



DESIGN AND ACCESS STATEMENT

Proposed Care Home, Yewtree Lane, Northern Moor

24th June 2022

PLANNING

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1.1 Introduction

This Design and Access Statement has been prepared to support a full planning application for a care home (Use Class C2) on the site of the existing Yewtree Care Home on Yewtree Lane, Northern Moor, Wythenshawe Manchester, submitted on behalf of Liberty Care Developments. It is to be read in conjunction with the drawings and reports associated with the planning application submission.

The Care Home Operator and Applicant

Liberty Care Developments specialise in delivering high quality care development opportunities.

Their specialist market knowledge and local insight, combine to offer their partner operators some unique opportunities across the North West and the Midlands.

A subsidiary of Liberty Properties, with over 30 years of development trading, their care development business takes forward the same important principles of trust and partnership working, this time to deliver market leading developments for the care and retirement sectors.

Liberty Care Developments are care specialists, who know the market and needs of operators with over 20 years experience of development in the care and retirement sector.

They understand that every operator has differing requirements, learnt through their years of trading and operational experience, that's why they believe in repeat business and truly partnering through the process.

They believe in a flexible and honest approach, developing bespoke and industry leading environments and ensuring their partners have a high quality level of service.

Liberty Care Developments have an experienced team of professional consultants who are specialists in transport, landscape, and planning.

The Consultant Team is comprised of the following members:

C Squared Architects Ltd : We are a Client focused, commercially aware, innovative design practice based in Warrington in the North West of England. We pride ourselves on the service that we provide all of our Clients, taking their visions from inception to completion and beyond. Through intelligent design we create outstanding architecture.

Avison Young : Avison Young's town planners help to create great places around the country. With talent drawn from both the public and private sectors, they have an embedded understanding of the aspirations of their clients; and the planning policy and political environments that shape our built environment.

BWB Consulting : BWB is a multi-award winning engineering and environmental design consultancy with a proven reputation for technical excellence and exceptional Client satisfaction.

Cameron Rose Associates : Cameron Rose Associates have over 15 years experience in the preparation of Transport Assessments to evaluate the multi model transport implications and identify the requirements for any transport mitigation measures associated with development opportunities.

Buttress Heritage Consultancy : Buttress has 30 years' experience working to preserve and enhance some of the country's most significant historic buildings. The practice's in-house heritage consultants include architectural historians and architects who work as both an integrated part of a design team or provide a stand-alone service to help clients move their projects from concept to reality.

TPM Landscapes : TPM Landscape are chartered landscape architects with over 20 years of experience delivering quality environments across the whole care sector, having designed the external areas for over 200 Care Homes, Extra Care facilities, and Retirement and Care villages.

ACS Consulting : ACS consulting provides specialist arboricultural advice utilising the very latest arboricultural technology for the production of high quality, site specific design solutions.

GIA : As innovative Surveyors in Rights of Light, Daylight and Sunlight, Neighbourly Matters, Wind Analysis and Plan Tech, GIA provide a more holistic perspective to planning and development. By using cutting edge technology to analyse and inform, GIA provide a broader and more contextual approach. Challenging current thinking, GIA deliver incisive solutions for every project on which we consult.

BECG : BECG provide their clients with expert counsel and award-winning communications services. Using their skills to champion better understanding and acceptance of the built environment, BECG deliver value by maximising opportunities, managing reputations and reducing risk.

Examples of other Liberty Care Developments:



1.2 Site Location

The site is located in Wythenshawe, a major town in Greater Manchester. It is approximately 3.5 miles to the North of Wythenshawe Town Centre and 6 miles to the south of Manchester City Centre.

Set within Manchester borough council.

The site is on the North side of Yewtree Lane, on the junction with Willenhall Road.

The site address is:

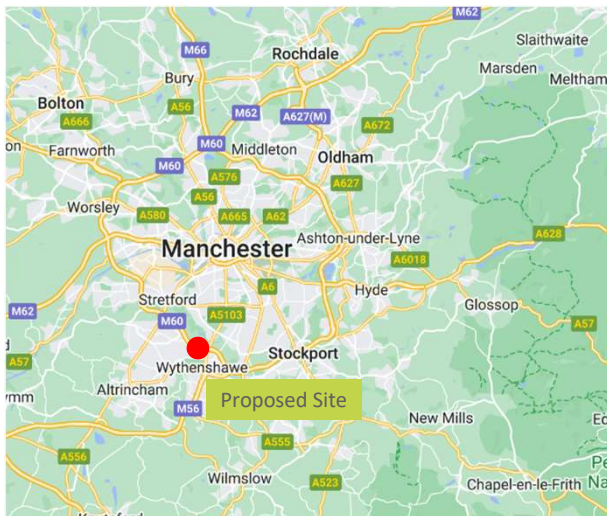
Yewtree Manor,

Yewtree Lane,

Wythenshawe,

Manchester,

M23 0EA



1.3 Site Description

The site consists of an existing Nursing & Residential Care Home called Yew Tree Manor. The current building features several extensions and alterations, but these no longer provide a high level of care nor efficient operations.

The area around the site is predominantly residential, most of the houses along Yewtree Lane are semi-detached family homes. The street itself is tree lined. The site is neighboured by a recently completed housing development on Cherry Blossom Close, featuring 14 detached, 4-bedroom houses. Further to the west is the G M B Cringlewood Social Club.

To the South of the site is the Manchester College, its main entrance is on Sale Road. Willenhall Road provide access to the Wythenshawe Sports Ground and Kenworthy Woods. The River Mersey runs alongside the northern boundary of Kenworthy Woods.

The site is located within flood zone 1, meaning there is a very low risk of flooding with each year having a chance of flooding of less than 0.1%.

Site Plan Key

1. Site entrance from Yewtree Lane
2. Recently completed housing development on Cherry Blossom Close
3. The Manchester College
4. Princess Parkway A5103
5. Pedestrian Bridge over the 8 lane Princess Parkway, A5103
6. Slip road to M60 (8 lane motorway), Manchester Outer Ring Road
7. G M B Cringlewood Social Club
8. Residential
9. Residential cul-de-sac
10. Access to Wythenshawe Sports Ground
11. Bus Stop



1.4 Site Photographs



Photograph Key:

1. Existing Yewtree Manor Main House with multiple extensions
2. East elevation of existing Yewtree Manor facing Willenhall Road
3. Rear (north) elevation of existing Yewtree manor, mix of brick and render
4. Rear elevation of Barry Road terrace housing facing the site
5. Western boundary with 11 Cherry Blossom Close
6. Boundary and fence line shared with 15 Willenhall Road.
7. Existing vehicular and pedestrian site entrance (to be relocated).
8. Existing service entrance on east boundary facing Willenhall Road



1.5 Site Analysis: Context

The Site area is just under **2,700spm**.

The area around the site is comprised predominantly of two storey semi detached and terrace family homes. These generally have generous parking provision and landscaped areas which creates a buffer zone from the road. Yewtree lane and Willenhall Road feature mature trees lining the road, this creates a pleasant leafy environment around the site.

The site is also neighboured by a recently completed housing development on Cherry Blossom Close, this features 14 detached, 4-bedroom houses. Further to the west is the G M B Cringlewood Social Club, which is comparable in scale and mass to the existing building.

There is a public green area on the corner of Yewtree Lane and Willenhall Road. This is an open area of lawn with minimal street furniture and planting.

Contextual Key

	Application Site		Road & Hardstanding
	Mature Trees (Location and Canopy size indicative)		Single Storey Buildings
	Residential Gardens		Two Storey Buildings
	Public Green		Existing Nursing & Residential Care Home called Yewtree Manor (Demolished)



1.6 Site Analysis: Constraints

The site is located on the north side of Yewtree Lane, on the corner of Yewtree lane and Willenhall Road.

The site currently has access from Yewtree and Willenhall Road, though the entrance on Yewtree Lane is predominantly used for vehicle and pedestrian access. The access on Willenhall is used as a service entrance. The proposed will consolidate the vehicular entry points in a new location on Yewtree Lane.

The site currently features a number of category C trees, and two category B trees.

The sun path route indicates that evening sun into the site is unlikely to cause over-shadowing.

The site's northern gardens will be shaded, north facing garden's are good for care home residents as they can provide rest bite from the sun.

Contextual Key

- Application Site
- Activity, key route
- ← Existing Site Access
- Trees
- ← Good Views Out of the Site
- ← Key views Into the Site
- ← Views Into the Site Screened by Trees
- ← Sun Path



1.07 Local Character Assessment



Photograph Key:

1. Yewtree Lane housing typologies, semi-detached and terraces
2. The Manchester College Campus Building
3. Local Shops on Sale Road
4. Pioneer House High School, Yewtree Lane
5. Barry Road housing
6. Princess Parkway A5103 and bus stop
7. St Michael & All Angels, Church of England. Grade II Listed
8. Assembly hall of Jehovahs witnesses, 456, Palatine Road. Grade II Listed



1.08 Local Character Assessment - Scale



1.09 Site and Adjacent Character Assessment



Photograph Key:

1. Aerial View of existing main house (red line) with multiple extensions
2. Existing Care Home, bay windows, lintels, chimneys
3. Bay window and flat arch lintels
4. Render and brick mix
5. Gable wall facing Yewtree Lane, 1930's Social Housing
6. Cherry Blossom Close, Modern housing development from 2020
7. Open Green Space on Corner of Yewtree Lane and Willenhall Road
8. Adjacent Housing on Willenhall Road, 1930's Social Housing



1.10 Need

The Office for National Statistics (ONS) provides population growth estimates, which are broken down into different demographic groups.

The population 'pyramids' reflect the ONS's prediction that there will be an increase in the over 60's group, from 2016 to 2066.

This data is expanded in the bar charts, which show the predicted increase in the number of people over 65 within the population.

The bar charts also show how this group is expected to make up a larger proportion of the overall population.

The geographical spread of the predicted older population growth is represented in the maps; with the darker areas showing the greater proportion of aged 65 and over.

The Carterwood forecast shows a high level of demand for care home beds within the catchment area. A 3 mile radius has been drawn around the site which forms the catchment area. The data suggests a current need for an additional 1,183 wetroom bedrooms within the catchment area shown on the map extract.

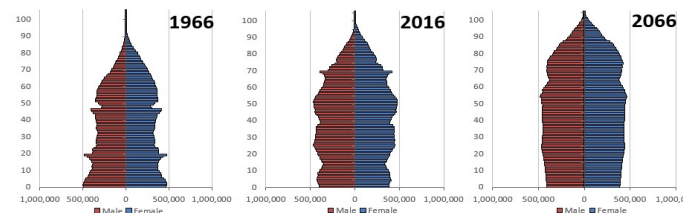
A common misconception in providing a new care home is that this will create added pressure on local health services; in our experience we find this to be the opposite. Providing additional care bedrooms within an area frees up hospital beds.

The care home will employ Registered Nurses who will be able to deal with many of the minor ailments common to the elderly population; reducing demands on local GP services.

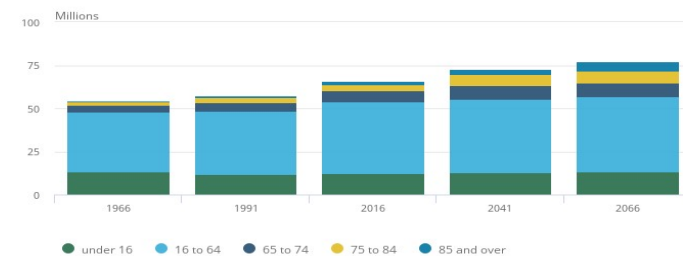
GPs will be contracted to conduct 'ward rounds' where they are able to treat a number of residents in the safe environment of the care home. Keeping the residents away from GP waiting rooms means that they are less likely to be exposed to infections. This is even more important given our recent experiences during the pandemic, where huge efforts have been made to protect the elderly and the vulnerable within our communities.



Carterwood Care Home Catchment Area



Population Pyramids from the ONS



Bar Chart illustrating the Population by Age from ONS

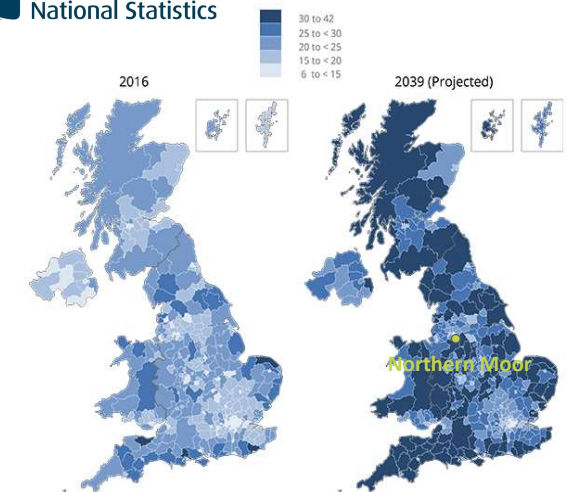


PLANNED SUPPLY

Type	Number	Beds
Planned schemes - granted permission	0	0
Planned schemes - pending decision	0	0
Total Planned schemes	0	0

BED REQUIREMENT

Basis of assessment	All elderly beds	En-suite beds	Wetroom beds
Including all planned beds	370	784	1,183
Including granted planned beds only	370	784	1,183
Excluding all planned beds	370	784	1,183



Map Diagram to illustrate the Proportion of the over 65 Population from ONS

1.11 Need and Benefits

Text from Liberty Care Developments

Proposed Demolition of an existing care home and replacement with a new purpose built end of life care home

Liberty Care Developments is a Specialist provider of bespoke properties for the Care Home sector, delivering modern purpose built accommodation to meet a significant need for C2 housing in the North West.

Proposed Development: Yew Tree Manor Care Home, Yew Tree Lane, Northern Moor

Replacement of Yew Tree Manor Care home, with a new 59 bed high quality end of life C2 care home comprising: -

- Specialist care in an environment to provide dignity for our elderly population.
- 24-hour carers and registered nurses
- Registered with the Care Quality Commission (governing body)

Provides specialist dementia, nursing, and residential care.

The facilities are aimed to enhance the quality of life: -

- Each bedroom will have a full wet room, with accessible showers and toilets to provide dignity (no shared facilities which is common in older or converted care homes)
- The home will have a café, visitor's café, hair and beauty salon, garden room and large communal space to cater for the needs of the residents, plus hobby rooms and communal gardens to ensure stimulus and interaction.
- The facility will have sufficient car parking to ensure we have spaces for staff, residents, and visitors. Residents will not require car parking spaces.

- The facility will create 60 FTE local jobs and invest circa £15 million into the local economy as well as continued local supply chain benefits.
- Staff are typically spread over 3 shifts which run from 8am-2pm, 2pm-8pm and 8pm-8am, meaning very little traffic generation and little disturbance to neighbours.

1. Need for Care Homes in Manchester

The typical catchment area is 3 miles, meaning the residents will be local.

We have analysed the quality of existing homes as well as the quality of beds to form our opinions.

Our assessment is based upon Carterwood Analytic Software, the leading provider for the care home market.

The majority of care homes in the District are either first generation or conversions of existing buildings.

Of the 39 homes within the catchment, 5 have recently ceased trading (Yew Tree Manor closure is imminent), and only 8 are deemed to be of 'modern standard' to meet the requirements of the CQC; being minimum bedroom sizes, wet room facilities and communal space.

Our research shows a level of under supply of care home beds in the catchment and borough.

The undersupply relates to a Shortfall of 1221 Modern Standard beds. Of all of the existing beds in the catchment, only 632 are Modern Standard, showing that there is likely continued attrition of across the homes as expectation around standards of living and care increases.

Ageing Population

- There will be a significant increase in older people (65+) with the growth of over 85's set to more than double by 2035, meaning there will be a greater need for care homes
- The number of people aged 80+ with Dementia is forecast to increase by 103%

2. Market Position

The proposed home is to be a private fee paying, meaning a conscious collaborative choice between the residents and their family. However NHS referrals and top ups will be welcome.

The care home will be affordable to the majority of people.

"The Care Act requires local authorities to help develop a market that delivers a wide range of sustainable high quality and support services that will be available to their communities and the external market for care and support is a fundamental importance to the Local Health and Social Care for those that require care support".



1.11 Need and Benefits

3. For NHS- Adult Social Care Discussion

Private fee-paying residents, roughly accounts for two thirds of the entire market of care home placements.

The calculation for the under supply of care home beds takes into consideration private and NHS beds; private bed demand is excluded from NHS data.

This will be a private sector development require NO funding nor contributions from the NHS/ASC , therefore, these bodies should not be consultees in our planning application, we are not seeking to provide beds or contract for the NHS/ASC nor impact on their role. However Beds will be available to the NHS. Positive discussions have been had with the Director of Market Development at NHS, This scheme is positively received and opportunities will exist between the operator and the NHS to work closely together

4. Impact on Primary Care/GP Practices

The common misunderstanding is that a care home increases the burden on the primary care and GP services.

This is INCORRECT, a new care home actually reduces the visits made to these facilities by having trained carers and registered nurses on site at all times. These residents will already have a high level of contact prior to entry with primary care services due to their increased medical needs, residents in this specialist service receive care by trained professionals which will address most needs on site, including GP visits.

5. The Benefits

- Replacing a tired, outdated facility with a New modern bespoke facility will contribute toward the need for Manchester Councils future care provision.
- Enhance the quality of life and living standards for residents.
- Help reduce a very strong need of circa. 1,200 modern care home beds.
- Create circa 60 full time local jobs.
- Bring significant income into the local economy and community through supply chain.
- A total of £15 million investment.



1.12 Proposed Brief

The brief was to develop a high quality, state-of-the-art 59-bedroom care home, over 2.5 / 3 floors. Each floor of resident bedrooms provide lounge and dining facilities, clustering residents into smaller groups; creating a homely feel for the residents. This approach also means that care staff can be dedicated to specific resident groups, promoting efficiencies of care and infection control.

The scheme has been designed from the outset to cater for the specific needs of the residents, staff members and visitors. The internal and external areas have been designed in conjunction with the staff and care workers who will directly deliver the care to the elderly and vulnerable. The overall scheme is thoughtful, inclusive, and thoroughly designed to enable care staff to provide excellent care for the residents. The design also ensures that the facilities are suitably future-proofed.

The care home is designed to be familiar and comfortable for residents, so that they feel at home during the later stages of their lives. This means bedrooms should be large enough to accommodate residents of all sizes, with enough space for personal belongings. Rooms need to be sized appropriately to allow families to visit, whilst not being so big that they feel clinical. Facilities for residents create a feeling of community, and need to be within easy access of resident bedrooms. These facilities will include social, recreational spaces, as well as more peaceful and relaxing areas. All service facilities such as commercial kitchen and laundry, are available in-house to minimise the use of third parties and deliveries to and from the care home.

The design should ensure plenty of natural light penetrates into the home, with large windows to lounges and dining rooms and low level windows to bedroom to allow resident to see out even when in bed. Dayrooms should lead to secure outdoor space, with secure resident gardens provided at ground floor and secure balcony spaces provided to upper floors.



Precedent images



1.13 Design Concepts

The proposed care home will provide high quality, 24 hour care for elderly people with a range of complex needs. The home will meet a demand in the area for a high quality, specialist facility that will be provided by a highly respected operator.

The internal spaces will be designed to be as homely as possible to create familiar and comfortable surroundings for the residents to live. A variety of rooms have been designed to both calm the residents and also provide stimulating experiences that prevent them from becoming bored or frustrated.

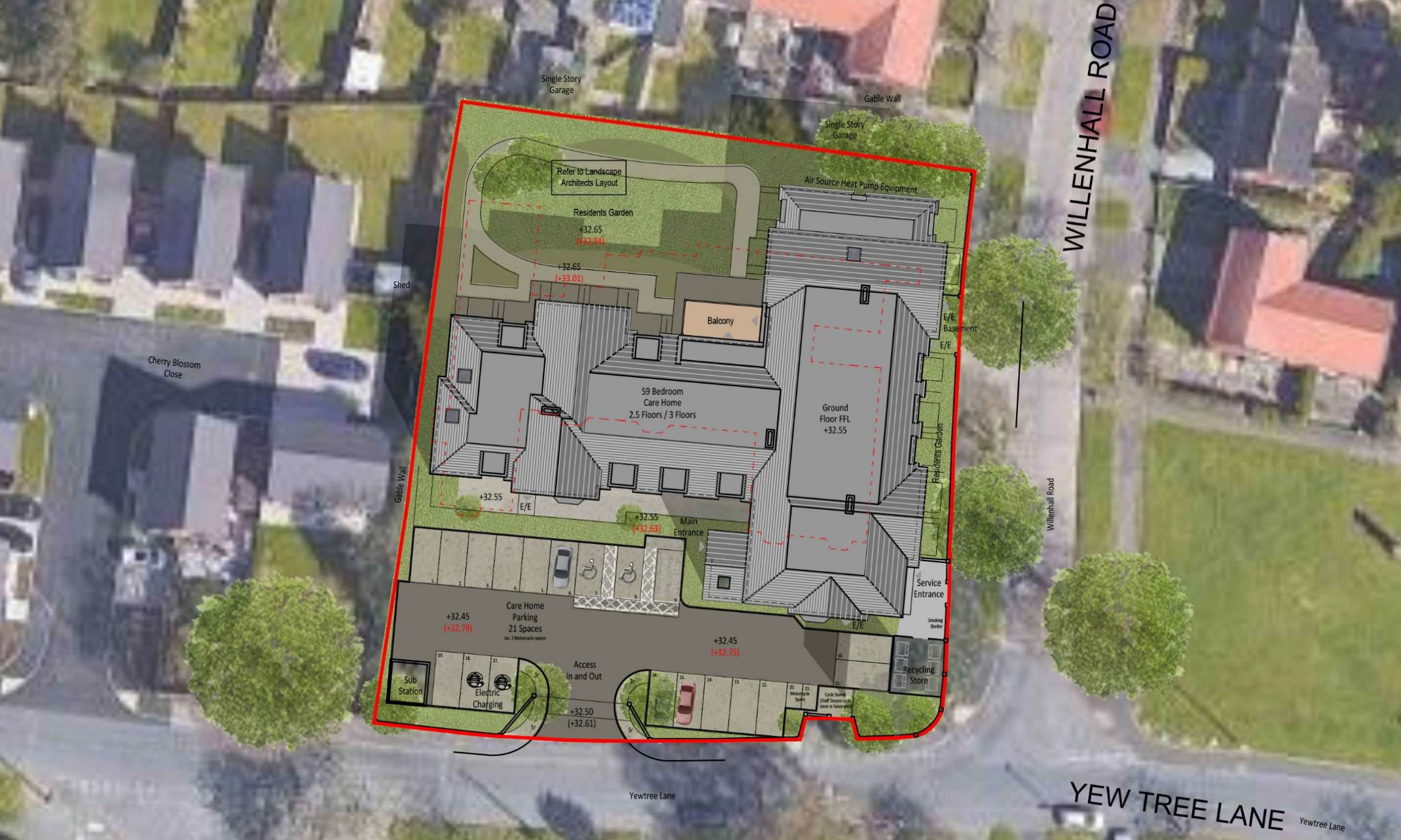
The operator has a duty of care to ensure the residents are safe at all times. The facility will be secured with minimum 2.0m high railings, fences and glazed screens, restricted windows and security access through a secure reception area. The car park will be open to give 24hr access to staff and emergency vehicles only.



2.0

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2.1 PROPOSED SITE LAYOUT

NTS

2.1 Proposed Site Layout

The care home will operate 24 hours a day throughout the year. This means that visitors, staff, and emergency vehicles need to be able to access the site safely at any time of the day. To accommodate this, a well lit car park, with an ambulance bay, is located at the front of the building.

The main entrance is clearly defined by an entrance pavilion featuring a covered area, bench seat, large windows and a skylight. This means that the form of the building defines the entrance; reducing the need for wayfinding signage.

There is a clear pedestrian routes from Yewtree Lane to the main entrance via the vehicular entrance and a secondary pedestrian entrance located at the previous vehicular entrance; providing level access for those arriving by foot.

The administration office, reception, kitchen, laundry, and staff room overlook the main entrance and the car park. This means that the building will provide an active frontage to the street, and the car park will benefit from natural surveillance.

Within the car park area, a service vehicle bay will accommodate delivery and refuse trucks. For ease of operation, this is positioned near to the service entrance and the recycling store.

In respect of the care home, the site plan and layout have been designed to ensure that parts of the residents' gardens are naturally shaded through different times of the day, providing a mix of sunny and shaded spaces. This is particularly important during the summer months, where natural shading provides a cooler and safer outside space for residents to enjoy, with less risk of dehydration and other adverse health impacts.



2.2 Layout - Visual and Acoustic Privacy

The position of the proposed building within the site maximises the separation from neighbouring properties, and provides generous resident gardens. Manchester City council (MCC) recommend a back-to-back distance of **20m** to reduce overlooking, though it is noted that this can be restrictive and a reduction may be appropriate where facing uses are compatible, such as non habitable room towards habitable rooms. There remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.

North elevation (rear) – The proposed building is located **14.5m** away from the nearest habitable room rear windows on Barry Road. The proposed **habitable windows** are approx. **31m** away from Barry Road which is substantially further away back compared to the existing building. Ground Floor and First Floor feature **end of corridor windows** and a skylight are located approx. **14.5m** away from Barry Road habitable windows.

West Elevation (side elevation)- The end gable wall of no.11 Cherry Blossom is approx. 3.6m away from the proposed building. Here the Ground Floor and First Floor feature end of corridor (non habitable space) windows and skylights these have been designed to face toward the Cherry Blossom Close road and not directly to no.11 Cherry Blossom. The existing building feature habitable bedroom on this elevation that face no.11 Cherry Blossom so this would be a significant improvement.

East elevation (side elevation) - The proposed east elevation windows (adjacent to Willenhall Road) are approximately 26m away from the dwellings opposite.



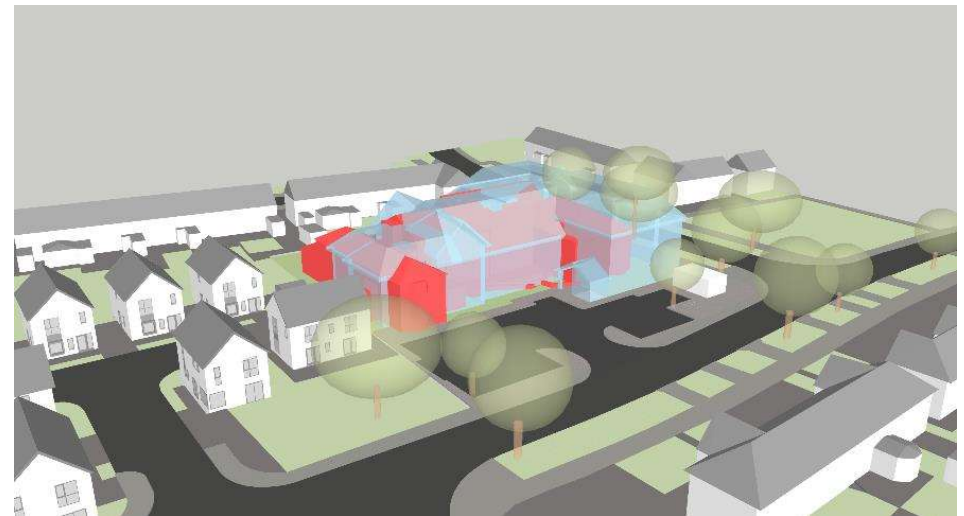
2.3 Massing Comparison

The images to the right show the existing and proposed massing overlaid. The red mass of the existing building which extends far into the site close to adjoining homes. The existing building varies vastly in height and has had many extensions and add-ons over time. The extensions and add ons are a by product of trying to meet the demands of function, losing architectural value as it grew.

The proposed mass shown in blue shows more consistency to its design with 3 main ridge levels. By reducing these levels to just a variation of three, we have achieved interest without appearing as disjointed as the existing building. The proposed mass is made up of 2, 2^{1/2} and 3 storey elements. The 2 & 2^{1/2} storey elements step down to the surrounding homes.

Further, the highest part of the proposed building mass has been designed to be located furthest away from the neighbouring houses on the corner of Yewtree Lane and Willenhall Road.

The north-west of the site has been less developed compared to the existing as can be seen in the images to the right. This ensures a smaller elevation to the west of the site at Cherry Blossom Close and respect its surroundings by non over-shadowing and not overlooking its neighbours.



South-west Corner



North-west Corner



2.4 Use

The care home (use class C2) will be designed to provide specialist dementia care and the 24 hour elderly nursing care required for many of the residents. The residents in the care home will have reached a stage where they can not safely live in their own homes or unable to acquire the correct type of care in hospital.

Each resident will have their own en-suite bedroom, designed to support the specific needs associated with their care. Each bedroom will have its own front door, left open unless otherwise required by the carer, and is accessed via a communal corridor. The bedroom will normally have a profiling, “hospital type” bed (for residents with complex needs), along with a side table, dressing table, wardrobe and chair. All new care homes must provide en-suite bedrooms and the majority of operators opt for them with showers to allow personal washing. The en-suite is particularly important for residents with dementia who, without a direct view, may otherwise overlook use of the toilet.

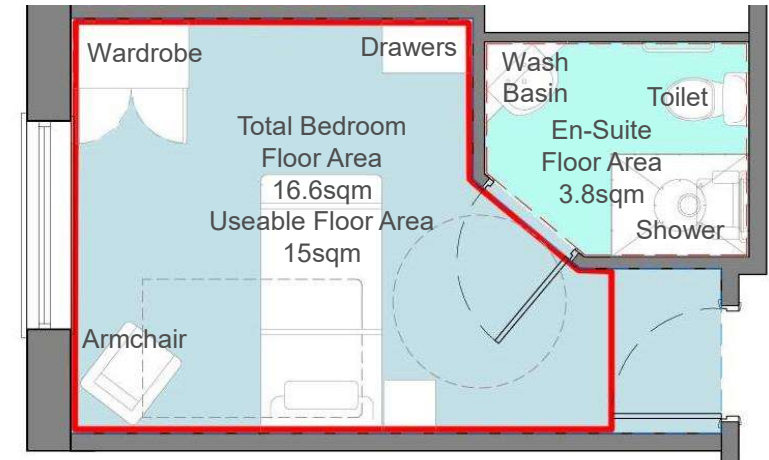
The communal facilities are for use by all residents if able. Some residents however are bed-bound, and will receive meals, care and visitors from the comfort of their bedrooms. The lounges and dining rooms are sized to feel homely whilst sufficient for the safe manoeuvre of wheelchair-bound residents by carers. Communal facilities are located on each floor to allow carers to assist non-mobile residents to them, whilst the physically-able residents, such as many dementia sufferers, can access them independently.

Access to external spaces is also hugely important to the care pathway of residents and as with communal space, this needs to be in easy reach of the individual. Locating terraces or balconies on each floor is therefore critical to providing residents with outdoor amenity facilities.

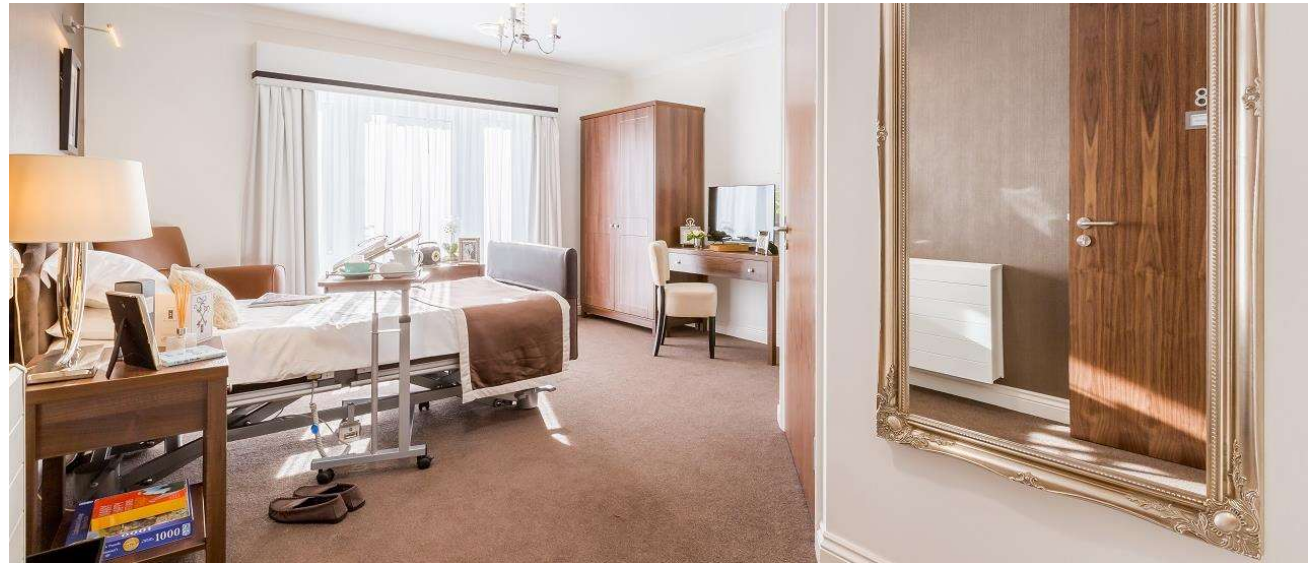
The care home is designed to be a safe and secure environment in order for the operator to fulfil their duty of care towards each resident. This results in the need to secure all gardens and terraces, as well as locking doors to unsecure areas, and providing security systems to each access and exit.



Detailed plan of a standard bedroom (Not to Scale)



Photos of a typical bedroom and en-suite shower rooms showing the residents personal space



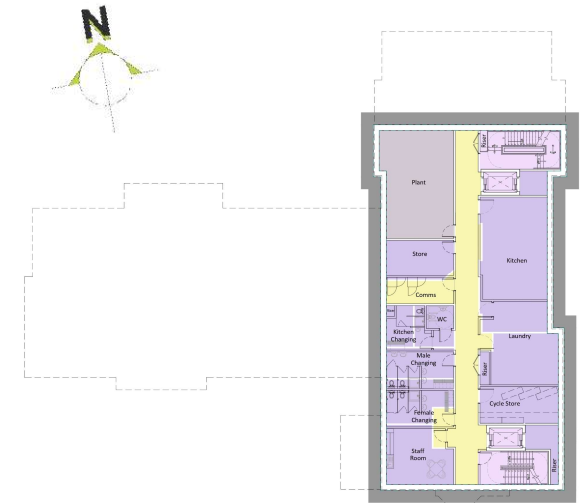
2.5 Amount

The building footprint, Gross Internal Area, and resident amenity spaces are comparable to other care homes being successfully run by the Operator.

The size of bedroom floors and total number of bedrooms has been carefully considered to meet the needs of the operator and to ensure an efficient and viable staffing model. Staffing costs typically equate to 50-55% of the running costs of the home so ensuring the home can be staffed efficiently at both day and night is critical to the operation.

The layout of each floor meets the needs of the operational team and provides a very efficient floor area per resident of below 52m².

Site Area	2674 m ²
Resident Bedrooms / En-suites	59
Proposed Building Footprint	1007 m ²
Gross Internal Area	3056 m ²
Parking	21 Spaces Inc. 2 motorcycles
External Private Amenity Space	640 m ²
Existing Building Footprint	758 m ² approx



Proposed Basement Floor



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

2.6 Layout

The building has been split between three residential floors, accommodating 59 resident bedrooms with en-suites; 17 bedrooms on ground floor, 22 bedrooms on First Floor and 20 bedrooms on second floor with ancillary spaces located in a basement level situated under approximately half of the building.

Each floor of resident bedrooms is separated by a day space which breaks up the corridors whilst providing seating areas, activities and stimulation for the residents. On the whole, the floor plates stack with the lounges and dining rooms in the same location on each floor.

Ground Floor

Entering through the entrance lobby, there is a welcoming reception area with a visitors seating area and visitors WC. The managers office and the administration office are located near the main entrance.

The entrance reception leads to the ground floor bedroom wing, containing clusters of en-suite bedrooms, as well as day space and appropriate facilities to cater for a diverse range of needs required by different residents. This includes a nurse station, assisted bathroom and WC, secure drug store and other stores. The ground floor day spaces lead onto patio spaces within the secure gardens for the residents to use.

Upper Floors

The upper floors are accessed by two staircases and two lifts. One lift is accessed from the reception area another is adjacent to the dining room with access for either the staff or the residents. These lifts connect to the basement level for access to the ancillary areas, though access would be restricted to these areas for residents. The locations of the lifts enable easy access for residents, visitors, and staff. All of whom can move easily between floors without travelling through bedroom wings, thereby helping to limit the spread of infections. The north and west facing bedrooms benefit views overlooking the resident's garden.



Proposed Ground Floor

2.7 Scale

Yewtree lane is a tree lined street of predominantly two storey residential dwellings. However, as you move along yewtree you encounter different building typologies with G M B Cringlewood Social Club, Pioneer House High School and to the south the four storey The Manchester College building.

The new care home has been designed to create an appropriate sense of mass on the site.

This means that sections of the second floor has been treated as a pitched roof with dormers, and the building has been set back from the street's building line.

The building mass is focus corner of Yewtree Lane and Willenhall Road, furthest away from the neighbouring houses.

The proposed building mass is taller towards this corner though it steps down to meet the neighbours. The proposed building mass substantially reduces toward the northwest of the site, where the building steps back to provide the resident gardens.

The proposed design takes further reference from the residential nature of the area; with the form of the building being visually separated into different blocks with varying ridge heights.

Designing the building as a series of blocks, gives the impression of a series of smaller interconnecting elements rather than one large mass.

This approach helps to add a human scale to the building and reduces the perceived mass of the building when viewed from Yewtree Lane and Willenhall Road.

As you move along Yewtree Lane there are a mixture of brown/red brick semi-detached houses spanning the end of the 19th and the beginning of the 20th centuries.

The proposed care home reflects this tradition, employing similar materials and details.

The residential scale of the new building is further expressed through the introduction of stone string course, flat arch lintels, stones sills and gable walls separated up by rendered walls.



2.8 Design Development: Appearance



The building has been design to be traditional in overall form, to echoes the surrounding architype. The entrance building has a pitched roof and only single storey to denote the place of entry.

Originally the building had a 47.5 degree roof pitch but this increased the overall building height, which we wanted to lower.

The highest element of the building is on the corner of the site situated furthest away from neighbouring buildings. The roof stepped down as it meets the neighbouring building to be sympathetic to the existing building heights.

The rhythm and proportions of the windows provide scale and articulation to the elevations. Larger windows around the balcony ensure that day rooms will be well lit, and the balconies at first and second floor provide essential outside amenity space for residents to easily access.

The care home has been designed with a limited palette of materials, reflecting the traditional materials used on the neighbouring buildings and the existing main house. All the external materials have been chosen with a mind to future maintenance and cleaning, with inert materials given precedence. The main elements of the building are comprised of red multi brickwork, white render with a grey tiled roof. The sense of the human scale is further reinforced through the use of gable walls, stone string course and bay windows that reference the existing building.

2.9 Appearance

The building has been designed from the inside out, and then refined in response to its context. Its form has been balanced with its function so that the operator can provide a comfortable and homely environment, whilst at the same time its external appearance responds positively to the traditional nature of the neighbouring buildings.

Well proportioned windows ensure that the resident bedrooms benefit from significant amounts of natural light, and the low sills provide residents with good views out. This is particularly important for those residents who might be bed bound, or who might spend large amounts of the day in their room.

The rhythm and proportions of the windows provide scale and articulation to the elevations. Larger windows around the balcony ensure that day rooms will be well lit, and the balconies at first and second floor provide essential outside amenity space for residents to easily access.

A mixture of ridge and eaves levels have been used to ensure the scale of the building fits well within the existing streetscape.

Lowering the building towards the boundaries respects the neighbouring building heights. Towards the North the building steps down to 2 storeys, and towards the west the building steps down to 2.5 storeys.

The care home has been designed with a limited palette of materials, reflecting the traditional materials used on the neighbouring buildings and the existing main house. The main elements of the building are comprised of red multi brickwork, white render with a grey tiled roof. The sense of the human scale is further reinforced through the use of gable walls, stone string course and bay windows that reference the existing building. The proposal provides a high-quality and fit for purpose scheme which makes a positive contribution to the local distinctiveness and character of the area.



NTS

2.10 Appearance - Site Sections



2.11 Heritage



Refer to Heritage Statement document by Buttress - 9384 Yew Tree House

The building in its present form would not be eligible for any Historic England statutory designation, as it does not meet the requirements of authenticity and integrity required. The building is lacking in almost all original historic features, and has been substantially altered and extended over time.

If opportunity arises, some small interpretation or memorial regarding the use of the house as an auxiliary military hospital may be a suitable mitigation for the loss of the asset, in recognition of its social historical interest. This element of the building's history is not currently widely known and this action could therefore make a positive communal contribution.

Image Key

1 / 2. Existing Main House, Bay window, chimney, transom window and painted brick and stone. Flat arch lintels, black facias, rainwater goods and white frames

3. Existing Modern Extension White render and facing brick plinth, poor representation of the bay windows of the main house.

4/5. Proposed building taking design elements from the existing main house, stone sill, bay windows, flat arch lintels.





2.12 PROPOSED VISUAL



2.12 PROPOSED VISUAL

View taken from South residents garden and balcony.



2.12 PROPOSED VISUAL

View taken from West residents garden.



2.12 PROPOSED VISUAL

Aerial view taken of residents garden.



2.12 PROPOSED VISUAL

Aerial view taken of entrance and car park.