

DESIGN & ACCESS STATEMENT

**FOR PROPOSED ALTERATIONS TO THE EXISTING CONSERVATORY AT THE
SALVATION ARMY ELDERLEY CARE HOME, 5 BURLINGTON ROAD, BUXTON ON
BEHALF OF THE SALVATION ARMY TRUSTEE COMPANY**

DESIGN STATEMENT

Introduction

The site houses an existing 40 bed residential care home, which was extended and altered in 1995. mainly four storeyed to the original period building and with a two storey extension to the side and rear.

A conservatory was constructed in 1995 to the south west elevation to supplement open space for the residents. This was designed as a period style structure with timber framework and timber and glazed infill panels on all sides, with a double glazed roofing panel, with a small leaded flat roof between the new conservatory roof and the existing main structure.

The use of the conservatory by the residents has declined considerably over the last few years as summer and winter temperatures have varied considerably, either being too hot or too cold in the winter months, resulting in it being uncomfortable for the residents, whom are generally over 75 years of age and fairly frail.

This living space represents a valuable area and the client and management wish to look to improve the conditions within it by improving its thermal comfort, by reducing the external window glazing and roof glazing.

Proposed Use

The proposed use of the existing building and particularly the conservatory will be as at present with the alterations and improvements to the conservatory area as follows:

1. Taking out the existing double glazed corner glazed windows, which have effectively been covered by the corner feature curtains, this will reduce heat lose in winter and heat gain during the sunnier months.
2. Taking out the double glazed roof pane's and replacing them with powder coated, grey coloured insulated aluminium panels, that would fit within the existing roofing frameworks, with the existing roof clips, refitted. A light grey finish is proposed that will mirror the colours of the sky on a day to day basis

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3. The window panels will be painted white to match the existing framework.
4. The internal heating system is to be improved with the inset floor heating altered to new perimeter LST radiators.

No other alterations are proposed to the external elevations.

Amount

The proposals are for the reconfiguration and reduction in glazing to the walls and the roof of the existing conservatory to reduce heat loss in winter and reduce excessive gain in the summer months.

The resident's ages and ability to cope with these wide variations is driving this proposal.

The conservatory / new lounge has very good view over the south facing garden area and this room also has direct access to the adjacent sensory garden and external paved areas where seating is also provided for use in the summer months.

The room represents a space that can be used by up to ten residents and is well underutilised at the present time.

Visually there will be no change in the shape of the structure.

The corner panels have been screened by internal curtains since its first construction so the introduction of white painted panels to these areas will not be dissimilar to the curtain linings.

The roof shape will be identical, the new insulated panels will be at the same level as the existing glazed panels and the fixing strips will be reused.

The current glazing reflects the colour of the sky, if you are able to get into a position where it can be seen, otherwise it reflects the greyish colour of the stonework above and around it.

The use of a light grey powder coated finished panel will give the same sympathetic reflective colour.

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Layout

As previously detailed there will be no change to the internal layout and or the shape and size of the structure.

There will be a neutral effect of this change of use for this part of the building and the alterations will not be visually different to what is already there.

There will still be a substantial area of glazing around the structure. However with a solid roof it would be classed as a lounge rather than a conservatory, however it will still retain the conservatory feel due to the retention of the overall shape and original design.

This work enables a far superior internal layout to be obtained within the existing room, with residents being able to use it throughout the year and in all weathers.

It is intended to remove the two internal doors into the adjoining inner room so that it becomes one with the internal L shaped lounge area, bringing more light into this enclosed part of the existing room.

It will be redecorated to match the lounge environment and the improvement in heat emitters will level out the temperatures across the entire room.

The layout has been designed in accordance with the objective of providing 'Access for All' to the room so far as is practicable given the available budget. The proposed works have all been designed in accordance with the current Building Regulations and best practice guidance within BS8300.

Scale

The scale of the proposed development can be classed as neutral as there is no alteration in the size or shape of the structure. The external features are all to be repainted and the new wall panels will join with the existing panelling and detailing.

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Landscaping

No above ground landscaping is affected by the proposals, minor improvements are proposed to the York stone pavings adjacent the external doors where there has been some minor movement and a lip has formed, however they will be reused in full.

Appearance

There will be only a very slight change in external appearance, the new painted window panels in lieu of the white curtain linings.

Within the site the change to the roofing is very restricted and from outside of the site the hedges and trees provide extensive coverage to adjoining dwellings.

ACCESS STATEMENT

Access to the Site / Rooms

No alterations are proposed to the access, other than internally the two doors are to be removed to enable unrestricted access between the existing lounge and the altered conservatory room, which will be termed a lounge as it will have a solid roof.

The level access from the conservatory to the garden area will be maintained.

Legislative Requirements

In considering the general accessibility and proposed use of the room for the greater benefit of all the residents, the following requirements have been taken into account:

1. Parts M of the Building Regulations.
2. BS 8300 'Design of Buildings and their Approaches to meet the needs of Disabled People' code of practice.

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3. Building Regulations

All requirements imposed by the current Building Regulations have been taken into consideration in producing the design for the scheme

Accessibility Considerations

The complex will maintain its all-inclusiveness as per its original use as a place of care and friendship for elderly residents.

APPRAISAL

Assessment

The Salvation Army's Care Home at The Hawthorns is a key local facility operated by the Army. It provides key social and care services for very elderly residents many from the local community. It is vital to our client that good access and use of the facilities within the scheme are provided for all residents.

This facility will enhance the existing day space for the residents, giving them better enjoyment of existing lounges and aspects over their garden.

This scheme is aimed directly at addressing these issues. The scheme as designed enables this use to continue and has been designed to accommodate all of these requirements.

1. Level and open access from the existing lounge.
2. Better and more controlled daylight and screening from the external changeable environment during the extremes of the summer and winter months.
3. Improved access to the garden area at all times of the year.
4. Increased internal available space for residents.
5. Retention of the over-all shape and style of the building.

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Planning Policy

It is hoped that by the approach taken to the design, and the intention to enhance the services that the building can offer with the improvements and that the planning department will take a supportive approach towards the scheme. We are not aware of any planning policy which is likely to be contravened by the proposals.

Involvement

The scheme is to be wholly funded by the Salvation Army and therefore the design has been developed in close coordination with the Service heads and Local Officer and management to ensure that all of their design objectives are incorporated.

Evaluation

We believe the evaluation process was relatively straightforward for this particular scheme. The nature of the current buildings layout, proximity and the retention of the over-all shape and style of the alterations enable a continuation of and improvement in the facilities on the site without the need for alterations to structural components.

The design was developed by IGL on behalf of The Salvation Army Trustee Company and the Local representatives in order to reach the proposed design which satisfies all the design criteria.

As a result of the above, the scheme was developed and is now submitted to the Planning Department.