact, as seen in particular in the comparison of the North and South Elevations below.



East Elevation



West Elevation



North Elevation



South Elevation

5.0 Proposal

5.3 Comparison of Massing

5.3.1 The volumetric comparison to the right shows how the various elements of the existing and proposed structures would sit on the site.

5.3.2 It shows the proposed building further to the back of the site than the existing development, leaving a greater area at the front of the site for landscaping.



Existing Site Setting
(including approved extensions)



Comparison of Existing and Proposed Site Settings (with Existing Site Setting in blue)



Proposed Site Setting

5.0 Proposal

5.4 The Scheme - Site

- 5.4.1 The proposed care home would be broadly in the same position as the existing building, slightly to the west and further south to allow sufficient distance to provide a level of amenity to the adjacent residents.
- 5.4.2 The replacement care facility has been designed to be predominantly 2 storeys, with a localized 3 storey feature to mark the entrance to the home. The proposed footprint is slightly larger than the existing structure (2395m² vs 2110m²).
- 5.4.3 A full landscape scheme (Core Documents 13 and 14) has informed the design ensuring that a choice of external communal areas are provided. A sensory garden, terraced areas and private patios outside bedrooms, with level thresholds, are provided around the building. Connectivity with the landscape has been carefully ensured throughout the site.
- 5.4.4 Biodiversity enhancements have been proposed throughout with initiatives such as bat boxes, log piles and a biodiverse roof.
- 5.4.5 Having concluded that the original building could not be reused, sustainability has heavily influenced the approach to a replacement building. A 'fabric first' approach to reducing the energy demands has led the brief, as explained in the submitted Energy Statement (Core Document 44).



Site Plan

5.0 Proposal

5.5 The Scheme - Floor Plans - Ground Floor

- 5.5.1 The proposal seeks to encourage residents to use their residents' rooms as their bedrooms with all other activities encouraged in the communal areas.
- 5.5.2 The heart of the home is the Great Room. This space is where a large majority of the communal activity will take place, encouraging families and friends into the home to dine but also to socialise.
- 5.5.3 The key to any care provision is to deliver privacy, dignity and create an environment which enables a resident to continue to be as active as they can be.

5.5.4 This home would have internal and external wander routes which enable residents to have an active choice. The home would not have any 'dead-end' scenarios so as to avoid causing distress and confusion to those living with dementia.

5.5.5 All bedrooms and the communal rooms on the ground floor have external access out to the grounds, to encourage a free flow of movement.



Ground Floor Plan

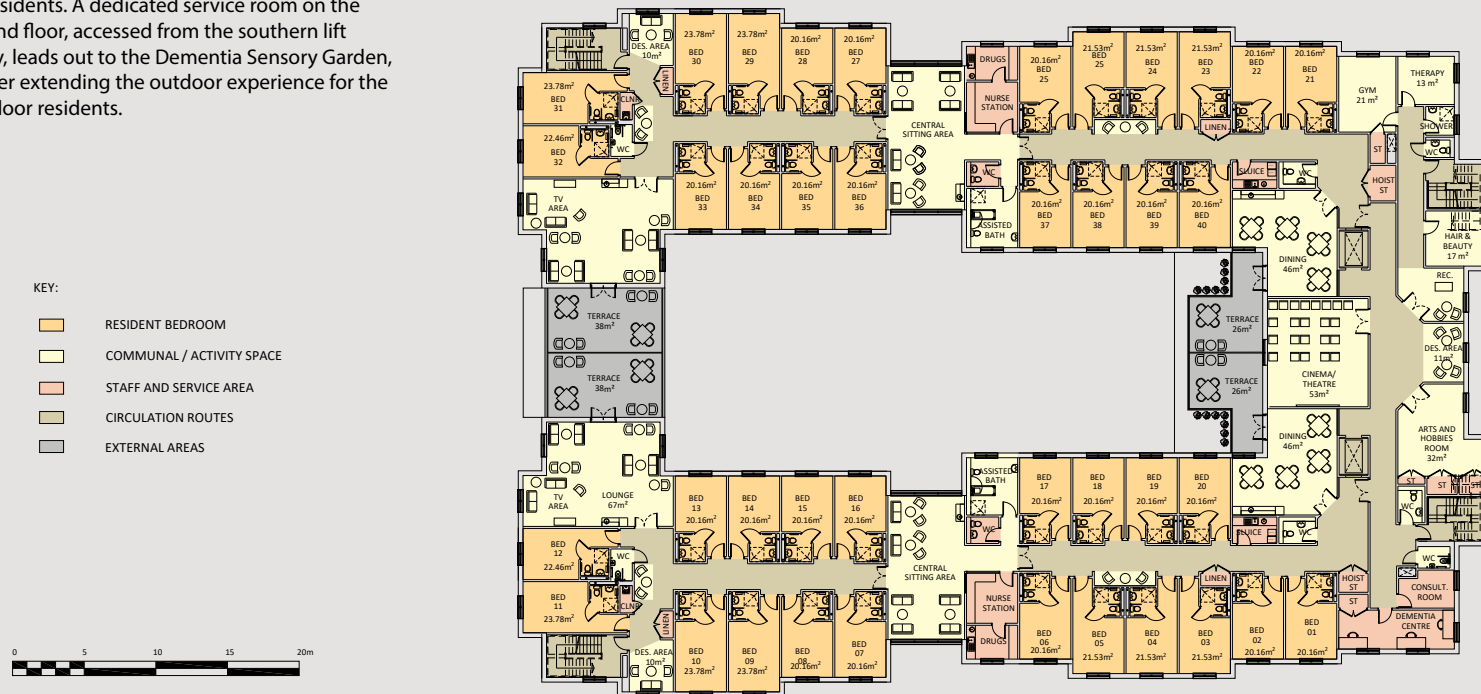
5.0 Proposal

5.6 The Scheme - Floor Plans - First Floor

- 5.6.1 The first floor has been specifically designed to operate as a 'Dementia Unit'. It offers two equal wings of 20 bedrooms which are further subdivided into 10-bedroom units, with intimate communal spaces for more private dining and lounging experiences.
- 5.6.2 Terraces are provided at either end of the building to provide additional external space for residents. A dedicated service room on the ground floor, accessed from the southern lift lobby, leads out to the Dementia Sensory Garden, further extending the outdoor experience for the first floor residents.

- 5.6.3 In the centre of the floor, additional communal facilities are proposed including a spa area and cinema/theatre space. Movies and plays will be live-streamed into the rooms of every resident.
- 5.6.4 The central part of the home has been designed for the inclusion of all residents whether they are ambulant or bed bound.

- 5.6.5 Lastly on this floor we have also allowed for a dedicated area for dementia learning where KYN are looking to partner with leading universities to further understand the dementia journey.

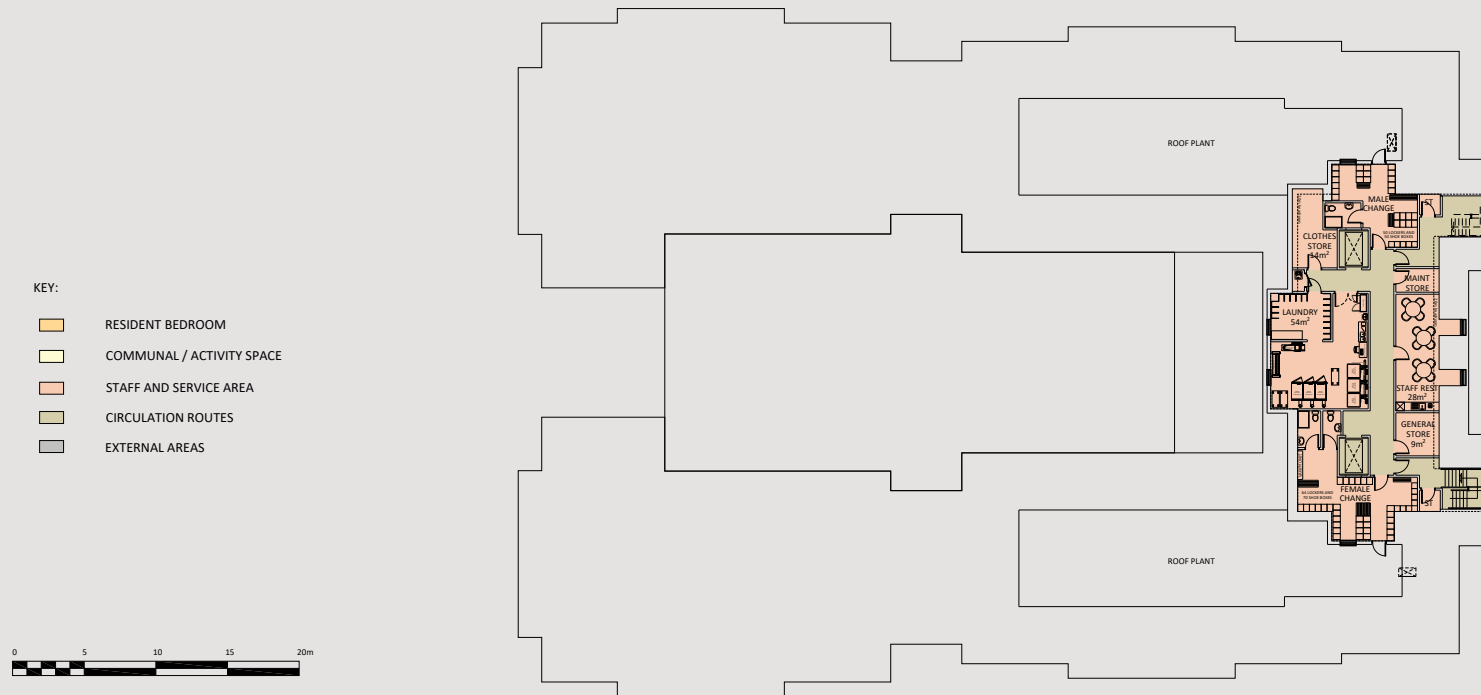


First Floor Plan

5.0 Proposal

5.7 The Scheme - Floor Plans - Second Floor

- 5.7.1 The house's service area is predominantly located on the top floor, within the roof space. It offers staff rest and changing facilities, a laundry room, maintenance space and general storage.
- 5.7.2 The plant room and kitchen are located on the ground floor, in close proximity to the 'Great Room', thus responding to the client's aspirations regarding communal dining.



Second Floor Plan

5.0 Proposal

5.8 The Scheme - Floor Plans - Bedroom

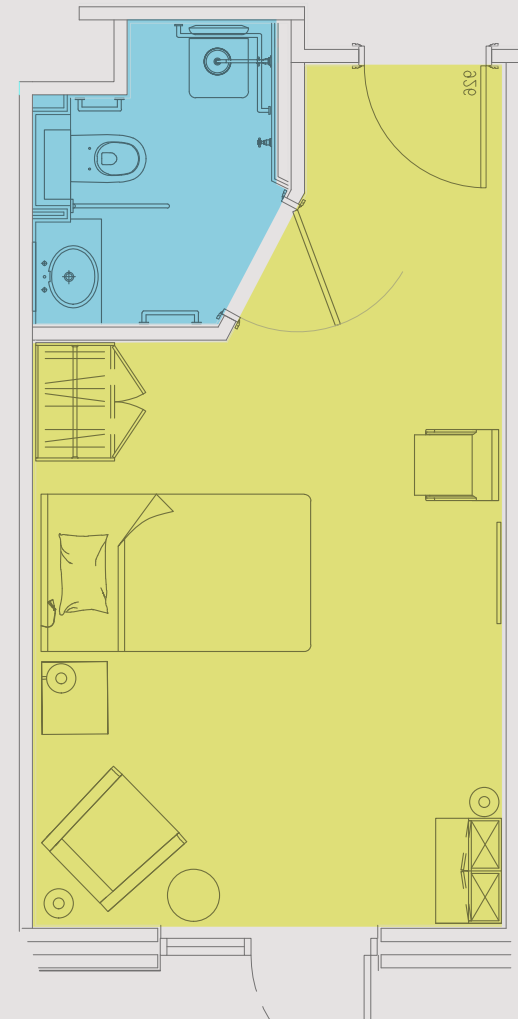
- 5.8.1 All bedrooms will be of a minimum of 20m², including a fully equipped en-suite bathroom, satellite TV, telephone and data points to enable the residents to enjoy the highest standard of living. All of the ground floor bedrooms will have patio doors and direct access to the gardens.
- 5.8.2 On the upper floors, bedroom windows are designed with window cills set a maximum 650mm above floor level to provide good visibility from the bed and from a seated position.
- 5.8.3 Each bedroom is fitted with a lockable front door to provide privacy. Due to careful placement of furniture and decoration, space in front of the door can be clearly identified from the rest of the home. This interface between public and private space reflects residents' experience of front door arrangements at their previous homes and helps them with recognition.
- 5.8.4 Independence is encouraged with the provision of an en-suite bathroom in each bedroom. The wet room is completed with level access shower, toilet and vanity basin and handrails. All residents' bathrooms are designed and fitted out for use by those who are frail or ambulant-disabled.
- 5.8.5 One of the key elements of the proposed scheme is to provide bedrooms that are easily accessible for wheelchair users.
- 5.8.6 The reason for bedroom widths to be over 3.5m is to allow for a bed to be positioned across the room with access for a wheelchair user around it.
- 5.8.7 Room layouts vary in orientation and the views offered provide further choices for prospective residents and their families.



View of Typical Ensuite



View of Typical Bedroom



5.0 Proposal

5.9 The Scheme - Floor Plans - Additional Offering

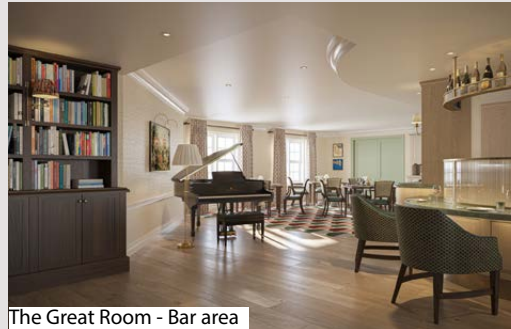
5.9.1 The building includes extensive additional communal areas which will be open to residents:

- a. Great Room & Bar
- b. Household Dining/Activity Rooms
- c. Central Sitting Areas
- d. Orangery (additional sitting area)
- e. Cinema
- f. Activity Room
- g. Hair Salon
- h. Therapy Room

5.9.2 The provision of communal spaces in our care home will exceed the current industry standards, and will foster engagement and socializing among our residents and their guests.

5.9.3 The 'Great Room' is designed to be the heart of the home, where residents and their visitors can gather at the bar for a convivial drink or sit at a table to share a meal. The Great Room is the principal social space, and the setting for cultural events and group activities.

5.9.4 Smaller communal dining and sitting areas will be situated throughout the home in the various households. These communal spaces are domestically scaled and decorated. These will provide alternative areas where residents who perhaps prefer a smaller, less busy environment to that of the Great Room can relax and dine. Residents will have access to snacks and drinks in these smaller communal spaces as well as a member of the hospitality team who will serve all guests in these communal areas from our all-day dining menu.



The Great Room - Bar area

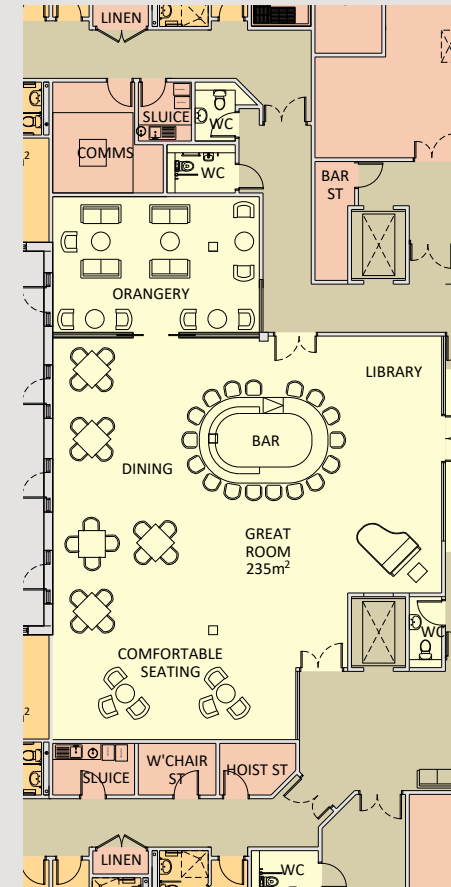


The Great Room - Dining area



The Orangery

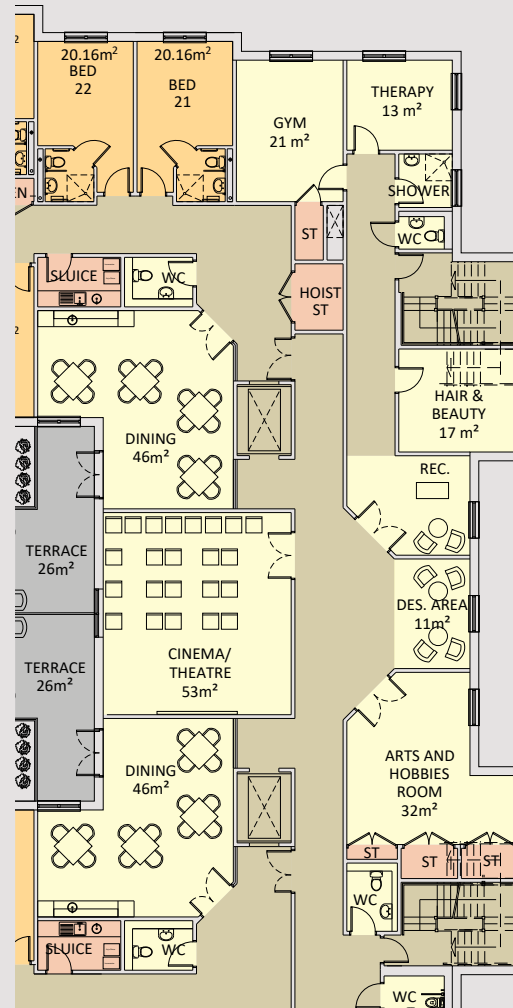
5.9.5 The Orangery-themed space, located to the north and accessed via large sliding doors, offers a further comfortable sitting area and access to the landscaped courtyard.



5.0 Proposal

5.9 The Scheme - Floor Plans - Additional Offering

- 5.9.6 At the point of arrival on the first floor, additional communal facilities are proposed, including a spa (offering a gym, hair and beauty salon, and a treatment room), an arts and hobbies room and a dedicated cinema/theatre space.
- 5.9.7 The fully accessible spa and hairdressing facilities are available to all residents who are able to select from a full menu of holistic and alternative treatments including massages and manicures provided by a qualified spa team.
- 5.9.8 A multi-purpose activity room will allow residents to engage in games, cooking, flower arranging, pottery or any other hobbies or activities they and the team are interested to participate in.
- 5.9.9 The cinema will offer a welcoming, comfortable, and fully accessible environment in which the residents and guests can enjoy contemporary or classic films. There would also be screen performances from world-famous international theatres, opera houses, and other cultural venues.
- 5.9.10 Carpets and furnishing within the building will be cleanable. A fresh air handling system will be incorporated into the home to remove any odours. Communal areas will also have air conditioning.



- 5.9.11 The dementia households will also each have access to quiet rooms and namaste areas where their mental wellbeing will be prioritised daily.
- 5.9.12 All areas of the home are specifically designed to accommodate those who are living with dementia given the provision of small households of around 10 residents within the building. Each household will have access to dining areas, communal lounges, activity areas and secure, outside spaces.
- 5.9.13 Beautifully designed gardens and terraces will offer residents a high-quality sensory experience and a connection with nature. These outdoor spaces will create relaxing and tranquil surroundings in which to sit and enjoy or to participate in light gardening activities. Existing mature trees will add to the landscaping and new semi-mature trees will be planted from day one so even the first residents will be able to appreciate them.

5.0 Proposal

5.11 HAPPI Principles

5.11.1

The HAPPI design principles were the product of a report commissioned by the Homes and Communities Agency: 'Housing Our Ageing Population: Panel for Innovation'. The HAPPI principles identify 10 key design criteria when designing homes for older people, all of which the proposal would meet:

- YES a. Generous internal space standards, three habitable rooms and flexible layout;
- YES b. Care over placement, size and detail of windows to ensure natural daylighting and allow daylight to circulation space;
- YES c. Layouts maximise natural ventilation, avoid internal corridors and single aspect flats, provision of suitably sized balconies, patios etc;
- YES d. Homes to be designed care ready;
- YES e. Circulation areas become shared spaces to encourage interaction and avoid institutional feel, allow natural surveillance and allow for 'Defensible space';
- YES f. Multi-purpose space to allow residents to meet, undertake activities and provision of guest rooms;
- YES g. Homes to engage positively with the street and natural environment is nurtured through new planting etc;
- YES h. Homes are energy efficient and well insulated, well ventilated and avoid overheating;

YES
YES

- i. Provision of adequate storage both outside the home for cycles and mobility aids, and inside the home;
- j. Shared external surfaces with priority to pedestrians with due regard to the navigation difficulties that some visually impaired people may experience in such

5.11.2 For more detail on how the proposal complies with these principles, please refer to appendix A of the Design and Access Statement, submitted with the application.

5.11.3 The principles draw attention to the need for more autonomy, choice and control in the way older people can manage the lives they want to lead in retirement.



6.0 Conclusion

6.1 After the site was analysed, it was concluded that it would be a suitable location for a new care home, in a new building designed to meet the needs and expectations of its prospective residents.

6.2 Following positive engagement at pre-application stage, the Council's case officer and urban design officer supported the application, noting in particular (page 18 of the planning committee report (Core Document 91)):
'The layout of the proposed 80-bed care home is logical and generally well considered...
The scheme incorporates classical architectural language with well proportioned fenestrations...'

6.3 The proposed development seeks to lead the way for best-in-class dementia care in Cambridge. It is my professional opinion that the submitted design preserves the setting of the Girton Gap and provides an architectural composition that pays due regard to the history of the non-designated heritage asset.

6.4 The quality of architectural design, with distinctive elevations and landscaped gardens, alongside the high standard of accommodation with a wide array of facilities and services, will all contribute to enabling the proposal to become an exemplary development of its kind.