Planning Statement and Design & Access Statement

Moray Lodge,
Northampton, NN5 6JW
## Contents

**Introduction** ................................................................. 1
Overview .............................................................................. 1
Scheme Summary .............................................................. 1
Client Statement - Need ...................................................... 1
Planning Statement ......................................................... 2
Conservation area and listed properties ................................ 2

**Assessment** .................................................................... 3
Site Photos ............................................................................ 3
Physical Context and Local Character .................................. 5
Social and Economic Context .............................................. 6
Demolition ............................................................................ 6
Site Surveys .......................................................................... 6

**Evaluation** ...................................................................... 6
Site Constraints and Opportunities ........................................ 6

**Proposals** ........................................................................ 7
Use ....................................................................................... 7
Design Standards .............................................................. 7
Amount ................................................................................ 8

**Consultation** ................................................................. 8
Community Involvement Statement ...................................... 8
Planning Consultation ........................................................ 9
Refuse/Recycling Consultation ............................................ 9
Crime Prevention Design Consultation .................................. 9
Highways Consultation ...................................................... 10

**Layout** ............................................................................ 10
Site Layout ........................................................................... 11
Building Layout ................................................................... 12

**Appearance** .................................................................... 12
Scale and Form ..................................................................... 12
Materials and Colour ........................................................ 13

**Access** ............................................................................ 13

**Landscaping** .................................................................. 14

**Sustainability** ............................................................... 14
Sustainability Statement .................................................... 14
Drainage and Flood Risk Assessment .................................... 15
Building Users Waste and Recycling Storage & Collection ..... 15
01 Introduction

1.2 Overview

Quattro Design Architects have been appointed by Northampton Partnership Homes to design a new supported living scheme on Peveril Road, in Northampton.

Accommodation will offer self-contained, private accommodation for adults with Mental Health issues and Acquired Brain Injury to live independently.

This report describes proposals to enable consideration by Northamptonshire County Council Planning authority as part of a full planning application process. Detailed site surveys and specialist reports have been completed by others as listed in the appendices.

1.2 Scheme Summary

The proposal is for 20 apartments and supporting facilities together with external landscaping and parking areas.

The main aim of the new Supported Living Housing is:

• To provide people with care needs with their own self-contained apartment
• To promote peoples' independence
• To provide flexible care and support
• To offer a 'home for life' as far as practically possible

1.3 Client Statement - Need

There is currently a demand for 1 bedroom accommodation for Adult Social Care customers in Northamptonshire.

People with Acquired Brain Injury (ABI) or physical disability are very difficult to place together as one building is usually not flexible enough to meet all of their needs. Accommodation must be self-contained and wheelchair accessible. By housing a number of customers within the same block will allow provider(s) to create new models of care such as sharing core services from one team in the building. This should reduce individual care packages due to the economies of scale.

With the ongoing reductions and changes in funding priority, Mental Health (MH) has suffered considerably and currently finds itself with a lack of community support available from both Health and Social Care, loss of low level supported accommodation and massive pressure on Local Borough and District Councils. This has led to high numbers of people remaining in hospital when ready for discharge.
The proposed development will create 20 apartments divided equally for MH and ABI customers. The 10 MH apartments will be offered to individuals on a fixed term basis and either facilitate a step down from hospital as part of a planned recovery pathway and avoiding higher cost independent sector provision; or a step up from community as part of a planned intervention which avoids hospital admission and later step down into a recovery pathway.

The development encourages independence and allows that person to lead a normal life, there is a reduction in expensive long term residential packages of care for Social Care and hospital stays plus reducing the number of customers who are placed out of county away from their family and other support networks.

1.4 Planning Statement

The scheme has been designed to meet the requirements of local and national planning policies including:

• Section 38(6) of the Planning and Compulsory Purchase Act 2004
• National Planning Policy Framework
• Northampton Borough Council - Local Development Scheme (April 2019)
• Northampton Local Plan Saved Policies - Adopted 1997
• Northampton Central Area Action Plan (CAAP) 2013
• The West Northamptonshire Joint Core Strategy Local Plan (Part 1)
• A Joint Local Development Scheme for West Northamptonshire (October 2018)
• Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (August 2015)
• Biodiversity Supplementary Planning Document for Northamptonshire
• Northamptonshire Parking Standards (September 2016)
• Planning Obligations SPD 2013
• Northampton Statement of Community Involvement (Modified 2018)
• Planning Out Crime in Northamptonshire SPG 2004
• Duston Neighbourhood Plan

1.5 Conservation area and listed properties

The Moray Lodge site falls outside of the conservation area which is predominantly along Main Road and areas further south of the site. Oak Lodge Residential Home (2 Peveril Road) situated at the corner of Peveril Road and Main Road (approximately 100m to the west of the site) is included within this conservation area.

There are a number of buildings which are on the statutory listed buildings list proximate to the site, no’s 1 and 2 Peveril Road, approx 100m to the west of the site.
02 Assessment

2.1 Site Photos

Commercial Unit to West

Commercial Unit to West

East Boundary
Existing Site Access

North Boundary

North Boundary
2.2 Physical Context and Local Character

The 2470 sqm site is currently vacant, the previous care home being demolished.

The site gently slopes down to the south and is surrounded by residential properties to the north and east and commercial property (Duston Garage) to the west with Peveril Road to the south.

The surrounding buildings are characterised by pre-1926’s housing and commercial units.

St Patricks Church is located approx 60m to the east and Oak Lodge Residential Home (listed property) approx 100m to the west.
2.3 Social and Economic Context.

The surrounding area is largely residential area with a mix of domestic scale and larger scale buildings. Supported Living housing will provide consistency with this.

The site has a history of care provision over many years.

St Crispin’s Park is located approx 400m to the west.

Local shops are located approx 450m to the south west along Main Road.

2.4 Demolition

We have requested the end of works demolition information from the land owners but that has not been forthcoming.

2.5 Site Surveys

See Appendix B for the Tree Survey and Arboricultural Impact Assessment Report.
See Appendix C for the Ecological Appraisal.
See Appendix D for the Topographical Survey.

03 Evaluation

3.1 Site Constraints and Opportunities.

The site for the new supported living scheme is currently vacant as the previous care building has been demolished.

Primary site constraints and opportunities identified:

- Existing vehicular access from the south
- Relatively flat
- No ecological features or trees on the site
- Existing neighbouring trees/roots
- Constraints with respect to overlooking with other buildings adjacent
- Opportunity to follow the previous building form
- 1m Highways requirement set back from the boundary line
04 Proposals

4.1 Use

The concept is to provide independent supported living under C2 use for people with Mental Health issue and acquired brain injuries in self-contained apartments in a secure environment.

4.2 Design Standards.

**Housing Quality Indicator**
The scheme will meet the space standards of HQI (Housing Quality Indicator).

**Lifetime Homes**
Lifetime Homes criteria are being complied with.

**SBD**
The scheme is to meet Secured By Design criteria. A pre-planning consultation has been undertaken and a summary is provided in paragraph 5.4.

**Wheelchair standards**
The apartments are designed to include wheelchair accessible wet rooms, level thresholds and space for wheelchair turning spaces. See section 8.
Building Regulations
Accessibility to meet Building Regulation Part M: category 2.

4.3 Amount

- Proposed total footprint = 954 sqm
- Proposed gross internal floor area = 1715 sqm

Internal accommodation:
- 20no. 1-bedroom apartments
- Activity gym
- Therapy room
- Staff office
- Sleepover

External accommodation includes:
- Externally landscaped gardens
- Parking and vehicular drop off
- Covered refuse storage

05 Consultation

5.1 Community Involvement Statement

Northampton Partnership Homes (NPH) in May 2019, consulted with key stakeholders and residents (tenure neutral) neighbouring the proposed development site.

Letters were hand delivered to 42 homes on 2nd May in Peveril Road, Kerrfield Estate & Ashwood Road detailing where plans could be viewed on line and feedback given electronically. Details of a consultation event on 8th May 2019 were also given – this was held in a local community centre.

The consultation event was attended by around 15 local residents, the online plans had 270 unique page views.

The principle concerns raised was that the proposed numbers of parking spaces was felt to be inadequate, and the front entrance being on the line of the pavement.

Please see Appendix A for a Statement of Community Involvement - Public Consultation.
5.2 Planning Consultation

A pre-application meeting was held with Peter Moor on 3rd April 2019.

There were no objections to the scheme overall.

Following this meeting, Peter sent documents to Quattro on Monday 8th April.

5.3 Refuse/Recycling Consultation

Quattro have requested assistance from Northampton Borough Council (streetcare/waste team department) via the online form and phone to determine the requirements for this scheme.

The site and floor plan drawings have been sent to NBC streetcare department for further consultation.

5.4 Crime Prevention Design Consultation

Following the pre-application submission of documents a meeting was held with Sharon Henley and the client on 11th April 2019.

Notes from that meeting are as follows:

• The external doors will be Fob entry along with the inner doors providing a secondary level of security between the ground and first floor households.
  • No trade button entry point
  • The postman will not enter the building but will deliver mail to post boxes located externally at each household front entrance.
  • Apartment entrance doors will have key thumb turn lock with a viewer– no key chain due to potential medical emergencies.
  • The front garden will need to be a semi private fenced spaced, brick wall with railings at intervals was suggested.
  • The hedges around each patio will need to be maintained at a level no higher than 1m.
  • Parking spaces should not be labelled as per front door numbers due to car theft.
  • It was suggested that there should be no PIR lighting. Provision for bollard lighting around the north side of the building and bulk head lighting on the side path (dusk till dawn) and mass mounted white light with a uniformity of 0.25 with no pooling around the car parking area.
5.5 Highways Consultation

Following consultation with the Highways authority the following comments were made:

• An area of hatching is needed within the site, close to the entrance to be kept clear for emergency vehicles.

Our response: An allocated area for emergency vehicles has been provided and vehicle tracked.

• Although the access does not have pedestrian visibility splays to one side, this is as existing and I do not believe the application would result in an intensification of use. Furthermore, the improvement to the access would be considered an improvement as a whole.

Our response: It has been agreed that due to the development not increasing the amount of traffic on the highway the visibility to the west of the site cannot be improved, the visibility to the east can reach 43m standard. Furthermore 2m pedestrian visibility can be achieved satisfying the NCC highway comments.

• The building needs to be a minimum of 1m from the highway boundary (back of the footway); NCC Standing advice 2016 section 4.17.1 states there will need to be a minimum of 1m clearance between the Highway Boundary and the building.

Our response: This has now been achieved through design development.

06 Layout

6.1 Site Layout

See drawing 6087-P-0100.
Site Layout Options

The layout proposal has arisen through a combination of the brief, site assessment and consultation process described above, together with established principles for development as follows:

- Respect of existing adjacent properties to avoid unreasonably negative impact with respect to privacy, daylight and an overbearing character
- Allow personal external space for all ground floor apartments
- Provide quality external garden space

Based on the site analysis and initial brief a number of site layout options have been considered and are illustrated below.

Developing a 3 storey scheme was considered to be out of character with the surrounding context and this option was not pursued.

Key characteristics of the option pursued and described by the application drawings:
• The building is moved back from the street frontage
• Allows for south facing garden space separate from the parking spaces.
• The building line compared with the existing care home layout and the neighbouring trees on the east boundary are protected
• Enables car parking spaces to be located near the second entrance into the building
• A drop-off is located outside the building entrance.

6.2 Building Layout

*See drawings 6087-P-0200, 0201*

The internal layout of the building allows for a semi-private entrance area for ABI and MH residents.

The apartments are located beyond sets of accessed controlled doors and a separate controlled door between the two different household types.

The apartments will be approx 53 sqm and their width which is larger than the HQI minimum and allows for wheelchair turning circles.

Bay windows are proposed for each apartment offering views out of the scheme and additional daylight into the living spaces.

Creating an apartment front door recess is allowed for and is considered good practice to help the scheme feel more homely and allow personalisation of entrance areas.

Each household has the opportunity for communal seating: left side household seating is located within the wide corridor area (the use of this space is subject to further consideration with Building Control) and the right side household has direct access to the activity gym/therapy room.

07 Appearance

7.1 Scale and Form

Consultation with the client concluded that a 2 storey building could be considered appropriate taking into account the wind characteristic of the area and the previous 2 storey care home which has been demolished.

The main roof is pitched at 35° to mimic the surrounding properties with steeply sloping roofs and a central valley gutter that provides an opportunity to introduce
rooflights into the central corridor space.

The building does seek to limit the impact on the surrounding area by incorporating a low pitched roof to the east boundary mimicking the height of the previous care home building.

Bay windows to each apartment break up the overall massing and create visual interest. The bay roofs themselves are hipped which reduces the overall building mass.

Gable ends are introduced around the 2 entrance areas to give this area a more prominence and to signal the entrances.

Entrance canopies above each entrance provide a clear visual sign for the building.

7.2 Materials and Colour

The choice of materials has been made with regard to local context. Other considerations have been taken into account such as their durability, initial cost, lifetime cost, environmental performance, maintenance and aesthetic qualities.

Following discussions with the client it is proposed that brick will be the dominant walling material and that render will be used in smaller amounts to break up the massing of the building and introduce additional interest.

The low pitched roofs will be clad in standing seam colour coated metal. This will be a quality robust material that will be dark in colour and sympathetic to the dark slates used on the main part of the roof.

08 Access

8.1 This proposed site has been designed to be as accessible and practical as possible for all users. The layout is in accordance with the standards set out in Part M2 of the Building Regulations.

The following measures have been incorporated into the scheme:

• Accessible parking spaces and drop-off zone are located close to the main building entrances at the front of the site.
• All external approaches will meeting Building Regulations requirements in terms of widths and sloping criteria. All paths are designed for wheelchair accessibility. The main pedestrian routes are minimum 1.5m with passing places to allow two wheelchairs to pass.
• All new entrances are designed for level access and the main entrances are provided with level landing areas and a canopy.
• Internal fire compliant doors in the corridors will benefit from ‘hold open’ devices. Apartment entrance doors will be ‘free swing’ opening.
• Internal circulation areas allow for wheelchair turning circles and widths to enable wheelchairs to pass each other. All lifts will be fully accessible.

The following measures apply to the apartments themselves:

• They are designed to meet part M4(2) and are classed as Accessible and adaptable dwellings which will;

  a) meet the needs of occupants with differing needs, including some older or disabled people; and

  (b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.

09 Landscaping

9.1 See drawing 6087-P-0101.

The landscape strategy has been developed as the above drawing. Further details and full planting schedules will be completed in due course. Key features of the landscape strategy are:

• Provide a diverse amenity space for residents including external seating areas and varied multi-sensory planting.
• Use planting around patio areas to create privacy to the ground floor apartments by not enabling pedestrians to use these spaces.
• Use planting around the garden perimeters to create privacy to Peveril Road and neighbouring properties.
• Use railing and walling to the perimeter to create a pleasant aesthetic and reasonable level of site security.

10 Sustainability

10.1 Sustainability Statement

The use of timber frame construction is currently anticipated and this will provide a thermally efficient envelope to reduce energy use. This construction method
will also reduce overall construction waste significantly and lower the embodied energy of the building fabric in comparison to traditional masonry buildings.

The apartments and circulation spaces are designed with large window areas which will allow good daylighting without an over reliance on artificial lighting.

10.2 Drainage and Flood Risk Assessment

See Appendix K for the flood risk assessment and drainage statement.

10.3 Building Users Waste and Recycling Storage & Collection

Waste on site will comprise of domestic waste.

All residents on the site will be encouraged to separate waste for recycling at source and apartment kitchens will be designed to accommodate this. Residents who are physically able will be encouraged to sort and deposit their waste and recycling items in domestic bins in the refuse store. Less able residents will have waste collected by staff or carers.

2 refuse and recycling stores are located on site, 1 to the West building entrance and 1 to the East stairwell exit point for easy access by residents and staff.

The current proposal is that separated storage areas for MH and ABI residents have been provided in the form of:

Storage has been made to the west of the site in a separate refuse store for 3no. 1100 ltr bins and 6no. 240 ltr wheelie bins and,

Storage has been made to the east of the site in a separate refuse store for 3no. 1100 ltr bins.

Level access to the collection area is provided to ensure convenient and safe use by refuse collection personnel.

Within each apartment the kitchen design will include waste and recycling provision.

10.4 Site Contamination and Construction Waste Management Plan

The ground investigation report is attached as Appendix H.

A construction waste management plan will be developed prior to construction.

The use of off site SIPS or prefabricated timber panel construction will limit the
waste generated on site.

The waste material on site will be used where possible within the new foundations of the building.

10.5 Energy Statement and Utilities Statement

See Appendices E and F for the energy statement and utilities statement.

10.6 Air Quality Assessment

See Appendix I for the Air Quality Assessment

11 Supporting Documents

11.1 Drawings:

6087-P-0001: Location Plan
6087-P-0002: Proposed Block Plan
6087-P-0100: Proposed Site Plan
6087-P-0101: Proposed Landscaping Plan
6087-P-0200: Proposed Ground Floor Plan
6087-P-0201: Proposed First Floor Plan
6087-P-0202: Proposed Roof Plan
6087-P-0700: Proposed Elevations
6087-P-0702: Proposed Street Elevation and Site Section 1
6087-P-0800: 3D views - sheet 1
6087-P-0801: 3D views - sheet 2

11.2 Appendices:

Appendix A
Statement of Community Involvement

Appendix B
Tree Survey and Arboricultural Impact Assessment Report

Appendix C
Briefing Note - Ecological Walkover Survey

Appendix D
Topographical Survey
Appendix E
Energy Statement

Appendix F
Utilities Statement

Appendix G
External Lighting Layout

Appendix H
SI report

Appendix I
Air Quality Assessment

Appendix J
Transport Statement.

Appendix K
Flood Risk & Drainage Statement