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A253019

Design and Access Statement

Oxford Road, Gomersal

Angela Swift Developments

September 2026

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01 Introduction

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1 INTRODUCTION

1.1 APPOINTMENT

The following Design and Access Statement has been prepared in support of a full planning application for the creation of a care home on land located of Oxford Road, Gomersal, BD19 4JR.

The proposed development compromises of 84 ensuite bedrooms (use class C2) with communal facilities. Parking is provided to the front and gardens to the rear overlooking open fields to the east and south. This development and associated works is submitted in accordance with national requirements. Please refer to the planning statement.

Maximum effort and consideration has been implemented in order to ensure that the given advice is as accurate as possible at this specific time. The proposal shown is subject to all Local Authority approvals including the approvals and agreements of statutory authorities and undertakers for all supplies, way leaves and diversions etc.

1.2 TEAM

TDC Architects has been appointed by Angela Swift Group the applicant, specialists in the development and delivery of high quality bespoke care home and retirement living, to lead the preparation of this Design and Access Statement.

The project team also includes specialists providing technical inputs on architecture, landscape, highways, heritage, energy, ecology, drainage and flood risk matters.

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1.3 CLIENT'S BRIEF

This planning application seeks to provide a specialist care home for the elderly with associated communal facilities, parking and landscaping, typically for residents over 60 years of age with the aim of maintaining their independence via a wide range of communal facilities. This is a very specialised form of accommodation, which is currently limited within Gomersal.

The most important functional requirement for this type of C2 accommodation relates to the ease of movement throughout any development. The building accommodates private rooms linked by heated corridors accessed from a secure entrance. Communal facilities in the form of a lounges, hair dresses, dining rooms and hospitality lounges must all be located at the heart of the scheme.

In addition to these functional requirements, the proposal addresses site specific conditions such as its physical context, historical context, surrounding character, constraints and opportunities, neighbour's privacy and amenity.

1.4 PLANNING APPLICATION DESCRIPTION

The Design and Access Statement is key in aiding the communication to the Local Planning Authority, and other interested parties, about the different processes that result in the synthesis and development of proposals and design principles in a structured manner within the local physical, economic and social context.

As well as this, the Design and Access Statement also aids with the delivery of the design through an integrated and well informed approach. This in turn helps to address a full range of access requirements throughout the design process.

The proposed development site occupies a parcel of land in the Cleckheaton district of Gomersal The site boundary includes the former Gomersal First School on the western side of the site and bounded by Oxford Road. The proposed development is for a care home complex providing:

29 N° parking spaces
Landscaped gardens
Cycle Store
84 N° Ensuite Bedrooms

The new residential development will be constructed and serviced to a very high standard, and we believe will bring measurable benefits to the local community, including the improvement of the current site condition. Furthermore, it is likely that virtually all residents will have links to the local community, with either the residents or their families originating from the local area. Through use of this facility, much needed existing housing stock will be released into the local housing market.

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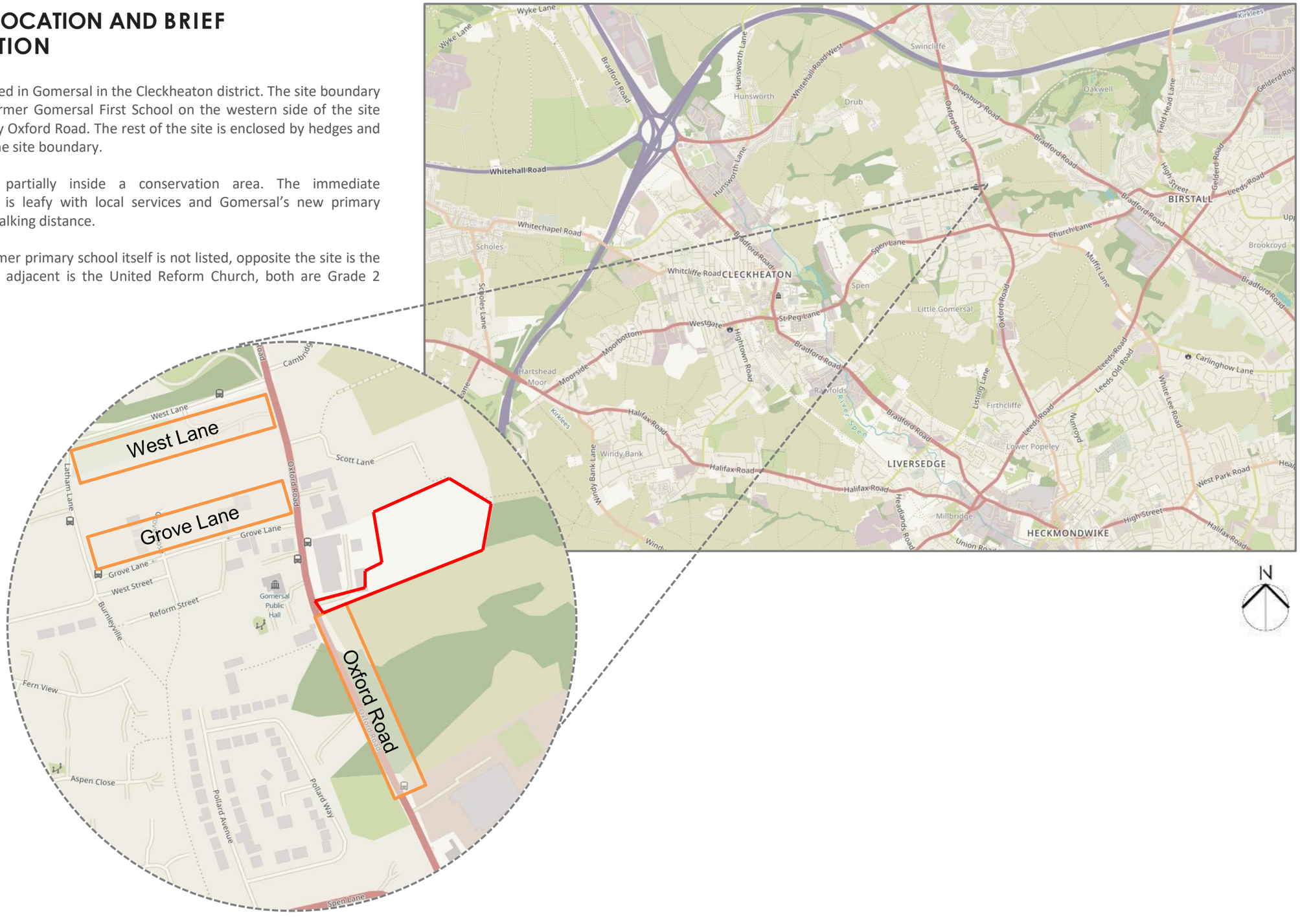
1 INTRODUCTION

1.5 SITE LOCATION AND BRIEF DESCRIPTION

The site is located in Gomersal in the Cleckheaton district. The site boundary includes the former Gomersal First School on the western side of the site and bounded by Oxford Road. The rest of the site is enclosed by hedges and fencing along the site boundary.

The site sits partially inside a conservation area. The immediate neighbourhood is leafy with local services and Gomersal's new primary school within walking distance.

Though the former primary school itself is not listed, opposite the site is the village hall and adjacent is the United Reform Church, both are Grade 2 listed.



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02 Vision

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2 VISION

2.1 CLIENT

Angela Swift Group (ASG) specialises in the development and delivery of high-quality care homes, assisted living and retirement villages.

Angela Swift and her team have considerable experience developing high quality bespoke care homes for the operating company, Silk Healthcare. Five homes built within 8 years were acquired by MHA in 2016 and have recently completed 3 care homes acquired by Lovett Care in 2024/5.





About The Angela Swift Developments Process

ASG have many years of experience in this field and bring a wealth of design & operational expertise to each care home proposal. The approach of the ASG team is to provide bespoke luxury care facilities, rather than repetitive blueprint design.

All projects are turn-key developments, fully fitted and equipped and ready to open their doors. Each development site is carefully selected with a full needs analysis undertaken, including demographics.

ASG are a developer with a track record in the care sector, each care home has its own bespoke design considering the needs of the local area and of the surrounding environment so ensuring that each care home becomes a part of the local community.

Expectations for elderly care and lifestyle are constantly changing. ASG exceeds all expectations, anticipates future requirements and seeks to future-proof every development.

Current bespoke designs are based on experience of building and operating care homes since 2008 and drawing on the depths of knowledge of the team members.





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2 VISION

2.2 PROJECT VISION

The care home development proposed at Oxford Road aims to provide a well- designed space that fosters a peaceful and secure environment with a wide range of communal facilities that promote physical, emotional and social well-being.

The design of the scheme is intended to be sympathetic to the surrounding townscape and wider context. The development should be designed in such a way that takes advantage of the long views of open space to the rear of the site, while minimizing the any potential impacts on the surrounding residential properties, along with creating a sense of openness and accessibility.

The development is committed to promoting sustainable living. It will incorporate environmentally friendly features, such as energy- efficient systems, renewable energy sources, and green spaces that enhance the local ecology, and encourage sustainable transportation.

Over the next twenty years the number of people aged over 60 will increase by over 40%. The population is growing and ageing and the built environment needs to meet the needs of people with different levels of mobility and capability. This ageing population leads to a dependence on health and care which in turn requires safe environments to live.

<u>Key Requirements of elderly accommodation:</u>

- Safe and secure environment
- Design, style, place and quality
- Communal areas with a sense of light and space
- Attractive outdoor areas
- Support Care Services

The proposals before the council adhere to all of these requirements and will provide vibrant living accommodation which will be a welcome addition to the area.

Increasing the availability of this kind of accommodation also has knock on positive effects for the surrounding area under what is known as the ‘housing chain’. People moving into care homes will release large family homes back into the community, which is key to offering more options for families living locally. In turn, this frees up smaller starter homes for young people, singles and couples. Hence this kind of development promotes a cycle of positive redistribution of the housing stock and the benefits of this to the wider locality, this will help to relieve pressures to release greenfield sites for housing.

Site Specific Proposal Principles:

- The provision of high-quality living accommodation for the elderly residents, communal facilities, landscaping and associated parking facilities;
- The massing and visibility of the development in its wider context with the care home building set back on the site to best utilise the potential garden views across open fields and create a buffer of vegetation between the care home and the adjacent residential properties. The new landscaped parcel of the site balances the existing urban landscape surrounding the site and reflects the leafy residential neighbour it is set in.
- Best use of the site and its accessible location;
- Take account of the local context and neighbouring designations;
- Designed to respect the amenity of existing neighbours and future occupiers.



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03 Planning Context

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3 PLANNING CONTEXT

3.1 PLANNING HISTORY

The site has a limited planning history. In 2003 there was an application for the erection of an entrance extension and new access within a Conservation Area for Gomersal First School. This application was granted under the Reg. 3 General Regulations for public-sector development.

Most recently the site was promoted and allocated in the Kirklees Local Plan (Site H2667) for housing development (approx. 48 dwellings) when the Local Plan was adopted in 2019. Representations to the Local Plan consultation show objections to this allocation, particularly regarding heritage and conservation concerns related to the school building and adjacent Green Belt land.
As the site is now intended for use as a care home, it would not contribute to the heavy traffic that was a prominent objection surrounding the 48 dwellings proposal.

3.2 PLANNING POLICY

The relevant Planning Policies against which the proposals for the application site are to be considered comprises The National Planning Policy Framework (NPPF) and The Kirklees Local Plan (2019) — Statutory Development Plan.

There is currently no Neighbourhood Plan for Gomersal.

3.3 PLANNING BENEFITS

The proposed development will.

• Provide a range of economic benefits, including direct employment in its own right, supporting the local economy with an increased footfall and local expenditure and revitalising the housing market through the release of under occupied family housing.

• The proposed development would have economic benefits for the local area within Warlingham, with residents having a propensity to rely upon local shops, services and facilities.

• Provide social benefits through the provision of specialist accommodation for older people, giving older people housing choice to help maintain their independence, remain within an inclusive community, and reduce pressure on health care facilities.

• The proposed development accords with both national and local planning policy in respect to the delivery of older persons accommodation, which the National Planning Practice Guidance has identified its delivery as ‘critical’, and no other type of housing has had its delivery described in such urgent terms. Moreover, the scheme is fully in accordance with policy H09 of the NPPF and the requirement therein in the context of establishing need, the size, type and tenure of housing needed for different groups in the community being met and reflected in planning policies, older people in this particular case by virtue of this age restricted specialist scheme.

In summary, having assessed the proposal against the statutory development plan and the NPPF, we consider the proposed development to be entirely in accordance with the principles of sustainable development. It fulfils all three dimensions of sustainable development listed by the NPPF.

3.4 RESIDENTIAL CARE HOME

Residential care homes provide a valuable form of specialised accommodation that meets a specific housing need. In so doing, it gives rise to significant planning and social benefits that realise other planning objectives that are given national and regional priority. It provides purpose-built, specifically designed accommodation for local elderly people. Safety, security and companionship is said to reduce anxiety and maintain health and general well-being. It also provides a form of housing that better meets the on-set and increasing problems of mobility/frailty allowing for continuance of an independent lifestyle.

This form of development provides a valuable form of specialised accommodation that meets a specific housing need. In so doing, it gives rise to significant planning and social benefits that realise other planning objectives that are given national and regional priority. It provides purpose-built, specifically designed accommodation for local elderly people.

“National Design Guide 10 components of a well-designed place”



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04 Site Context and Identity

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4 SITE CONTEXT AND IDENTITY

4.1 SITE LOCATION AND BRIEF DESCRIPTION

The site is located in Gomersal in the Cleckheaton district. The site boundary includes the former Gomersal First School on the western side of the site and bounded by Oxford Road. The rest of the site is enclosed by hedges and fencing along the site boundary.

The site sits partially inside a conservation area which includes the buildings for Gomersal First School, the fields to the east of the site sit outside the conservation area boundary. There are several listed buildings around the site in the conservation area. The closest of these are Grove Congregational Church and Sunday School and its forecourts walls, gate piers and gates to the north which are Grade II Listed, Gomersal Public Hall to the west which is Grade II Listed and Red House to the southwest which is Grade II* Listed.

The site is currently a school building as per its original function, with the school fields to the back of the site in the east and a play area between the main building and the open fields. The site is flat and contains smaller outbuildings and areas of hardstanding used as sports courts enclosed with fencing.

Topography and Views

The site is situated between the former first school to the west and all other boundaries are well-screened from the road frontages by existing mature planting. There is no noticeable marked change in levels across the site. with the land appearing predominantly flat. The application site has a residential development to the North, fields to the east and south and Oxford Road to the west. The site extends to 1.42 hectares in size.

We understand there is a mineshaft present towards the eastern boundary of the site.

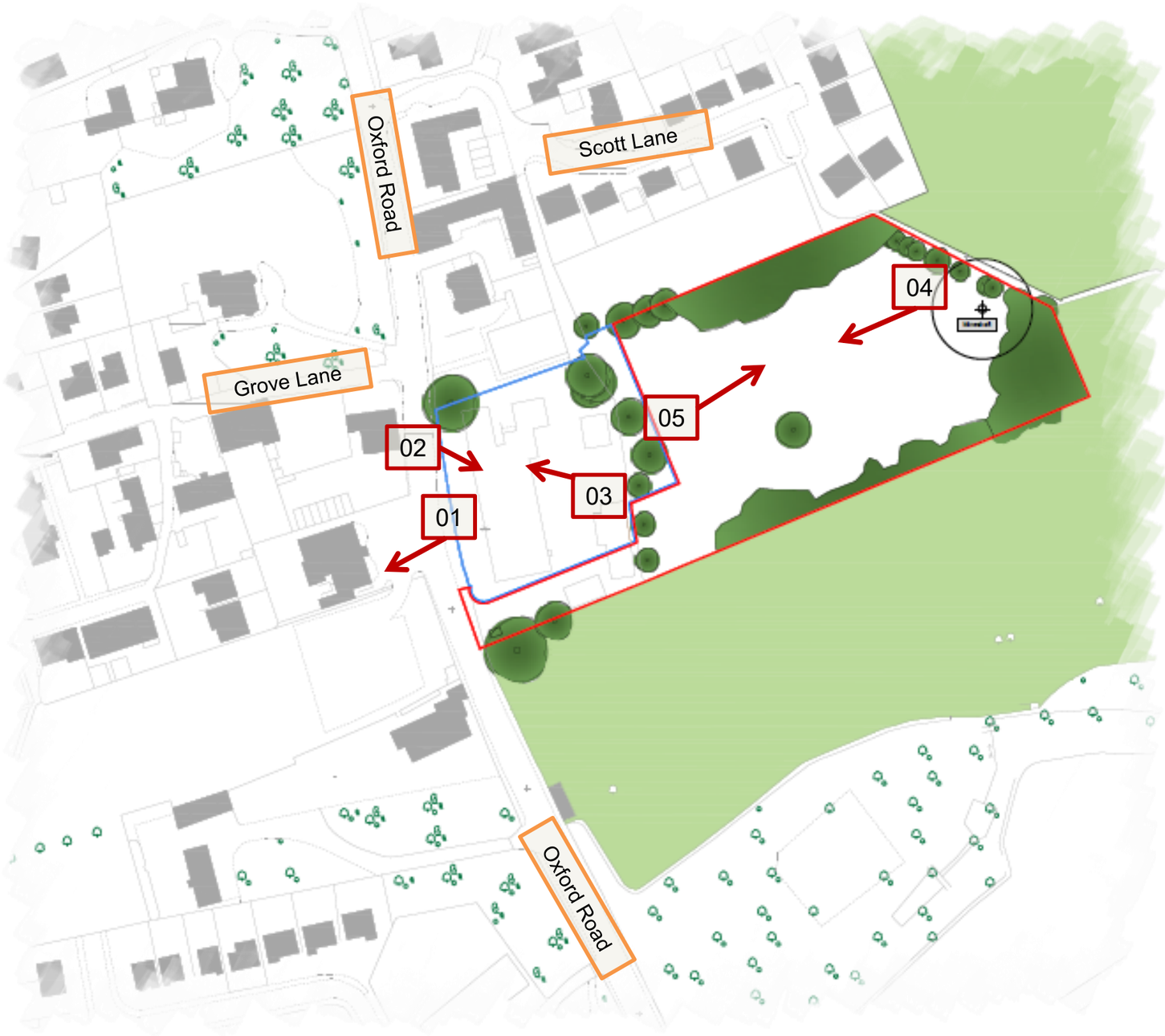


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4 SITE CONTEXT AND IDENTITY

4.2 SITE PHOTO'S

Plan showing site photo views



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4 SITE CONTEXT AND IDENTITY

4.2 SITE PHOTO'S











01 – View from site to Gomersal Public Hall

02 – Photo looking at the former Gomersal First School located on site

03 – Photo looking at the rear of former Gomersal First School located on site

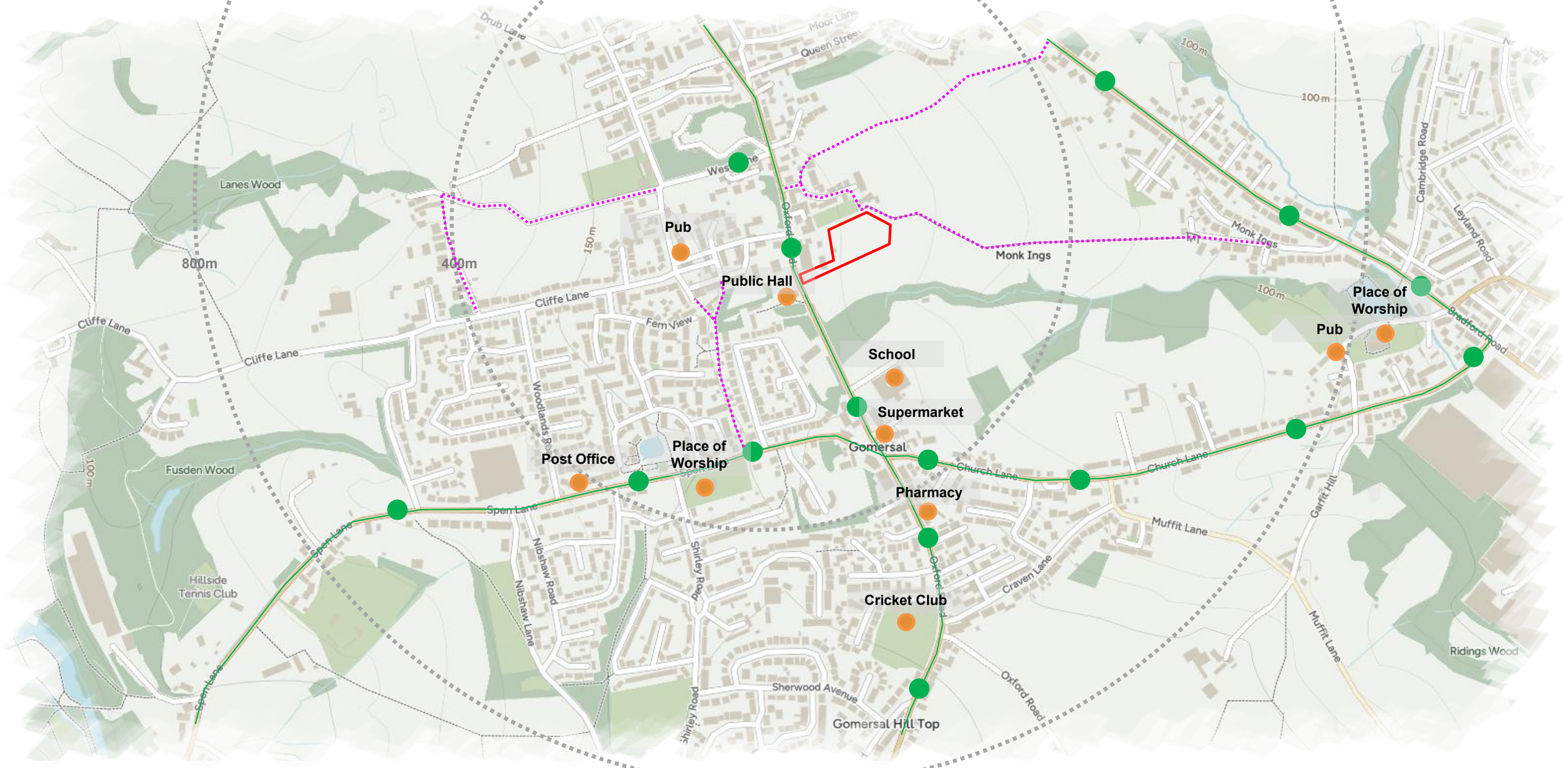
04 – Photo from the east boundary looking towards the former Gomersal First School.

05 – View looking towards the eastern boundary overlooking fields.

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4 SITE CONTEXT AND IDENTITY

4.3 SETTLEMENT ANALYSIS - WIDER WARLINGHAM FACILITIES AND CONNECTIONS



This diagram shows walking distances from the site as shown by circles. 400m radius (5-minute walk) and 800m (10-minute walk). The site is in a sustainable location, with good access to local services and facilities, as well as the wider area of Gomersal. Local services include several supermarkets and convenient stores, pharmacies, open spaces & GP surgeries. Community facilities including churches, parklands and a local schools can all be found along public transport links throughout Gomersal.

A number of different retail and urban zones can be found throughout the local area, the most prominent due to Gomersal's location, are Cleckheaton and Birstall town centres., offering a range of shops, restaurants/cafes, and numerous small businesses. As can be seen, numerous public transport links, including bus and public footpaths offer easy movement between the site and the wider area, ensuring the site is well connected to the local community. As a result, the proposed site is in a prime location to be redeveloped and enhanced, to serve the local community.

- Site
- Bus stops and bus routes
- Facilities
- Public RoW

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4 SITE CONTEXT AND IDENTITY

4.4 LOCAL FACILITIES & MOVEMENT

The site is located in the centre of Gomersal, along Oxford Road, a key road leading into / out of Gomersal Centre, which provides access to local amenities, including:

Retail and Services – The site is approximately 0.2 mile (5 min walk) from the closest local supermarket, with a number of convenience and specialty shops close by, helping ensure easy access to essential goods and services.

Health and Wellbeing – Residents have easy access to local medical facilities, with Gomersal Pharmacy located 0.3 mile south of the site, via Oxford Road (8 min walk)

Recreation and Leisure – The town features several open green spaces, including the PRoW directly adjacent to the site.

Public Transport – Several local bus stops help serve the site, as well as connecting it to the neighbouring towns of Birstall, Cleckheaton and Heckmondwike.

In summary, the town of Gomersal provides a variety of local facilities, creating a convenient and vibrant living environment

Gomersal embodies a blend of various developments as the town has grown and developed over time. A figure-ground analysis of Gomersal provides insight into the spatial relationship between built structure frontages and open spaces. The town consists of numerous pockets of developments, primarily formed along the primary vehicular routes (indicated). With careful development of the site and building placement, a strong street scene with an active frontage could be introduced to the area, creating a new focal point along Oxford Road for the area.



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4 SITE CONTEXT AND IDENTITY

4.5 CONSTRAINTS AND OPPORTUNITIES

Constraints

01 – Mineshaft present at the eastern boundary of the site.
02 – Access: Vehicular access into the site will need to be carefully considered based on levels and visibility.
03 – Neighbouring open green space forms wider green belt area. Carful design considerations needed to reduce overall impact of the proposed care home.
04 – Neighbouring dwellings: amenity of adjoining houses to be safeguarded.
05 – Development envelopes: extent of developable site defined by policy guidance and site constraints (redline boundary).
06 – Existing substation on land opposite the site could negate need for the care home to have its own.

Opportunities

A – Comprehensive regeneration: redevelopment of the site in a highly sustainable location close to the centre of Warlingham.
B – Improve street side environment: provide development that addresses street scene and public realm.
C – Improved site boundaries: Suitable and consistent boundary treatment to surrounding roads. providing a clearly defined site edge, maintaining privacy.
D – New planting: appropriate landscaping scheme to be provided.
E – Vehicular access: to be taken from Oxford Road.
F – Improved local environment: redevelopment of site with low traffic care accommodation improves amenity of neighbouring properties.
G – Neighbour amenity: development designed and arranged to safeguard adjoining properties.

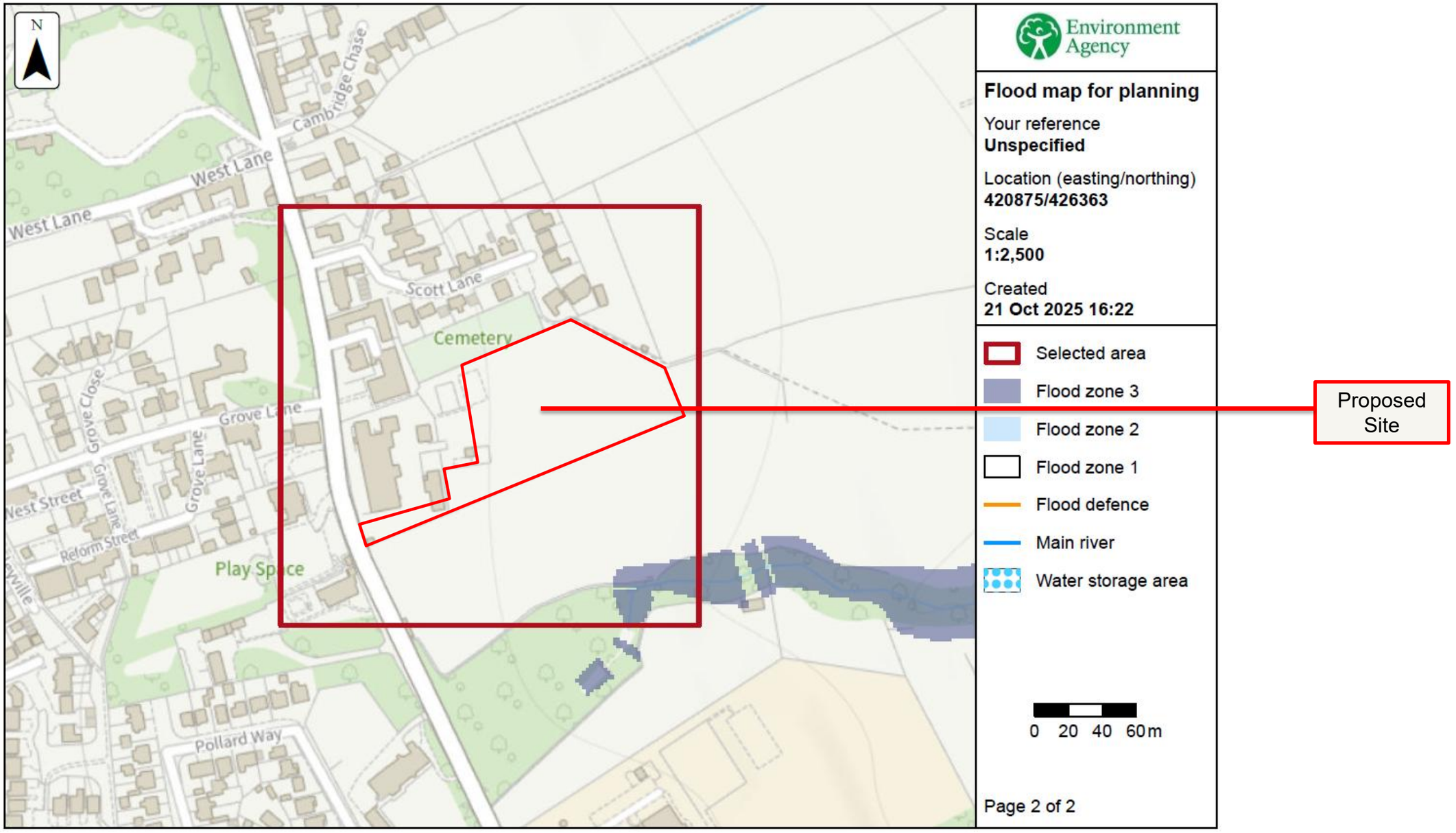


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4 SITE CONTEXT AND IDENTITY

4.6 FLOOD MAP

Although the proposed site for the development does not itself sit within a flood zone, it sits directly North of an area categorised as flood zone 3. Land within flood zone 3 has a high probability of flooding from rivers.



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05 Design Development and Engagement

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5 DESIGN DEVELOPMENT AND INITIAL SITE STUDY



5.1 DESIGN AWARENESS

The development is intended to provide an environment for high quality residential care accommodation in a sustainable development, which in turn is respectful of its setting and neighbouring properties.

The applicant aims to create an 84-bedroom care home that is integrated with the local community to help meet the overwhelming and growing need for this type of accommodation within the local area.

They must offer a safe and comfortable living environment for the elderly to create a continued care pathway for local residents.

A new care home is a fundamental part of achieving this goal.

This concept should be reflected in the architecture and promote best practice at all levels, whilst maintaining the special character of the locality and site.

It is proposed to redevelop the currently empty site to provide a new care home (84 no. beds), and to set the building into the site beyond the frontage trees and away from the mine shaft adjacent to the eastern boundary.

The care home will provide accommodation for older people with residential, and dementia care needs. The home will include ensuite bedrooms to all rooms, and a range of communal and amenity spaces such as a café, activity rooms, hairdressers, lounges, dining spaces and quiet rooms.

The care home will be three storeys in height (with back of house facilities such as laundry, plant and tank rooms located across all floors. Use of a single point of access and egress from Oxford Road to the West where suitable visibility splays can be achieved.

The building will be set within new landscaping and will be positioned to protect the amenity of neighbouring residences and prospective residents.

The scale of development is in keeping with that of the immediate area. The proposals is to develop a care home built up of 3 storeys, which will have little impact on the neighbouring residents due to former Gomersal First School blocking views from Oxford Road and the treeline bordering the site.

Our vision is to create exceptional spaces that become wonderful places in which to live and thrive.

A home is where love resides, memories are created, friends always belong, and laughter never ends.

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5 DESIGN DEVELOPMENT AND INITIAL SITE STUDY

















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5 DESIGN DEVELOPMENT AND INITIAL SITE STUDY

5.2 DEVELOPED FEASABILITY

The scheme will be an example in terms of the standard of facilities and the provision of support and care. The care home will exceed the space standards set by the CQC and will incorporate the following facilities and features:

- All bedrooms to be equipped with full en-suite bathrooms
- 24-hour on site care provision
- Spacious communal and well-being facilities incorporating café/bar/lounge, hairdressers, nail bar activity rooms, lounges, dining spaces and quiet rooms
- On-site kitchen and laundry
- Staff facilities including lounge and changing rooms
- Landscaped amenity areas and sensory gardens
- Car and cycle parking as well as dedicated spaces for deliveries and ambulance

The wider design objectives are to achieve the successful integration of the building into its landscape and built surroundings, to deliver an attractive development that respects amenity interests, to provide landscape spaces that are usable, safe and enjoyable and to ensure that proposals meet the principles of inclusive design. The following principles are noted and are illustrated on the site layout plan:

- To position the building centrally within the site to provide a degree of spaciousness and to allow for the creation of good-sized amenity spaces to the front and site and rear.

- To retain a good-sized landscaped buffer to the east, thereby providing an appropriate transition between the built-up area and the countryside beyond.



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5 DESIGN DEVELOPMENT AND ENGAGEMENT

5.3 PRE-APPLICATION

Pre-application submission in February 2026 for the erection of a new care home with associated landscaping and parking.

The proposal outlines plans to redevelop the site into a three-storey, 84-bedroom care home with 29 on-site parking spaces, with vehicle access from Oxford Road.

The design proposes a contemporary architectural style to contrast positively, and further enhance the immediate area, featuring red brickwork, white brickwork, Cedral cladding and extruded brickwork detailing.

Concern was raised in the pre-app response regarding the proposed building's flat roof design in respect to surrounding context, which is not a true reflection of the wider conservation area. Following this feedback, a design investigation was undertaken into a pitched

The initial site plan outlined an early-stage landscape strategy, showing various hard and soft landscaping elements and separate areas for servicing the building with the general approach being supported in the pre-app response.



Site plan from the Pre-App submission











Images from the Pre-App submission

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5 DESIGN DEVELOPMENT AND ENGAGEMENT

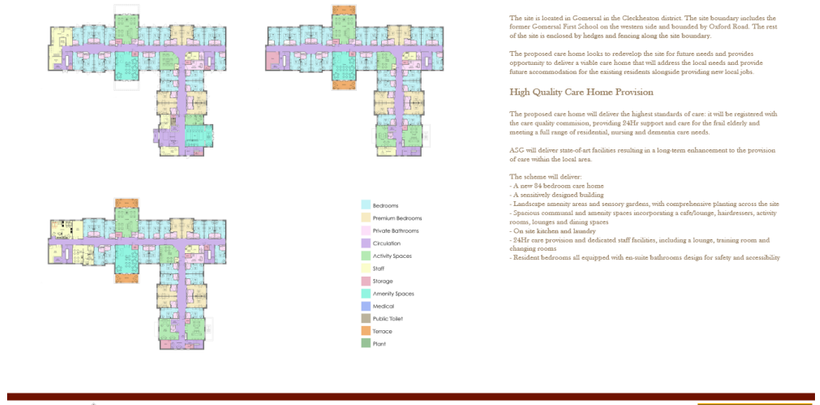
5.3 PRE-APPLICATION

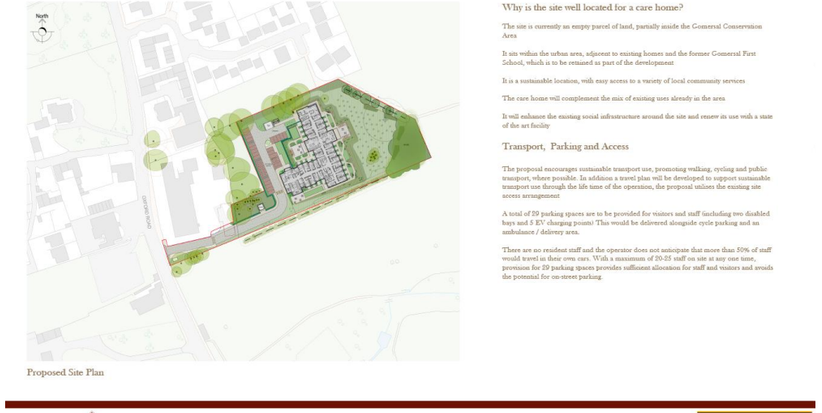
On 24th August 2026, 200 leaflets were distributed to the residents of the neighbouring properties to the proposed development. Local businesses within the vicinity were also contacted directly. The leaflets provided summary information regarding the proposed development as well as directing residents on how to obtain further information by viewing the dedicated website. A summary of the matters raised by the local residents during the period and responses/actions as follows:

Comment	Response/action taken
What is happening regarding the site frontage i.e. the school	The school front section will be subject to a separate application, but the current intention is for the frontage to remain.
Number of car parking spaces / traffic	The number provided is in line with the Local Authority guidelines and based on our past experience as an operator and how staff tend to travel into work. Consultant reports will be provided showing number of expected trips etc to demonstrate the car parking requirement. Typical shift patterns for the care home will be outside of school hours
Height of building / overlooking / shadows	A 3 storey building is required to make the scheme viable. Due to the levels and surrounding trees there is minimal impact on neighbouring properties.
Ecological impact	An ecological assessment as well as BNG requirements will be submitted as part of the full application.
Proposed materials - clarity	Stone gables to tie in with neighbouring historic buildings. A heritage impact assessment will be submitted as part of the planning application.
Need for a care home	A needs analysis has been undertaken which identifies there is a need. The report is to be submitted as part of the planning application.
Noise from services – kitchen/laundry/plant room	Any noise is channelled through the roof so any impact would be minimal. The separation distances between the proposed care home and neighbouring properties would also mitigate any risk.









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5 PROPOSAL

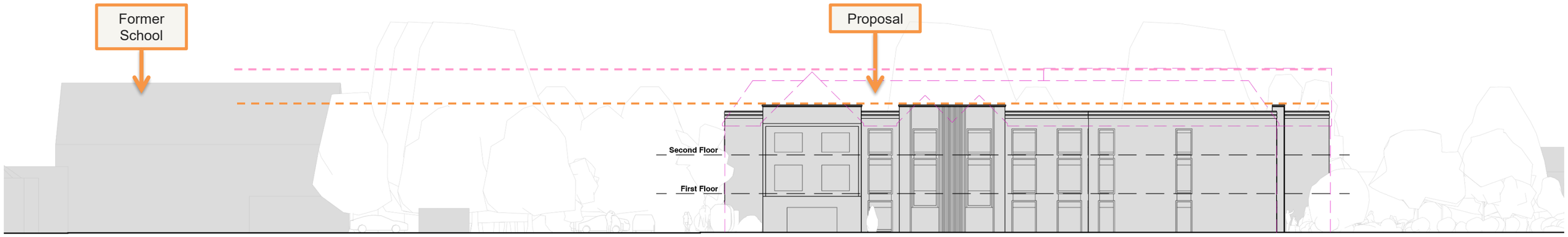
5.4 PITCHED ROOF INVESTIGATION

Concern was raised during the Pre-App that while a contemporary design could work in the surrounding area, a flat roof design could look out of place.

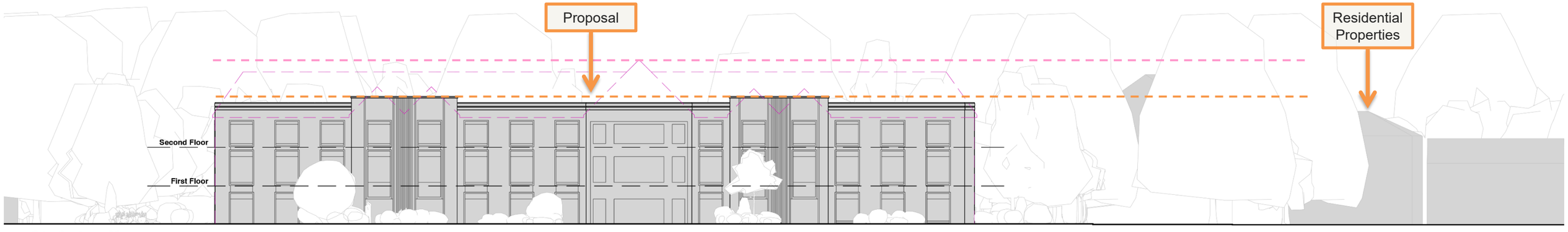
“Assessment. Concerns are however raised in regard to the flat roof, as development within the Conservation Area is generally two storeys with pitched roofs. Buildings with greater significance tend to be larger in size and scale, although they carry over the core design features of the area; therefore officers would not want to see this proposal detract from that. A smaller building (in height) with a pitched roof would be more desirable.”

Below are comparison site sections which demonstrate the potential impacts of a pitched roof design vs the flat roof proposal. As can be seen in site section 01, if a pitched roof option was to go ahead the proposed care home would sit significantly higher than a flat roof, with the roof line of the pitched roof exceeding that of the former school. Site section 02 explores the relationship between the care home and neighbouring properties. As is seen, a pitched roof proposal would sit much higher than the proposed flat roof, again with the result of a pitched roof sitting much higher than the neighbouring properties.

In order for the care home to meet the needs of the local area, and minimise the impact on the surroundings, it can be seen that a flat roof option suits the site far more than a pitched roof alternative.



Site Section 01



Site Section 02

Roof line of pitched roof option

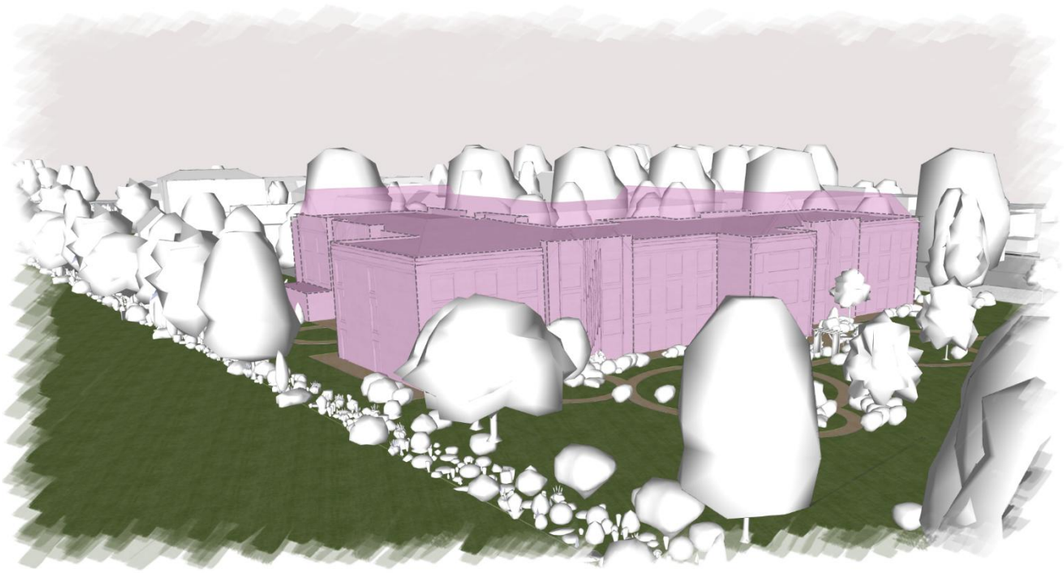
Roof line of current proposal

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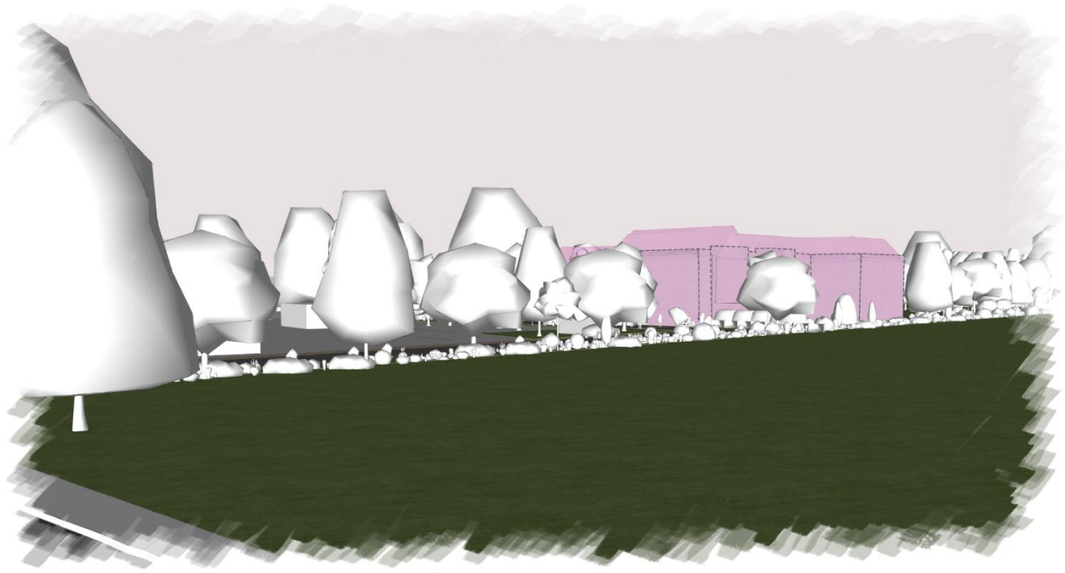
5 PROPOSAL

5.4 PITCHED ROOF INVESTIGATION

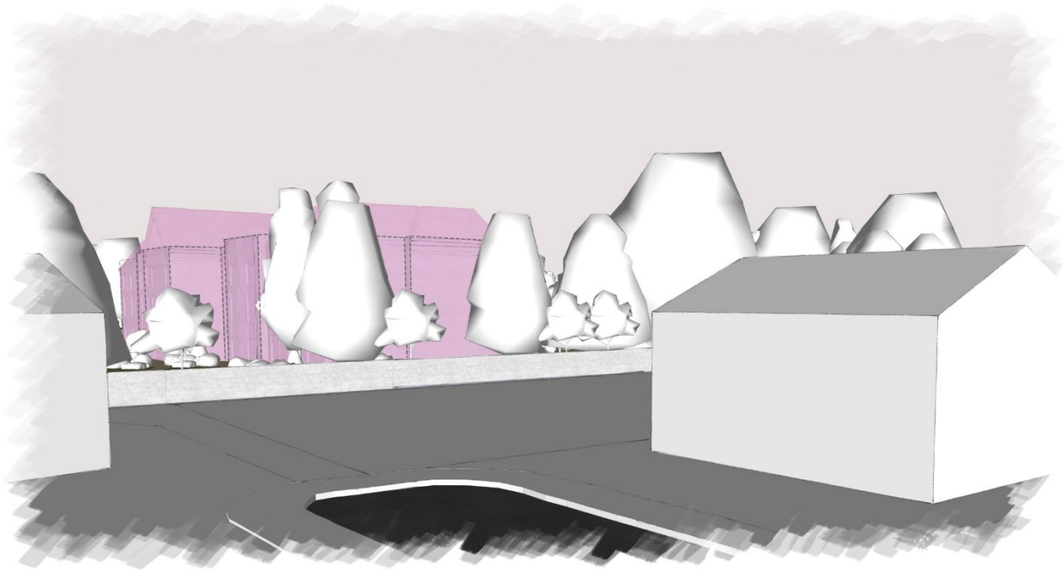
Below are a series of images comparing the impact of a pitched roof vs flat roof proposal, as seen from various points surrounding the site. As can be seen, the pitched roof overlay is significantly larger, leading to the proposed care home overbearing the neighbouring properties.



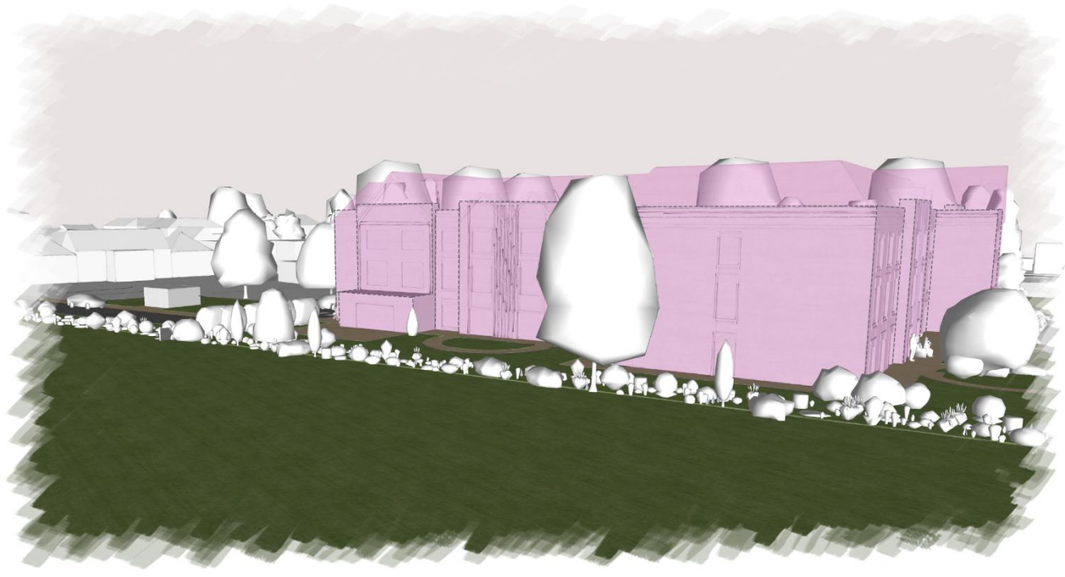
View from rear of the site, potential building mass greater than the established surroundings including former school and public hall



View of the site as seen along Oxford Road. Flat roof option allows building to be screened from view through existing and proposed landscaping. Pitch roof option would remain visible on approach



View as seen from neighbouring properties along Scott Lane. As with Oxford Road concerns, a pitch roof proposal would be easily visible despite landscaping and boundary treatments, leading to a more overbearing development on the neighbouring residential area



View at south of site, from open field. As can be seen, a pitched roof proposal would have a greater impact on wider Gomersal Conservation Area

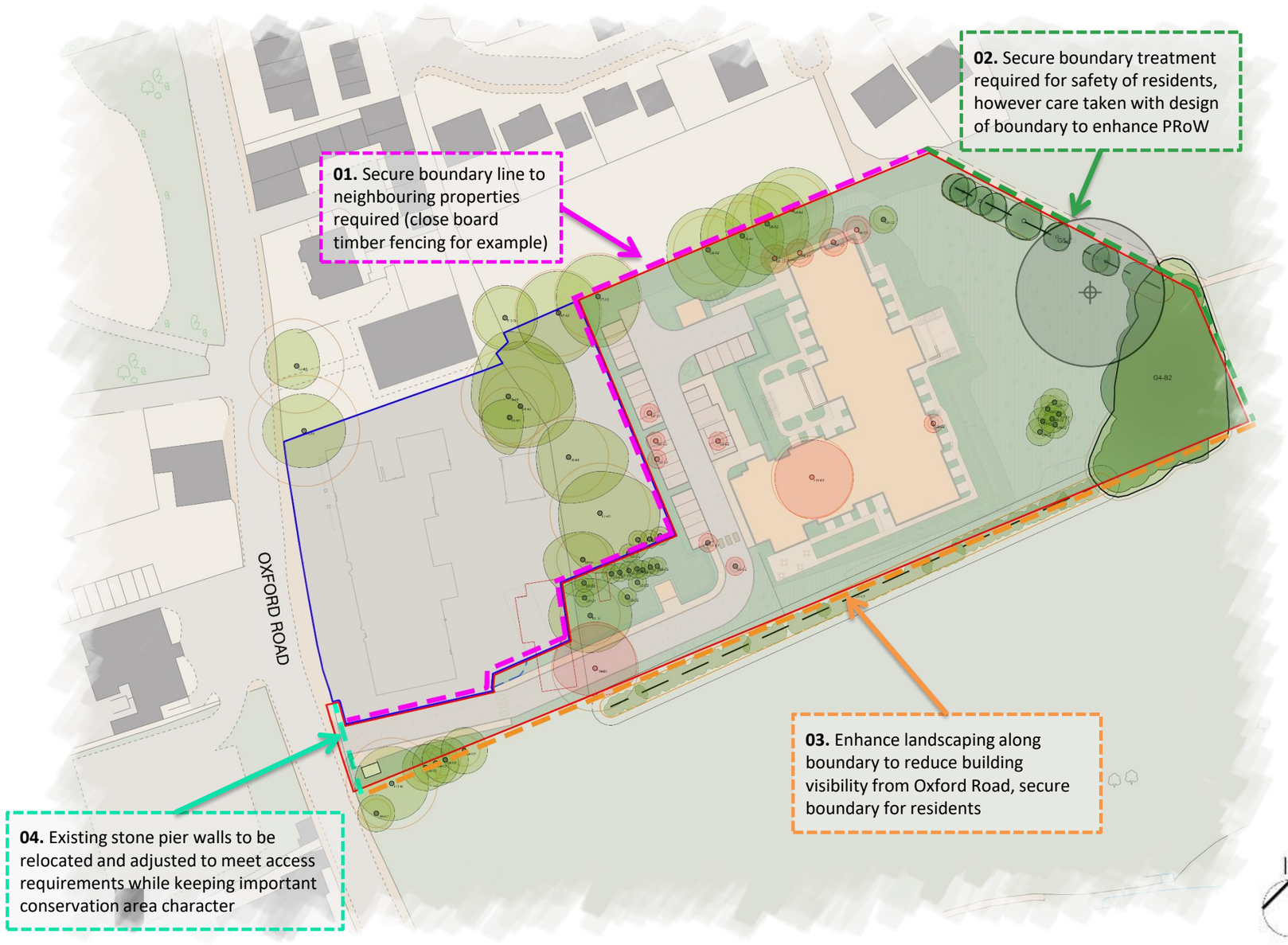
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5 DESIGN DEVELOPMENT AND INITIAL SITE STUDY

5.5 BOUNDARY TREATMENT

Careful consideration is required for all boundary treatments, as stated in the Pre-App feedback (quoted below):
“Care should also be given to additional boundary treatment, given the site’s sensitive location… Conservation and Design Officers would like to see the existing stone gate piers retained as part of this development”

Indicative boundary treatments are indicated on the below layout, along with images of the proposed boundary treatment against the current site conditions



Existing Boundary



Boundary 01

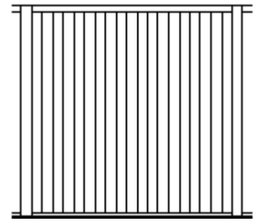


Boundary 02 / 03



Boundary 04

Proposed Boundary



Boundary 01
2.0m close-boarded timber fence

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06 Proposal

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6PROPOSAL

6.1 PROPOSED LAYOUT / MASTERPLAN

The proposal comprises of a new care home development containing 84 en-suite bedrooms

- Building is of 3 storeys in height with 84 bedrooms split over 3 floors, with back of house rooms located within the top floor with the exception of the kitchen space located at ground floor to aid with deliveries
- 29 parking bays are provided, including 5 no. EV charging bays, 2 no. disabled parking bays and an ambulance bay
- Cycle stores and refuse store are all located within the site
- Pedestrian access and paths around the landscaped gardens exclusively for residents
- Vehicular access is proposed from Oxford Road by creating a site entrance to make it fit for purpose and work with the existing building on site.
- Total GIA: 4243m²



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6 PROPOSAL

6.2 PROPOSED SITE PLAN AND LANDSCAPING

The provision of a secure and accessible landscaped garden for exercise, recreation and general well being are an important strategy and amenity for this type of development, with health benefits and residents' participation and activities.

The development will make a positive visual contribution to the immediate setting, and the extensive landscaping will add to the wider visual amenity.

The landscape strategy will aim to remove non-native species and reinforce edge buffers with new native species. General garden areas will include native (but non-invasive) plants for structure and appearance. It is important that all plants are selected to ensure that there is no risk to the cognitive impaired so there will be no thorns, toxins or irritants. Residents are encouraged to tend their own patio areas with flowers, shrubs and hanging baskets.

Boundary conditions and security will be addressed to ensure the safe use of the grounds by residents and to assist in a “secured by design” strategy.



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6 PROPOSAL

6.3 PROPOSED EXTERNAL APPEARANCE

The proposed building aims to respond to and enhance the street setting of the site and related green spaces surrounding. By sharing the proportions of the adjacent properties, a collection of buildings come together to form a complimentary neighbour and street scenes.

Domestic in scale, the same regular fenestration patterns and vertical elements are replicated. A common material palette further strengthens the relationship.



CAST ARTSTONE WALLING



BUFF MULTI-BRICK



EXTRUDED BUFF BRICKWORK WINDOW SURROUND, AS PER ELEVATIONS



DARK GREY WINDOWS/DOORS



ARTSTONE WINDOW SURROUNDS



GLASS BALUSTRADE



BLACK RWP'S



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6 PROPOSAL

6.4 INTERNAL ACCESSIBILITY

The proposed care home will be registered with the Care Quality Commission (CQC). The internal arrangement of the care home will comply fully with the National Care Standard, which came to force in 2002. The layout is designed to be fully compliant with all relevant building regulations.

Internally, the proposed care home building has been planned for disabled access throughout each floor, all floor levels are to be accessible with no steps or changes in level. Two lifts, one in the main entrance and one further within the home, would be installed within the home to enable the residents to travel between the floors.

Additionally, staircases within the building would provide the emergency access/egress for staff and residents from/to ground floor level with handrails on both sides to assist the movement. The handrails would be extended after the last step (bottom and top) to 900mm high on stair flights and 1100mm on landings. All staircases are to be provided with luminance contrast to the handrail and noising to the design recommendation of BS8300:200.

Circulation around the nursing home is via clearly defined corridors, with the level of lighting to meet the lux levels required by CQC. Considering the residents with impaired mobility, doors and corridors of the nursing home would be of sufficient width in compliance with Part M of Building Regulation. Double leaf doors will be placed along passageways, internal communal spaces and external communal doors at ground floor. The combined clear opening shall be a minimum of 1600mm for the easy access of the residents.

All rooms and bathrooms have been planned to be wheelchair accessible with particular care to the materials specified to minimise slippage in wet areas. The proposal is designed with the future in mind, offering a variety of sleeping accommodation laid out from room to room to create individuality.

A range of communal amenity spaces will be easily accessible across all floors offering a range of comfort for residents. There are spaces devoted to the well being of the residents split between floors, including a cinema space, a hairdresser, therapy room, library, activity rooms and a private dining room. Central to the home there is a large bathroom, designed to feel like a spa while being fully accessible to all guests to add a sense of luxury to the building.

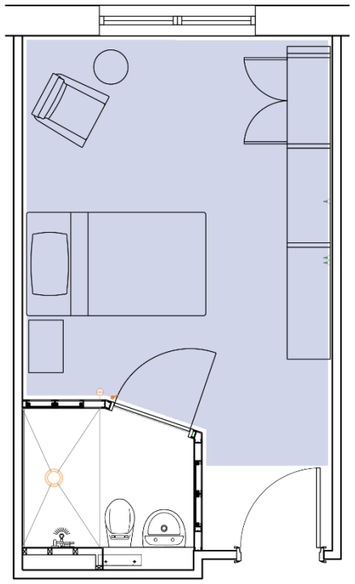
01



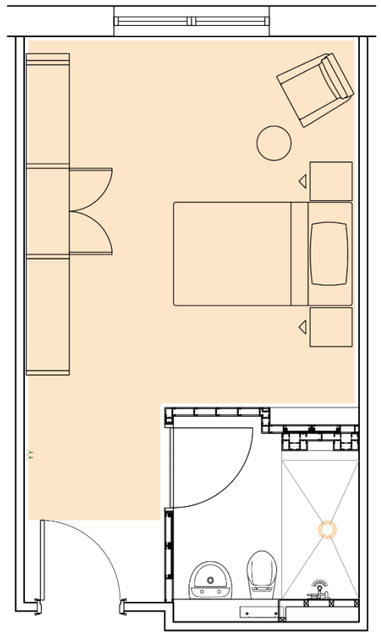
02



03



04



01 / 02. Example images of typical day rooms for use by residents

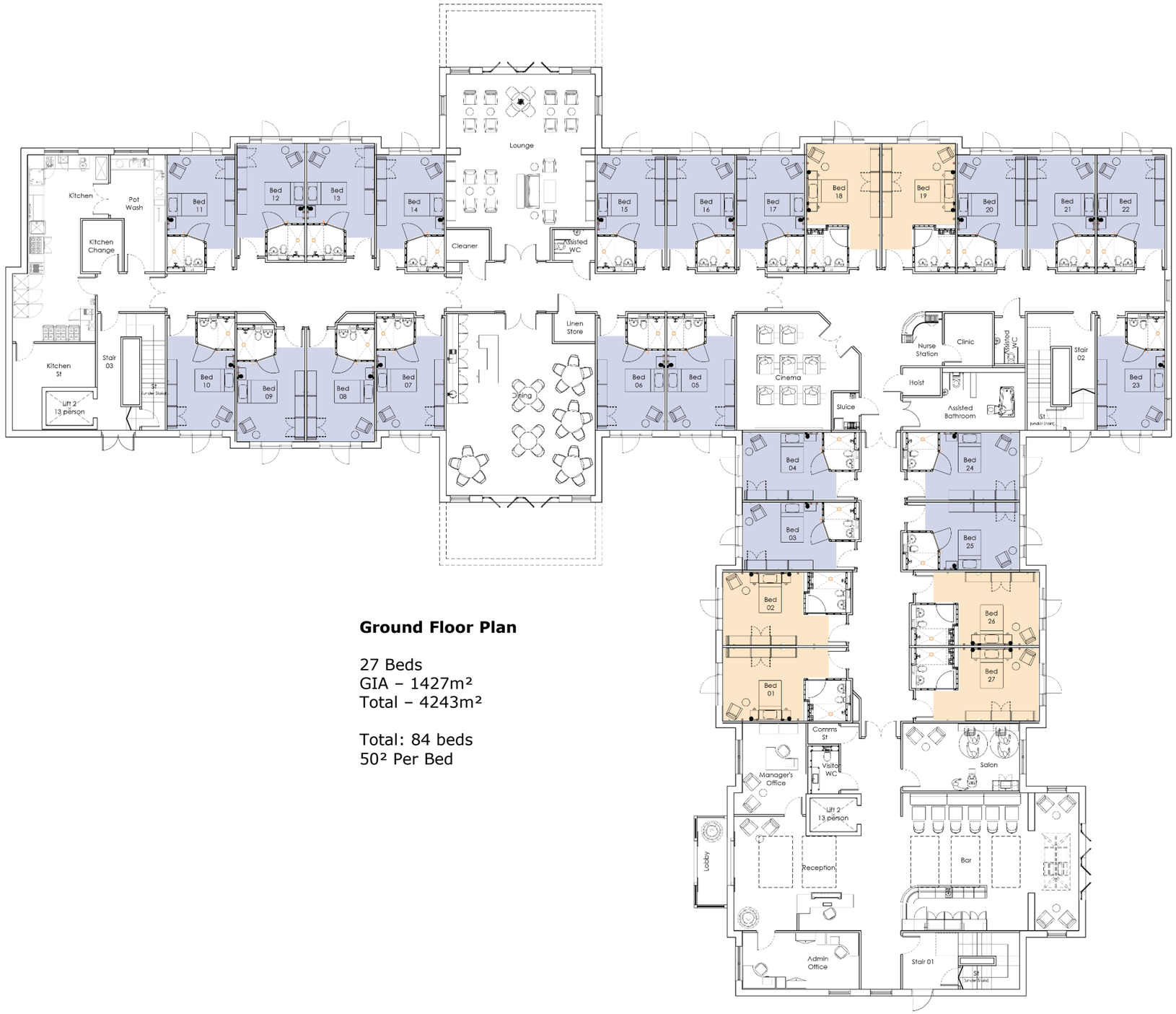
03. Typical standard bedroom layout, with useable area (shaded blue) of 15.5m²

04. Typical premium bedroom layout, with useable area (shaded orange) of 18m²

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6 PROPOSAL

6.5 PROPOSED FLOOR PLANS



Ground Floor Plan

27 Beds
GIA – 1427m²
Total – 4243m²

Total: 84 beds
50² Per Bed

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6 PROPOSAL

6.5 PROPOSED FLOOR PLANS



First Floor Plan

31 Beds
GIA – 1408m²
Total – 4243m²

Total: 84 beds
50² Per Bed

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6 PROPOSAL

6.5 PROPOSED FLOOR PLANS



Second Floor Plan

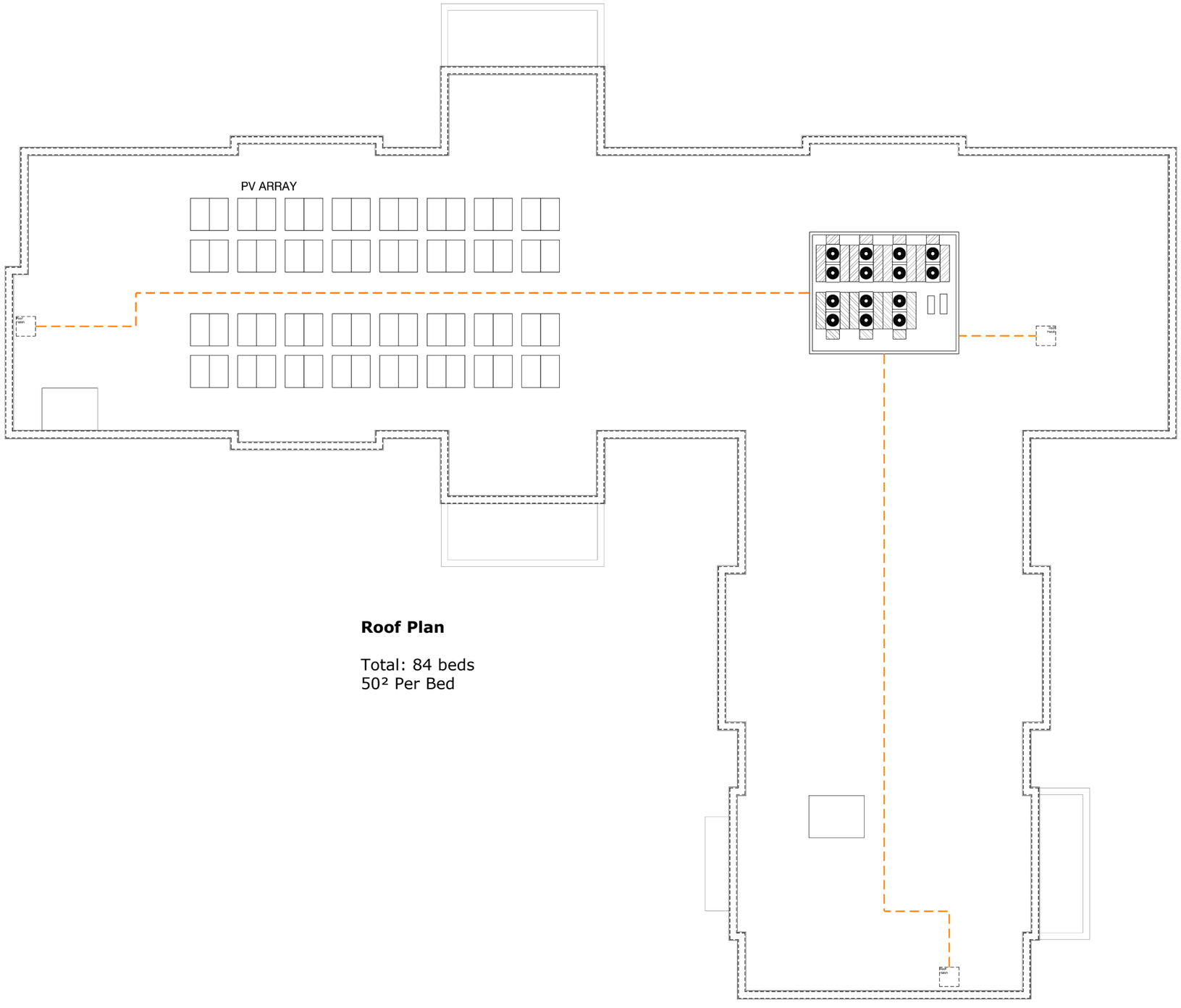
26 Beds
GIA – 1408m²
Total – 4243m²

Total: 84 beds
50² Per Bed

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6 PROPOSAL

6.5 PROPOSED FLOOR PLANS



Roof Plan

Total: 84 beds
50² Per Bed

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6 PROPOSAL

6.6 PROPOSED ELEVATIONS



North Elevation



East Elevation



South Elevation



West Elevation

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6 PROPOSAL

6.7 PROPOSED – VISUAL PLAN



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6 PROPOSAL

6.7 PROPOSED VISUALS



V1 - View towards the main entrance to the proposal

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6 PROPOSAL

6.7 PROPOSED VISUALS



V2 - View from proposed car park

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6 PROPOSAL

6.7 PROPOSED VISUALS



V3 – View from secure garden to the rear of the site

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6 PROPOSAL

6.7 PROPOSED VISUALS



V4 – Long view to rear of proposal, across the secure landscaped gardens

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6 PROPOSAL

6.7 PROPOSED VISUALS



V5 – Long view on approach from Oxford Road



V6 – View from Oxford Road, proposed building fully obscured by Gomersal First School

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07 Sustainability

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7 SUSTAINABILITY

7.1 SUSTAINABILITY PRINCIPLES

Angela Swift Group, a company specialising in private care housing developments for the elderly, takes a comprehensive approach to sustainability, focusing not only on environmental sustainability but also on social and economic sustainability. This approach is evident in the company's corporate governance, strategy, and product design.

Sustainability Reputation

In light of the increasing urgency to address climate change, the depletion of non-renewable fossil fuels and material resources, the Client recognises the importance of sustainable design and their responsibility to integrate holistic sustainable strategies into the business decision making.

The Client recognises the need to reduce the carbon footprint of its buildings in line with national and local policies.

The Client‘s corporate governance policies and strategy are disclosed on its website. The policies on this website are complemented by the company‘s Corporate Social Responsibility (CSR) report which details the company‘s social, economic and environmental sustainability.

Sustainability Strategy for the Proposed Development

Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO_2 emissions in the UK. Energy conservation, the introduction of sustainable transport strategies and the incorporation of energy efficient strategies can be one way to play a part in reaching targets set for CO_2 emission reductions set in the Kyoto agreement, while reducing other adverse impacts on the environment. This project aims to comply with these protocols in the following ways:

Sustainability and Land Procurement

The company selects sites which, by the very nature of their location, encourage social inclusion and cohesion, social mobility and the participation of the future residents of a potential development in the local community.

Site Location and Amenities

The proximity of this site to amenities helps to reduce dependence on the private car, thereby reducing pollution. This proximity will also help to encourage social inclusion and enable participation of future residents of the proposal within the wider community.

Transportation

The site is located within a short walking distance of public transport, with bus stops in very close proximity. A safe, weather-proof and secure cycle shelter for staff and visitors is provided to the proposed building to reduce the use of private vehicles and air/noise pollution.

Development Density and Diversity

The incorporation of a care home scheme within a wider residential development presents an opportunity to improve the density in accordance with the NPPF. The aim of the guidance in NPPF with regards to density is to reduce pressure on the development of Greenfield land, thereby conserving natural ecology and habitats – a sustainable strategy.

Socio-Economic Impact

The location and the nature of the proposed development will add to the range of housing choices and benefit the local economy. The ORB report ‘A Better Life for Private Sheltered Housing and Independent Living for Older People‘ clearly identifies that there is a general shortage of this kind of development, and the demographics seem to indicate that this shortage will increase unless provision is stepped up.

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SUSTAINABILITY

7.1 SUSTAINABILITY PRINCIPLES

Site Ecology, Biodiversity and Landscaping

The proposed landscape strategy plan aims to reinforce the existing landscape quality and biodiversity both on and off site to the benefit of residents and passers-by.

Energy Efficiency

To ensure energy efficiency, any communal lighting will be connected to daylight and/or movement sensors. Low-energy light fittings will be installed in most spaces, including hallways, bathrooms, and communal areas, in compliance with current Building Regulations. The provision of natural daylight will also help to reduce internal lighting load.

Thermal insulation and ventilation will also be provided to the building envelope using standard specifications, along with good ventilation and air-tightness to conserve fuel used to power the building.

The development also includes a Solar PV array to contribute to total energy demand and reduce CO2 emissions in operation.

Social Needs

A handover pack will be provided to staff with information about the new care home, including a Green Transport Plan and contact details for essential local services and organizations. The proposed scheme also incorporates principles of 'Secured by Design' and 'Designing Out Crime' during the construction process.

Sustainable Practices and Strategies to be used in Construction

In terms of environmental sustainability, pre-fabricated concrete products and mortar silos will be used to minimize on-site water use. The Client will also provide Best Practice Guidelines to site staff to minimize waste and assess waste contractors based on environmental, regulatory, performance, and cost aspects. Natural raw materials and products will be used in the construction process wherever feasible, and packaging such as MDF, wood, or plastic wrapping will be reused to protect fragile building elements.

Social sustainability is also a priority, with a Considerate Construction Policy in place to minimize noise at unsociable hours and maintain site presentation. Health and safety policies and incentives for improvement have also been implemented.

Finally, the project aims to contribute to the economic viability of the local area by prioritizing local sourcing of contractors and subcontractors who can deliver their services to the construction site on time.

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08 Conclusion

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8 CONCLUSION

8.1 CONCLUSION



The applicant considers the development will make a valuable contribution towards the provision of elderly residential living in the area for care and safeguard of the older local generations.

It is considered that the proposal responds positively to the site, planning policy constraints and environmental concerns and should fall within the parameters of acceptable development.

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