



Proposed Healthcare Development

Manor Park, 37 Town Street, Old Malton
North Yorkshire, YO17 7HB



DESIGN & ACCESS STATEMENT

D R A F T



Job No 17-168
ISSUE 02 FINAL



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Design Statement

Condy & Lofthouse Architects Ltd.

Project Brief:

This statement has been prepared to support a full planning application for the re-development of land at Manor Park, 37 Town Street, Old Malton, North Yorkshire. The application seeks to develop the 1.33 ac site with a purpose built, two-storey building with ancillary accommodation in the roof, providing an 80 bed care home for frail elderly and those living with dementia.

This document is to be read in conjunction with the accompanying planning submission drawings and documents.

Site Location

The site is the partially implemented Manor Farm offices development in Old Malton, ref. 05/00889/FUL & 05/00890/LBC

Access to the site will be via the existing vehicular access off Town Street.

The whole of the site lies within the Old Malton Conservation Area.

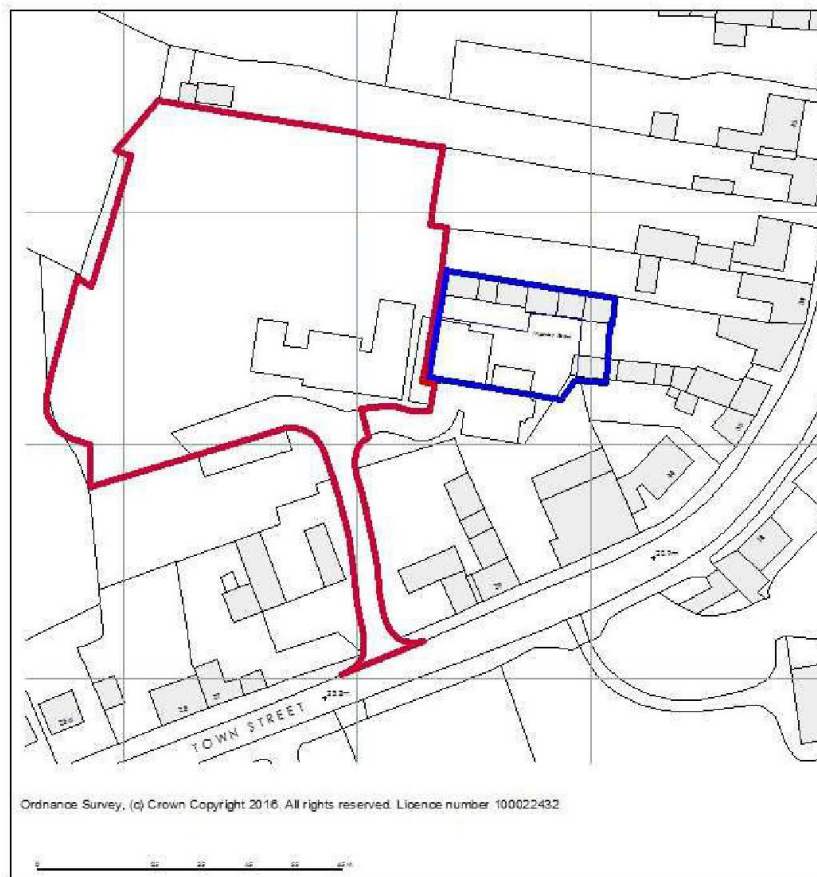


Figure 1. Site Location Sketch

Appraisal of the Site:

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Figure 2. Sketch site appraisal.

Local Context and Character

The majority of the settlement of Old Malton is included within the Old Malton Conservation Area. This includes some 64 buildings listed as being of architectural or historic interest, the most outstanding of which is St. Mary's Priory Church, parts of which date from the twelfth Century.

The development seeks to add to the existing diversity of property types within the area, providing elderly care facilities to encourage sustainable communities.

Materials

Despite the wide range of dwelling types within Old Malton, ranging from terraces of cottages to large detached houses the settlement exhibits a large degree of visual cohesiveness brought about, mainly by the use of sandstone and pantiles, as the predominant building materials.

Page | 3 The proposed building and materials will be designed to best integrate with the existing urban character locally. Facing materials have been selected to respond to palette of local buildings and streetscapes and are in-keeping with the area and provide an attractive incision into the area.

The developer is keen to utilise good quality materials to reflect the quality of the accommodation and enhanced space standards of the internal rooms.

Design

The proposal is to create a traditional development of high quality by using a simple palette of local materials that respect and are informed by the historical local vernacular.

The design has been informed by the proposed group of buildings consisting of a 'Gentleman Farmers House' and associated subservient agricultural buildings in a courtyard to endorse the agricultural ethos.

The hierarchy of the group of buildings begins with the main entrance to the building, in the form of the Gentleman Farmers House. The design of the Farmers House gives the appearance that it has been once extended to form an extension to the original house. The additional accommodation wings of the proposed development have been designed to reflect more agricultural vernacular outbuildings that create the overall courtyard layout and setting of the building.

The proposals have evolved to incorporate Pre-application discussions with both Gary Housden, Head of Planning for Ryedale District Council and Emma Woodland, Building Conservation Officer for Ryedale District Council.

Layout

The accommodation will consist of 40 beds on each floor, all bedrooms having en-suite and shower facilities. Each floor will include the provision of day facilities to meet the wider needs of the residents. These will include various spaces for daily activities e.g. disabled access bathroom, communal lounge and dining areas, an activities suite, hair salon, private dining room, library, cinema and gym. There will also be additional ancillary areas such as store rooms, sluice rooms, cleaning, linen stores, a nurse station and associated medication store on each floor.

The entrance foyer to the building via the Gentleman Farmers House will provide a spacious and airy welcome, with views through into the Cafe, terrace and the courtyard gardens beyond. Also accessed off the central entrance area will be a visitor's lounge, administration office and manager's office.

The building plan has been generated to maximise the availability of natural light within the building, based on the parameters of the fenestration, enhancing the internal environment for residents.

The introduction of the ground floor glazed link provides separate access to other parts of the building for staff and visitors without having to travel through the entire corridor length of the development, and creates a secure courtyard for residents.

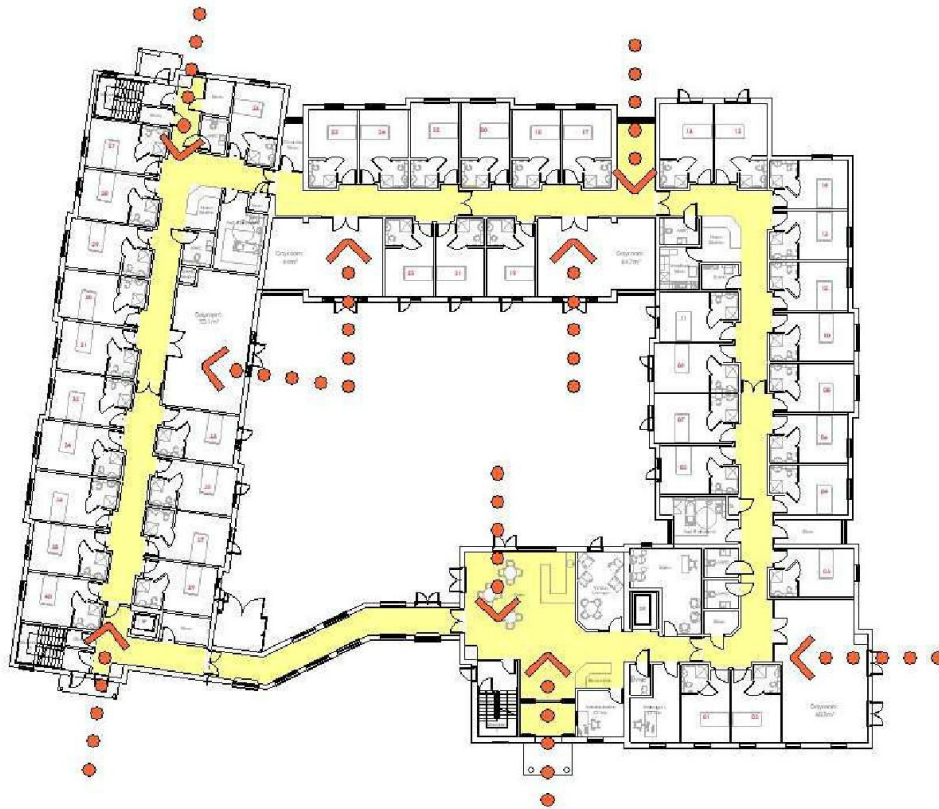


Figure 3. Diagram showing how light is allowed deep onto the plan.

The building will be operated and staffed 24 hours, and an external CCTV system will be in operation to the building perimeter and its grounds only. To protect residents, all windows are to be fitted with keyed lockable restrictors and the private garden areas surrounded by 1.8m high fencing. As such it is considered that the opportunities for crime have been minimised.

Waste facilities have been provided to allow the separation of refuse, and enable recycling to take place with the dedicated waste store integrated into the design.

Appearance

The building appearance reflects the traditional vernacular of the buildings in Old Malton. Where possible the building design seeks to incorporate interpretation of the surrounding materials, elements and features.

The gable ends with copings and chimneys, a common feature noted locally, break the general eaves line and the horizontal line formed by the elevation to the Gentleman Farmers House, directly facing the site access. A portico clearly identifies the main entrance and provides a sense of arrival.

The hierarchy of the group of buildings is reflected in the use of materials and detailing. Window proportions within each elevation has been kept to a minimum as informed by the local vernacular.

The elevations have been designed with functional, yet decorative elements within the brick work and materiality used to create rhythm and proportion to the elevations.



Figure 4. Example of local precedent Gable ends with copings and chimneys



Figure 5. Example of local precedent for random coursed stone, timber windows with mock haunches and stone head and cills.



Figure 6. Example of local precedent for brickwork, Timber windows with mock haunches, shallow brick arch window head, square head, chimneys, pantiles and narrow projection eaves with spike gutters.

Porches to secondary access and escape doors create interest and reinforce the form of the courtyard development whilst enhancing the agricultural building typology utilising materials such as pantile roof, oak framed supports and brickwork.

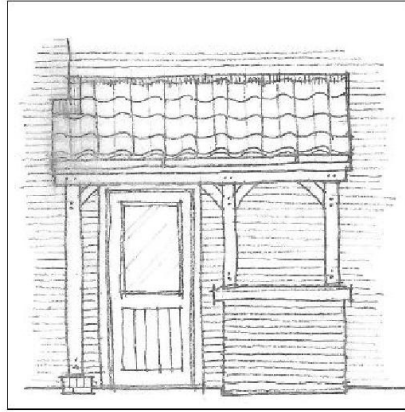


Figure 7. Typical porch to secondary access and Escape doors

Offset Corridors.

The strategy has always been to develop the design to avoid long internal corridors that are often associated with institutions. As such the design incorporates multiple building offsets, corners and destination points with either rooms or incidental seating areas with views.

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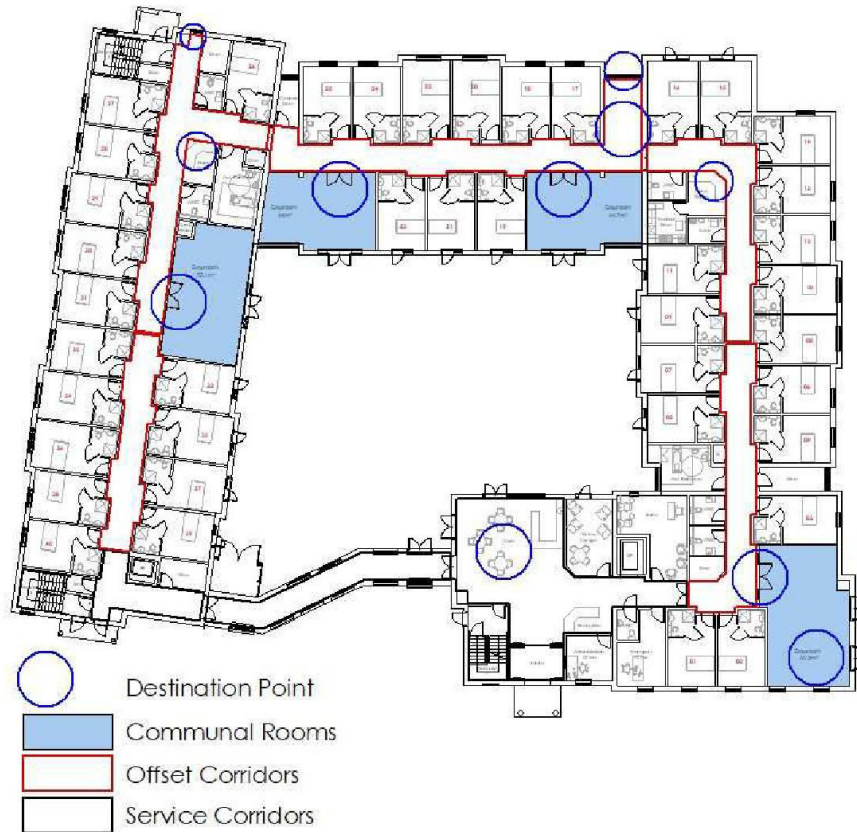


Figure 8. Destinations, offset corridor and communal rooms.

Fenestration

The size and location of windows and doors have been arranged to maximise the availability of natural light within the building, enhancing the internal environment and quality of life for residents. Access to natural light and maintaining diurnal cycles are particularly important therapeutic effects in elderly care.

The largest proportion of windows are located in the entrance and the day space areas, thus the window size and proportion indicate the room usage behind.

Whilst achieving maximum daylight the proportions of glazing to solid wall, window sizes have been designed to reflect the local vernacular.

Roof Lines / Pitch / Flat

The width of the building is necessary to facilitate operational and space requirements and is addressed with double gables to each exposed end.

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The roof is designed with consideration of the traditional vernacular. Steeply pitched gable features and a main roof line broken in a number of places assist in reducing the overall scale of the built form.

The height of the care home has been carefully articulated with massing broken by the introduction of varying roof lines. The different pitches and materials and subsequent heights of the roof, punctuated by gables will create three dimensional interest to avoid the appearance of a single roof, breaking the building mass down into four distinct elements.

The steeper pitch and change in roofing material of the Gentleman Farmers House distinguishes itself from the agricultural wings of the development.

Catslide dormer windows, consistent with the local vernacular create diversity to the design to enable accommodation within the roof.



Figure 9. Local example of typical catslide dormers



*Figure 10. Example of agricultural building
Typology - Pantile roof & multi brickwork*



Figure 11. Local example of;
- Pantile roof
- Mix of stone and brickwork walls
- Chimneys and gables
- Small timber painted windows



Figure 12. Local example of new reconstituted stone on brickwork plinth

Building Massing Hierarchy to break down scale

Figure 13 illustrates the use of separating architectural elements to create intervals in the façade of the proposed care home. Each interval is an architectural intervention to give the appearance and hierarchy of a group of buildings organised around a courtyard.

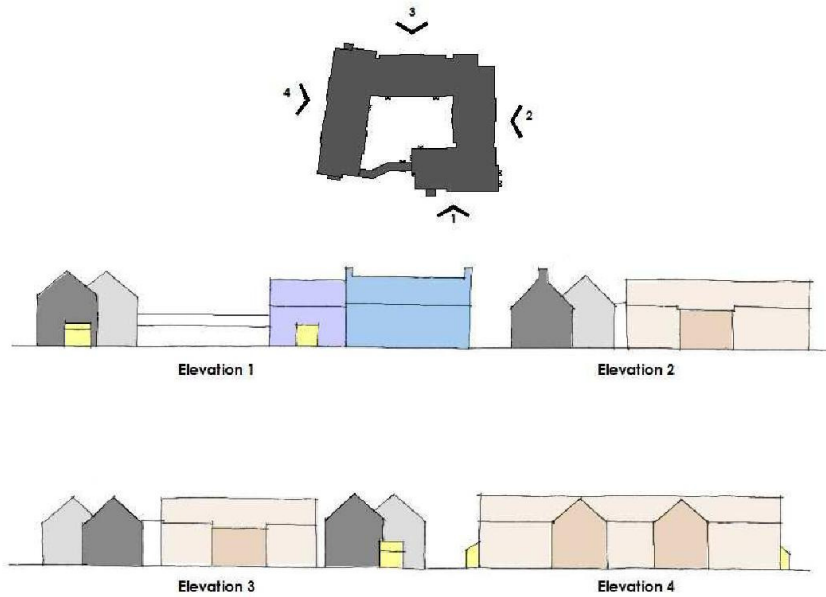


Figure 13. The massing arrangement of the façades of the proposed care home.

Landscaping

Experience suggests that residents use the external landscaped areas predominantly as a visual amenity from dayrooms, bedrooms, and from the external patio areas. The proposed building provides residents with a secure private external courtyard space, located within the centre of the site and accessible from all sides, as well as other garden spaces around the buildings within the curtilage of the site.

The proposed scheme will introduce a fresh landscaping approach and seeks to improve and reinforce the character of the local area. This will be implemented through an extensive planting scheme.

Access Statement

The proposal has been designed for use by elderly and/or infirm residents, as such it is designed to be accessible throughout for residents and visitors who may have physical impairments.

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The main entrance to the Care Home is via a level threshold. Passenger lifts are provided, accessing both floors. Staircases throughout the building have been designed for the ambulant disabled.

The ground floor and external levels from the car park have been carefully designed to provide ambulant disabled access for residents and visitors on foot with gradients no greater than 1 in 21 where achievable.

Shared vehicular pedestrian access with traffic calming measures to the Care Home site is to be taken via an existing entrance from Town Street.

The vehicular access and car parking has been laid out to include disabled parking bays, and drop off facilities adjacent to the covered main entrance.

Provisions have been made to enable refuse collection and delivery services and turning within the curtilage of the site, so as not to cause inconvenience to neighbouring properties, and to allow access for emergency service vehicles.

Conclusions

The proposed Care Home will provide 24 hour nursing care for frail elderly and those living with dementia.

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The site layout and landscaping has been developed to supplement the existing site and surroundings to ensure a pleasant environment that is accessible to all.

The development has been designed to promote inclusiveness in terms of access and use in accordance with Local Policy, Disability Discrimination Legislation and the Building Regulations requirements. It has been designed to suit elderly residents who live with physical, visual, cognitive, or hearing impairments.

The development is accessible for pedestrians, cyclists, and through public transport infrastructure. Due consideration has been given to the ease of access and operational practicalities of the facilities incorporated within the proposal.

The massing, scale, character, and detailing of the building positively responds to its context, and has been developed with reference to local and county planning guidance. The style of the proposal would complement and enhance the existing surroundings.