



2.12 PROPOSED VISUAL

View taken from junction at Yew Tree Lane and Willenheall Road.



2.12 PROPOSED VISUAL

View taken from Willenheall Road.

2.13 Design for Security

The care home will operate 24 hours a day, 7 days a week, and will be staffed at all times.

The north part of the building will overlook the car park area which will provide natural surveillance throughout the day, in addition to the 24 hour CCTV coverage.

The main entrance doors and lobby doors will be controlled via a security link to the reception desk during the day, and nurse stations during the evening.

Due to the vulnerable nature of the residents within the home, they will be escorted by staff or relatives should they wish to leave the home, or access the residents' gardens. All gardens will be secured by a 2.0m high fence or railing, and the majority of ground floor windows and doors will be within this secure boundary line.

Because the building will operate 24 hours a day, the fitting of a security alarm is not necessary. However, all resident accessible doors will be fitted with alarms linked back to the nurse call system, which will alert staff if a door is opened.

Doors which give access to the secure gardens or first floor balconies will be accessible to residents but only once unlocked by a member of staff or whilst supervised.

All resident accessible windows will have two locking window restrictors fitted, these will prevent residents from falling out of windows, and also will deter intruders from entering the building via an open window.

All balconies will have anti climb glass balustrades, with a minimum height of 2m. These are designed to give residents an unobstructed view, whilst keeping them safe from falling.

The care home will be lit 24 hours a day, with the front of the building suitably lit for continual use during the day and night.

The car park will need to have unrestricted access to ensure emergency vehicles can access the home at all times.

The car park, main entrance, service entrance, and bin store will be well lit and covered by CCTV. The bin store will be secure, with lockable doors.

The resident gardens will be lit with low level bollard lighting and directional lights suitable for use near to bedrooms.

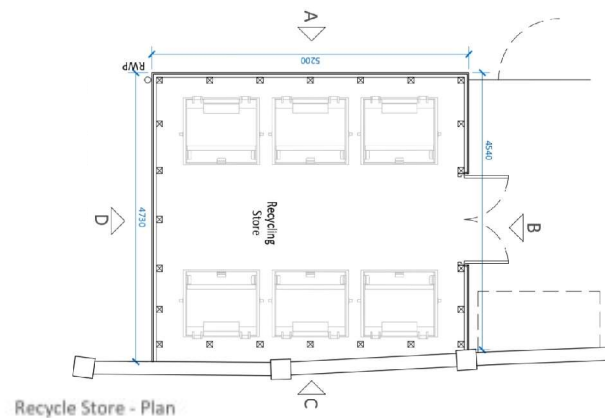
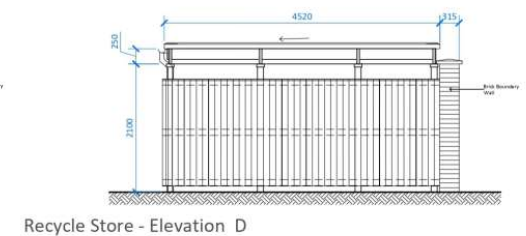
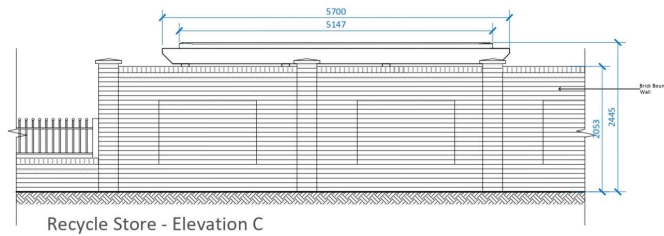
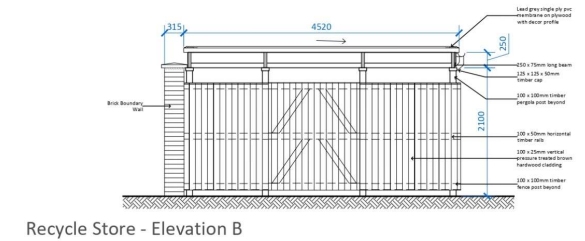
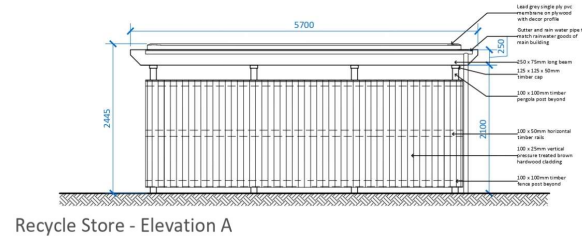
All external lighting will be designed to be unobtrusive and to reduce the effect of lighting on the neighbouring houses.



2.14 Refuse Store

The table below approximates the required bin provision and the frequency of waste collection; which will be privately managed by Liberty Care Developments. The waste bins will be housed in an external store (as per the adjacent drawing), in close proximity to the Refuse / Delivery Vehicle drop off.

Service	Number of Containers	Collections per Week
Euro 1100 Litre - General Waste	2	2
Euro 1100 Litre - Mixed Recycling	1	1
Euro 1100 Litre – Pulvable Recycling	1	1
Euro 240 Litre - Food Waste	2	1
Euro 1100 Litre - Offensive (18-01-04)	1	2
17.5L Signature Lite - Manual Lid	2	0.25
1 Litre Sharps Unit - Offensive (18-01-01)	2	0.25
5 Litre Sharps Unit - Non Hazardous	2	0.5



NTS Proposed Refuse Store

2.15 Sun Path Diagrams

A sun path analysis has been undertaken for the new care home using topographic information and roof heights. The diagrams adjacent provide the assessment for spring, summer, autumn, and winter at midday; and throughout the day at midsummer. These are identified as times when occupiers of neighbouring properties are most likely to be using external amenity space for a prolonged period, and when there might be a reasonable expectation of direct sunlight. Notably, the sun paths assume a cloudless sky and relate only to the shade effects of direct sunlight. It is worth noting that daylighting is a result of both direct and indirect light and it should not be inferred that the shaded areas will be dark.

The sun path diagrams do not identify any direct overshadowing impact on the windows of neighbouring properties, or their gardens.

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.



February 12 noon



April 12 noon



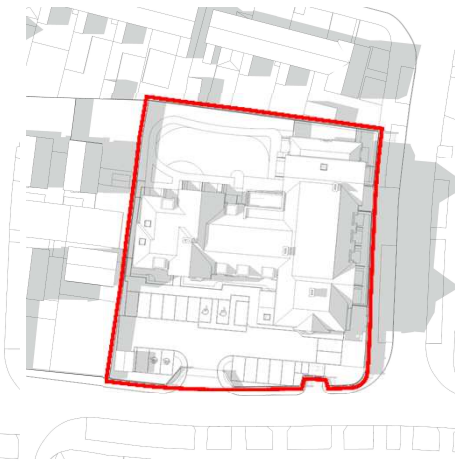
October 12 noon



June 9am



June 1pm



June 5pm

3.0

Access

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3.1 Inclusive Access

The site and the building is designed to provide safe and convenient access for everyone. This approach is in line with the Equality Act and Part M of the Building Regulations.

The operator has considerable experience in the operation of care homes and ensuring the physical environment is appropriate for the particular needs of the residents in their care, visitors, and staff. The building will be occupied by the frail elderly and the elderly mentally ill, who will have varying degrees of sensory ability and mobility.

Level approach from the boundary of the site and car parking

Level access is provided to the main entrance from the site boundary, from the accessible parking bays, and also from the drop off area / ambulance bay. The access routes will be surfaced so that people can travel over them easily, without excessive effort, and without the risk of tripping. They will be well lit, to create a safe route for people with impaired sight.

At the main entrance, the visitor door entry system will be clearly visible to those arriving. The visitor door entry system, and the controls for the automatic doors, will connect to the reception desk and also to the nurse bases on each of the residential floors. This means that staff will be able to control access to the building at all times of the day and night. Level access automatic doors will provide convenient access to the building, via a draught lobby.

Entrance hall and reception

The reception desk is positioned to have good views of the main entrance and access route, as well as the lifts. The reception area is well lit and spacious, with seating available. The reception area will be provided with a hearing enhancement system, such as an induction loop.

The floor surfaces in the reception area and throughout the care home will be level, non-slip, and without trip hazards.

Internal doors

Doors for resident use need to be easily identified by people with visual impairments, additionally they need to be able to discern whether or not the door is open. This means that door leaves, edges, and architraves will be chosen to provide sufficient contrast.

Doors will be positioned with appropriate manoeuvring space to allow those with reduced mobility to be able to operate them independently.

Corridors and passageways

The building layout is arranged to ensure that corridors are kept short to create a homely feel. Principal circulations are generally 1.8m wide, to allow space for carers to assist residents. Where possible, corridors terminate with windows; the views out of the building help building users to understand their location in the building, which makes navigation easier. Additionally, corridors are widened in places to accommodate seating areas, which provides more independent residents with places to rest.

Vertical circulation within the building

Passenger lifts are provided for resident and staff usage. Lift controls, at landings and within the car, will be positioned so that they can be easily reached by semi ambulant and independent wheelchair users.

Sleeping accommodation

Each resident will have their own en-suite bedroom.

Typically, bedroom doors are left open, and only closed to provide privacy, when needed for personal care. All the resident bedrooms are accessed from a communal corridor.

Bedrooms have been sized to provide staff with sufficient space to be able to assist less mobile residents.

Each resident bedroom will typically be furnished with a side table, dressing table, wardrobe and easy chair. For residents with more complex needs, a profiling bed will be provided.

The location and arrangement of the en-suite shower room is particularly important for residents with dementia who benefit from having a direct view to a WC.

En-suite shower rooms

All new care homes must provide en-suite bedrooms and the majority of operators opt for them with level access showers, which can be used safely by semi ambulant residents.

The layout for the en-suite shower room is also designed so that staff are able to assist residents with reduced mobility.

Switches outlets and controls

All switches, outlets, and controls will be easily operated, visible, and free from obstructions. Where switches and controls that might be used by residents, they will be located between 750mm and 1200mm above floor level.

Aids to communication

As we age our eye sight changes. This might mean that even with glasses we need higher light levels; additionally, we might lose the ability to differentiate between different colours.

Colours and finishes for walls, floors, and ceilings; will be chosen to help the visually impaired be able to identify room boundaries, and access routes. Surfaces will generally be either plain or with a small repeat pattern; and finishes will generally be matt.

Artificial lighting will be designed to give good colour rendering on surfaces, whilst avoiding glare.

Signage will be designed to be clear, legible, and sized appropriately for the visually impaired.

3.1 Inclusive Access

External resident spaces

Access to external spaces is hugely important to the residents' care plans. However, a large percentage of residents will only use the outside spaces when accompanied by either visitors or carers.

Residents, their carers, and visitors must all be able to access and travel around the outside spaces safely.

External doors will have level access thresholds.

Within the residents' gardens; pathways and terraces will be level. They will also be surfaced so that people can travel over them easily, without excessive effort, without the risk of tripping, and without the risk of slipping.

The outside spaces will be well lit, to create a safe environment for people with impaired sight.

Seating will be provided in the garden and landscaped areas; to provide places for residents to socialise and also places where they can rest.



3.2 Vehicle Access

A Transport Statement has been prepared, which outlines access, highway principles of the proposal, and the impact of the new building on the surrounding transport network. Vehicular access to the site will be via a single access point off Yewtree Lane.

The proposed site plan provides 21 parking spaces, including 2 motorcycle space, 2 accessible spaces, 2 Electric Car Charging bays and a designated drop-off / ambulance bay adjacent to the main entrance.

In addition to the car parking spaces, 2 bike hoops are provided adjacent to the main entrance, with space for four bikes, secure cycle store for employees has been provided in the basement level, accessible via the service entrance lift providing space for at least 5 cycles.

The care home will operate a shift system, with day and night shifts providing round the clock care for residents.

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. Visitors are allowed to visit the home 24/7 which spreads the number of visitors throughout the day, unlike many homes that have set visiting times. Unfortunately, it's a sad fact that many residents will not have many visitors. Admin staff will work from 9-5, therefore they will be gone before visitors arrive after a typical working day. We have designed the car park to allow the home to be adequately serviced by large vehicles (delivery and refuse), and that these vehicles can enter and leave the site in a forward gear. There is also a direct path to the service area to allow bins to be collected if required.



Refer to Separated drawing for most recent tracking diagram

3.3 Public Transport

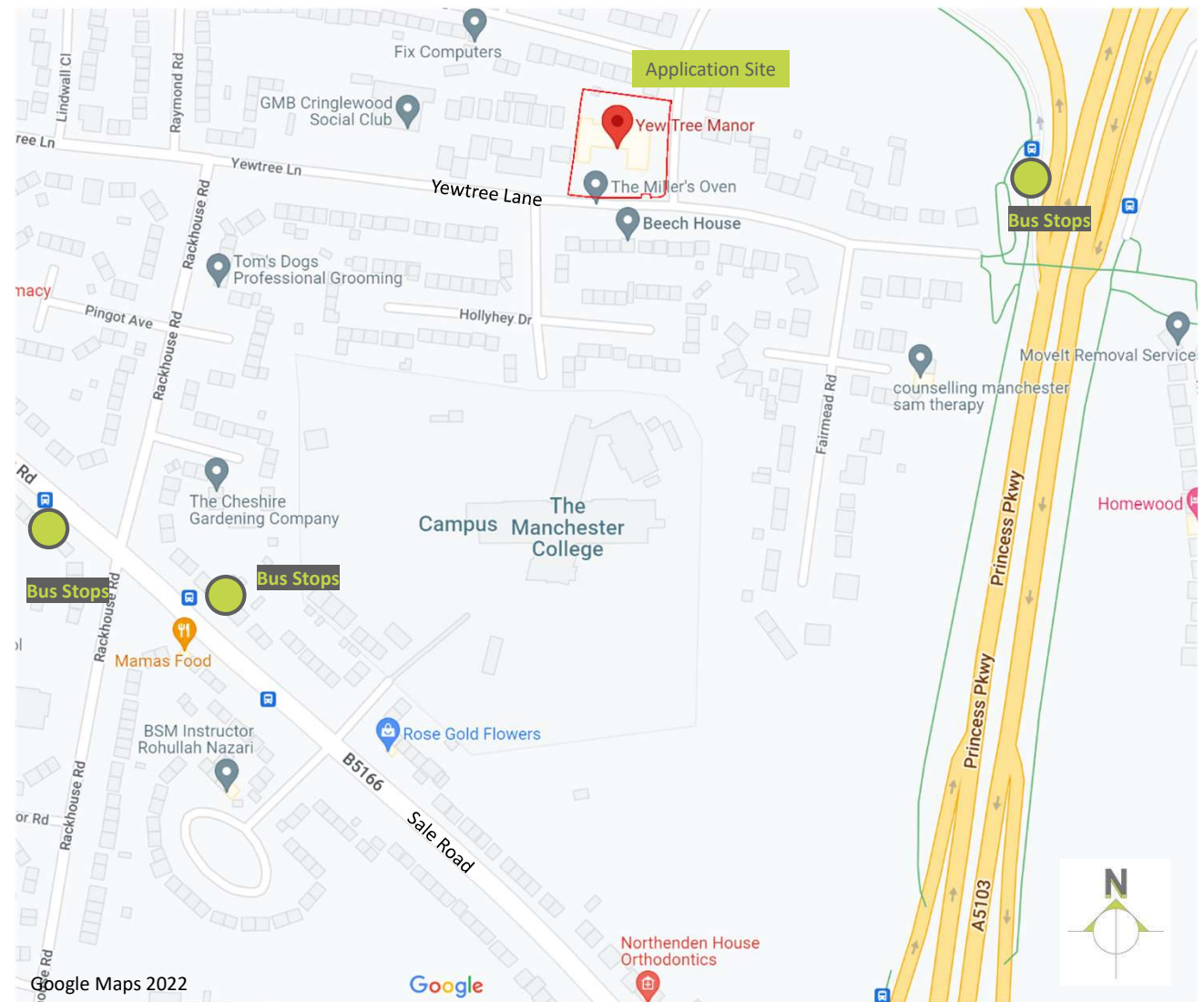
The Site benefits from excellent public transport connections, with Northern Moor Tramway Station (approx. 17min walk) providing access across Greater Manchester, including Manchester Airport, Altrincham, Bury, Rochdale etc.

There are no bus stop on Yewtree Lane or Willenhall Road. The closet bus stops are on the Princess Parkway A5103 (approx. 4 mins walk) and Sale Road (approx. 6 mins walk).

Yew Tree Lane bus stop on Princess Parkway A5103 serves the 101, 103 and 108 bus routes; which provide regular services to local areas such as to the south Wythenshawe city centre & Wythenshawe hospital and to the north Manchester city centre.

Rackhouse Road bus stop Sale Road serves the 41 CrossCity, 719, 781, 810, X5 bus routes.

Manchester Airport is around four miles south of the site.



4.0

Conclusion

4.1 Summary

The site on Yewtree Lane in Northern Moor, sits between Edgeley, to the east, and Cheadle, to the west. The site consists of an existing care home with car park and service area.

The site is well placed to take advantage of the existing transport infrastructure, local amenities, and good quality outside spaces.

The new 59 bedroom care home will provide high quality, purpose built, accommodation for members of the local community who have reached a point in their lives where they need round the clock care. By providing care home facilities in the local area, the elderly population of Northern Moor will be able to stay within their local area; close to family and friends.

The care home has been designed to sit comfortably within the site, providing residents with generous landscaped gardens.

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 massing of the new building takes its cue from the scale and mass of the neighbouring residential properties, and respects the existing streetscape.

Materials have been chosen to add to the human scale of the building, with brick elements and a traditional tiled roof.

This approach is further extended through the use of gable walls, stone string course and bay windows that reference the existing main house and neighbouring buildings.

In summary, the proposal is a well thought out design that efficiently uses the site and will positively contribute to the streetscape.



Appendices

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Refer to TPM documents -
4153 501 Landscape Strategy
4153-101A Landscape Layout
4153-201-Planting Plan



Appendix: Heritage

Refer to Buttress documents -

9384 Yew Tree House

Extract from Document -

3.0 Conclusions & Future Recommendations

3.1 Conclusions

- 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.
- The later additions to the building have no historic interest, value or significance.
- The remaining original features of the building, such as the door frame details, are pleasant, but unremarkable.

3.2 Future Recommendations

- 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.



Summary Statement of Significance
March 2022

Yew Tree House



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