

## Design and Access Statement

10 Bedroom Extension  
The Branksome Care Home  
56 St Johns Road, Buxton. SK17 6TR

On Behalf of Four Seasons Health Care Ltd.



March 2015

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The Branksome

## 1) General Details

The Branksome Care Home is set in its own impressive grounds in the Peak District spa town of Buxton. The home is close to shops, amenities and public transport. The home is convenient for the town centre, gardens, Opera House and its spa.

This Tudor style house, which has been sympathetically converted with a purpose built extension, is now a care home providing nursing and social care.

Accommodation at The Branksome is provided in single occupancy rooms, some of which are with en-suite facilities. Some rooms are spacious enough for sharing.

The home is registered for 34 Beds. The home has a team of registered nurses and well trained, dedicated, care assistants who provide an excellent standard of 24-hour care.

The home is under the operation of the Four Seasons Health Care group, a large extremely experienced and reputable Health Care company with nearly 500 similar homes in Great Britain.

## 2) Use

The application seeks to obtain Full Planning Permission for an attached extension to create an additional 10 Bedrooms with associated facilities. In addition, 7 new parking spaces will be provided.

This application is following the withdraw of Application Number 2014/0171 for a 12 Bed Extension.

Each new Bedroom will be 15m<sup>2</sup> with a 3.5m<sup>3</sup> En-Suite facility, which **exceeds** the requirements under Social Services for residents of this type. Each room will also be serviced with Bathrooms and Day Rooms, whilst sharing the Kitchen, Laundry and Staff Facilities of the main building.

The granting of permissions will ensure the continued use of this building for the foreseeable future.

Four Seasons Health care are vastly experienced operators of specialist care facilities such as this and have a proven track record for the supply of quality care and construction.

The proposal will be double storey to the side (south west) of the property and the design is in keeping with the existing previous extension.

## 3) Site History

The property has a long history as a nursing home and has previously been extended, the last of which believed to be around the late 1970's early 80's when an extension to the south west was added. It is to this extension that the works are proposed.

Since then applications have been made in 1999 for additional bedrooms (approved), 2001 for bungalows (refused), 2001 sheltered housing units (approved) and 2005 for the removal of a greenhouse (approved)

The latter is where proposed parking spaces will be.

This application should also be read in conjunction with the Heritage Appraisal dated 26<sup>th</sup> September 2014.

#### **4) Amount of Development**

The site area is approximately 13,285m<sup>2</sup> (3.28 acres). The existing footprint is approximately 1475m<sup>2</sup>. The gross footprint of the proposed extension will be 192m<sup>2</sup> which will form an increase of approximately 13% of the existing floor area. The remainder is given over to Car Parking and soft Garden amenity areas.

The total existing floor area is 1763m<sup>2</sup>. The proposed extension is 293m<sup>2</sup> which is an increase of just 16%.

#### **5) Siting**

The single extension will sit on the north side of the existing building and will be attached to the previous extension. The area is currently unused but did locate a detached conservatory. It has been agreed that the siting is away from the main approach and landscaped gardens and is a far more suitable location for any extension works.

#### **6) Car Parking**

The existing car park can house up to 8 Parking Spaces which is currently insufficient and is a problem to the Home. The home currently has a max of 34 Beds and the proposed would take the number to 44. The proposed application provides an additional 7 spaces taking the total to 13. This is equivalent to 1 space per 3.8 beds which greatly improves the existing ratio and is sufficient off road parking provision, and unlikely to cause any danger to highway safety. This number of spaces is adequate for the running of both the existing and proposed buildings. This is known by the successful operating of many similar homes run by Four Seasons Health Care.

The company works on a requirement of 1 space every 3 beds, which is known from operating 500 similar homes in the UK.

Additional spaces are proposed on the approach road.

#### **7) Landscaping, External Works and Protected Trees**

The site does enjoy mature trees, some of which are close to the proposed extension. The application is accompanied with an arbourcultural report which also provides detail of tree protection and removal where necessary. Additional Parking spaces are also proposed to the approach road, these will have little or no impact upon the existing trees.

#### **8) Access**

The existing site access via St James Road will remain unchanged.

The extension itself will enjoy a level access at the link area which will allow wheelchair use throughout the entire building.

## 9) Flood Risk

The application is accompanied by a Flood Risk Assessment which concludes;

### Conclusions

This FRA demonstrates that flood risk issues at this site are manageable and that future site users can be safeguarded for the lifetime of the development.

This FRA demonstrates that:

- The development site is situated in Flood Zone 1, having a less than 1 in 1000 annual probability of river flooding in any year (<0.1%).
- There is a low risk of flooding at the site from all other sources.
- The development should have minimal off site impact on flood risk to others.

### Recommendations

Flood resilience measures are recommended. The layout and landscaping of the site should aim to route flood water away from the building and avoid creating hazards to access and egress routes. The CIRIA publication 'C635 Designing for exceedance in urban drainage' provides design guidance and examples of good practice.

The use of SuDS to control surface water runoff from the development site is recommended. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by reducing the quantity of surface water run-off from a site and the speed at which it reaches water courses, promoting groundwater recharge, and improving water quality and amenity.