Kenelm Road, **Rhos-on-Sea**

Design Statement

NOV 2024

Revision A

LOROC ARCHITECTS

DATE OF ISSUE	REVISION	NOTES	COMPLETED BY	CHECKED BY
20.11.24		FIRST DRAFT FOR REVIEW	MA	IR
15.01.25	A	UPDATED TO CLIENT COMMENTS AND LATEST CONSULTANTS DRAWINGS	MA	IR

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HEALTHCARE GROUP

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01 Site Context and Identity

1.0 INTRODUCTION

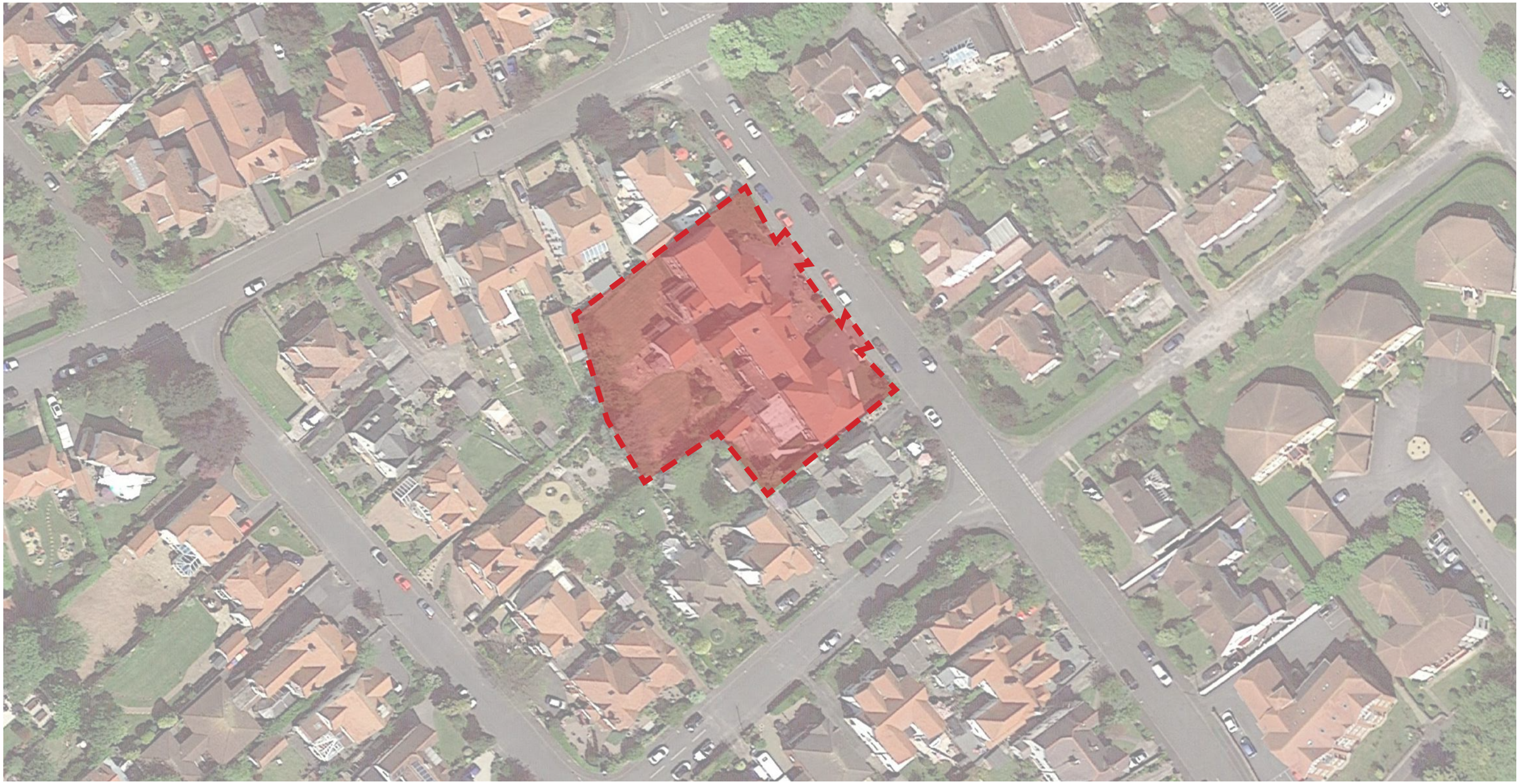
This Design and Access Statement has been prepared by LOROC Architects in support of the planning application for the demolishion of the existing building and the erection of a new purpose built care home and all the facilities incorporated into the scheme.

This Design and Access Statement has been produced by LOROC Architects and the design team to present the design development and establish a proposal for a full planning application.

This document describes the approach taken to achieve the client's brief, with careful consideration for proposals within the area, while respecting the site-specific constraints and the wider setting of Rhos on Sea.

Proposed Masterplan

1.1 SITE LOCATION



Key

Development Site

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1.2 CONTEXTUAL STUDY

Key

- Development Site
- Employment
- Designated Open Space
- Medical
- Retail
- Religion

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1.3 SITE HISTORY VIA SATELLITE

The historical images on the right display the area around the site which has seen minimal development. one of the reason behind this is the fact that the site is located within a dense built environment.

The historical images display that the site was function until recently. however the site is currently unoccupied and in need of a new development to take over.

This will also help with the overall value of the area with a scheme that works with the charactersitics of the area.

Site Context: 2006

Site Context: 2011

Site Context: 2015

Site Context: 2023

1.4 SITE CONTEXT & HERITAGE

The area depicted in the images showcases a blend of traditional and modern architectural styles, using materials such as brick, render, timber, glass, metal, and concrete. Traditional terraced houses feature classic brick and render, while modern residential developments use sleek concrete, steel, and large glass windows.

Furthermore the site context as shown in the images on the right shows that the area accommodates different combination of materials. as well as the different size buildings ranging from double storey to single storey bungalows.

The new scheme will need to incorporate the design elements of its surounding to become part of its environment. while also keeping in touch with the existing massing on site, making sure that the poposal sits well within its context.

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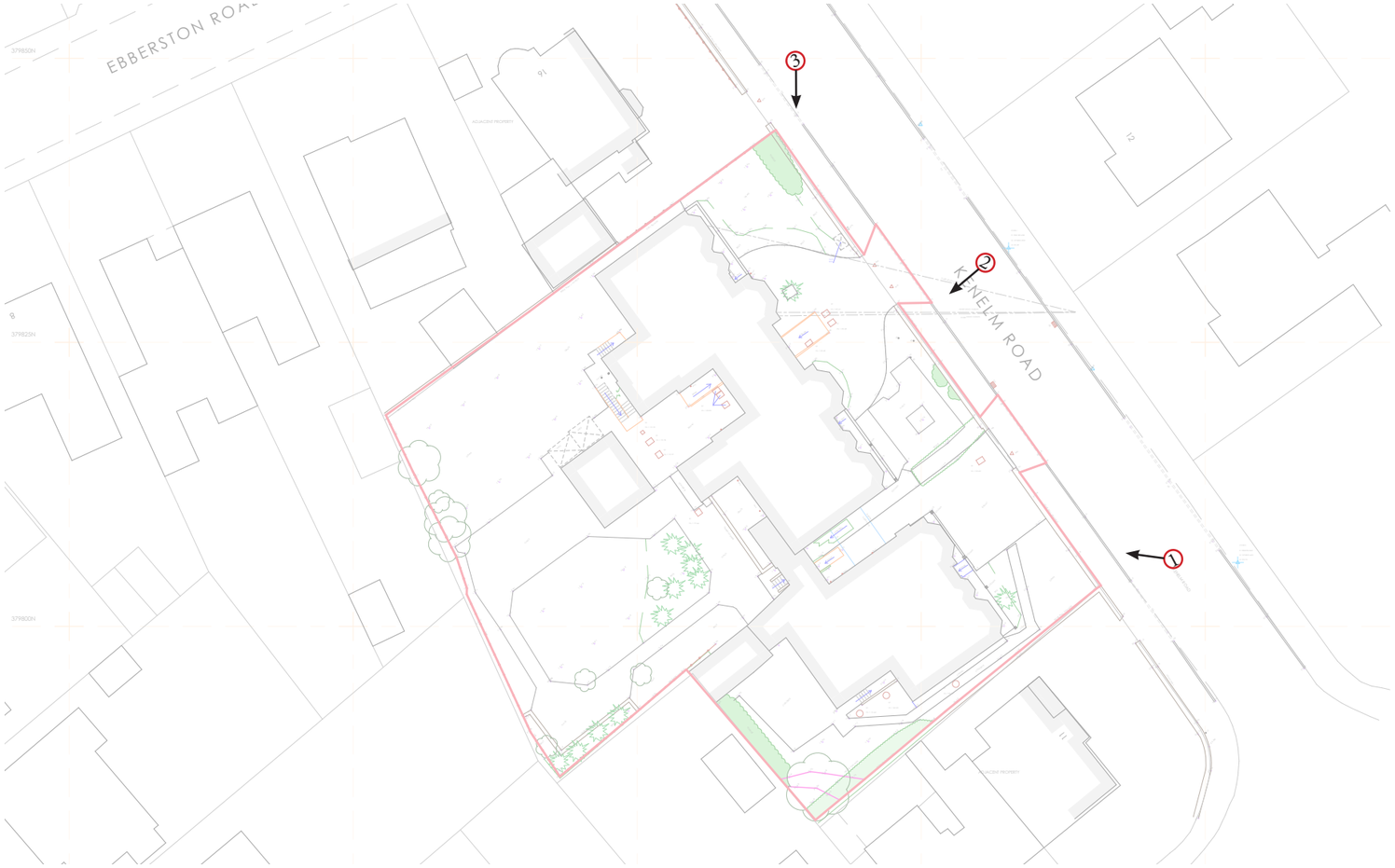
1.5 VIEWS OF THE SITE

The bellow photographs display the existing site. As it can be seen in the photographs the site currently accommodates a double storey building. the site itself is currently not used and the building is unoccupied.

The main material of the existing structure is red brick with render. This is inkeeping with the site context, as brick is the main external material around the site.

In order to create a scheme that is successful and inkeeping with its context the use of similar materials is essential. As this will create a link between the new scheme and the existing structure on site.



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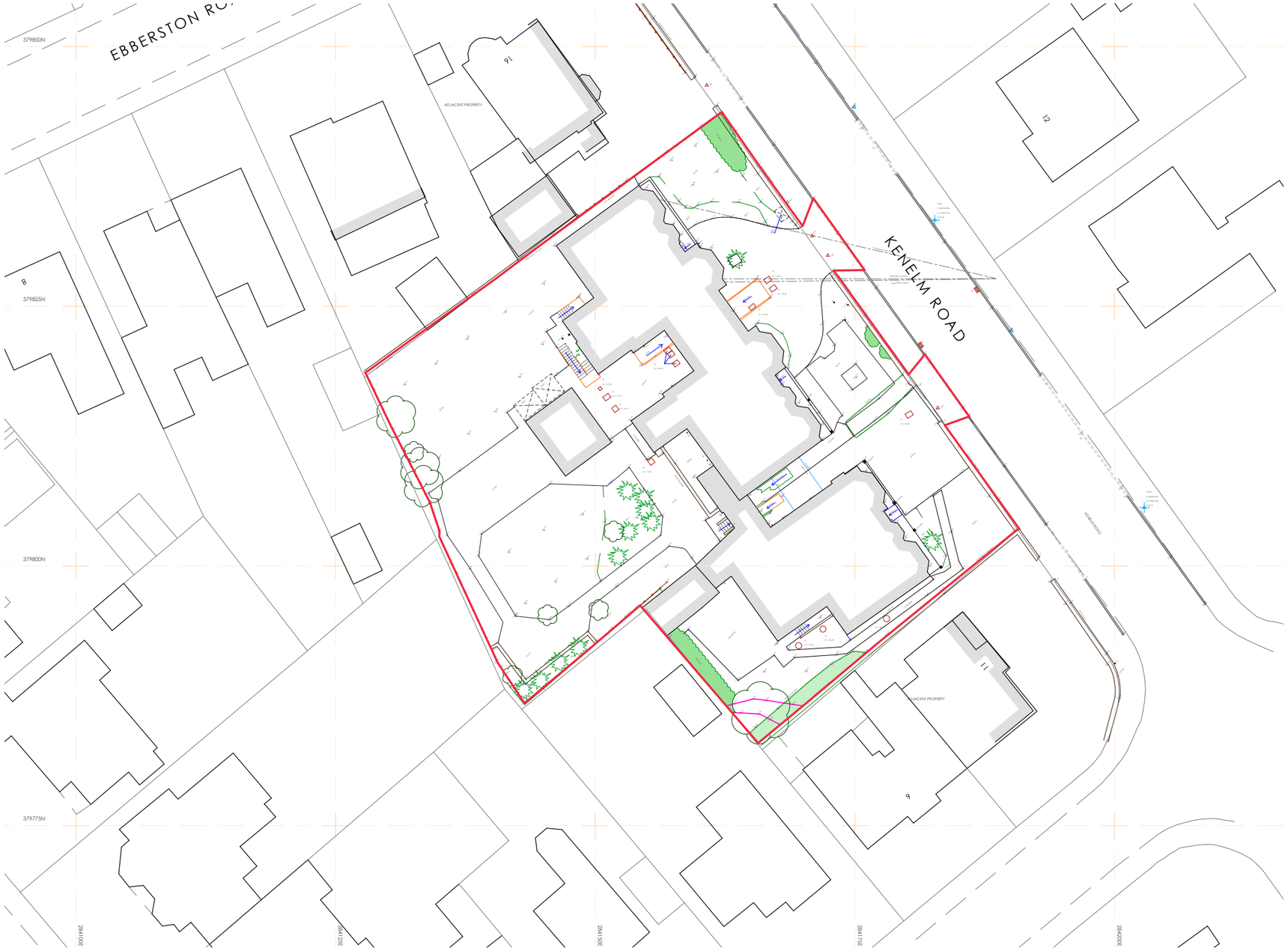
02 Design Development & Engagement

2.0 SITE TOPOGRAPHY

Based on the topographical survey, it can be determined that the overall site is mostly flat, with some elements of the existing structure remaining on site.

Based on photographic evidence, it can be determined that the overall area adjacent to the site is also flat, creating an easier approach towards development. Mainly the vehicle and public access towards the site.



Overall Site Topography

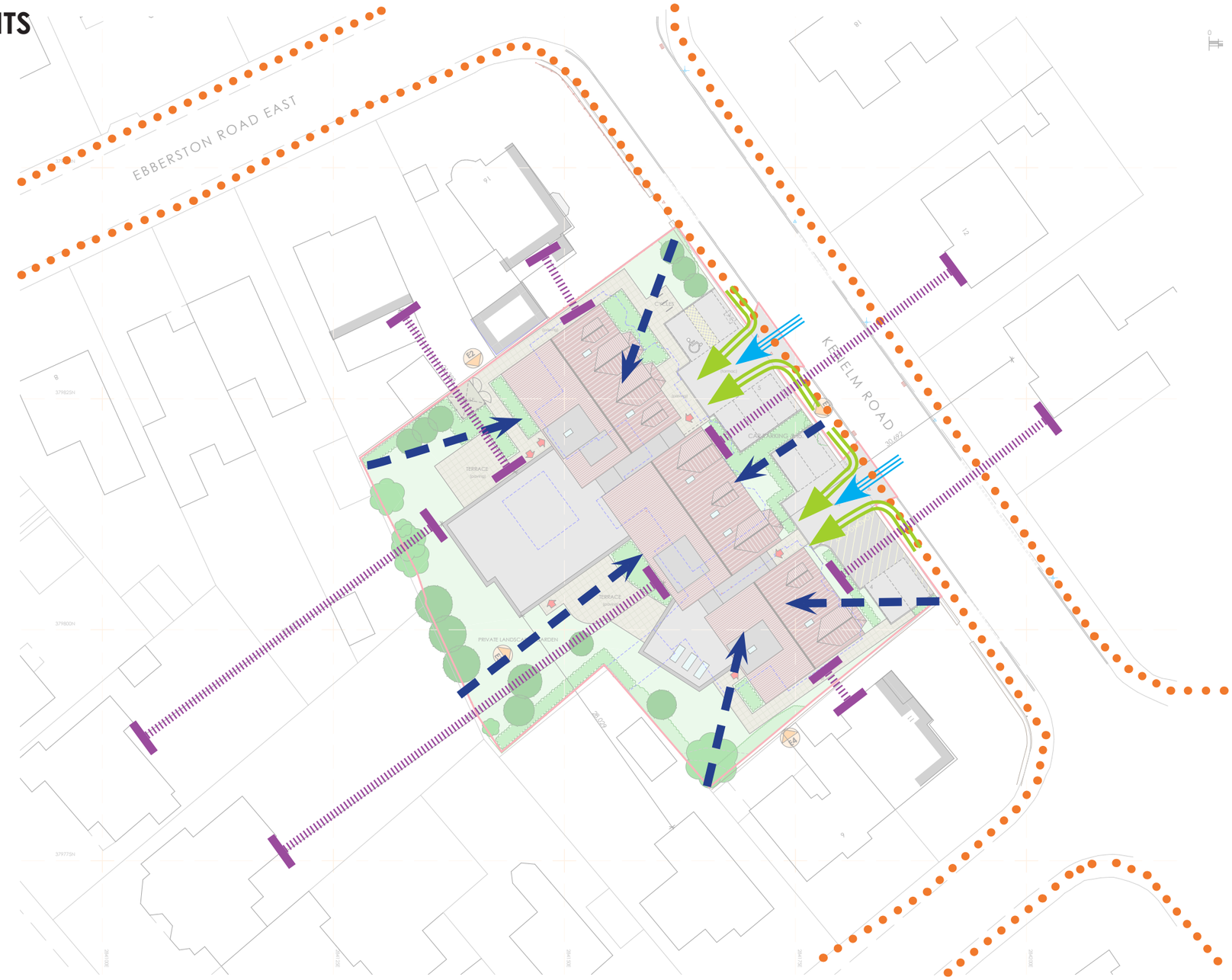
2.1 OPPORTUNITIES & CONSTRAINTS

The site posed certain restrictions during the overall proposal design phase, primarily centered around the main entrance serving the buildings via the approved site access.

Situated within a residential area with properties nearby, the design adhered to approved document guidelines concerning property boundaries.

Moreover, the scheme integrated existing footpaths and adjacent access points into its design to harmonize with the environment.

Access: The proposal includes new parking spaces on the front of the building, which is inkeeping with the existing site layout.



Key

Site Levels Rise | Proximity to Exisiting Housing | Site Main Entrance | Pedestrian footpath | Public Foothpath to be Retained

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2.2 INTIAL DESIGN

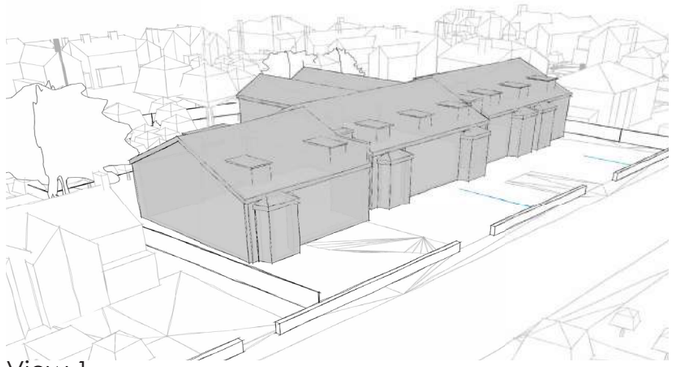
A pre-application enquiry was issued prior to the submission of the full application to which this Design and Access Statement relates, application reference DC/ENQ/32581. The application focused on the use, mass and principles for the development, the massing and design principles are indicated within the adjacent massing information, and the response was the scheme at this stage was acceptable in principle subject to relevant sustainability principles, impact on visual and residential amenity, biodiversity/nature conservation, landscaping highway safety etc, which has been addressed with the full application.

The initial site visit and sketches were conducted to assess the site and determine the optimal location and functionality of the buildings within the overall context. The primary objective was to visualize the massing differences between the two buildings and their positioning on the site.

The roof design aimed to establish a connection between the buildings, with the gables facing the adjacent neghbouring properties, contributing to a cohesive scheme. Furthermore the design was implemented to create a massing that looked like three individual houses with the links via a glass corrider to link the three main massing togther. to reflect the residential vernacular of the area with glass links between to create a transparent and visually discreet to ensure the design intent of the three separate element is maintained.

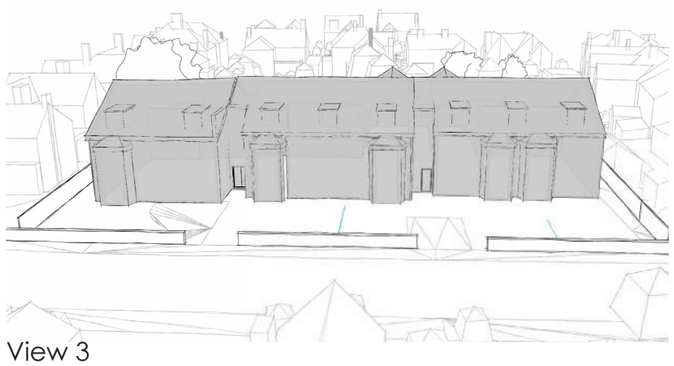
The design principles as illustrated in the pre-application enquiry and this full application reflect the principles of the existing facility to be replaced, where the new facility is design to provide accommodate to provide the best care possible to the residents within a purpose built facility.

Pre-App Massing



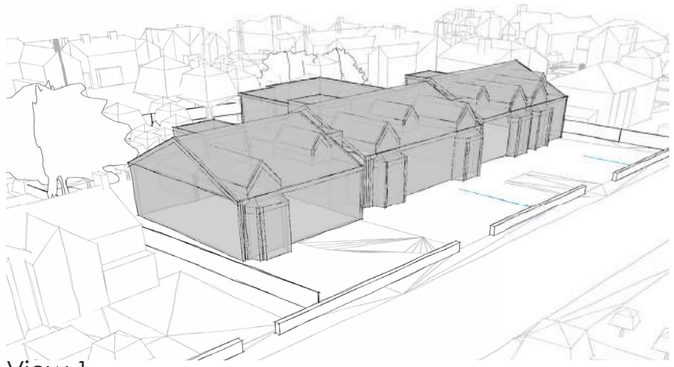
View 1

View 2



View 3

Proposed Massing



View 1

View 2

View 3

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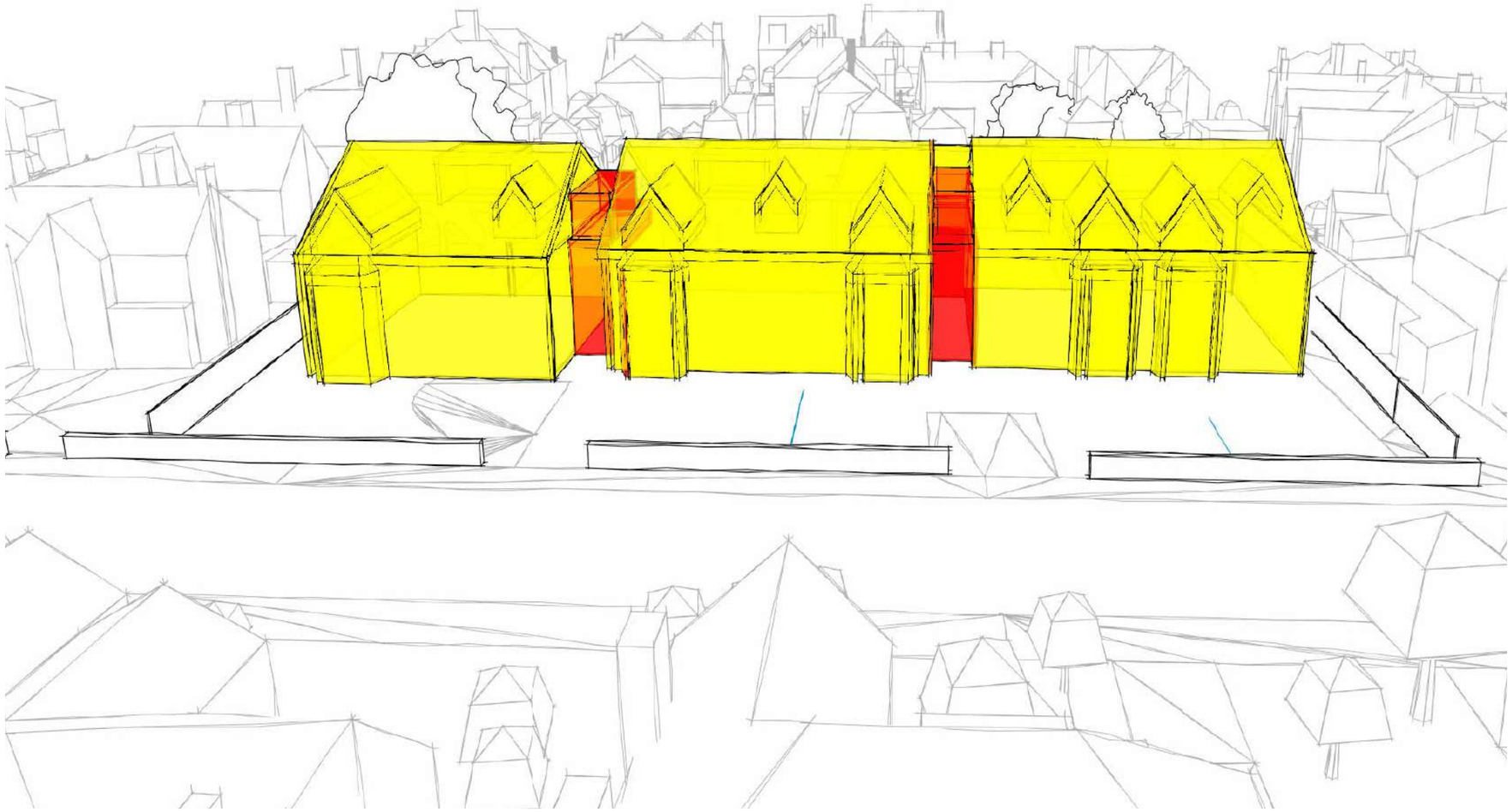
2.3 MASSING BREAKDOWN

The overall new design both at pre-application and the current design utilises similar architectural features as the existing building and the surround residential dwellings. The overall massing is broken up with the use of bay windows and gable features prominent within the local area.

In ordre to create a comprehensive scheme that sits well within its residential environment that aim was to create an elevation that was similar to its surrounding. the aim was to create a massing that looked like three individual houses sitting on site with glass facade/corridors connecting the three structures together, these also acted as a breakdown of the massing.

This was to ensure that building was of similar style, use and massing scale to its context and the existing structure and the information issued at pre-application stage, which can be seen on the diagram on the right.

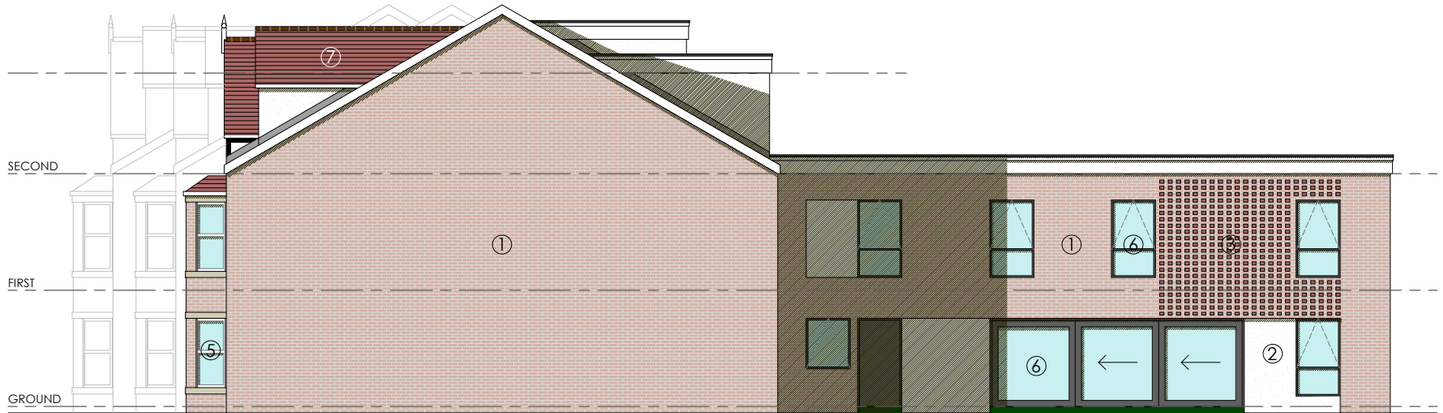


Key

Main Massing Breakdown Massing

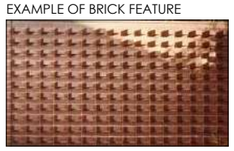
2.4 PROPOSED ELEVATIONS

FRONT ELEVATION _ E1



SIDE ELEVATION _ E2

EXAMPLE OF BRICK FEATURE



① BRICKWORK
② WHITE RENDER
③ BRICK FEATURE, SEE IMAGE
④ ARSTONE HEAD, SILL & JAMBS WHERE APPLICABLE, CILLS TO WINDOWS TO BE PAINTED WHITE
⑤ uPVC WINDOWS, SASH DESIGN WITH TOP OPENERS, WHITE
⑥ GREY POWDER COATED ALUMIUM WINDOWS, CURTAIN WALLING AND SIDING DOORS
⑦ CLAY PLAIN ROOF TILES

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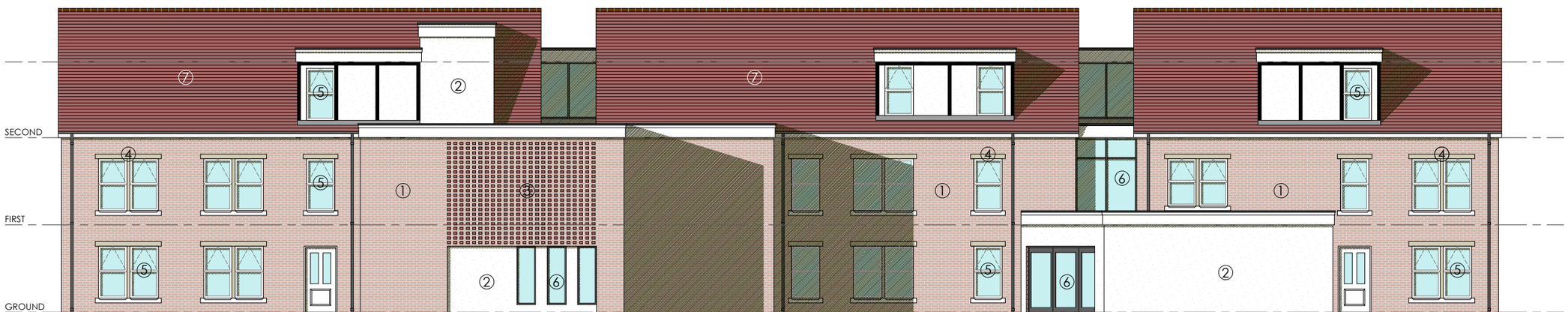
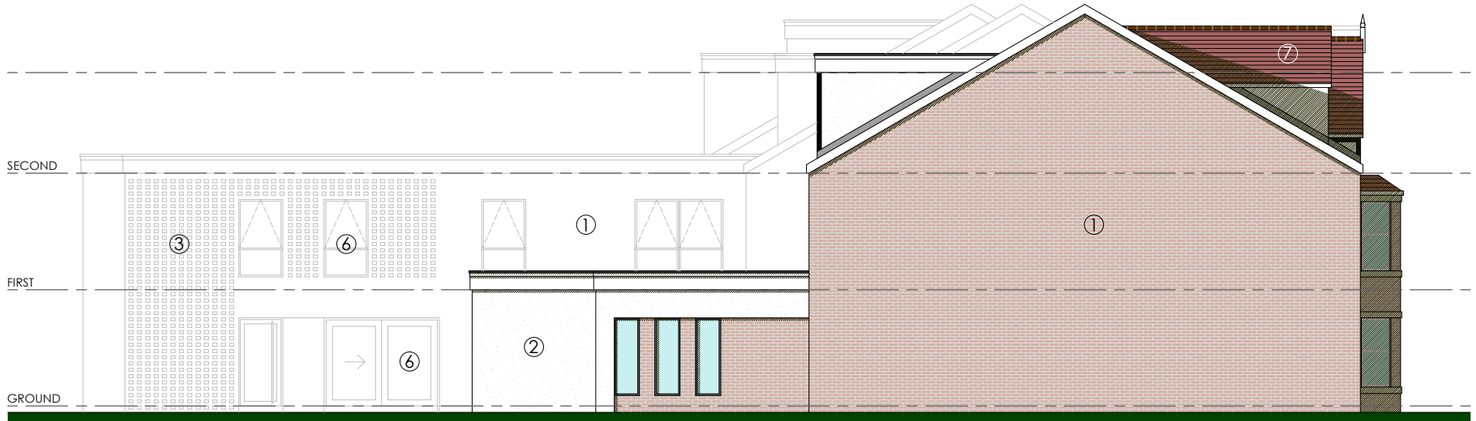
2.5 PROPOSED ELEVATIONS

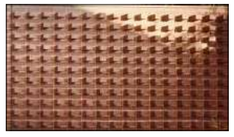


REAR ELEVATION _ E3



SIDE ELEVATION _ E4

EXAMPLE OF BRICK FEATURE



① BRICKWORK
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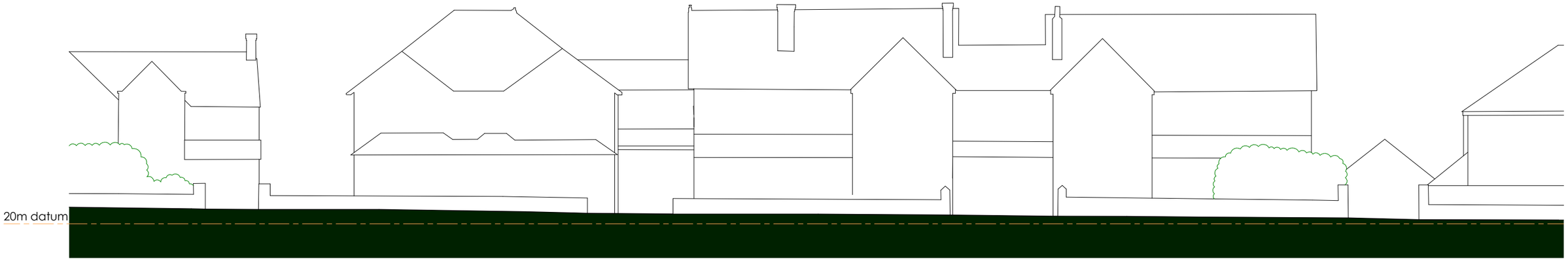
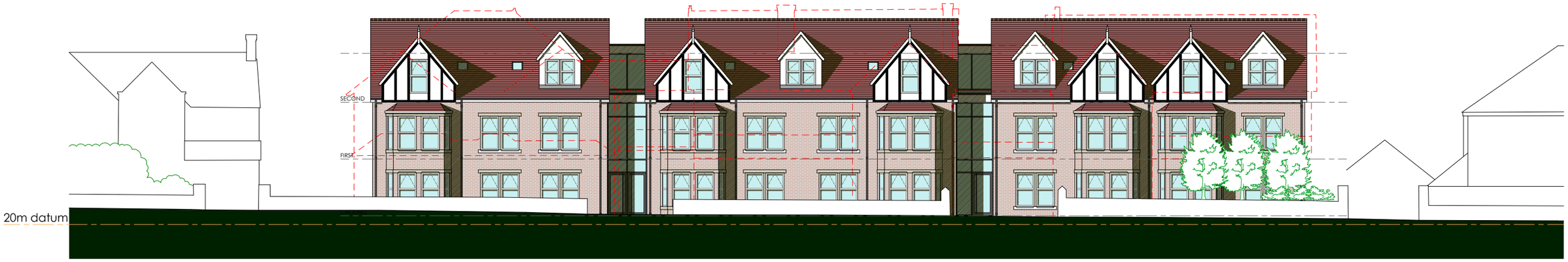
2.6 EXISTING & PROPOSED STREET SCENE

EXISTING STREET SCENE ELEVATION



PROPOSED STREET SCENE ELEVATION



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ARCHITECTS

Leeds – 5th Floor, 15 St Pauls Street, Leeds, LS1 2JG / t: 0113 233 7755
London - 3rd Floor, 86-90 Paul Street, London, EC2A 4NE / t: 0203 875 5333

03 Design Consultantion

3.0 DRAINAGE LAYOUT

The drainage layout was carried out by ARO Associates, which are a chartered consulting engineers. for the full document please refer to **(2467-01r1)** of the supporting document.

Proposed Drainage Layout

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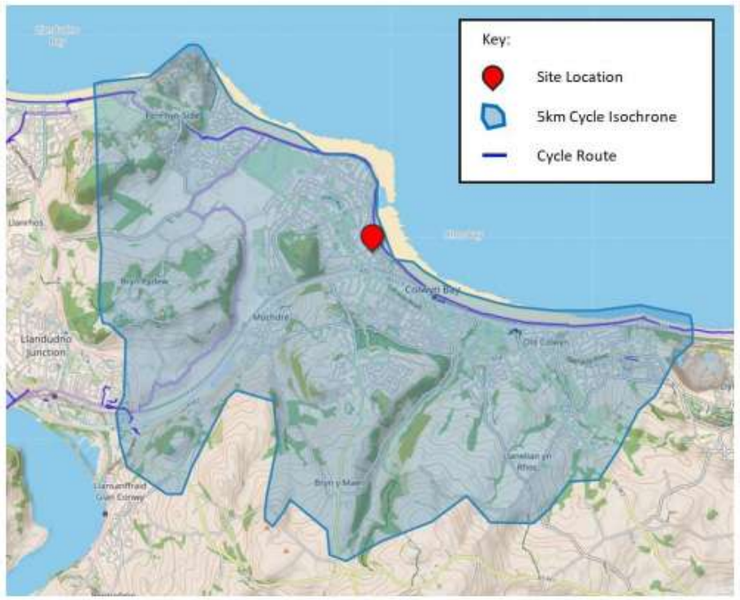
3.1 TRANSPORT

The Transport document was carried out by Dice Consult, which are a chartered consulting engineers. for the full document please refer to **(KLR-DCE-XX-XX-RO-T-5001)** of the supporting document.



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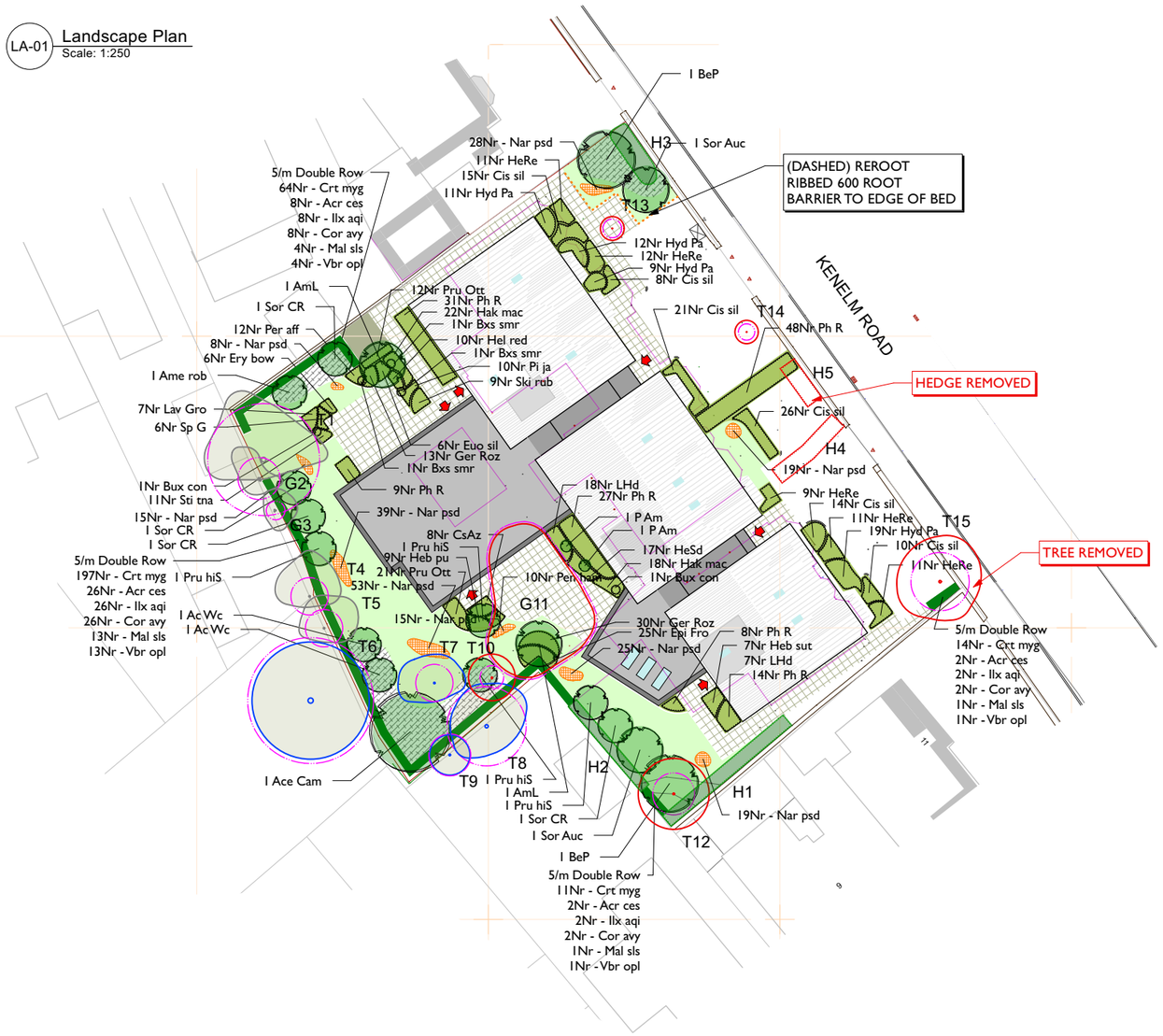
3.3 LANDSCAPING

The drainage layout was carried out by ROOT3 , which are a Landscape Architects. for the full document please refer to **(R3-733-03-LA-01)** of the supporting document.



LAYOUT SHOWS POTENTIAL FOR PERHAPS 20 NEW TREES SUBJECT TO FINAL DRAINAGE PLAN TBC AND IMPROVED ACCESS TO NORTH.
VARIOUS SIZES INCLUDING NATIVES
MEDIUM - ACER CAMPESTRE, BIRCH x2
SMALL - MIXED CHERRY, ROWAN, AMELANCHIER X18

HEDGING NATIVE MINIMUM SIX SPECIES 47m2
OR 68m LINEAR

SHRUBS 0.1 - 1.5M MIXED
EVERGREEN AND
HERBACEOUS 167m2

NATIVE BULBS AT 15/M2

WILDFLOWER TURF - SHADE TOLERANT
TURF 80m2

AMENITY TURF

REDLINE AREA 2121M2

HARD AREAS 1453 M2

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