

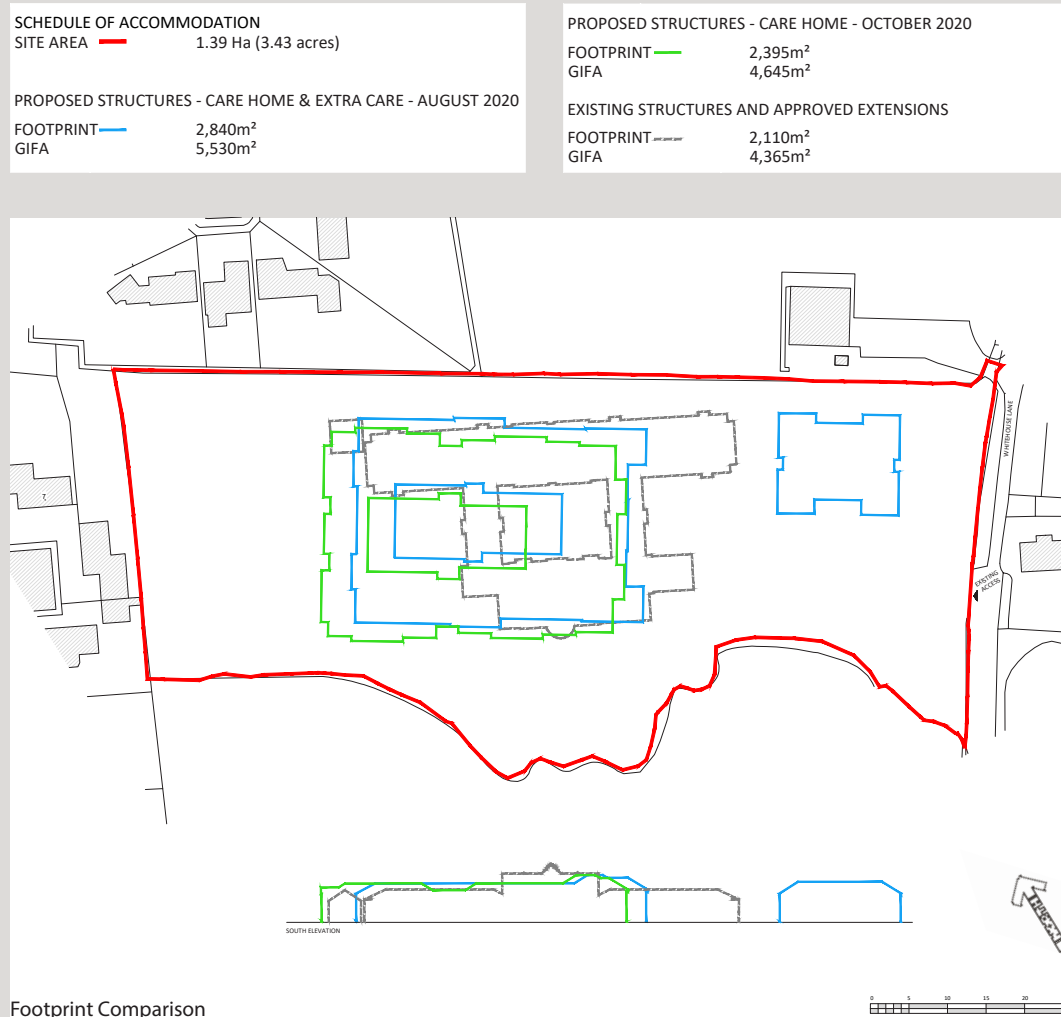
4.4 Design Evolution

When Carless & Adams Ltd was first approached to produce a feasibility study for a new care facility, the brief was to design a new care home and a number of extra care flats.

The proposal was consulted with the council during pre-app meetings and a number of points were raised as a result of this consultation process:

- + The proposed care home would replace the existing building, with the footprint being slightly bigger and set further back into the site;
- + The extra care building at the front of the site would result in an increase in built form in the green belt which would be deemed as inappropriate development;
- + More variations both in built form and the ridge line should be considered;
- + Consideration should be given to the positioning of the building in response to the existing northern boundary;
- + The scheme incorporates classical architectural language - considering inclusion of contemporary design would be appropriate;
- + Break up parking into small areas with soft landscaping would be advised;
- + Along Whitehouse Lane, the site is not well screened and it is considered that this boundary should be enhanced with landscaping.

The comments have been addressed and the result is the following proposal.



5.0 The Proposed Scheme

5.1 The Proposal

Site Area - 1.39 Ha

Existing Building GIFA – 4,365m² (including approved extensions)

Proposed Building GIFA– 4,655m²

Existing Building Footprint Area - 2,110m² (including approved extensions)

Proposed Building Footprint Area - 2,395m²

- + The building has been designed with the resident at the very heart of the form. This care home looks to provide an environment to offer a Dementia excellent care provision;
- + The revised scheme comprises 80 en-suite resident rooms with a variety of communal spaces and the associated ancillary space required for the day to day operation of the home;
- + The access point to the site would be retained as a two-direction entrance. The car parking provides 31 no. bays for the care home, including 2no. disable spaces;
- + There is a bike store located close to the service entrance offering space for 22 bikes;
- + Development has clearly defined public and private spaces;
- + Natural and passive surveillance of the parking and service areas from the home will help to reduce the threat of crime, insecurity or neglect;
- + The proposal has been nestled in to the landscape enabling the building to find comfort in its setting. A variety of public and private garden areas are created to enable a sensory experience at every opportunity.



Proposed Site Plan

5.2 Landscape Layout

+ A series of gardens are proposed to surround the building, with a wide range of sensory features incorporated to support mind, body, and general wellbeing;



Orchard planting and feature trees



Clay and terracotta pots on terraces



Planting promoting the senses with wattle edges



Tactile planting: topiary yew and box.



Herbaceous borders with evergreen structure



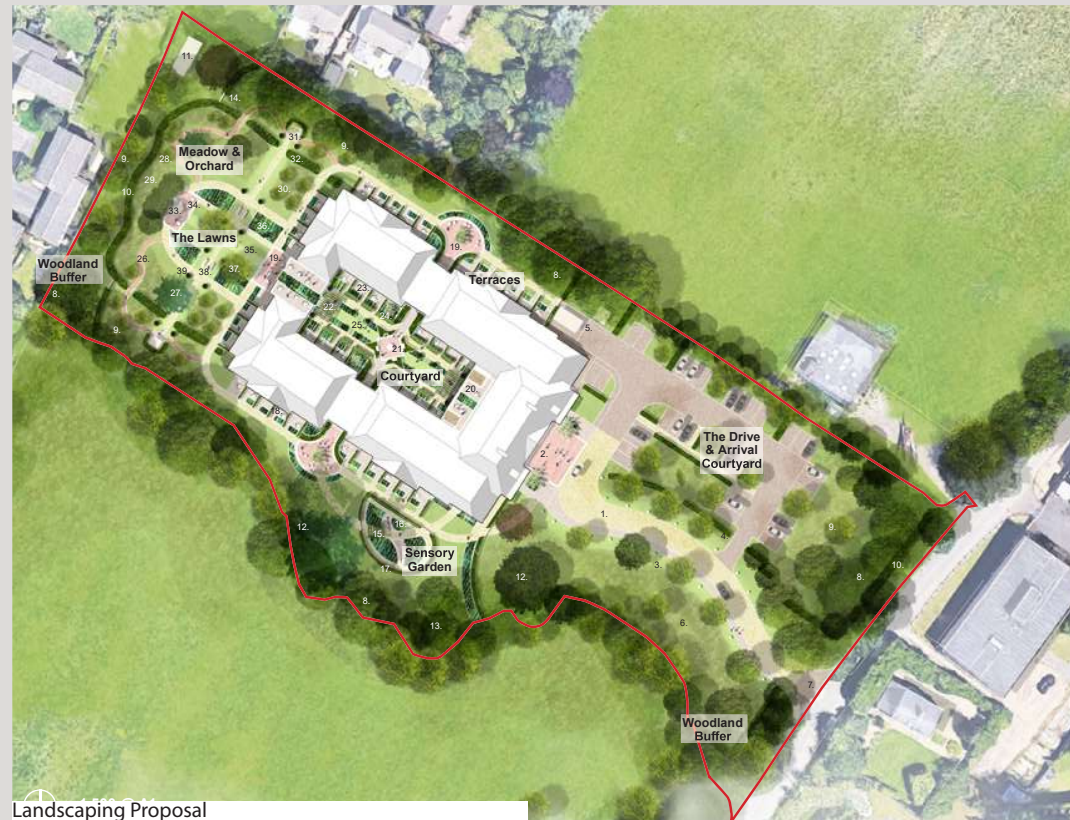
Low timber fences with hedge planting

+ They embrace the client's aspiration to encourage an independent use of the spaces, promoting mobility and sense of freedom;

+ A detailed landscape design has been developed and will be submitted with this application;

+ The existing trees will be added to with additional tree planting and the stonework from the current building will be reclaimed and integrated into the landscape.

For further details please refer to Appendix B of this document, Landscape Proposal, by LUC



5.3 Arrival, Access and Pedestrians

- + The only vehicular entrance to the site is from Whitehouse Lane. Service access and turning area, accessible parking bays and cycle and refuse storage are provided;
- + Paved footpaths encircle the proposed building, allowing wheelchair access from individual rooms to the courtyard garden and seating areas.

5.4 Car Parking

- + The parking provision is to be adequate for this facility and consists of 31 parking bays including 2 disabled bays and service bay;
- + 'Transport Statement', submitted with the application, explains the parking situation in more detail.

5.5 Cycle Parking

Parking for 24 bicycles will be provided- 22no. in a covered secure location near the service entrance and 2no. spaces close to the main entrance.

5.6 Waste Disposal

- + A secure refuse store will be located within the site, near the service door to the building;
- + There would be sufficient space to comfortably store 7no. 1100l wheelie bins: 4no. general waste, 2no. mixed recyclables and 1no. organic waste.

5.7 Floor Plans

This Care provision looks to encourage residents to utilise their resident rooms as their bedrooms and all other activities are encouraged in the communal areas.

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 in to the home to dine but also to socialise.

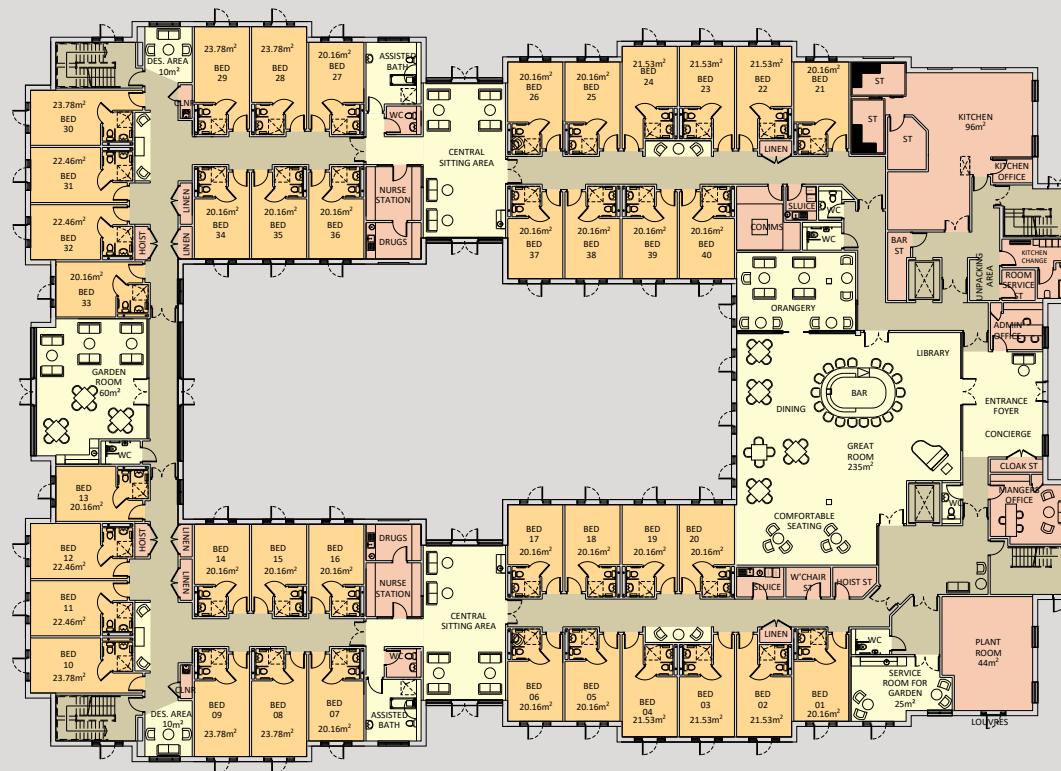
The key to any care provision is to deliver privacy, dignity and create an environment which enables a resident to continue to be as active as they can be.

This home, unlike any other, has an internal and external wander routes which enables residents to have an active choice. The home does not have any dead end scenarios which avoids distress and confusion to some dementia sufferers.

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

KEY:

- RESIDENT BEDROOM
- COMMUNAL / ACTIVITY SPACE
- STAFF AND SERVICE AREA
- CIRCULATION ROUTES
- EXTERNAL AREAS



Ground Floor Plan

The first floor has been specifically designed to run as a Dementia service. 2 equal wings of 20beds which sub divide in to smaller units with smaller communal spaces for more intimate dining and lounge areas.

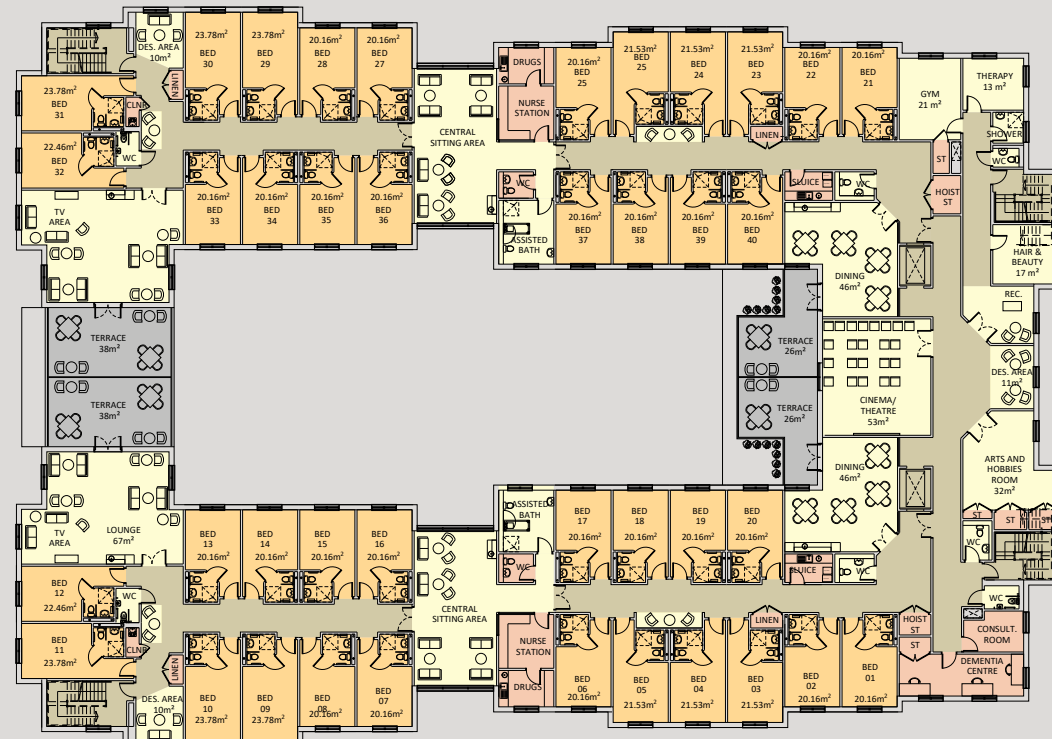
Terraces are proposed at each end of the building along with external space to the residents on the upper floor along with a dedication service room on the ground floor which leads out to the Dementia Sensory Garden.

In the centre of the floor additional communal facilities are proposed including a Spa area and Cinema/Theatre space which will be live streamed in to every resident room.

The heart of the home has been designed for inclusion of all residents whether they are ambulant or bed bound.

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.

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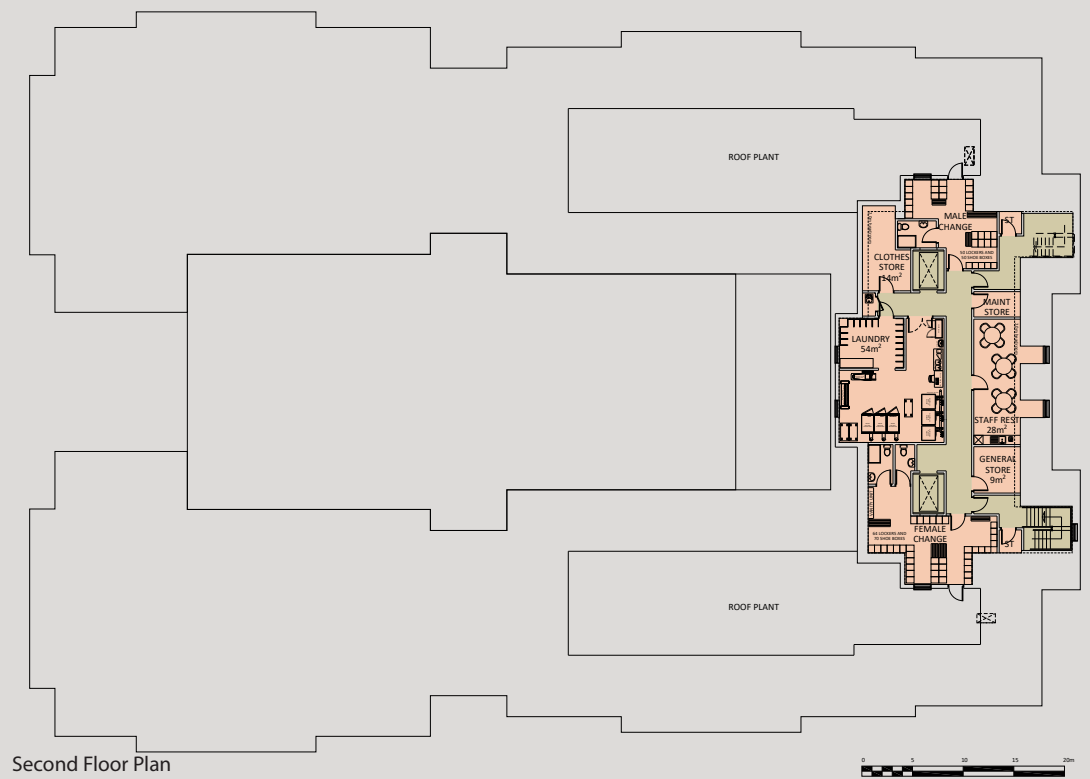


First Floor Plan



The house's service area is predominantly located on the top floor, within the roof space (staff rest and changing facilities, laundry, maintenance and general storage) with an exclusion of plant room and kitchen which will be located on the ground floor, in close proximity to the 'Great Room', thus responding to client's plans and aspirations regarding communal dining.

- KEY:
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Second Floor Plan

5.8 Bedrooms

It is generally acknowledged that people in need of nursing care now wish to live in much more space than provided in traditional nursing home bedrooms, but still with the same level of nursing care and support.

All bedrooms will have a minimum of 20m², including fully equipped en-suite, 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.

On the upper floors, bedroom windows are designed with window cills set maximum 650mm above floor level to provide good visibility from the bed and from the seated position.

Each bedroom is fitted with a lockable front door to provide privacy. Thanks 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 the front door arrangement from their previous home and helps residents with recognition.

Independence is encouraged with the provision of an en-suite in each bedroom. The wet room is completed with level access shower, toilet and vanity basin and handrails. All resident bathrooms are designed and fitted out for use by frail or ambulant disabled.

Room layouts vary in orientation and the views provided seek to provide further range of choice for prospective residents and their families. One of the key elements in the proposed scheme is to provide bedrooms easily accessible for wheelchair users.

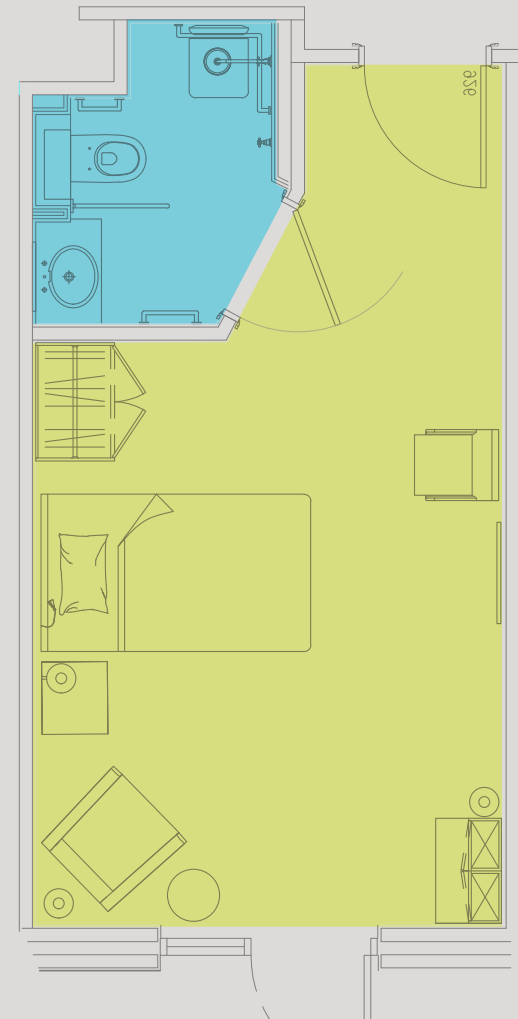
The reason for bedroom widths to be over 3.5m is to allow for a bed to be positioned across the room with access for a wheelchair user around it.



View of Typical Ensuite



View of Typical Bedroom



5.9 Proposed Elevations

The style of the new building, discretely hidden as it is within a thickly planted landscape setting, is designed to provide a quiet and architecturally harmonious replacement to the existing.

It draws a memory from the materials and classically proportioned forms of the original building, as well as drawing on the simple classical architectural language for which the City of Cambridge is so well known – especially, the precedent of college buildings and quads provides a fine local exemplar for simple, repetitive facades that use minimal articulation to create visual interest, and which offer such a fine balance between domestic and institutional in their approach.

Contemporary links, permeable curtain walls with slate roofs, are introduced to the side and rear elevations, to visually break the massing into elements and create a perception of several traditional buildings connected via two storey high, fully glassed and permeable link.



East Elevation



North Elevation