

The façade is designed in a muted palette with plain grey brick walls and slate roof, with a restrained classical detail, using the Greek Doric order which will be carefully detailed in natural stone.

Locally, many of the surrounding streets employ a rich and eclectic mix of early to mid-20th century style and the proposed building is intended to belong within this tradition, at the same time as providing visual links to a wider tradition of Cambridge architecture.



West Elevation



South Elevation

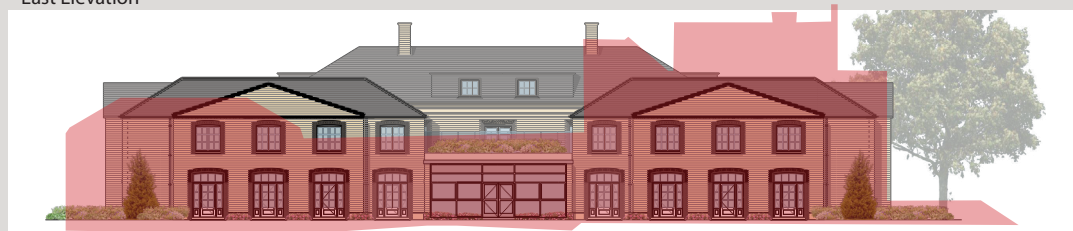
### 5.10 Comparison Elevations

+ Existing versus Proposed

The drawings highlight the existing buildings form in red with the proposed scheme behind for comparison.



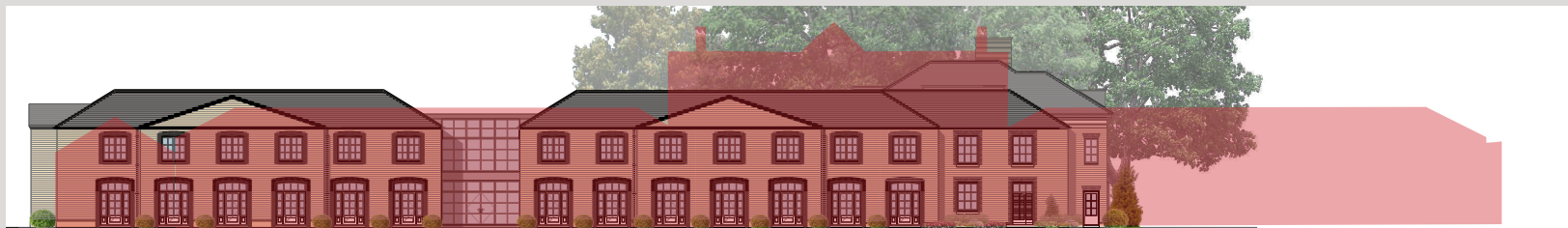
East Elevation



West Elevation



North Elevation



South Elevation

# 6.0 Materials

## 6.1 Building Materials

Materials draw closely from a local palette, with plain grey brick and slate roof.



Main Brickwork in Flemish Bond



Slate Tile



Detailing

## 6.2 Hard Landscape Materials

The primary aim of the material selection is to harmonise with the character of the setting, enhance visually the amenity areas and to support sustainable drainage.

The access road and parking bays would be covered with coloured tarmac, with stone setts marking the edges.

Pedestrian routes would be finished with resin bound gravel, while sitting spaces and terraces would be paved with natural stone paving.

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



Coloured tarmac and granite edge detailing



Buff resin bound gravel with brick or timber edge



Scoutmoor Yorkstone Pavior with sawn finish

## 7.0 CGI



Entrance to the Site









Main Entrance







# 8.0 Sustainability

The applicant is committed to incorporate sustainable measures where viable.

The summary below present strategies to be explored to be adopted within the development.

For further details please refer to Sustainability Statement by Hoare Lea, submitted with the application

Theme	Proposed Development response
<b>Greater Cambridge sustainable design and construction SPD (adopted January 2020)</b>	
	<p><b>Energy and carbon reduction</b></p> <ul style="list-style-type: none"> <li>- The Proposed Development has produced an energy strategy which follows a fabric first approach in accordance with the Energy Hierarchy methodology.</li> <li>- The energy strategy demonstrates that a total saving of 10.4% in regulated carbon emission can be achieved over the Part L 2A baseline.</li> <li>- Air tightness of 3m<sup>3</sup>/m<sup>2</sup>/hr at 50Pa has been targeted over Part L 2A baseline of 10m<sup>3</sup>/m<sup>2</sup>/hr at 50Pa.</li> </ul> <p>Very efficient lighting has been specified throughout equating to 40% improvement compared to the Part L 2A notional building.</p>
	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>- The Proposed Development will install low water consumption sanitary fittings and appliances throughout and achieve water reduction of 105.85 litres/person/day</li> <li>- A water meter will be installed on the mains water supply with a pulsed output to enable connection to a 'Building Management System' (BMS) for the monitoring of water consumption;</li> <li>- A mains water leak detection system will be installed, to reduce the volume of potable water which may be lost due to leaking sub-surface pipework.</li> </ul>
	<p><b>Climate change adaptation</b></p> <ul style="list-style-type: none"> <li>- The Proposed development relies on comfort cooling, where indoor environment can be managed and controlled. MVHR has been proposed with ventilation bypass, which improves thermal comfort in the summer period.</li> <li>- The Energy Strategy outlines different glazing g-values to avoid unnecessary solar gains. A lower g-value of 0.20 has been targeted in areas where overheating might occur.</li> <li>- An allowance of an additional 40% for climate change has been factored into calculations for sizing water storage based on 1 in 100 years storm event.</li> </ul>
	<ul style="list-style-type: none"> <li>- development of the landscape strategy.</li> <li>- Overall, there is an increase of 1.88 habitat biodiversity units, which results in a net gain of 74.49% for habitat units.</li> <li>- The landscape design approach reflects site-wide aspiration to establish a strong presence of nature and natural spaces within the development, exploiting the positive biophilic benefits that green space can offer.</li> <li>- The proposals include for a range of plant species which are native and/ or wildlife friendly, together with a selection of bird and bat boxes which will increase habitat value within the site and provide ecological enhancements.</li> </ul>
	<p><b>Light pollution</b></p> <ul style="list-style-type: none"> <li>- External lighting illumination levels will be based on CIBSE, SLL and ILP guidance to maximise safety and security, whilst maintaining a minimal impact on the site surroundings, environment and neighbouring properties.</li> <li>- The external lighting has been designed in order to enhance visibility to landscape and building whilst preventing lighting trespasses.</li> <li>- A lighting zoning strategy has been addressed to adequately illuminate each area, taking into consideration each lighting application.</li> <li>- LED has been specified for the external lighting to maximise energy efficiency and lifespan of fittings.</li> <li>- A lighting control strategy will ensure no external lighting is on unnecessarily during the night.</li> </ul>
	<p><b>Noise</b></p> <ul style="list-style-type: none"> <li>- An environmental sound survey was undertaken to establish the background and ambient sound levels in the surrounding area.</li> <li>- The site layout and building configuration has helped to achieve a good acoustic design.</li> <li>- The results of the survey have been used as the basis for setting plant noise limits and for determining the sound insulation requirements for the façade.</li> <li>- Considering potential impact to building users, the acoustic design utilises acoustic insulation and double glazed opening within the façade design to limit effects from external noise sources.</li> <li>- Building services will be designed to mitigate any unwanted noise.</li> </ul>
	<p><b>Sustainable drainage systems and flood risk</b></p> <ul style="list-style-type: none"> <li>- The location of the Proposed development is classified as Flood Zone 1 and therefore at low risk of flooding from rivers and/or the sea.</li> <li>- Under the NPPF Flood risk vulnerability classification, the Proposed Development is classified as "More Vulnerable" and therefore, due to Flood risk classification (Zone 1), the Proposed development is considered appropriate.</li> <li>- Management of surface water will be achieved through reuse existing drainage network connections.</li> <li>- The surface water system has been designed to accommodate 1 in 100 years storm event with an allowance for climate change.</li> </ul>

Theme	Proposed Development response
	<ul style="list-style-type: none"> <li>- Suitable and Potential drainage strategies have been identified and SuDS maintenance plan has been prepared for the Proposed Development, which should be reviewed after the first 5 years.</li> <li>- The water quality of surface runoff has been identified as "Very low" hazard level.</li> </ul>
	<p><b>Construction Standards</b></p> <ul style="list-style-type: none"> <li>- A Resource Management Plan (RMP) will be produced to mitigate the volume of waste arising from demolition and construction activities and to ensure that waste will be sorted and stored effectively to allow materials to be reused and recycled on and/or offsite where possible.</li> <li>- The contractor will be required to follow considerate construction methods to ensure best practices are followed.</li> <li>- BREEM certification is not required for the Proposed Development. However, the scheme will endeavour to incorporate good design and construction practices to ensure that environmental stewardship is demonstrated and achieved.</li> </ul>
	<p><b>Construction waste and Recycling waste facilities</b></p> <ul style="list-style-type: none"> <li>- Where possible, materials will be procured to achieve responsible sourcing.</li> <li>- Where appropriate, robust materials will be used to avoid replacement over the Proposed Development life cycle.</li> <li>- The Proposed Development has been developed to minimise waste generation.</li> <li>- Adequate storage will be provided on site to certify that the operational waste is sorted and collected effectively.</li> </ul>
	<p><b>Transport</b></p> <ul style="list-style-type: none"> <li>- The Site is in close proximity to bus stops, offering direct routes to Cambridge City Centre and surrounding areas</li> <li>- 22no. secure cycle storage spaces will be provided.</li> <li>- 31no. car parking spaces will be provided on site from which 3no. will have electric charging points.</li> </ul>
	<p><b>Contaminated land</b></p> <ul style="list-style-type: none"> <li>- The Proposed Development lies on previously developed land which was investigated by Solmek in 2020 through intrusive site investigation. As part of the site, investigation of the Site included five small percussive boreholes, installation of ground gas wells, three cable percussive boreholes and eight machines excavated trial pits.</li> <li>- The fieldwork and testing were carried out according to the recommendations of BS5930: 2015 "Code of Practice for Ground Investigations" and where applicable BS EN 1997-2:2007 with soil descriptions to BS EN 14688-1:2013 where applicable.</li> </ul> <p>The levels of contamination recorded are below the relevant thresholds for human health.</p>
	<p><b>Heritage assets</b></p> <ul style="list-style-type: none"> <li>- The Proposed Development consists of the demolition of an existing building which has some local community value, however it is important to note that existing Felix Hotel is considered low level of significance.</li> <li>- Building mass and scale have been designed to suit existing landscape context.</li> <li>- Early feasibility study has shown that demolition over refurbishment is more feasible due to the building life cycle, thermal comfort and low level of significance of existing building.</li> </ul>
Theme	Proposed Development response
	<p><b>Health and Wellbeing</b></p> <ul style="list-style-type: none"> <li>- The proposed Development goes beyond Part M of building regulations to ensure easy access and freedom of movement throughout the building and to the external areas, whilst providing surveillance for residents safety.</li> <li>- The Proposed Development has been designed to ensure good daylighting and views are achieved.</li> <li>- The design has ensured that occupants will not be subject to excess temperatures.</li> <li>- Low VOC products such as paints, adhesives to be procured in order to achieve best practices for interior finishes.</li> <li>- HAPPY principles have been embedded into the design to ensure generous integration between internal and external environment.</li> </ul>

## 9.0 Accessibility / Local Community

### 9.1 Accessibility

- + The client's philosophy is to allow freedom of movement throughout the home and the garden area. Therefore, there will be a levelled pedestrian access to the front of the building along with the garden, and a lift access to all floors in the building.
- + Access to the site will be through an existing site entrance and a transport statement and travel plan has been produced and included as part of this planning application.
- + Two disable parking spaces are provided adjacent to the entrance
- + By its very nature the building will be accessible to people with all levels of disabilities and will be designed in accordance with Part M of the Building Regulations and in line with BS8300.
- + Residents will be encouraged to move freely across both, indoor and outdoor areas.
- + Access to the public space will be controlled by the reception and two lockable garden gate. The avoidance where possible of collision hazards and the clear identification where hazards do occur, along with the appropriate level of external lighting will be addressed throughout the design.
- + Internally all doors will have level thresholds and be easily opened by the service users without further assistance. Clear, unobstructed wheelchair access will also be provided.

### 9.2 Local Community

It is the client's philosophy to develop strong community relations and support local businesses. They pride themselves on their local partnerships. They encourage both the residents to participate in local events and activities and the local community groups to visit the home and meet with the residents.

The usual practice of the client is to employ local staff, from the construction phase right until the home is managed by qualified staff.

Prior to the completion of the design and the submission of the application the proposal was presented to the local community through distributing a leaflet. Their valuable input was incorporated into the design proposal.



# 10.0 Conclusion

Following the site analysis, the potential of the site was recognised and a new care home was designed, to fully satisfy the needs of its prospective residents and to conform to the principles of good design as well as the high standards of care provided by KYN ethos, including the spatial requirements.

The care home will not only replace the former sub-standard and uneconomical hotel but provide high quality bespoke accommodation for older people in need of Nursing and Dementia care, to meet the rising need for such accommodation in Cambridge. This would not only bring significant benefits to the local community but also support housing supply, especially those with specific housing requirements that are often overlooked in favour of standard market homes.

The benefits of a care home proposal include:

- + Residents National and local demand and need for care home accommodation;
- + Lack of available capacity and supply to meet need;
- + Suitable site for use, which provides a care home facility, much enhanced to meet current standards and requirements;
- + Contribution to five-year housing land supply (including release of existing accommodation to families;

- + Supply of a purpose built care home to provide specialist care to meet growing need;
- + Support for families who can be comforted that their parents, grandparents or family members are receiving the highest standards of care;
- + Redevelopment of a previously developed site;
- + Transforming a financially unstable business into a more productive use;
- + Enhancing biodiversity and substantial landscaping and planting (e.g. Dementia Garden);
- + Sustainable location within the town with a variety of services;
- + Promoting sustainable transport;
- + Support for existing local services;
- + Economic benefits in post-Covid19, Brexit and potentially recessionary times;
- + Variety of permanent and temporary jobs to manage, staff and operate the Care Home; and
- + Employment and related supply chain activity in the construction of the development itself and associated employment, investment and economic activity in area.

Special attention has been taken from the pre-application planning advice and it is hoped that with the use of this Design and Access Statement the acceptability of the proposal and the need for a high standard care home is acknowledged.

The home will provide a high standard of living and communal accommodation utilising traditional materials in relation to the existing style within the site and the surroundings.

The quality of architectural design with distinctive elevations and landscaped gardens, the high standard of accommodation with a wide array of facilities and services, all will contribute to enable the proposed new home to become a prime example of collective living and care for the elderly.


The site is well located in terms of accessibility by foot, cycle or public transport.

The new facility will ensure that not only will the accommodation be up to and beyond current standards and expectations, but are founded on the provision of suitable, bespoke and high-quality care for older people and as such will remain a valuable asset for the residents of Girton in the future.

# 11.0 Appendixes

## 11.1 Appendix A

### Assessment against HAPPI Recommendations

Recommendation	Compliance	Comment	Recommendation	Compliance	Comment
1 Generous internal space standards, three habitable rooms and flexible layout	YES	<p>The HAPPI principles are based on 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs.</p> <p>The KYN model looks to take a care led service (24 hour nursing/ Dementia care) within a house environment providing a variety of spaces for communal activity alongside the resident bedroom.</p> <p>The KYN Team have worked tirelessly to develop and enhance this flexible model, which focuses on wellbeing of the resident, giving the neediest in our community the right accommodation to create a home from home in the final stages of life.</p> <p>The single bedroom layout focuses on creating a calm sleeping environment with en-suite facilities which are full wet rooms with private/assisted showering facilities to ensure the residents privacy and dignity. Areas within the room have been provided to enable residents to have various activities undertaken within the privacy of their room without being confined to their bed.</p>  <p>All units are wheelchair accessible.</p> <p>Most importantly, visitors to the home can interact with a family member or friend without sitting on the resident's bed or resident's chair.</p>	3 Layouts maximise natural ventilation, avoid internal corridors and single aspect flats, provision of suitably sized balconies, patios etc	YES	<p>All bedrooms are single aspect served from an internal corridor. Whilst suitable ventilation is incorporated to ensure building regulations compliance (which includes for overheating) is achieved, natural cross ventilation cannot be achieved.</p> <p>Most ground floor units have an external patio area however, we do not provide balcony areas from resident units on the upper floors. Balconies are provided from communal areas as the residents will require assistance</p> <p>The ventilation strategy for the building allows for 6 air changes an hour in the corridors with a positively pressurised corridor ensuring that any smells or odours do not occur.</p>
		<p>The important interaction and dining experience is also encouraged in the multiple communal spaces on each floor of the home alongside the Great Room, this provides the resident with the ability to choose. Empowerment and enablement are key to this model of care.</p> <p>The resident room is very much designed as the bedroom of a house with all other activities encouraged in the house setting.</p>	4 Homes to be designed care ready	YES	<p>The care units provided require a resident to be assessed prior to entry to the Housing with Care Facility. Facilities within the facility include for a nurse call system which is active in all areas of the home along with 24hour staffing. This house has been 'care led' in its design ensuring that the spaces support the function.</p> <p>The facility is split in to smaller communities enabling smaller social groups and then also has the ability to bring everyone together through large flexible communal areas. The facility is designed to grow and evolve with it's occupants</p>
			5 Circulation areas become shared spaces to encourage interaction and avoid institutional feel, allow natural surveillance and allow for 'Defensible space'	YES	<p>Circulation corridors lead between junctions which open up to form 'wayfinder' points. These spaces act as meeting spaces with each end of corridor having a small 'destination' to encourage social interaction.</p> <p>The main communal areas absorb the through corridor to create a centre of activity and stimulation. Dead ends and areas with 'hiding areas' have been designed out to encourage increased movement both within and outside of the home.</p> <p>External wander routes unite the outside and inside enabling residents to independently meander inside and out within a safe environment</p>
			6 Multi-purpose space to allow residents to meet, undertake activities and provision of guest rooms.	YES	<p>The proposal offers an allocation of 57.4m<sup>2</sup> per resident of space provision within the home. This figure is inclusive of the 22.5m<sup>2</sup> bedroom unit, minimum standards for a resident bedroom is 12m<sup>2</sup>, and the remainder is social space for the residents. This social space includes for dining/communal lounge/ activity/ All of the yellow areas highlighted on the plans</p>
			7 Homes to engage positively with the street and natural environment is nurtured through new planting etc.	YES	<p>The building design has been carefully developed to create an exciting, friendly atmosphere with several access points to encourage links into the public domain. Access to several external garden areas are provided to enable themed environments to be created along with activity areas such as a gardening club, sensory garden and reminiscence areas</p>
2 Care over placement, size and detail of windows to ensure natural daylighting and allow daylight to circulation space	YES	<p>Particular care has been taken over the design, size and position of windows to each unit to ensure good natural lighting and ventilation to all units and also to ensure ease of operation by all users including wheelchair bound residents.</p> <p>End of corridor windows are provided to allow natural light and ventilation to the corridor areas, whilst also enabling destinations to be created to encourage social interaction along with providing a viewing platform opportunity to the outside areas.</p>	8 Homes are energy efficient and well insulated, well ventilated and avoid overheating.	YES	<p>The building will be designed and constructed to current energy efficiency standards. The units are therefore insulated to a high standard, are heated using a community heating scheme and using SAP software, will be checked to ensure compliance with current building regulations including checking for potential summertime overheating.</p>
			9 Provision of adequate storage both outside the home for cycles and mobility aids, and inside the home.	YES	<p>Cycle storage is provided within close proximity to the entrance to allow security surveillance along with encouraging staff and visitors to travel via sustainable methods.</p> <p>Throughout the home there are various stores in close proximity to communal areas which vary in size and function. Each floor has a provision for general linen storage, cleaner provisions and hoist and wheelchair storage.</p> <p>Externally a refuse store is located next to the service entrance to the home to ensure all refuse exits the building through one dedicated route. Within each unit storage provision has been proposed for clothing storage &amp; kitchen storage</p>
			10 Shared external surfaces with priority to pedestrians with due regard to the navigation difficulties that some visually impaired people may experience in such environments.	YES	<p>The site design will segregate pedestrian movement from vehicular movement. The communal areas all have access to pedestrian only garden areas whilst vehicle areas are located away from garden areas. Interaction between pedestrians and vehicles is therefore minimised, reducing risk of potential accidents. Where pedestrians do come in to contact with vehicular areas, there are clearly defined pedestrian paths</p>