

DESIGN AND ACCESS STATEMENT

Project number 4009-020
Rev. P2

Proposal for New Care homes
at Irwell Street, Bury, BL9 0HE

DESIGN AND ACCESS STATEMENT

Irwell Street, Bury, BL9 0HE
4009-020

Irwell Street,
Bury,
BL9 0HE

Written by

Watson Batty Architects

On behalf of

Exemplar Health Care Ltd

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CONTENT

Introduction

1.1 Purpose of a Design and Access Statement 6

1.2 Overview 7

1.3 Site Location 8

1.4 Amenities..... 9

1.5 Site Description 10

Site Context + Assessment

2.1 Site Immediate context..... 13

2.2 Context Materials Palette..... 14

2.3 Site Photographs 15

2.4 Constraints..... 16

2.5 Opportunities 17

Vision and Objectives

3.1 The Vision..... 19

3.2 Design Approach 20

3.3 Design Evolution..... 21

3.4 The Proposal..... 22

4.1 Planning History 23

Detailed Design

5.1 The Overall Layout 25

5.2 Outline application site..... 26

5.2 Full application site..... 27

5.4 Full application: Floor Plans..... 28

5.5 Full application: Floor Plans..... 29

5.6 Full application: Building Typology 30

5.7 Full application: Materials..... 31

Access, Movement & Maintenance

6.1 Street Hierarchy33

6.2 Public Transport, Walking & Cycling 33

Landscape

7.1 Landscape Proposals 35

Conclusion

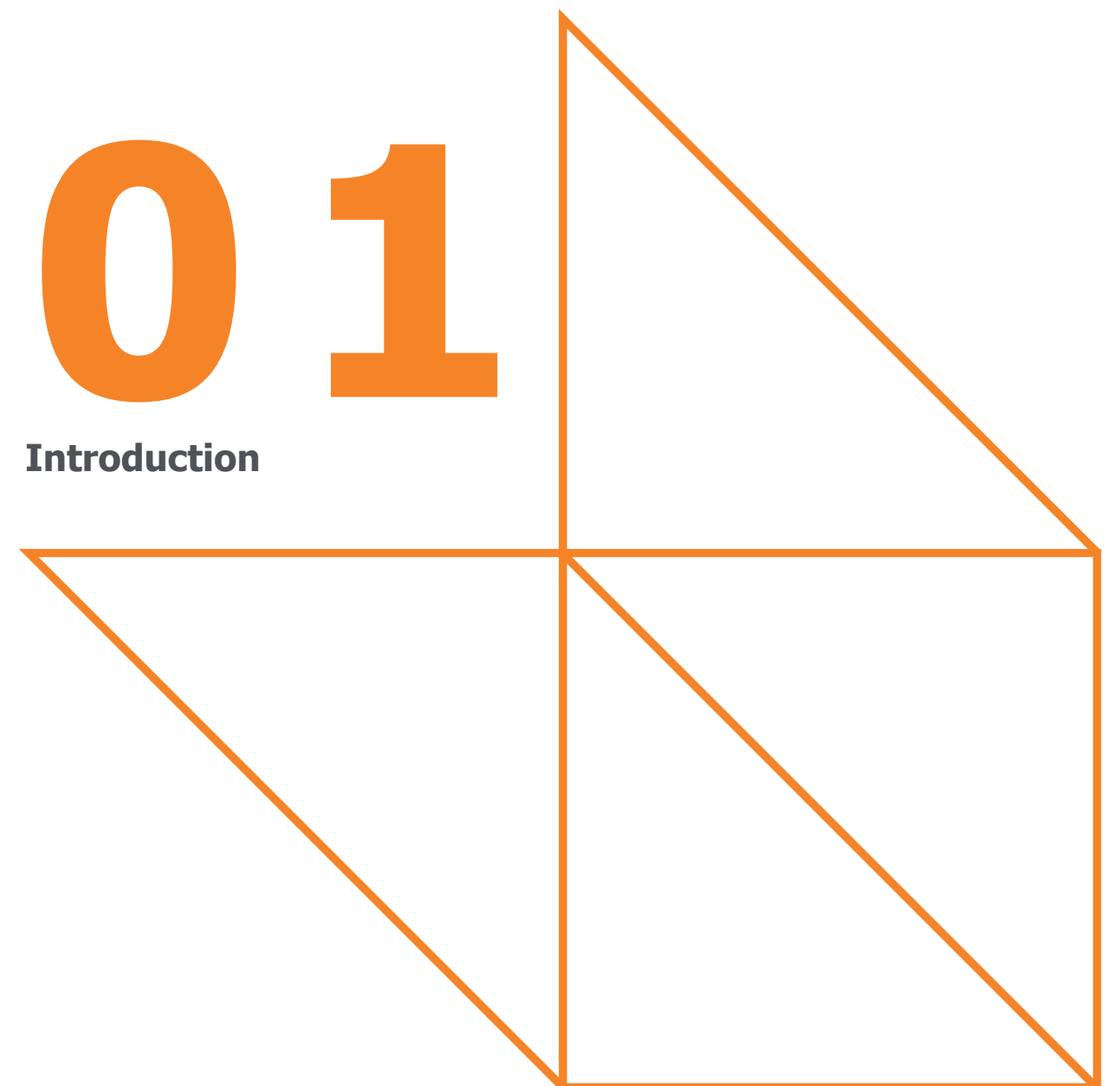
8.1 Benefits and Planning Balance 37

8.2 Conclusion 37



01

Introduction



1.1 Purpose of a Design and Access Statement

The Purpose of a design and access statement (DAS) is to accompany a comprehensive suite of drawings and documents in support of a hybrid planning application. This document should act as a window for the reader, providing an opportunity for applicants and agents alike to explain the design process and reasoning behind the development of the design from the outline planning application. Describing the scheme to illustrate that it should be considered a suitable response to the site and its environment.

The DAS should be altered depending on the application, considering the schemes complexity and detail. It should be tailored to each scheme to help provide an appropriate amount of information so that the application may be assessed adequately and fairly.

The Design and Access Statement should include design considerations, development and explanations of the design concepts and principles. Focusing on certain conditions on the Site or project specifics that might have influenced the design process. This document should provide a detailed clear and concise narrative in relation to how the scheme addresses the following areas;

Amount
Explains and justifies the amount of development proposed. Explains how the proposals respond to the physical, economic and social context of the application site and surrounding areas.

Layout
Explanation of the parameters setting out the way in which buildings, routes and spaces should be placed and orientated in relation to each other, including an explanation of how proposals will create safe and sustainable places and address crime prevention issues.

Scale
Explanation and justification of the parameters for the height, width and length of buildings in relation to their surroundings.

Landscape
Explanation and justification of the principles that will inform the future treatment of spaces in terms of hard and soft landscaping, and brief explanation of how the landscape will be maintained.

Appearance
Explanation and justification of the principles behind the intended appearance of the proposals, and explanation of how these principles will inform the final design of the scheme.

Access
Approaches to access and issues of access, both social and physical.

1.0 Introduction

1.2 Overview

The application is made by Watson Batty Architects for Exemplar Health Care on behalf of Cairnwell Developments Ltd.

Exemplar Health Care was founded in 1999 and has become one of the country's leading nursing care providers for adults living with complex and high acuity needs.

Exemplar's mission is to make every day better for the people they support and their colleagues. The company's vision is for adults living with complex needs to access outstanding nursing care, that's focused on their personal goals and outcomes, in a community-based home that's close to their family and friends.

Exemplar work closely with local authorities and Integrated Care Boards (ICB's) to understand the needs of the local community, and offer cost-effective solutions to meet local demand for high acuity services.

The people Exemplar support would often be in a hospital or higher acuity setting if not placed in their homes. Their care enables people to stay in the community and reduces hospital and secure facility admission. Exemplar provide support to people on their journey from being in hospital or living in a secure setting to community-based living. They also provide long-term support for people living with degenerative or life-limiting illnesses.

Their care homes support adults living with complex mental health needs, dementia, neuro-disabilities including brain injuries, Huntington's disease and Parkinson's disease, and physical disabilities including cerebral palsy, spinal injuries and musculoskeletal disorders.

They also have a number of services that are registered to support adults living with severe or profound and multiple learning disabilities and/or autism spectrum disorder.

Exemplar was founded in 1999 as a healthcare

management consultancy and training firm, providing adaptation courses for overseas nurses. It quickly became clear that there was a lack of providers to care for adults living with high acuity needs. Exemplar were frustrated to see adults with complex conditions were being placed in care homes for the elderly, where their care needs were not being met. As a result, Exemplar wanted to change their business, to provide more appropriate person-centred nursing care facilities, that focus on maximising independence and building everyday living skills, and empowering people to live fulfilled lives and achieve their personal goals.

In 2001, Exemplar acquired five nursing homes, and opened Greenside Court in 2003, its first purpose-built home. Since then, Exemplar has expanded across Yorkshire, the Midlands, the North East and the North West of England.

Today, Exemplar operates 48 homes across the UK, providing over 1000 complex and high acuity care placements and over 4500 job opportunities for local people.



Examples of projects delivered for Exemplar



1.0 Introduction

1.3 Site Location

The proposed development site is located just to the side of Jubilee Way to the west of Bury Town Centre. This is south of the junction off Irwell Street/Lower Bank Street in Bury.

The site is a brownfield site and previously comprised of the Bury Police Headquarters. This building was vacated in 2017 and shortly demolished in 2018. Thereafter, the proposed site has remained vacant. To the south and east of the site are some self-seeded scrubs and existing trees.

The overall site is a total of 1.6 Acres and is due to be split into two sites for two care homes:

Site 1 - 0.9 acres (Full planning site)
Site 2 - 0.7 Acres (Outline planning site)

The site is located in a sustainable location with good access to public transport and local shops/services. Therefore, the proposed use of the site is considered to be appropriate, in principle.



Existing Site Location Plan

1.4 Amenities

The site is located towards the west of Bury Town Centre. Due to its location, the following amenities have been located as below:

Less than 200m — — —

- Castle Leisure Centre Bury
- Hilton House Medical

Less than 400m - - -

- Bury Bolton Street Station, East Lancashire Railway
- Bury Grammar School
- Gyms and superstores

Bury Transport Museum

The Castle Car Park

High street

Hilton House Medical

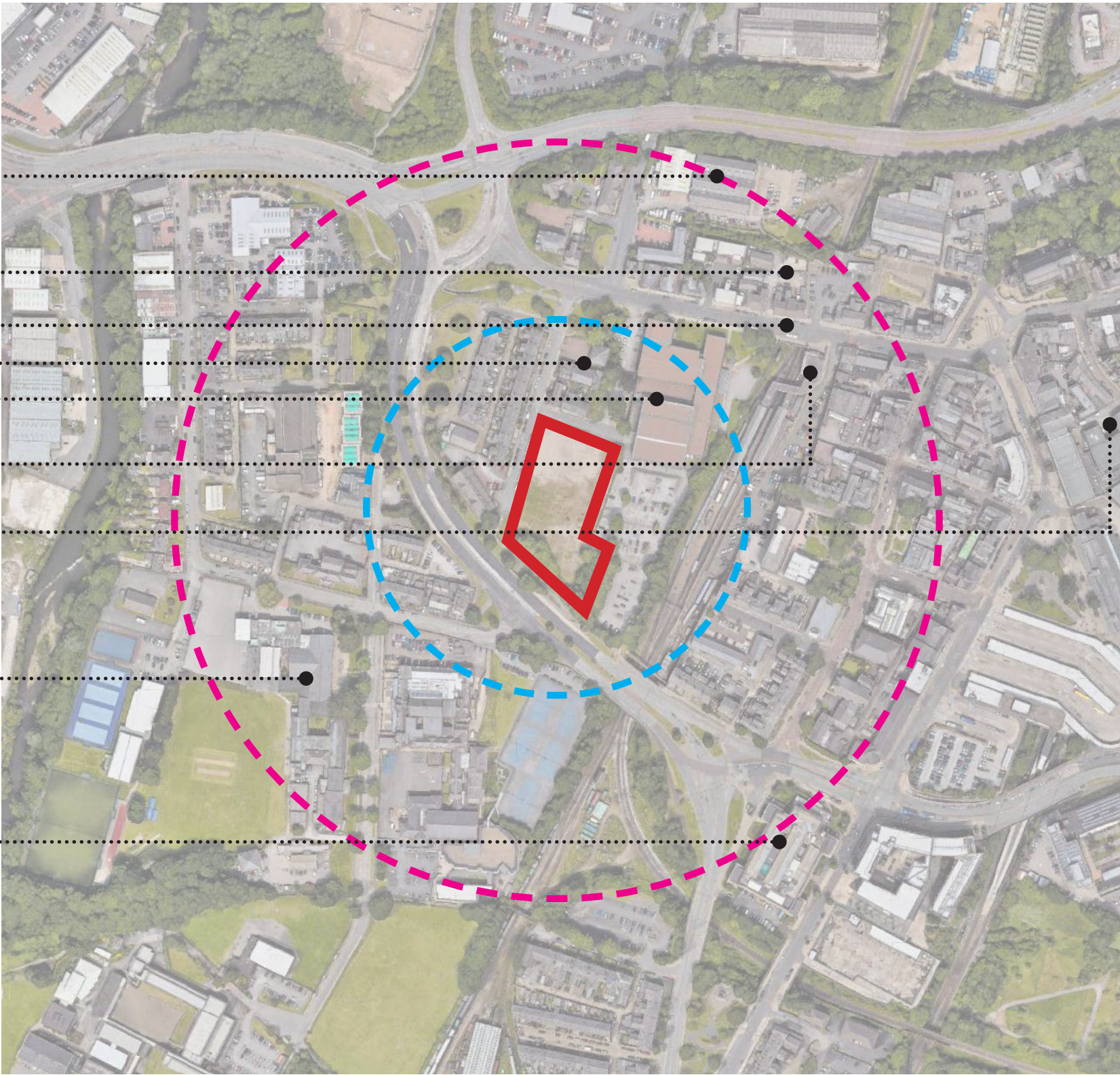
Castle Leisure Centre Bury

Bury Bolton Street Station, East Lancashire Railway

Mill Gate Shopping Centre

Bury Grammar School

Bury Town Hall



Amenities map



1.0 Introduction

1.5 Site Description

Use

The site is currently disused has been left vacant for a number of years since the demolition of the Police head quarters. To the south/east the site is bound by numerous shrubs and trees, to the west is a residential development and to the north is a mix of leisure, community and residential uses are located to the north.

Appearance

Much of the site is partially shielded via greenery and trees when approaching from the A58. However, when approaching from the Irwell Street/Lower Bank Street side the greenery is less dense and the site is more visible. It can only be accessed currently via an existing gate as the site is secure.

Scale

The planning boundary of the site is 1.6 Acres. The existing residential buildings are mainly two storey, with the leisure centre being higher and of scale at circa Four storeys.

Access

The main access to the site is off main high-street on Bolton Street and is an approximate 7-minute walk from Bury Town Centre. The Town centre provides access to a wide range of amenities including public transport and shops. The nearest bus stops being on Bolton Street, an approximate 3-minute walk from the Site, provides a regular services into Bury Town Centre, and towards Rochdale, Bolton, Tottington, and Fletcher Bank.

Moreover, approximately 0.1-mile from the Site are the junctions onto Jubilee Way (A58) and Peel Way, which allow connections to the M66, and the M60.

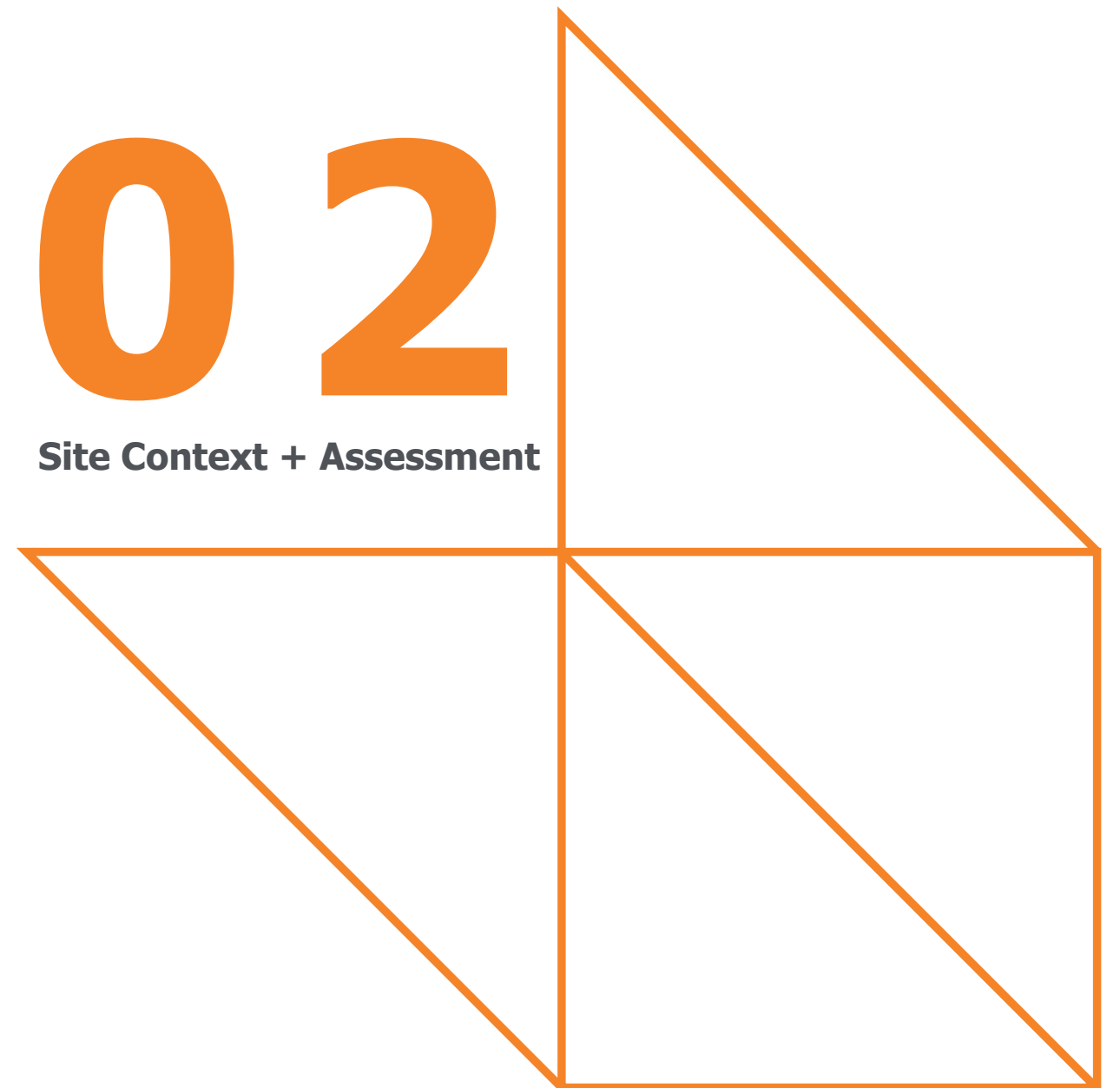


Site photograph



02

Site Context + Assessment



2.0 Site Context + Assessment

2.1 Site Immediate context

The site and surrounding area have been developed over a period of time and as such it features a variety of aesthetics, styles and uses.

The area features a range of building usages including residential as well as leisure and community uses.

The emerging context has been designed mainly in traditional urban style of construction, putting the green spaces and trees at central focal points.



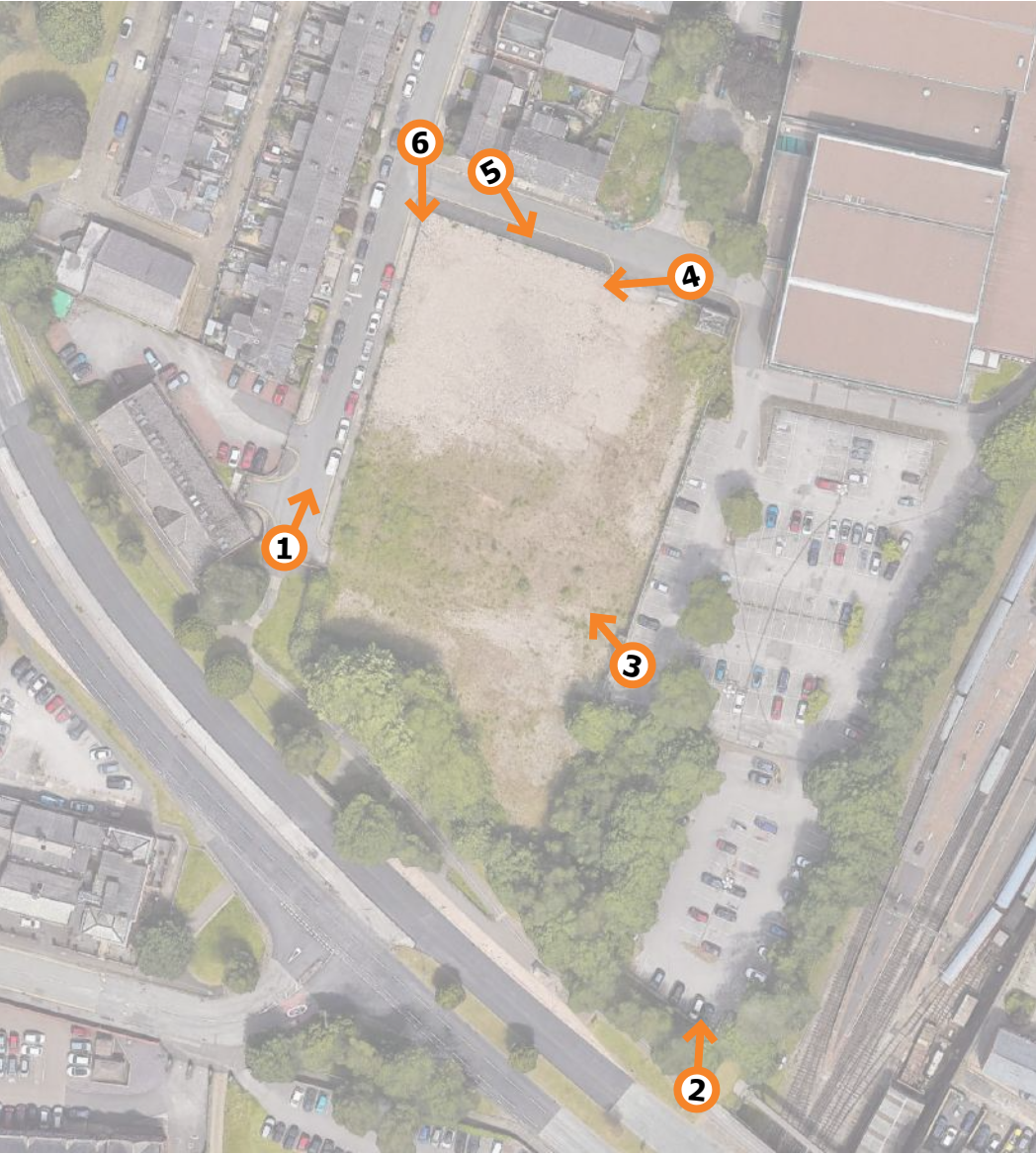
Birds Eye View

2.2 Context Materials Palette

The surrounding contextual material palette can be described as traditional with contemporary elements, as illustrated in the images. The immediate context to the site is a mix of mainly render and contrasting red brick buildings.



2.3 Site Photographs



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2.4 Constraints

The site is located within an sub-urban environment which features existing buildings and infrastructure. Analysis of the site and directly adjacent areas has identified the following constraints:

Road
Surrounding Roads are busy roads into the Town Centre. Producing noise complications.

Existing trees
There is a number of trees on the southern boundary of the site in a range of conditions. However, there are no ecological designations covering the Site and none of the trees within the Site are subject to Tree Preservation Orders

Flood risk
Flood Zone 1 and limited risk.

Access
The site is currently accessed through a residential area.

Conservation Areas
The site is not within a conservation area and there are no listed buidligns within or in close proximity to the site.

Key

- ← — — — → Main Vehicular Route
- ← — — — → Pedestrian Links
- Site Boundary
- ⏏ Railway tracks
- ☀ Sun path
- ▨ Residential Area
- ▤ Existing vegetation and trees



Aerial view of site

2.5 Opportunities

The site presents an opportunity for the development of a much needed care facility which will provide the local area and meet a need for care facilities in Bury.

Place making and Community

The location and boundary conditions contribute to the opportunity to tidy up while repurposing the site to make a positive contribution for the local community.

Security

Opportunity to create pockets of amenity space that are secure for its residents.

Green Space

Potential for enhancement of the existing green infrastructure through the provision of planting that make a positive contribution to the public realm.



Aerial view of site



03

Vision and Objectives



3.0 Vision and Objectives

3.1 The Vision

The UK has a need to deliver more housing, in particular care home accommodation for vulnerable adults. Exemplar Homes are striving to provide a number of new care home facilities around the UK to suit that increasing demand. A long term approach underpins the investment Exemplar Homes are making in terms of design and sustainability to ensure the new buildings provide a good quality of life for the residents themselves.

The new care home design proposal will be in the mould of the building precedents shown to the right on this page. A range of Exemplar care homes are illustrated in places such as Bradford, Walsall and Liverpool, that strive to provide a positive impact in the area both architectural terms as a feature in the area, but also to provide the necessary care required for the vulnerable adults in that particular area.

The design proposal for this site aims to create a sustainable and thriving community that is both a desirable place to live and an innovative step change in the delivery of care homes in Bury.

We have focused on a design that encompasses character and detail, by creating two complimenting buildings that replicates the character of the local area, as well as provides residents with a positive space to live in which includes sensory garden spaces that they can enjoy, and connect them back to the natural environment.



Beeston - Leeds



Wykewood - Bradford



Wallasey



Burnley



Liverpool



Walsall



Stockton



Sunderland



Cannock

3.2 Design Approach

The proposal has been developed with the following core aims:

Sense of Place

It is of uppermost importance that there is a community feel to the scheme. The established vegetation and trees on the site will be fantastic for residents to catch glimpses of out through the windows. Allowing the project to subtly be connected to its surrounding context, creating a successful sense of space and community.

Contemporary Character

A contemporary character has been employed throughout the scheme to define the development.

Definition

The shape of the building and rhythm of the facade breaks down the scale of the development. The projecting gables provide a visual interest whilst the materiality ties the proposal to its surrounding context.

Sustainable Community

The site is located within good transportation links and is close to the town centre. Therefore, it provides a great opportunity for staff to cycle to work and reduce the reliance on car ownership.



01.



02.



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04.



05.



06.



Credit images

- 01. Pitched Roof and Cladding
- 02. Pitched Roof and Contrasting brick
- 03. Contemporary detailing
- 04. Communal spaces and living
- 05. Window Framing
- 06. Gardens and green outdoor spaces

3.3 Design Evolution

During Concept Design and Developed Design Stage the scheme evolved in the following areas:

- Orientation
- Access
- Site Levels



October 2022

The initial concept was provided for 2 care home schemes alongside one another on the site. Therefore, the proposal underwent a design process to understand how they might sit next to one another on the site.

February 2023

Following a positive feedback. The design was further developed into initial plans, drafted to determine the quantum of care homes that could be provided on the site with minimal impact to the surroundings.

August 2023

Detailed Site plan was developed to help with the landscaping, space allocation, elevation design and further massing development of the building.

January 2024

Further design developed was taken place to consider the surrounding environment, i.e. delegation of public and private spaces with secure access. This included careful choice of the material palette to help detail and breakup the facade.

February 2024

Further design developed was taken place to consider the surrounding environment and the placing of the care homes in relation to the site existing and proposed topography constraints. The delegation for the outline planning application and full application site was reconsidered. Highways and landscaping scheme were developed further on this basis.

3.4 The Proposal

The proposal consists of 2 application sites:

- 1. An outline planning site to the south
- 2. Full planning site to the north

It is envisaged that each will accommodate a 40 bedroom care home varying over 2- 3 floors.

Outline planning site

The development of this site in terms of highways and general use, will aim to provide safe and secure access to its residents and staff. Allow the residents to live comfortably within the local community.

The landscaping accommodates a high quality level of communal spaces which are key to the success of the development.

Full planning Site

The full planning application site has been designed as a part 2 storey, part 3 storey building. Each floor is split into wings to allow for the correct staffing levels for its residents. The design of the floor plate is specific to the needs of the residents and provides multiple ancillary accommodation for use during the day.

Similar to the outline site, the development of this site will aim to provide safety and security to its residents, and allow them to live comfortably within the local community.

The social interaction and residential engagement of residents are fostered through the creation of 'accessible and safe' external spaces, providing views from bedrooms with continued interaction with the natural environment.

Overall, both the proposed developments look to respond to the human scale and endeavour to sit in harmony with its surrounding landscape. Both proposals can be broken down into the following detail design areas:

Connectivity and Permeability

The proposal can be seen as a beacon for the local area, by making use of an existing site. The developments give the site a new lease of life, and can reconnect the site and the building with the local surrounding area.

Scale and Grain

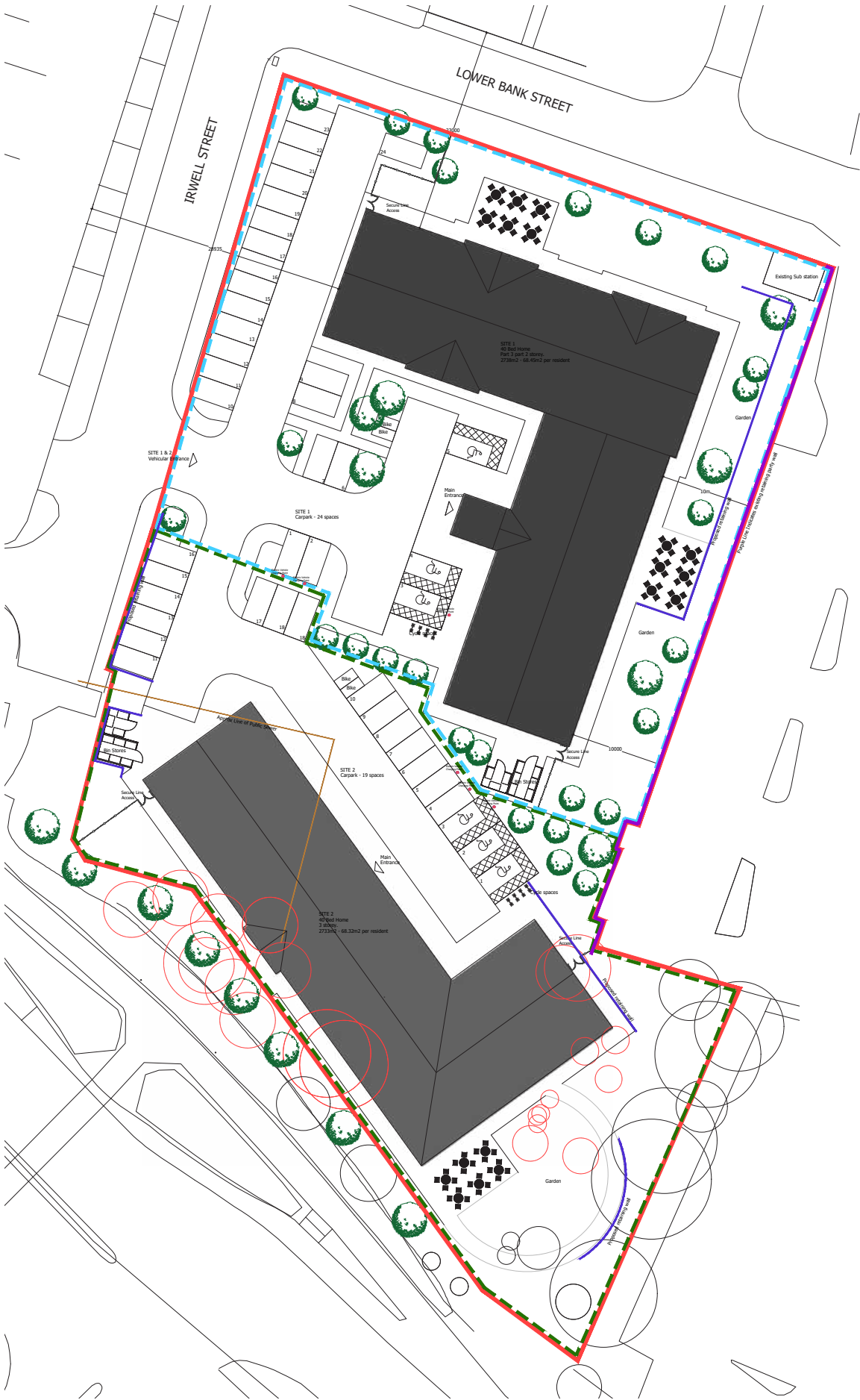
The proposed scale is reminiscent of the existing buildings surrounding the site, which included a larger leisure centre building with a collection of double storey residential buildings either side.

Character

The materiality character has been informed by the existing buildings, with red brickwork and detailing used as a reference to the existing buildings.

Key Development Principles

The overall development principles have been very much informed by its surroundings. These include materiality, scale, mass and detail references.

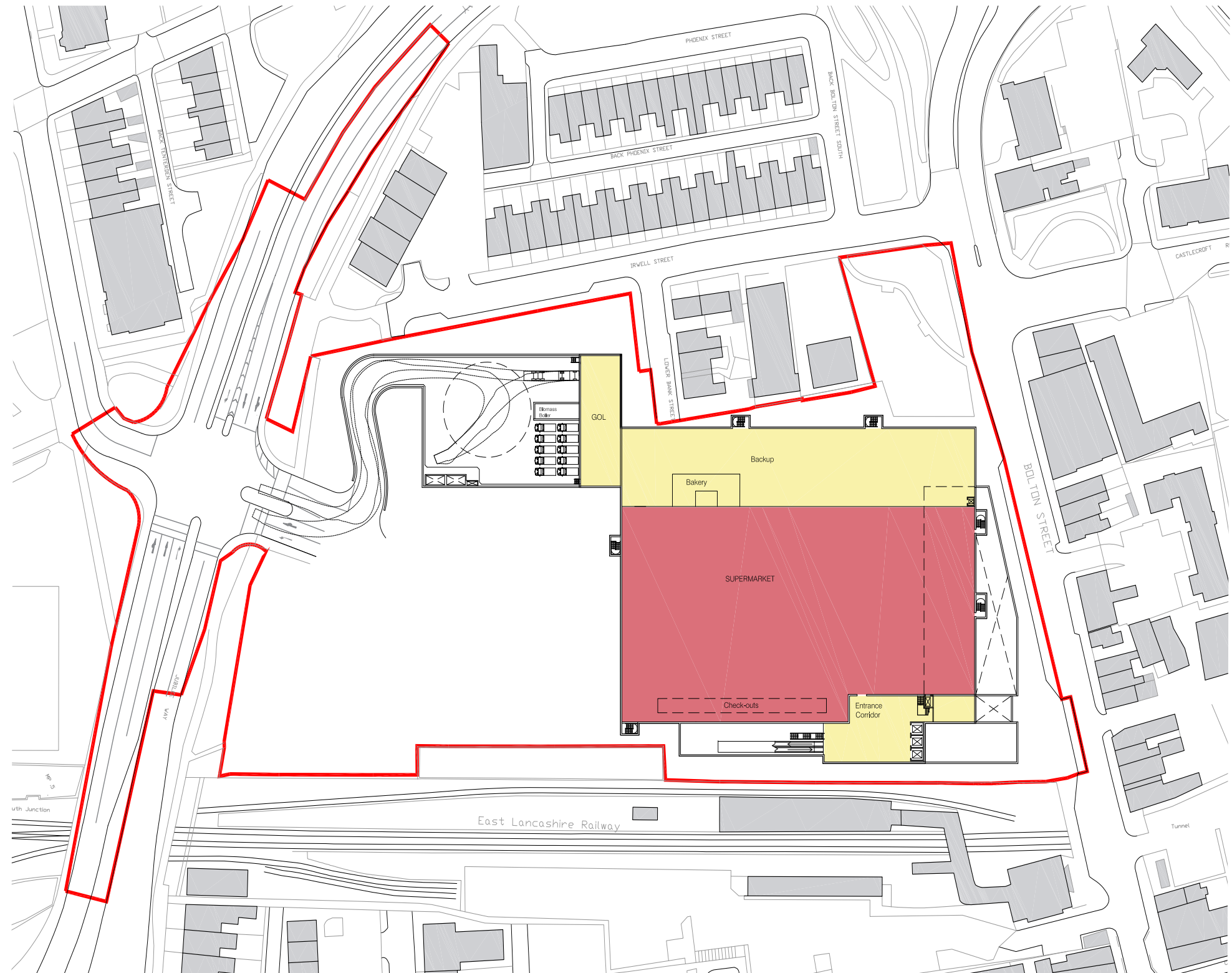


4.0 Planning Context

4.1 Planning History

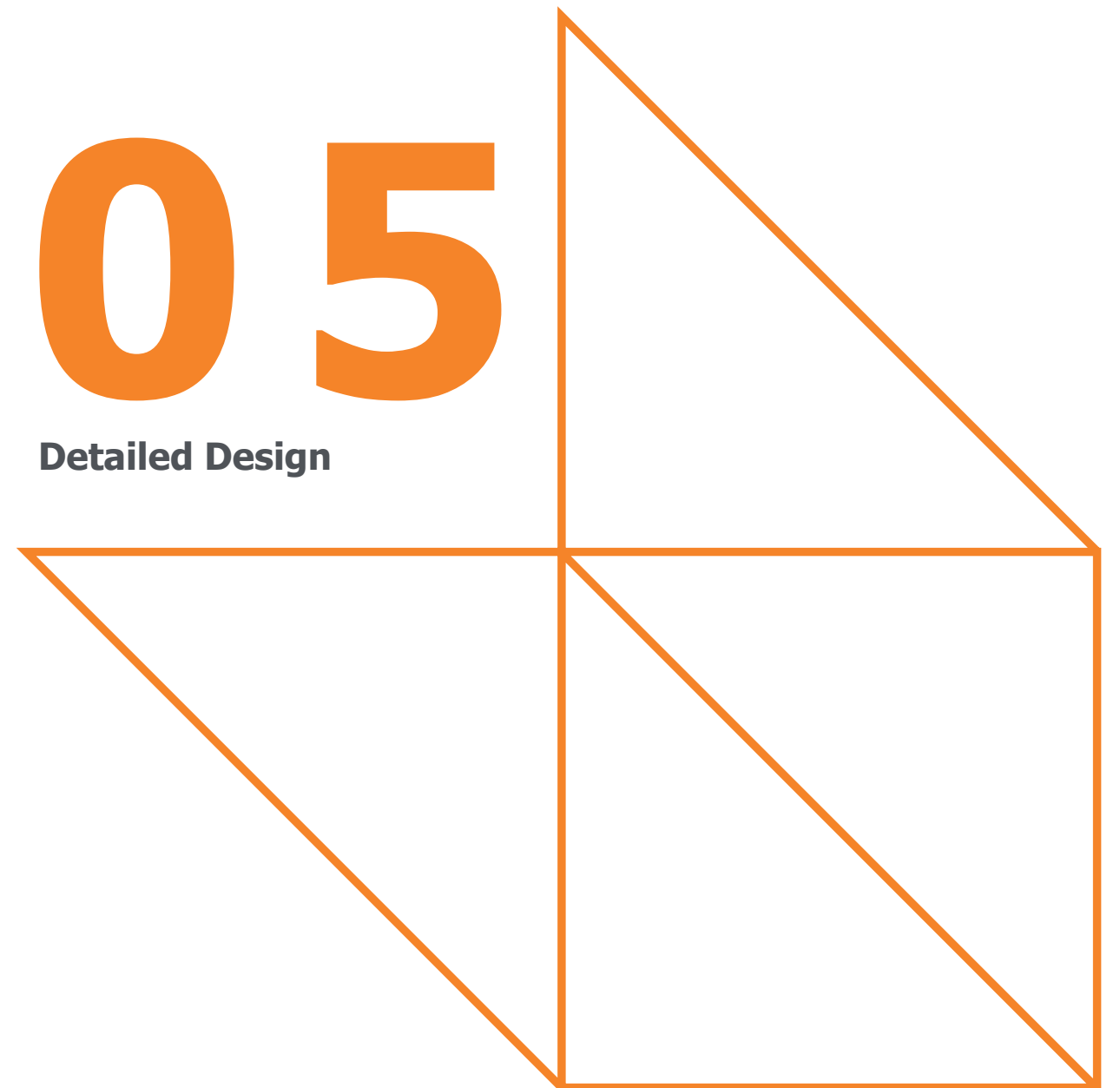
Previous planning application history associated with this site is as follows:-

- Application Ref: 56466 - Outline application (Means of Access to be approved at outline stage) for demolition of existing on-site structures and development of up to 12,077 sq.m (130,000 sq.ft) gross Class A1 retail floorspace (provided by a single large food store unit together with the option for unit shops of a maximum of 1,850 sq.m, this floorspace being part of the 12,077sqm) with Petrol Filling Station, car parking, landscaping and other associated elements. - Approved on 11th October 2013



05

Detailed Design



5.0 Detailed Design

5.1 The Overall Layout

The proposal has been driven by Exemplar’s vision for the scheme and site constraints. The layout can be described through the following aspects;

Character Impact

The proposal features various character impacts that link back to the surrounding buildings.

Regeneration

The proposal looks to redevelop and re-purpose a disused site hidden between busy roads and residential houses.

Site Massing

Both the care homes are envisioned as three storey, similar to the surrounding leisure centre providing a step down to suit the residential properties in the area.

Site Levels

Though the site has mostly flat topography graded slightly from east to west. The proposed levels take this into account and the scheme has been designed to work with the existing levels as much as possible, introducing retaining walls where required.

Landscape

The scheme features a residents garden space to the North/East for the full application are to the north and east of the building of the full application care building and to the South/East of the outline care building. This provides a sensory space for the residents to enjoy. Pockets of greenspace and planting will also feature around the main entrance and next to the car parking to provide added greenery and soften the proposal.

Parking

The scheme provides separate parking for each of the application sites. With 24 parking spaces on the full application site and 19 on the outline. These are including disabled parking spots, service bay and electrical vehicle charging points.

Entrance

The entrance is single storey with canopy.



5.2 Outline application site



5.2 Full application site



5.4 Full application: Floor Plans

You enter the building via the main entrance at ground floor, located in the south wing of the building. This takes you though to a secure reception area.

The South wing ground floor also houses the staff ancillary spaces, with direct access for servicing from the car park and staff cycle storage etc.

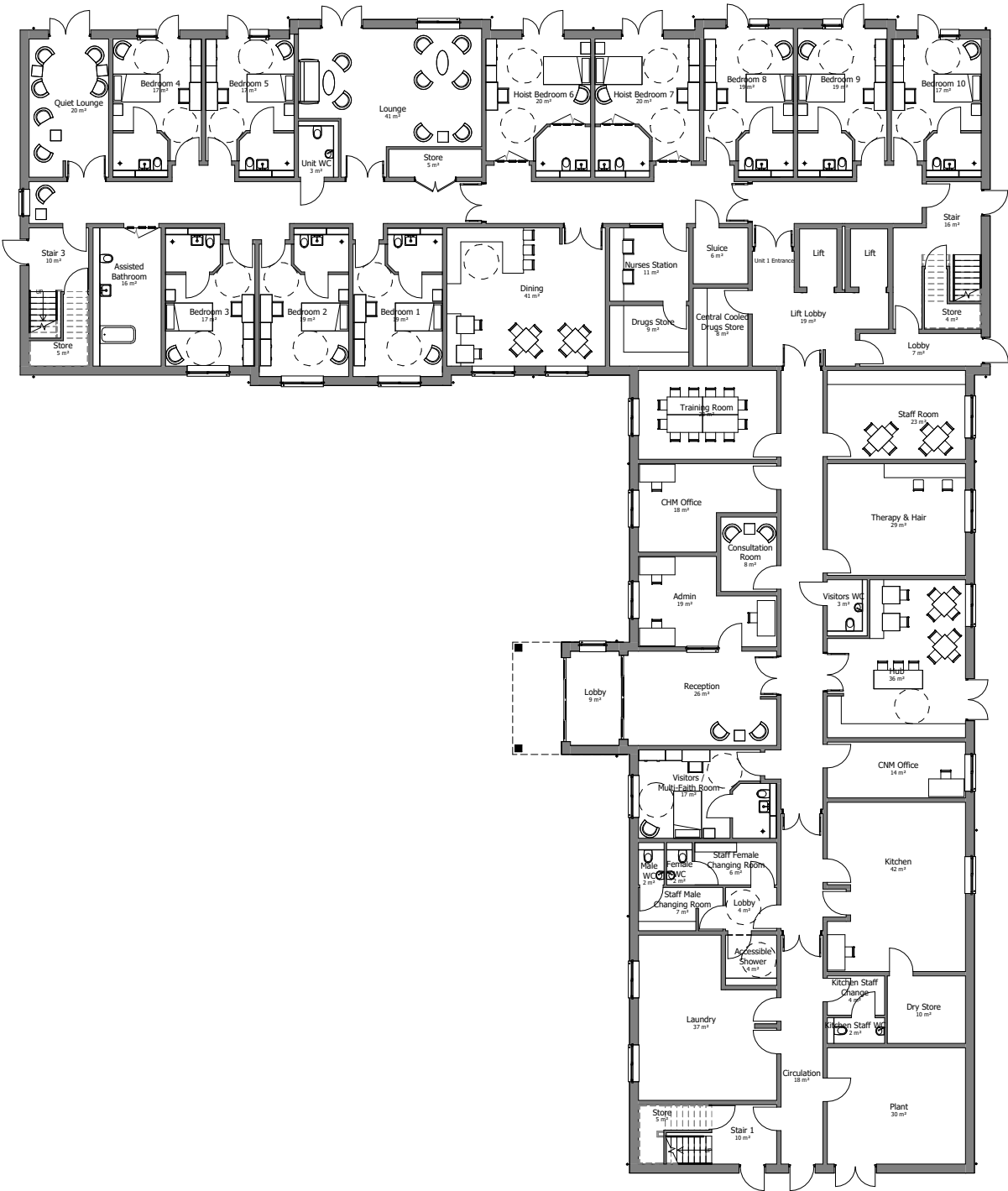
1.8 metres wide corridors have been allowed for ease of circulation. Off the corridor are 2 lift units, which provide access to all floors.

The accommodation is split into wings allowing the continuation of staffing ratios to remain as required. The south wing is a two storey element and the north a three storey. Each bedroom has its own private en suite with an additional assisted bathroom located at every floor.

On the ground floor, bedrooms are located close to the residence gardens, allowing them to benefit from open able doors straight onto outside spaces.

The first floor consists mainly of residential units and communal spaces. These bedrooms at upper floors benefit from low sill levels, to provide a view for residents.

All communal accommodation is located at the central location to allow connection of each wing.

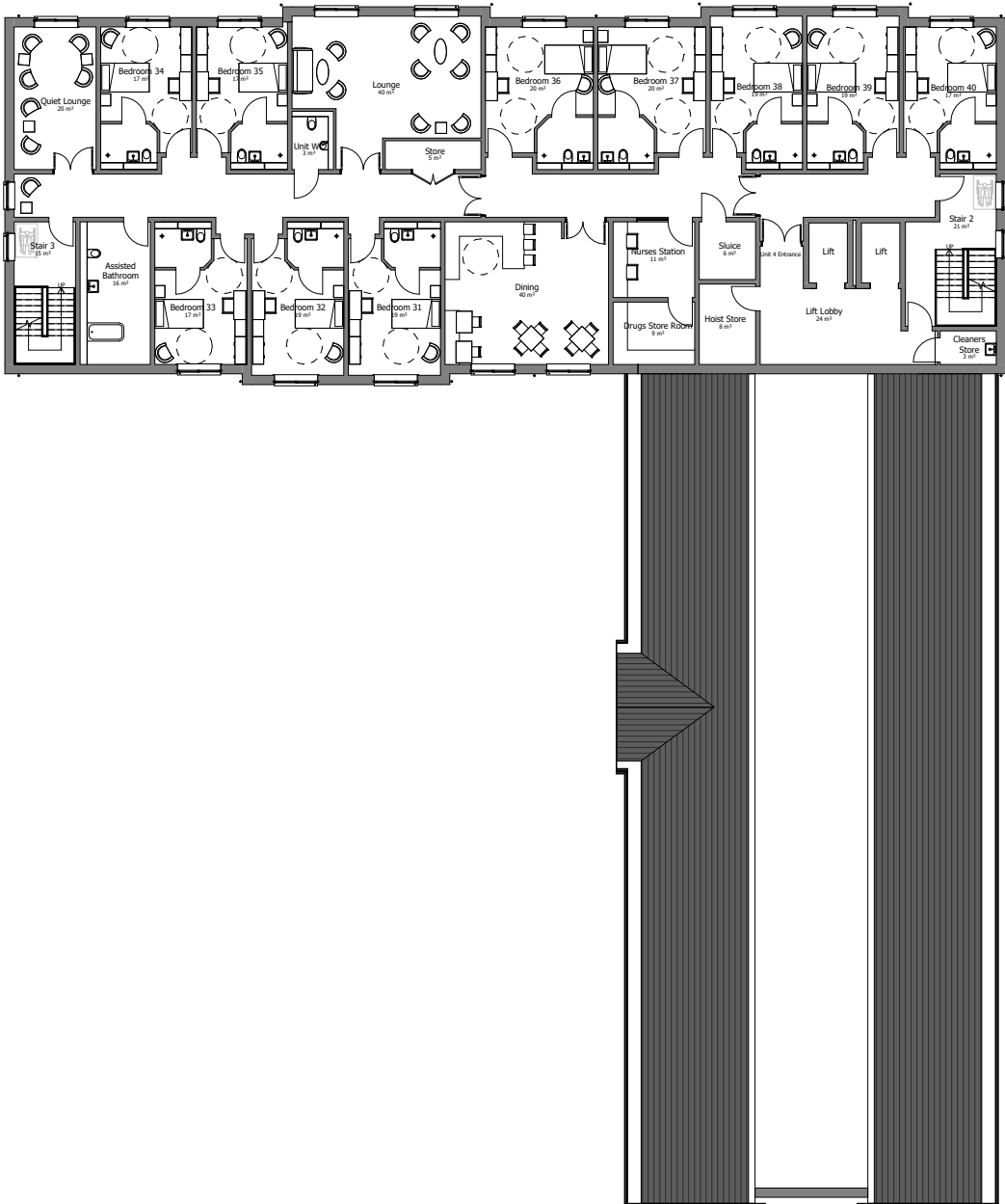


Proposed Ground Floor Plan

5.5 Full application: Floor Plans



Proposed First Floor Plan



Proposed Second Floor Plan

5.6 Full application: Building Typology

Internal
Internally, the building consists of 4 units. Each unit containing 10 no bedrooms with associated dining/ lounge areas.

Back of house areas, including commercial kitchen, laundry, staff rooms and changing areas are provided on the ground floor of the main entrance lobby whilst appropriately sized lifts are provided for inclusive access.

Materials
Internally robust materials will be selected to ensure that the building continues to function for its design life.

Externally large windows will be set amongst a masonry facade. The material features a variation of contrasting red multi brick and dark brown fibre cement cladding.



5.7 Full application: Materials

The scheme has been designed alongside a palette of materials that reflect the aspirational and contemporary nature of its surroundings. The primary materials are red brick and dark cladding with complimentary grey roof tiles.

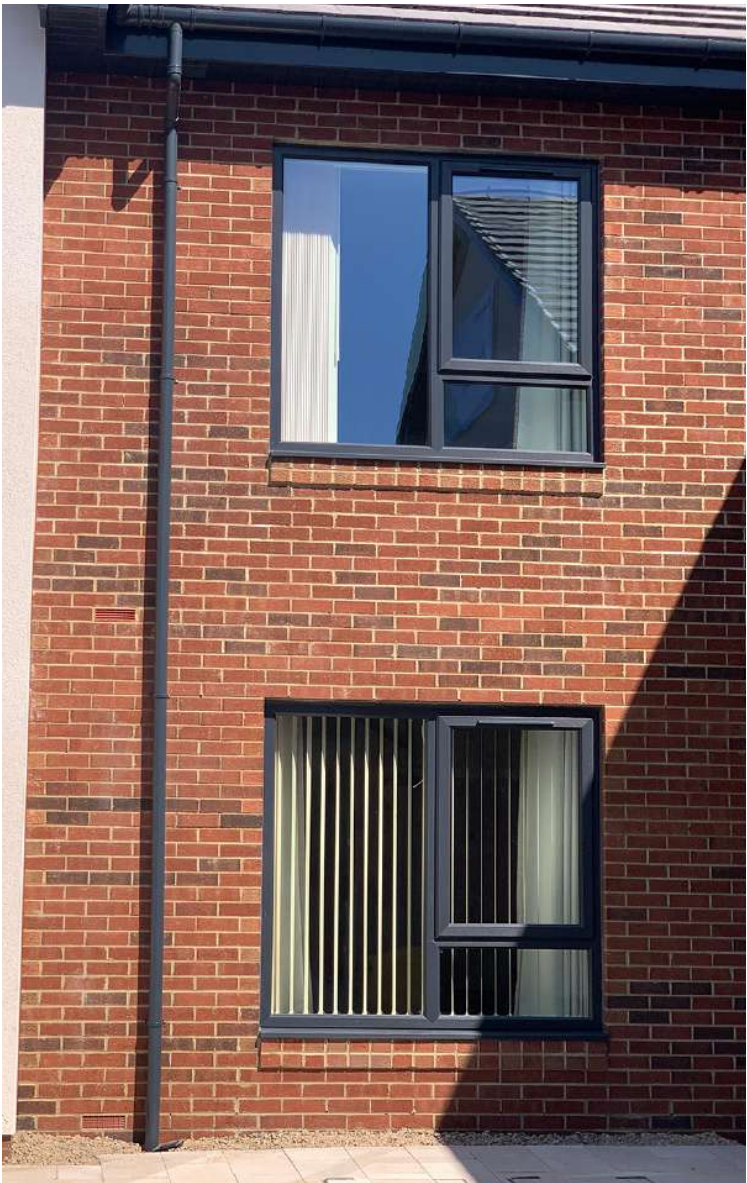
The design of the materials is informed by the existing site context and surrounding area, Brickwork being the primary materials used. The dark grey tiled roofs across the building complete the material palette for the scheme.

The elevations have a refined simplicity and strong geometry with well-proportioned windows. The masonry creates a robust and low maintenance long lasting facade. The repetition of façade elements arranged rationally give an overall sense of unity to the scheme.

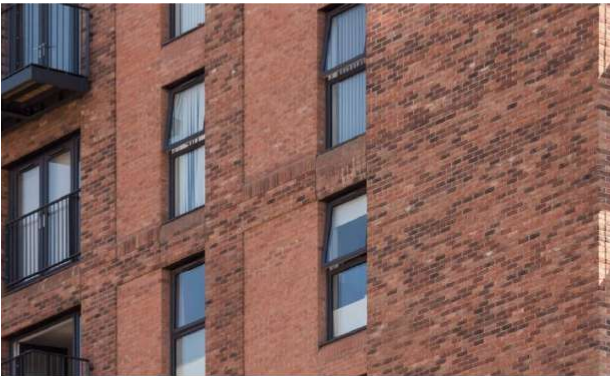
The brickwork along with cladding has been used throughout the scheme to give a variety to the facade aesthetics. These include framing brick details around windows and grey flashings are used throughout to maintain a contemporary aesthetic.

Key

- 01. Contemporary Grey Window Details
- 02. Contrasting Red bricks
- 03. Cladding
- 04. Dark Grey Tiled Roof
- 05. Contemporary dry verge.



01.



02.



03.



04.



05.

06

**Access, Movement &
Maintenance**



6.0 Access, Movement & Maintenance

6.1 Street Hierarchy

The vehicular and pedestrian access into the site utilises a new access route introduced via Irwell Street. This will be an in and out access shared by both sites.

The proposals accommodate a new vehicular parking area and spaces are sized at 2.5m x 5m standards. Our approach to the car parking strategy is to promote sustainable means of transport as far as possible. A travel plan will be developed for the site to achieve this.

6.2 Public Transport, Walking & Cycling

The site is situated in a sustainable location with good access to a number of sustainable transport modes, providing connectivity to local amenities. It is currently easily accessible by bicycle.

Bury is well served by public transport with a good network of bus services operating throughout the day. There are plenty of pedestrian walkways and crossings that provide a direct access to Bury town centre.

Cycling provision is provided on site for both staff and visitors.

Key



Main site Access and permeability



Primary Vehicular Routes



Secondary Vehicular Routes



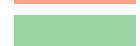
Tertiary Vehicular Routes



Pedestrian Paths



Cycle hoops



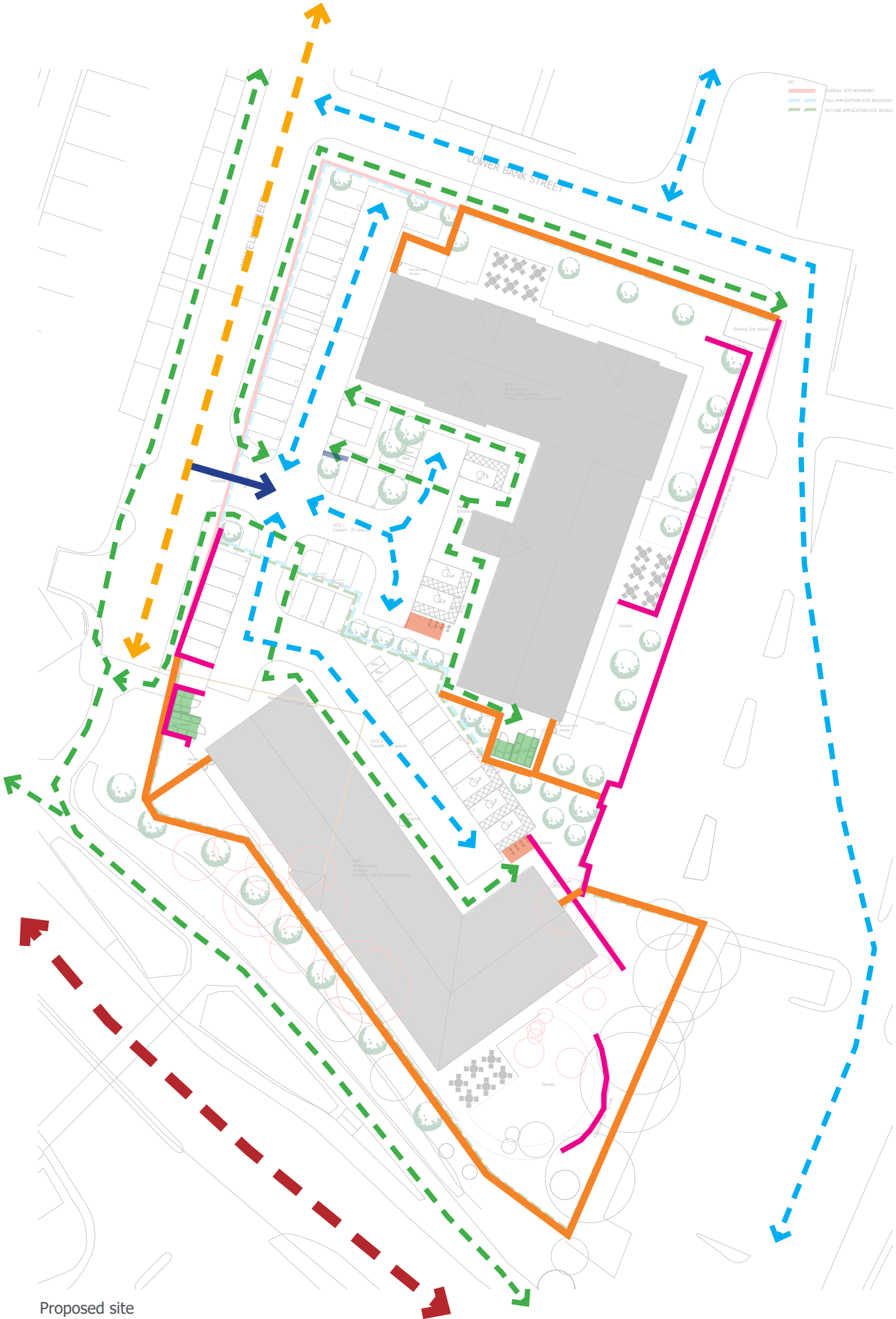
Bin Stores



1.8m fence/secure boundary

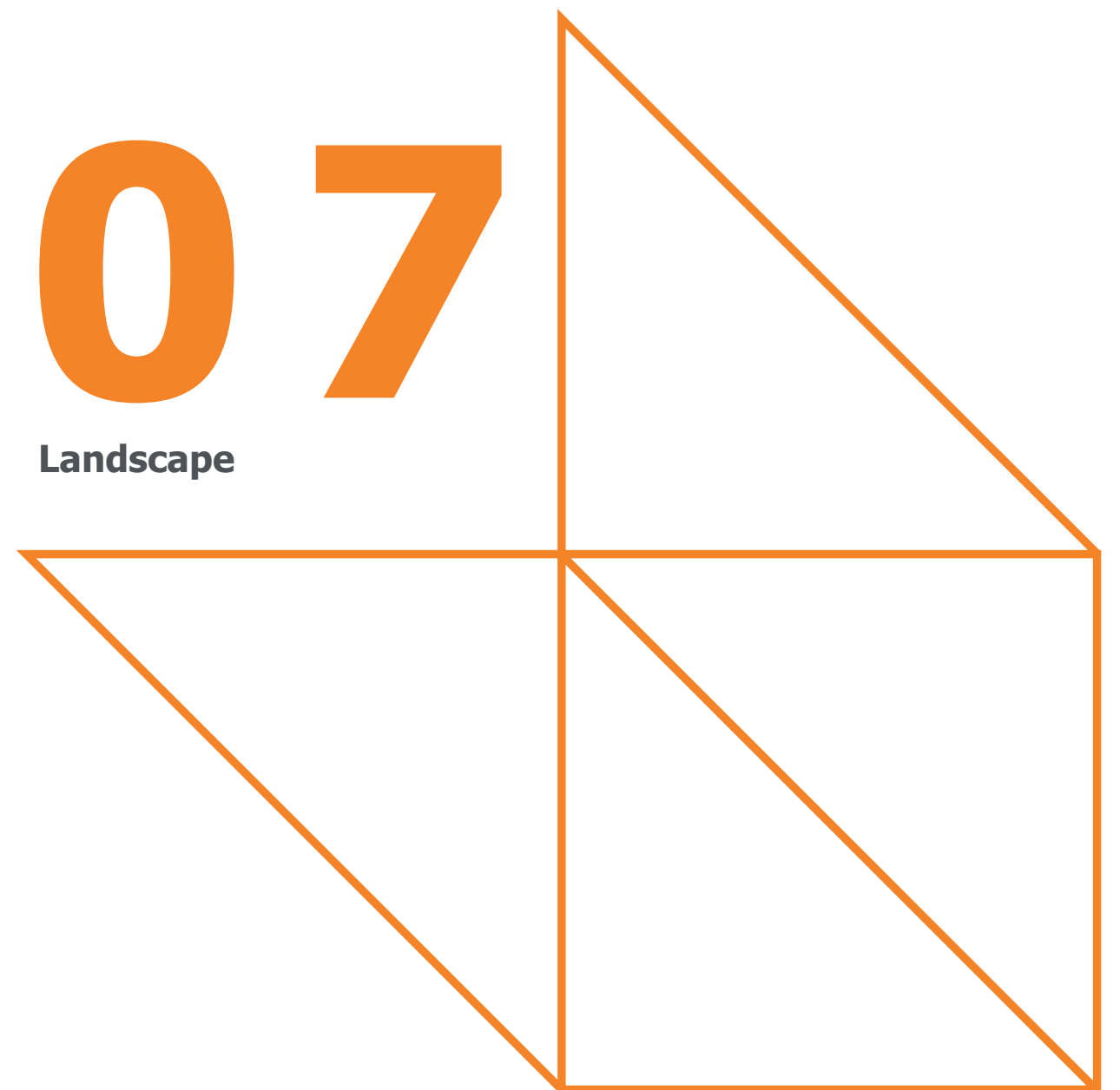


Retaining wall



07

Landscape



7.0 Landscape

7.1 Landscape Proposals

The landscape setting will be structured with the specific needs of the residents in mind. Communal gardens for the shared use of the residents will be provided along with private patio areas for residents on the ground floor outwards from the central hub and community areas. The internal layout of the proposal has been designed to include terrace areas to provide communal areas for both residents and visitors. The following is incorporated within the proposals:

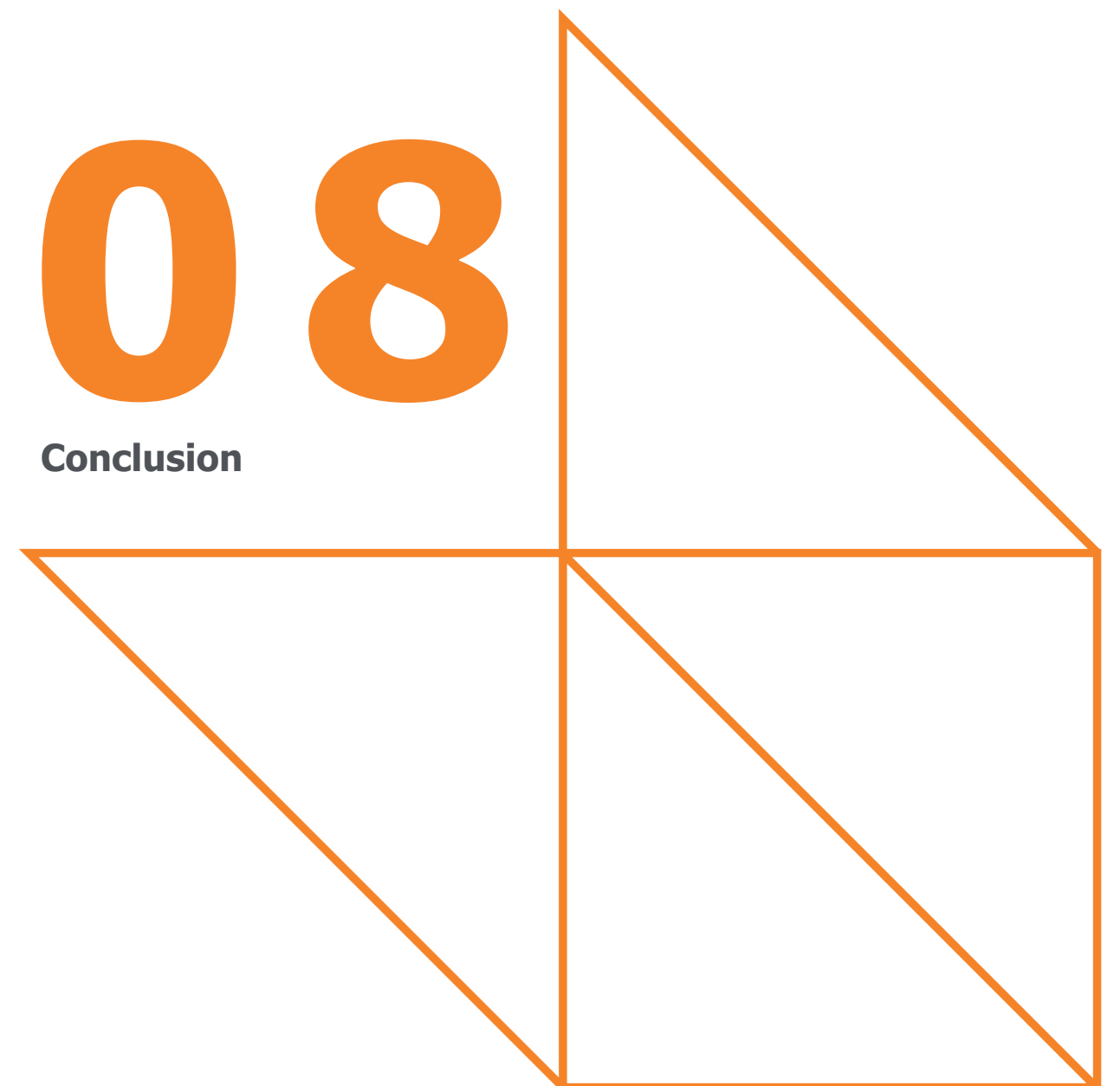
- Outdoor seating/eating areas – covered and/or open
- Attractive gardens with all year-round colour and seasonal interest
- Walkways around the building for visitors and residents to use
- Stimulation through landscape for residents with dementia
- Patio space for residents on the ground floor adjacent to their rooms



Proposed Landscape Imagery

08

Conclusion



8.0 Conclusion

8.1 Benefits and Planning Balance

We consider that the principle and proposed quantum of development is acceptable in highways and design terms and would be compliant with the development plan. Should officers disagree and have any ongoing concerns regarding the proposal, we consider these should be considered in the planning balance against the substantial benefits of the scheme, which are as follows:

- The proposal will facilitate the redevelopment of the site which is currently vacant bringing it back into positive use.
- The proposal would provide much-needed facility of this type in the area.
- The proposed scheme provides a high-quality accommodation for service users, with well-sized private rooms and communal areas to meet different needs. This includes lounges, quiet lounges, activity rooms and training rooms.
- The proposed facility will enable local people to be able to use local facilities which meet their needs, rather than having to stay for prolonged periods in hospital awaiting bed spaces or relocating away from the area.
- Further to discussion with Exemplar, it has been confirmed that the development will employ a large number of staff during the day, including ancillary staff. The majority of staff will be recruited locally. The shift patterns for care working staff will be split over two 12-hour shifts, from 8am to 8pm and from 8pm to 8am. The majority of the staff will therefore arrive between 7.30am and 8am for the day shift and between 7.30pm and 8pm for the night shift.
- The range of long-term jobs will be substantial and will include medical professionals as well as ancillary

support staff. The nature of the operation will mean that several opportunities will be suited to employees looking to fit a family life around employment. This will also help the local economy in terms of economic benefits.

- Importantly in terms of attracting and retaining staff the site location is well served by public transport with bus stops close by.

- Exemplar engage with local communities and facilitate community cohesion.

We trust that you agree that the proposed provision of a specialist care facility in the local area would be beneficial.

Exemplar have worked closely with Watson Batty Architects to create a scheme which not only meets their needs for a facility but relates very well to the site and surrounding properties.

The site is an empty site with little visual merit to the local area.

8.2 Conclusion

The proposal will develop the site for a thoroughly in demand usage, utilising a form design and massing entirely appropriate to the context for which it is proposed. The scheme is driven by its relationship to existing features and constraints within the site, which have been established through the development of the proposal.

This scheme will make the most efficient use of the land while making enhancements to its setting creating a sense of place and community for the development.

Overall, it is understood that one of the principal objectives of the NPPF is to significantly increase the supply of homes, coupled with the scheme proposing to utilise designated development land in an accessible location, the proposal is considered a beneficial and appropriate use of the site.

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