

WGP ARCHITECTS
COUNTRY COURT CARE

FORMER WOODLANDS HOTEL SITE,
COUPALS ROAD, STURMER,
ESSEX, CB9 7UW



VERIFICATION

DATE	REVISION	DESCRIPTION	PREPARED BY	CHECKED BY
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1.0 INTRODUCTION

1.0 INTRODUCTION

EXECUTIVE SUMMARY

WGP Architects have been appointed by Country Court to prepare a Planning Application submission for a new care home building on the site of the former Woodlands Hotel, Coupals Road, Sturmer, Essex, CB9 7UW.

This design statement describes the development proposals and objectives.

Key project objectives:

- Respond sensitively to the semi-rural site and situate the building harmoniously in the landscape

- Implement dementia design principles for the benefit of all residents, staff and visitors

- Develop holistic design strategy, coordinating landscape, ecology, architecture, services, transport, accessibility and inclusivity.

THE PROJECT TEAM



Client

COUNTRY COURT

The Country Court Care Group is a family owned and run business, with the philosophy “Our family caring for yours”. Now known as ‘Country Court’, providing elderly care services within residential and nursing homes, and associated day services. The business is renowned for being a best in class care provider with an outstanding reputation. The Country Court Group has more than 35 care homes, providing over 1,600 care beds across the UK.



Planning Consultant

FREETHS

Freeths is a market leading multi-disciplinary team of highly specialised advisers in planning consultancy, and planning and environmental law operating across all development sectors. Freeths provides advice and support in navigating and managing the planning process – from the inception of a proposal through to advocacy – in order to secure the optimal outcome.



Viability Consultant

KNIGHT FRANK

Knight Frank is one of the world’s leading independent real estate consultancies, whose work includes viability studies and reports.



Architect

WGP ARCHITECTS

WGP Architects is a design led, RIBA Award winning, practice specialising in a host of alternative residential sectors, including care homes, student living, later living and co-living. WGP have undertaken specialist training in designing for Dementia and are driven by a Holistic Approach to design where considerations of ecology, landscape, accessibility, wellness, health, energy, fabric and efficiency are aligned purposefully to provide symbiotic benefits that lead to truly sustainable design outcomes.



Market Analysis Consultant

CARTERWOOD

Carterwood is a multi-award-winning consultancy and software-provider dedicated to social care market analysis. We help improve the decision-making of developers, operators, and investors in the elderly care home and retirement living sectors with sector-specialist advice and market-leading data.



Transport Consultant

CONNECT

Connect is a Transport Planning and Highway Design Consultancy. Their expertise covers large and small-scale projects across a range of sectors.



Landscape Architect & Ecologist

FPCR

FPCR is a leading integrated design practice working extensively in the UK, with projects world-wide. The practice has developed a valuable mix of multi-disciplinary expertise and has implemented many award winning schemes in environmentally sensitive locations. Their projects range from small scale building construction or refurbishment to large scale housing schemes, energy infrastructure, minerals and commercial developments.



Arboriculture

OAKFIELD

Based on the Norfolk / Suffolk border, Oakfield Arboricultural Services Ltd. is an independent client-orientated arboricultural consultancy, providing advice for all tree related issues, with over 20 years’ experience in both practical and consultancy sides of the industry.



Geo-Environmental Consultant

EVOLVE

Evolve Geo-Environmental is a Geo-Environmental consultancy with experience working with developers, main contractors, investors, architects, engineers and regulators.



MEP / Services Engineer

ITS

iTS is dedicated to excellence in the engineering design profession. iTS believe engaging a building services consultant early in any construction project is vital to any projects success. The Building Services team at iTS provide design and management services relating to mechanical, electrical and public health elements (MEP).



Water Engineers

BSP

BSP Consulting offers a range of services to the construction sector in different fields of engineering, with 5 offices across the East Midlands and South Yorkshire. It operates nationwide to offer expertise in civil, structural, transportation, geotechnical and environmental engineering.



Structural Engineer

GLYME STRUCTURES

Glyme Structures is a consultancy based in Oxfordshire that provides expert structural engineering advice to private, commercial and institutional clients. They have produced a Structural Inspection Report for the existing buildings on site which are proposed to be demolished.

2.0 SITE ANALYSIS

2.0 SITE ANALYSIS

SITE LOCATION

The site lies in a semi-rural setting approximately 1 mile east of the centre of Haverhill. It is located in the Braintree District, in the county of Essex. The nearest village (within the Braintree District) is Sturmer. The nearest town is Haverhill, which is within West Suffolk District, in the county of Suffolk.

There is arable land beyond the old railway line to the north and east, Haverhill Golf Club to the south and Haverhill market town beyond the golf driving range to the west. To the immediate east is Sturmer Parish Council's Woodlands Green and the listed Woodlands Cottage.

The town of Haverhill does not have a railway station. Audley End is one of the closest stations and is approximately 30 minutes by car to the site. There are also direct bus routes from Audley End station to Haverhill town centre (bus No. 59 and bus No. 60). From the centre of Haverhill, the site is approximately 30 minutes walking, or 10 minutes by bus + 10 minutes walking, or 10 minutes by car.

The site is accessed from Coupals Road and is the site of the former Woodlands Hotel - the hotel buildings and car parking area remain. The site has been vacant since 2018.

The land to the north of the site benefits from outline planning permission for a residential led development of up to 2,500 dwellings (ref. DC/15/2151/OUT).



- Haverhill town centre
- Site location



Key

- A Existing Woodlands Hotel
- B Existing car park
- C Grade II listed Woodlands Cottage
- D Golf club driving range
- E Old railway line
- F Arable farm land
- G Haverhill Golf Club
- H Sturmer Village Green
- Indicative Application Boundary

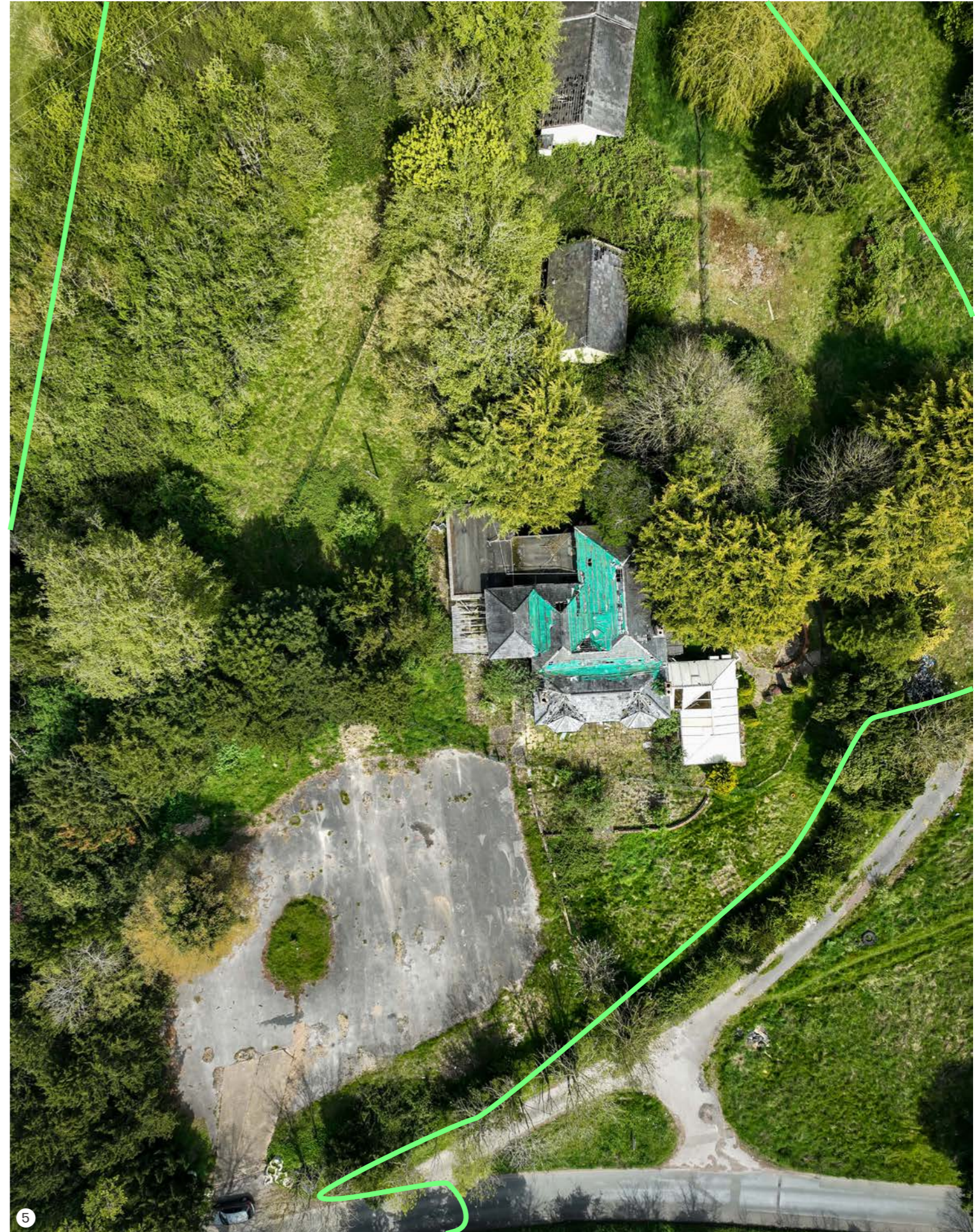
1 Aerial photo - site location
 2 Aerial photo - site boundary

2.0 SITE ANALYSIS

SITE LOCATION

The site context is semi-rural, with arable land beyond the old railway line to the north and east, Haverhill Golf Club to the south and Haverhill market town beyond the golf driving range to the west. To the east is Sturmer Parish Council's Woodlands Green and the listed Woodlands Cottage.

The site is characterised with dense shrubs and trees to its boundaries, a strong line of Beech trees on the north-south axis along the centre and a more open area on axis from the redundant hotel building extending to the south of the site. The existing shrub and tree vegetation creates a strong definition and screening to the site.



Key
— Indicative Application Boundary

- 1 Aerial view from South
- 2 Aerial view from West
- 3 Aerial view from West with wider context
- 4 Aerial view from North-East with wider context
- 5 Aerial view from above

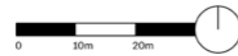
2.0 SITE ANALYSIS

EXISTING SITE PLAN



Key

- 1 Existing Woodlands Hotel
- 2 Existing car park
- 3 Grade II listed Woodlands Cottage
- 4 Golf club driving range
- 5 Old railway line
- 6 Arable farm land
- 7 Haverhill Golf Club
- 8 Sturmer Village Green
- - - Indicative Application Boundary

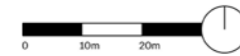


PROPOSED SITE PLAN



Key

- 3 Grade II listed Woodlands Cottage
- 4 Golf club driving range
- 5 Old railway line
- 6 Arable farm land
- 7 Haverhill Golf Club
- 8 Sturmer Village Green
- 9 Proposed care home
- 10 Proposed parking
- - - Indicative Application Boundary



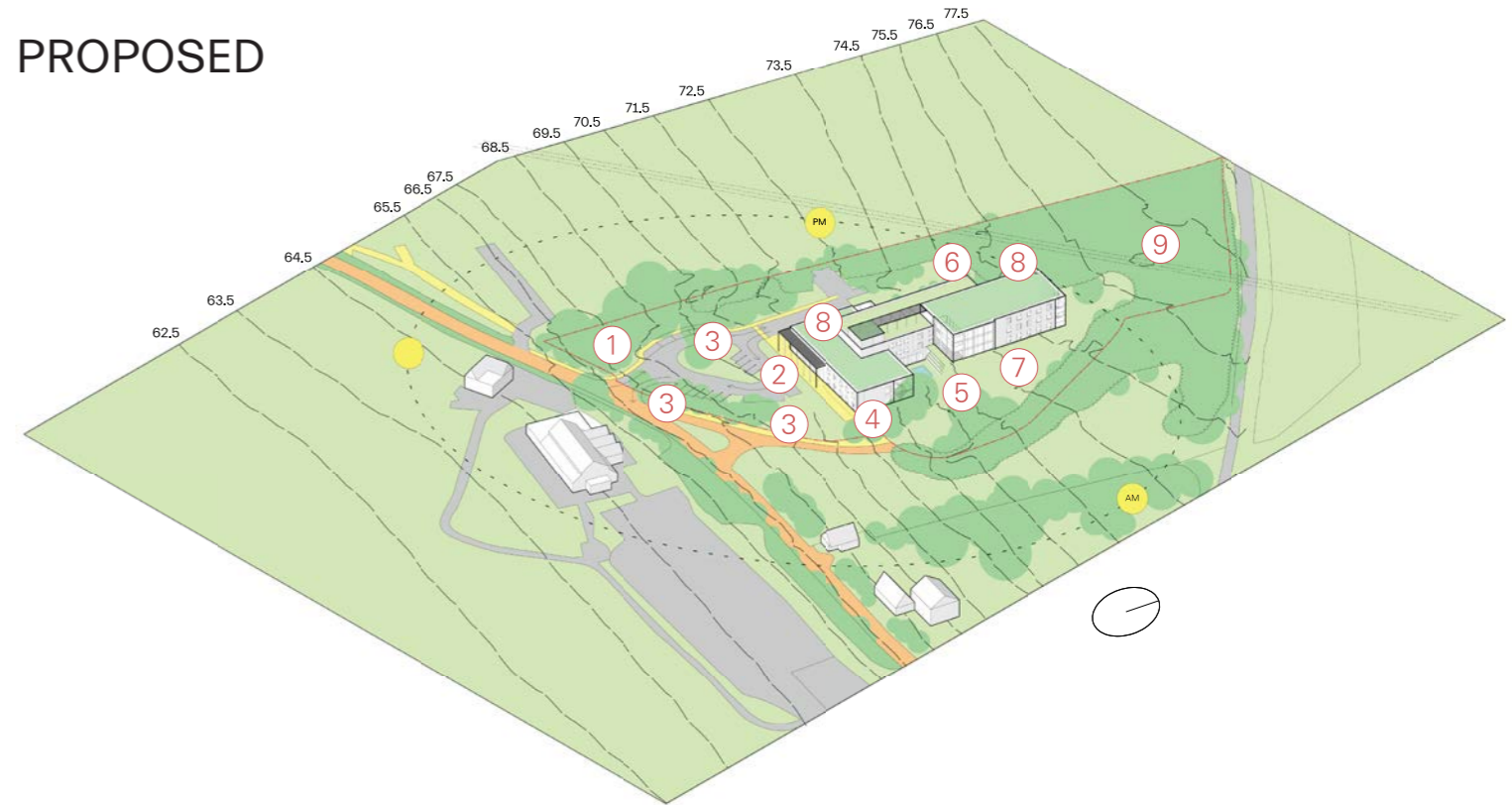
2.0 SITE ANALYSIS

SITE OPPORTUNITIES & CONSTRAINTS

EXISTING



PROPOSED



Site Opportunities

- 1 Road into Haverhill
- 2 Southerly sloping site
- 3 Existing public footpath
- 4 Haverhill Golf Club
- 5 Good existing road access
- 6 Existing dense bank of trees
- 7 Opportunity to improve hotel street frontage
- 8 Mature trees to be retained along 'centre' of site
- 9 Dense woodland / shrubs concealing northern part of site
- 10 Scope to re-wild large areas to enhance

Site Constraints

- A Golf club driving range
- B Site boundary
- C Large expanse of car park already lining Coupals Road
- D Steep incline to site
- E Grade II listed Woodlands Cottage
- F Overhead powerlines
- G Old railway line

Response

- 1 Proposed pedestrian access onto site
- 2 Car park re-landscaped and reconfigured
- 3 New trees planted where there is tree dieback or removal of existing trees
- 4 Timber cladding to facades sensitive to site context
- 5 Terrace receiving morning sun
- 6 Terrace receiving afternoon sun
- 7 Building stepped to follow the site contours, reducing the need for costly excavation and minimising the overall height
- 8 Green rooves to enhance biodiversity
- 9 Holistic approach to landscape, biodiversity and ecology

3.0 DESIGN PROCESS

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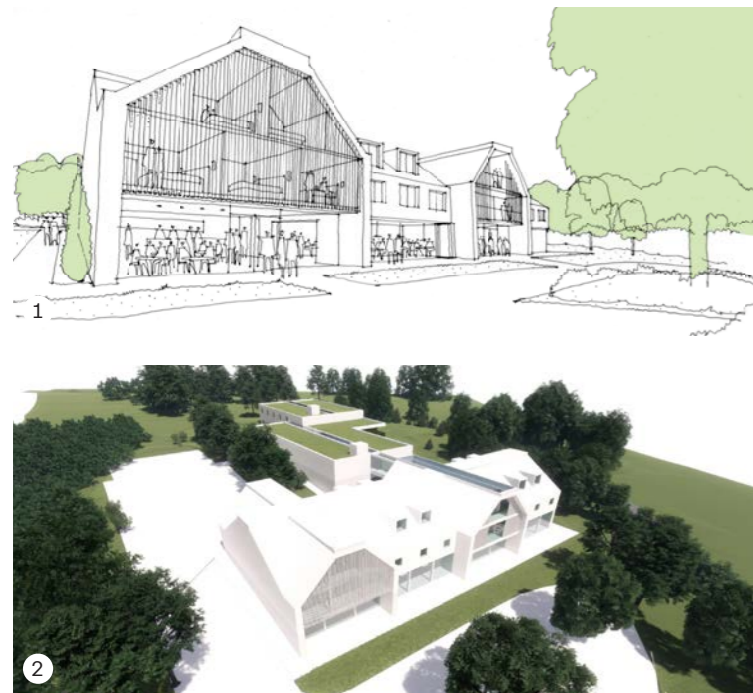
DESIGN DEVELOPMENT TIMELINE

WGP Architects have received four rounds of pre-application advice (written and verbal feedback) prior to this Planning Application submission, details of which are in the accompanying information by planning consultants, Freeths. Feedback received has informed design development over time; this process and its outcomes are summarised below.

DESIGN ITERATION 1

2019 PRE-APP: 19/60220/PREAPP
 MIXED-USE - HOTEL, RESTAURANT & CARE HOME
 FRONT BUILDING - BARN FORM
 REAR BUILDING - FLAT ROOF

The design proposal consists of a 'front building' which has a barn-like form and a 'rear building' which has a flat roof - the two are connected by a glass link corridor. Configuration of the rooms at 2nd Floor level within the roof structure affects the form of the front building, in particular the gable ends. It was felt that the semblance of a barn is misconstrued, further undermined by the dormer windows proposed to enhance the 2nd Floor rooms.



DESIGN ITERATION 2

2020 PRE-APP: 20/60301/PREAPP
 SINGLE-USE - CARE HOME
 (HOTEL & RESTAURANT USES OMITTED)
 FRONT BUILDING - BARN FORM
 REAR BUILDING - FLAT ROOF

Following an analysis of typical agricultural buildings, the traditional timber framed barn is the starting point for the form of a new design. The front building is envisaged as a simple and modest barn-like structure, assembled from materials typical in the agricultural landscape - dark stained timber cladding above a brick base, sheltered under a steeply pitched roof. It is connected to the rear building via a central activity space (previously the glazed link corridor).

The rear building remains lower with a flat roof, to lessen its presence in the landscape. The volume is broken down by stepping in plan and section with the rising ground. The timber-clad façades are grounded on a brick plinth, which extends across and buries itself into the sloping topography.



DESIGN ITERATION 3

MAR' 2022 PRE-APP: 22/60089/PREAPP
 SINGLE-USE - CARE HOME
 FLAT ROOF DESIGN THROUGHOUT

The flat roof design of the rear building is applied to the front building, in accordance with comments received in the previous pre-app, resulting in an overall modern form and a departure from the traditional barn form.

The building is composed of a series of blocks which step upwards with the sloping landscape towards the rear of the site.

DESIGN ITERATION 4

NOV' 2022 PRE-APP
 SINGLE-USE - CARE HOME
 FLAT ROOF DESIGN THROUGHOUT
 DEVELOPMENT OF FACADE DESIGN

Design development is focused on minimising embodied energy and the loss of trees, and on the

façades and material treatment of these, including variation in the timber cladding on the façades both in horizontal and vertical planes.

The internal spaces are reconfigured and the arrangement of 'clusters' is defined, informed by research carried out by WGP which is appended to this Design Statement.

The Council, in its pre-application advice, confirmed that officers are satisfied that the Applicants have developed a scheme in terms of layout, design and appearance which can be supported if a planning application were to be submitted.

FURTHER COMMENTARY

An appendix can be found at the end of this document which outlines feedback and comments received for each pre-application consultation and our responses.



Design Development	
1-2	2019 Pre-app design
3-4	2020 Pre-app design
5-6	March 2022 Pre-app design
7-8	November 2022 Pre-app design

3.0 DESIGN PROCESS

SPATIAL ARRANGEMENT

“Buildings should not rely on the person having memory of where they are or how they got there. Buildings should not rely on people remembering where to go. Buildings should minimise stress” (Marshall, 1998)

Care homes are not new building types. However, examples of contemporary care homes, designed and built to accord with the current research in dementia care, are few in number.

The addendum to this document sets out recognised evidence-based dementia design principles which support people with dementia to maintain activities of daily living (bathing, dressing, toileting, shopping, socialising etc.) as published by the University of Stirling which have informed the Woodlands Care Home design.

Woodlands Care Home will not only accommodate residents living with dementia, and whilst those with dementia will be some of the most vulnerable, the same design principles benefit residential, nursing care residents, staff and visitors. This approach of designing to the specific needs of the most vulnerable residents and to the benefit of all allows the care home to respond without disruption to market changes.

Dementia care residents often face significant challenges in daily life, and the place they live must be designed to lessen the stress, confusion and anxiety that can often accompany their daily routine.

The proposal for Woodlands responds to the dementia design principles at various scales – a door meant for use by residents is clearly legible and easy to use, whereas a door for staff, or to

access services, blends into its surroundings to lessen possible misuse and the accompanying frustration of someone attempting to open a door that is locked for a reason that may not be clearly evident to them.

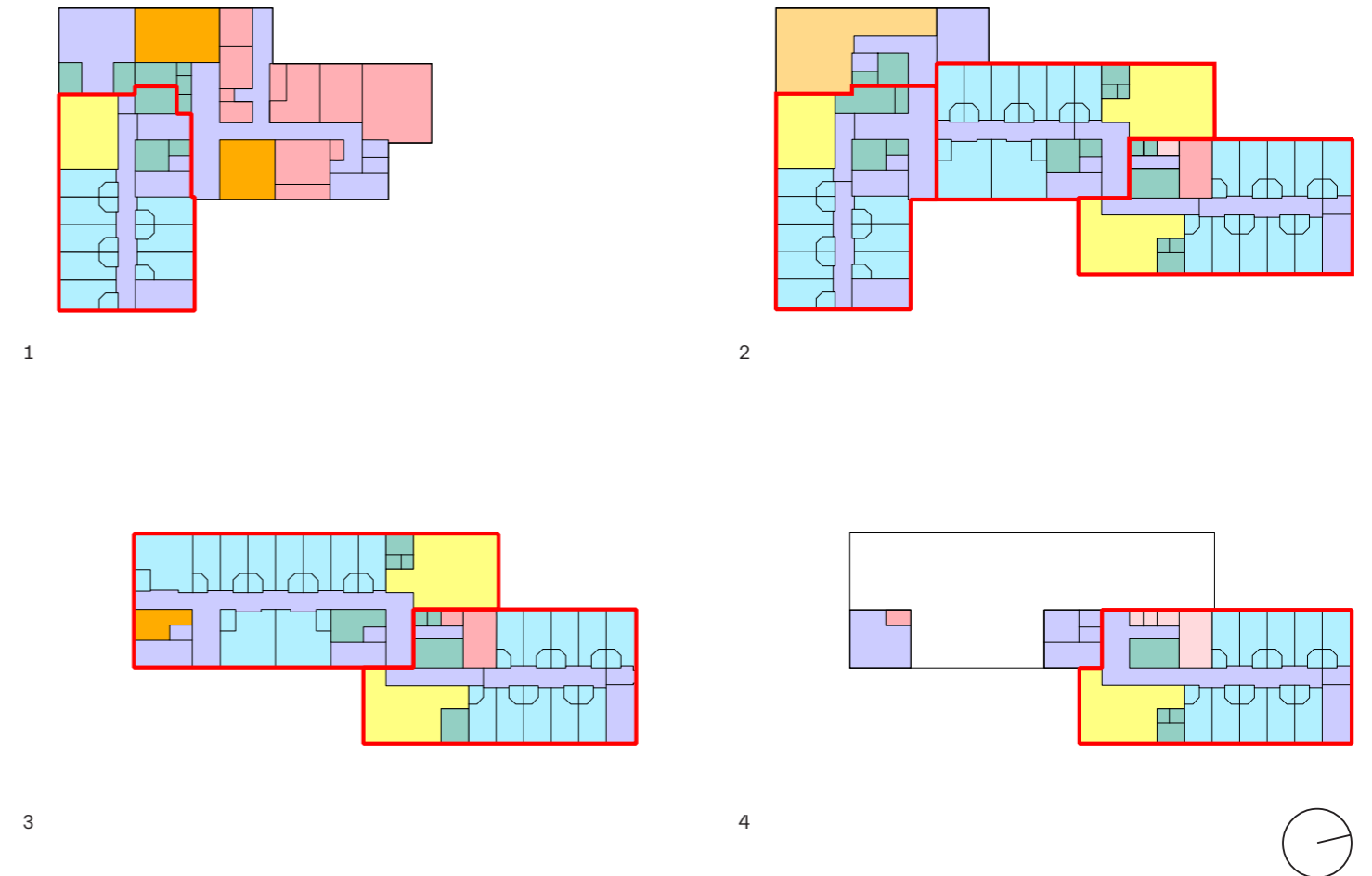
At a wider scale, the massing and treatment of the building sets-up the configuration and arrangement of the various spaces and functions. All resident areas are legible and easy to use, especially for those with dementia and, by implication, careful consideration of the arrangement of the ancillary and back-of-house areas that facilitate the smooth running of the care home is important.

Through design development shared with officers at the pre-application consultations, the design for Woodlands supports residents’ needs both for dementia care and residential care, and responds to market forces. It maximises independence,

promotes self-esteem and confidence, is intelligible and legible, reinforces personal identity, welcomes relatives and the community and allows control of stimuli. The following sections of this design statement outline the detail of how some of these needs are addressed by the Woodlands Care Home design. All sources of the evidence-based design principles are credited within the addendum to this document.

KEY

■	Back of house (BOH)
■	Ancillary space
■	Day space
■	Activity space
■	Bedroom
■	Secure garden
■	Circulation
□	Cluster



Zoning diagrams informed by the WGP Care Home Research document illustrating the approach to building legibility and function

- 1 Ground Floor
- 2 1st Floor
- 3 2nd Floor
- 4 3rd Floor

3.0 DESIGN PROCESS

DESIGN PRINCIPLES

It is an uncomfortable reality that, for their own safety and wellbeing, it is highly likely that some care home residents, and particularly those living with dementia, will need their whereabouts monitored and controlled to some degree. This is a difficult challenge to design for and, as described in our Care Home Research document, some examples exist where attempts have been made to free dementia care residents of as many limitations on their movement (at free will) as possible.

One well understood design principle is to avoid lengthy corridors which terminate in dead-ends and instead to provide destinations at the end point of any circulation route. Another principle is to 'loop' a circulation route back on itself to form a circuit.

At Woodlands, the spatial arrangement of rooms relative to circulation routes is designed to provide a destination at the end of each route - this could be a day space or activity room, or where this is not possible, an area of built-in seating is provided with a view to the outside.

We also understand, from numerous briefings with Country Court, that key to the long-term success of a care home is flexibility in use, having witnessed gradual changes in the residents they cater for and trends that go beyond their sphere of influence. More recently, our client has witnessed a growing need for dementia care beds catering for residents in more advanced stages of dementia.

One such example of flexibility in-use is the ability

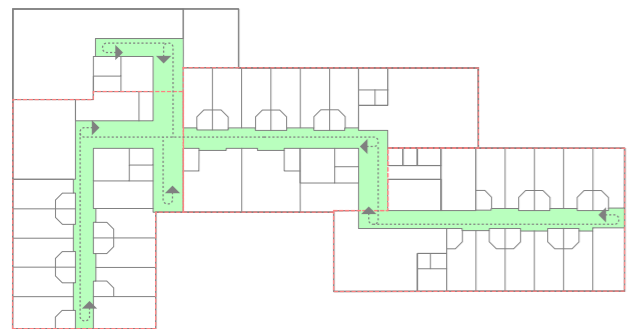
to arrange rooms in differently sized 'clusters' (see explanation in the WGP research document). It is often necessary to subdivide groups of bedrooms (clusters) into smaller numbers for dementia care residents, both for their benefit in terms of legibility and familiarity with their surroundings, and operationally for the care home staff. This can be as few as 8no. bedrooms per cluster. However, the same is not true of residential care beds which generally benefit from being operated in larger cluster sizes. For our client this can be anything up to 16no. bedrooms per cluster.

The plan-form of Woodlands has been arranged to cater for the client's observations relating to future flexibility, as well as being grounded specific care guidance. The Woodlands proposal has strategically

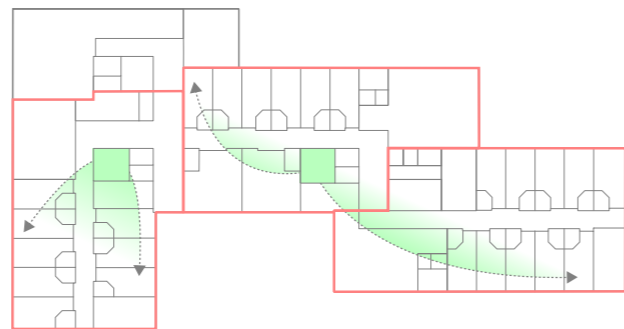
placed nurse offices, assisted bathrooms and hoist stores to allow for the operational sub-division of each floor into smaller clusters, if required. Each cluster has good accessibility to at least one day space.

Aspect, both within the home and to the outside world, is another key design principle. Day spaces are generally dual-aspect and activity rooms are easily accessible and visible from the circulation routes, featuring glazed walls onto the corridors which also connect the circulation routes to the outside.

Each bedroom has a view out onto the gardens and rural landscape beyond.



1



2



3

Typical floor (1st Floor shown)
 1 Destinations
 2 Cluster arrangement
 3 Aspect and engagement with landscape

4.0 DESIGN RESPONSE

4.0 DESIGN RESPONSE

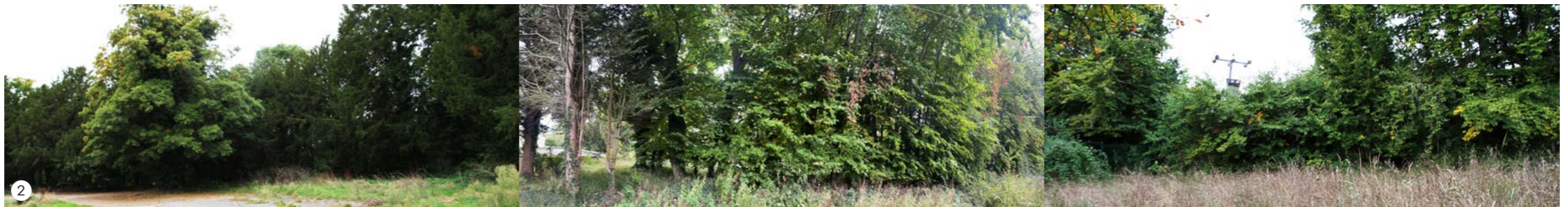
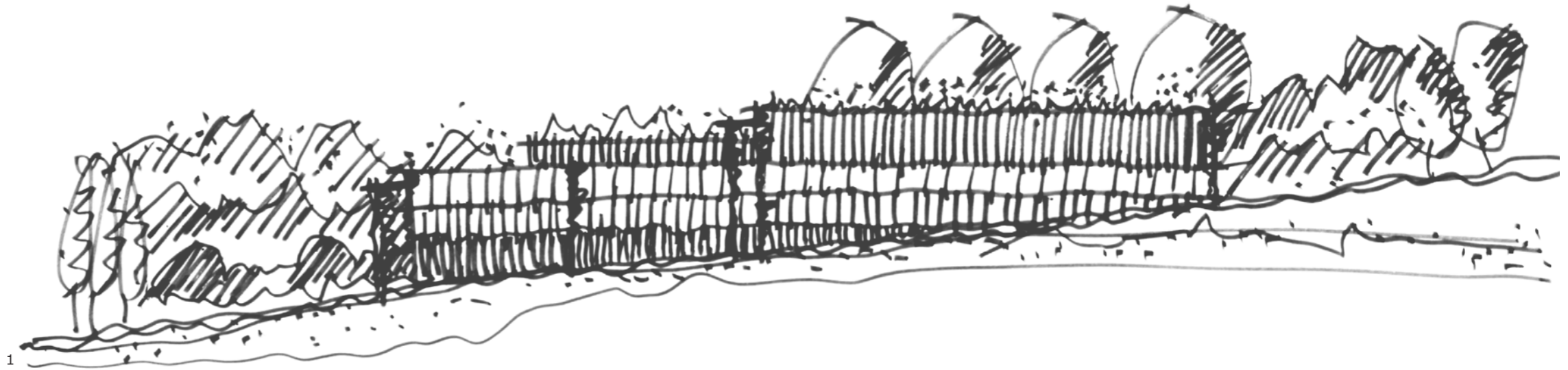
BIOPHILIC CONCEPT

It is clear that any building design on this site must display a sensitivity and affinity with the context.

Through a combination of pre-app consultation and design development, a unique and appropriate design concept has been guided by the principle of adapting the architecture to the setting.

Limiting the loss of existing trees to an absolute minimum, the entrance block to the new building is sited on the footprint of the redundant hotel building with two blocks behind stepping up the slope of the site. The design looks to combine the stepping forms and materials with the immediate landscape to blend harmoniously with the natural setting.

The slides opposite show early sketches exploring how the building's unique form and materials could mimic the horizontal 'layers' of shrubs and trees to the boundaries of the site in an 'expressionist approach'.



- 1 South East elevation concept sketch
- 2 Site photos - south-east elevation
- 3 Bay study sketch
- 4 Site photo of layers of shrubs and trees

4.0 DESIGN RESPONSE

PROPOSED DESIGN

Following a successful pre-application meeting in November 2022, WGP Architects have developed the design, with particular attention to the coordination of a holistic, sustainable design response and the biophilic expression of the building within the semi-rural setting.



4.0 DESIGN RESPONSE

BUILDING FORM & LAYOUT

It is a fundamental desire of the client to make the Woodlands Care Home as appealing as it possibly can be to all who pass by and visit, comparable to other quality hospitality sector buildings. The first impression viewed from the road and upon arrival is key to this.

The bulk of the building is set back behind the front block and is largely concealed by the trees to the boundary of the site. The area to the front of the site that is currently hardstanding is to be landscaped with formalised car parking and a drop-off area under a projecting canopy element, providing practical shelter for those who may need assistance from vehicle to entrance. Some of the lounges, the entrance reception, café and day spaces have aspect across the drop-off which allows good visibility for staff to passively survey the entrance to the site and, by return, there will be views of the activity within the home glimpsed from outside.

Additional parking and services access to the west is concealed by an attractive grouping of Yew trees.

The sensitivities surrounding those living with dementia and the need to ensure safety, whilst promoting independence and dignity, are challenging to balance: the design of Woodlands seeks to address this.

The front entrance block broadly defines the separating element between semi-public front-facing gardens and secure private gardens, and the opportunity to provide a liberating use and exploration of outside space that is wholly secure.

A small number of residential bedrooms are located in a wing to the side of the front entrance block, whilst the majority of dementia and nursing care rooms are located in an outer ring of accommodation and have aspects onto more private external landscaped areas. The entrance block conceals views of the rear landscape to a degree, and the stepping of the blocks down to the front of the site limits impact.

A secure external amenity space, the 'Hanging Garden', is located over the central block at 3rd

Floor level and, by virtue of its location and slatted screen, the perimeter is concealed from views into the site and doesn't overlook other parts of the site or surrounding areas.

All areas of rooftop plant are located to be concealed from any views onto the site.

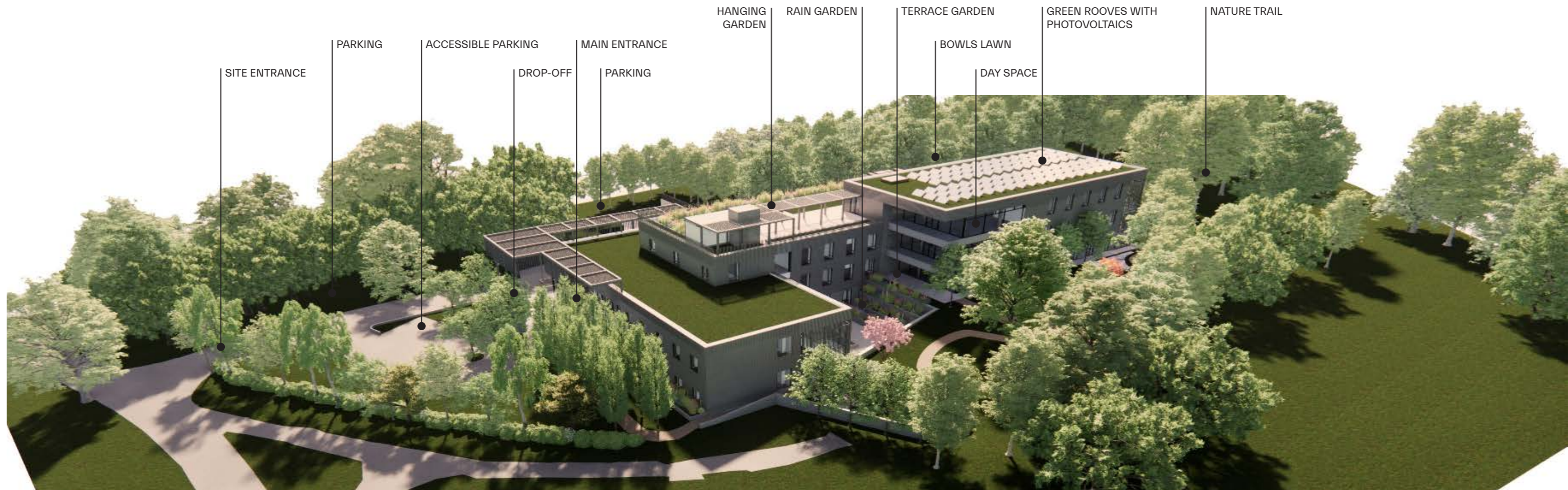
SITE TOPOGRAPHY

WGP Architects have carefully assessed the site topography and set the building forms into the landscape to achieve an efficient balance of cut-and-fill in an effort to keep off site spoil removal to a minimum. Wherever possible, carbon saving methods of construction will be incorporated and detailed further during RIBA Work Stage 4.

The site gradually slopes upwards from south-west to north-east which informs the stepping and configuration of the building blocks. Service areas at ground floor are semi-recessed into the sloped topography to limit their impact.

The flat, green-roofed, stepping forms sit low in the landscape with lengthy proportions and are themselves in keeping with the height and stepping of the groupings of dense shrubs and trees to the boundaries.

With the sloped site, there is a series of terraced garden and rain-garden areas which are concealed from views outside the site by the trees and dense vegetation that are to be retained. Connecting the gardens and terraces, is a nature trail for residents and visitors to enjoy and explore.



4.0 DESIGN RESPONSE



AERIAL VIEW

Key

- | | |
|----|-----------------------|
| 1 | Site entrance |
| 2 | Parking |
| 3 | Drop-off |
| 4 | Main entrance |
| 5 | Rain garden |
| 6 | Terrace garden |
| 7 | Bowls lawn |
| 8 | Nature trail |
| 9 | Biodiverse green roof |
| 10 | Hanging garden |
| 11 | Habitat swale |
| 12 | Allotments |
| 13 | Sensory garden |

4.0 DESIGN RESPONSE

FACADE DESIGN

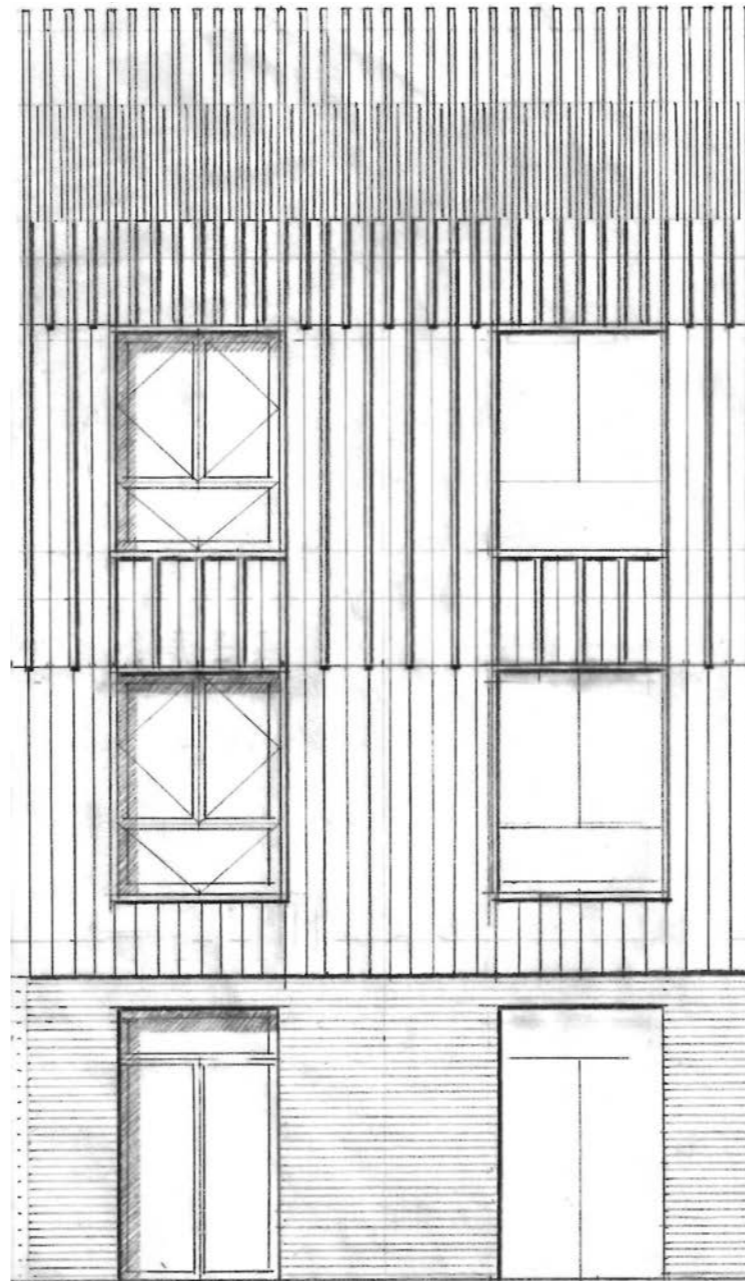
BIOPHILIC EXPRESSION

Whilst the term Biophilia has been in use since the 1970s, it is fundamentally a term whose origins and meaning have influenced the design of buildings for a very long time. Arguably good architecture designed around integrated landscape and biodiversity principles is already biophilic by implication however more specifically we see the expression of nature, of referencing and introducing natural environments to built environments as a more overt representation of key biophilic principles.

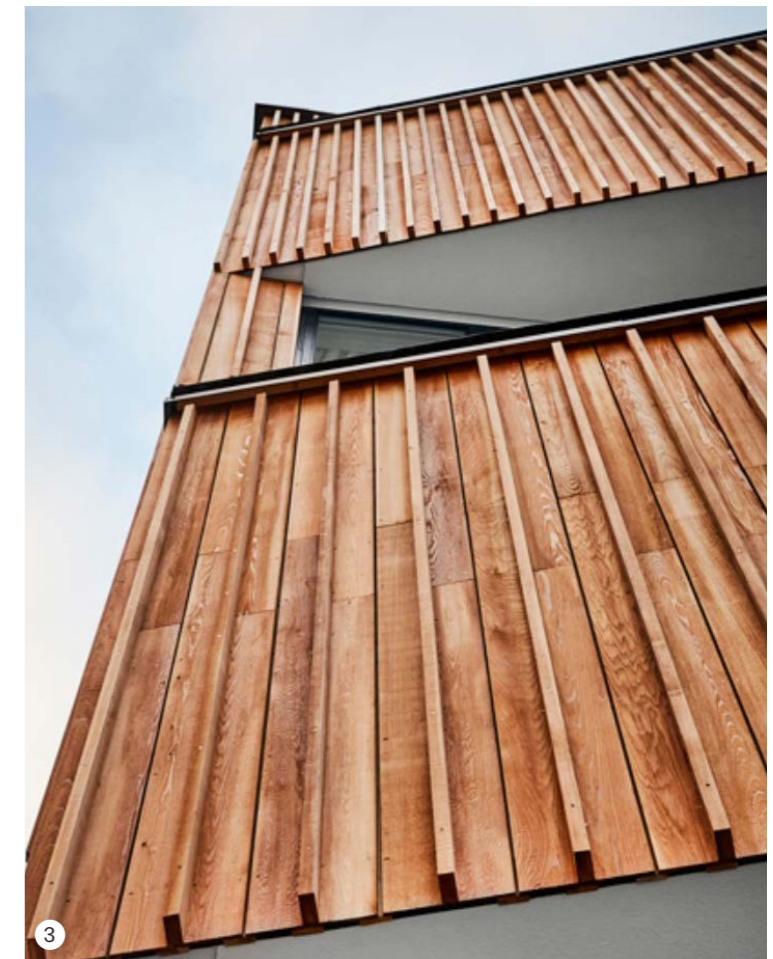
There are literal or direct experiences of nature ranging from planting (internal and external), light, air / ventilation and weather contrasted with indirect experiences which could be simulated natural representation either in colour, shape or lighting. Or the selection of materials, those that are tactile especially and naturalistic shapes.

The cladding construction is developed to mimic the horizontal 'layers' of shrubs and trees to the boundaries of the site. The layers comprise: shrub; under-canopy; canopy; and emergent. The effect is achieved by applying battens to joints in cladding boards to the horizontal bands of the façade where they provide functions including screening, solar shading, guarding and additional weathering to exposed areas.

'Layered', organic and with vertical emphasis, the cladding 'blends' with the adjacent groupings of trees and shrubs.



1



- 1 Woodlands: façade bay study sketch
- 2-3 sjöhusen (The Lake Houses), by Dinelljohansson
- 4 Fire Station 76 , by Hennebery Eddy Architects
- 5 Öljared Hotel, by Kjellgren Kaminsky Architecture

4.0 DESIGN RESPONSE

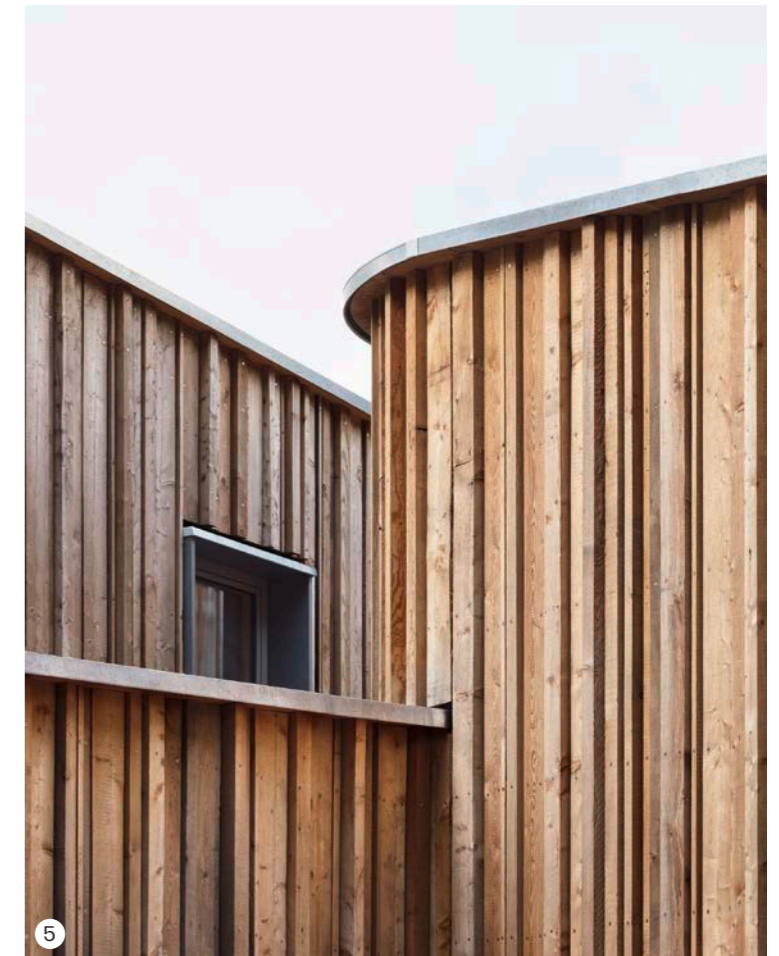
FACADE DESIGN - MATERIALS

TIMBER CLADDING

To enhance the concept of adapting the architecture to the setting and relate to the listed Woodlands Cottage, natural timber cladding has been selected as the predominant external material.

Natural materials are also widely acknowledged to have positive impacts on the wellness of building users.

A robust FSC species will be selected, such as larch, which can be left untreated to take on natural hues with the passing of time and the elements. Indeed, the weathering process, like tree bark, will be differential to each elevation with south-facing walls turning a mink-grey colour, those facing north will become ash-grey, and the east and west walls will turn a chestnut brown.



- 1 Avoriaz mountain resort, designed by Jacques Labro et al.
- 2 MTN / The Mountain, by JDS
- 3 Biophilic CLT apartment building, by GG-LOOP
- 4-5 Waldorf School, by MONO Architekten

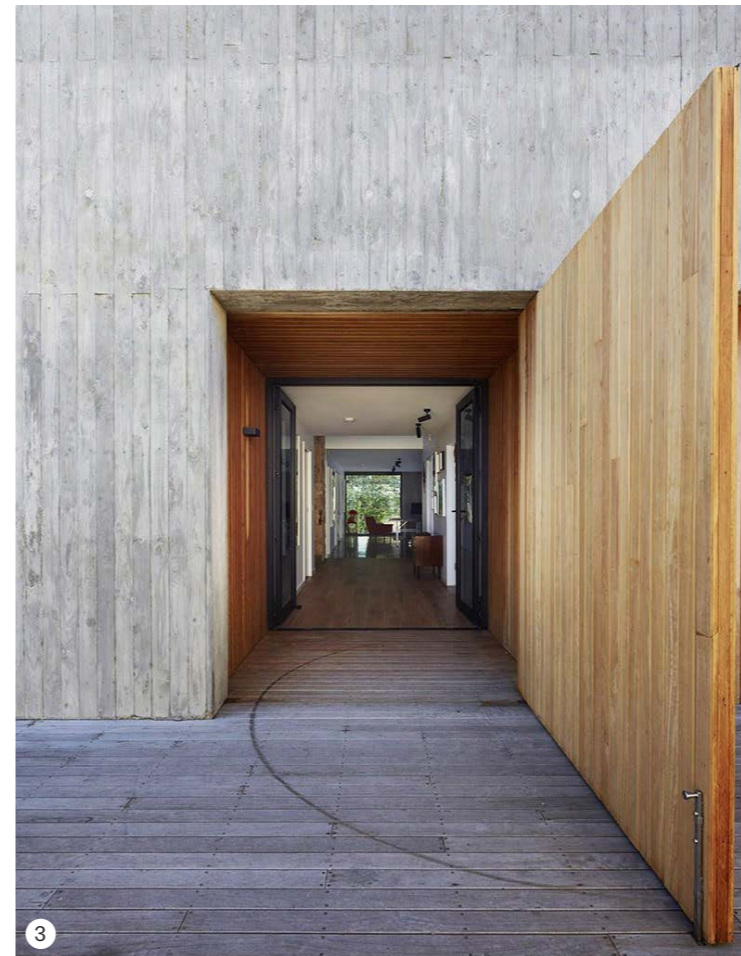
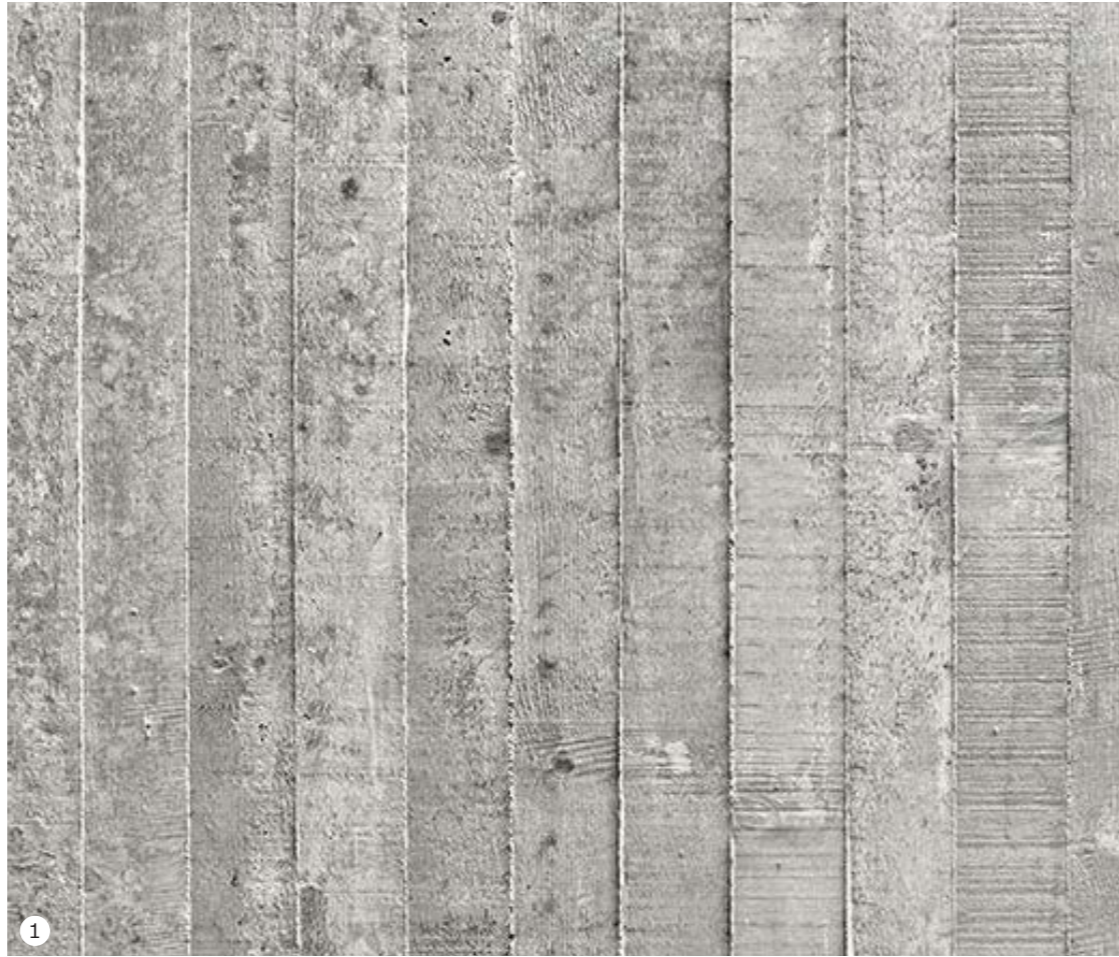
4.0 DESIGN RESPONSE

FACADE DESIGN - MATERIALS

OFF-SHUTTER CONCRETE

Taking advantage of the natural slope of the site, the ground structure and subterranean service spaces are retaining structures, and most naturally from concrete construction. To minimise embodied energy fibre glass reinforcement is being considered.

As part of the biophilic design approach, where the concrete is visible as a plinth with visual weight below the layered timber clad elements, and where there are other areas of wall forming fire breaks, the exposed concrete is fair-faced and off-shutter. It will be formed using timber planks the same width as the timber cladding boards, leaving an imprint of the timber texture in the concrete. The off-shutter finish expresses the vertical timber shuttering boards, forming the 'shrub' layer which is part of the biophilic concept.



4.0 DESIGN RESPONSE

TIMBER SPECIES & WEATHERING

Scottish Larch (or a similar sustainable, durable and naturally weathering softwood) has been selected for its sustainable properties, durability, versatility, economic factors and appearance. Cedar is to be avoided as it can stain black when exposed to tree pollen and given the site context, this would be highly probable.

Scottish Larch features a range of colours from pale oranges to deep reds, which over time, like most timber, will weather to a grey, silvery tone.

Typically, South and West facing elevations weather faster due to higher exposure to sunlight, whereas East and North facing elevations weather more slowly. This organic process will result in varying tones on the facades round the building, much like the surrounding natural landscape.

The proposed design at Woodlands features cladding boards and battens, which have been detailed to create a series of layers across the building and the site to mimic the layers of shrubs and trees to the boundaries of the site, as a biophilic expression.

The weathering process affects only the appearance of the timber and not the structural integrity or performance of the timber. All exposed faces are sapwood-free for enhance durability.

Timber treatment necessary for the purpose of fire spread mitigation does not change the weathering process.



- 1 Scottish Larch cladding before weathering (Hoskins Architects)
- 2 Scottish Larch cladding after weathering - approx. 5 years
- 3 Scottish Larch, closeboard cladding with projecting vertical battens

4.0 DESIGN RESPONSE

3D VIEWS OF THE PROPOSAL IN ITS CONTEXT



Roadside view from south-east



Roadside view from south



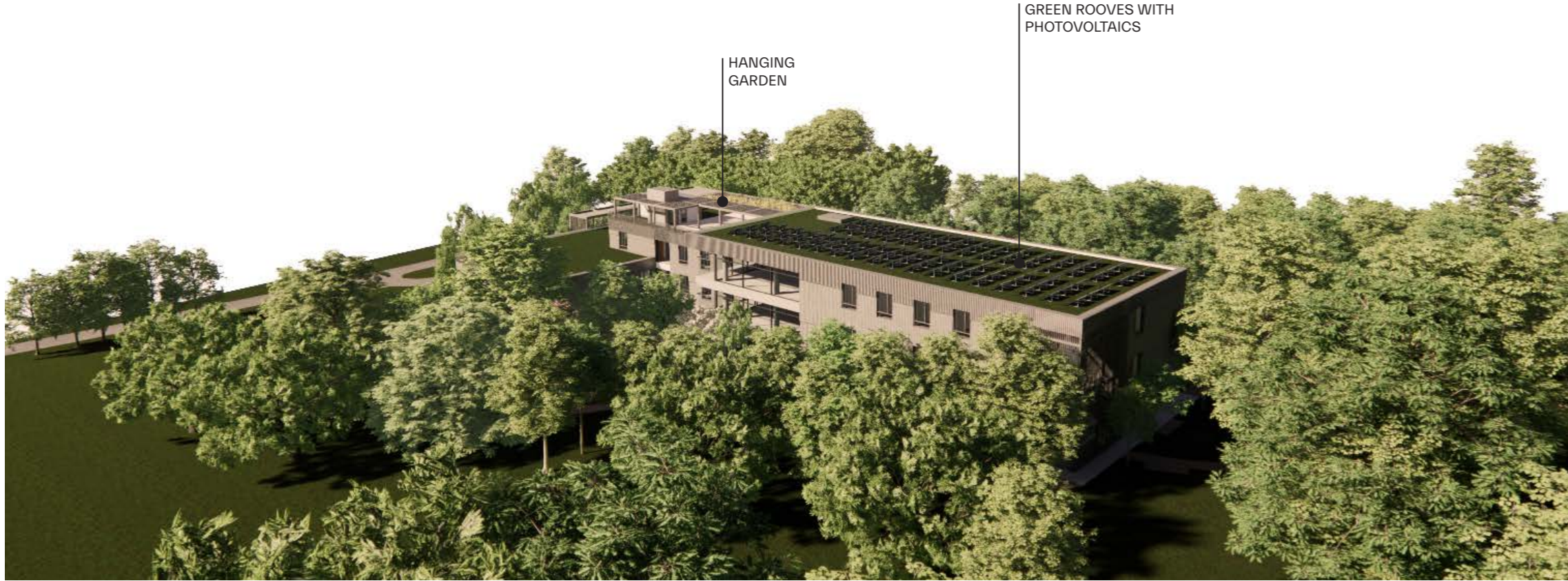
Overhead view from south-west



Front view from south

4.0 DESIGN RESPONSE

3D VIEWS OF THE PROPOSAL IN ITS CONTEXT



Overhead view from north-east



Overhead view from west

4.0 DESIGN RESPONSE

FACADE BAY STUDY: ENTRANCE BLOCK

The horizontal landscaping 'layers' are continuous across the entrance block and recede to be more open with greater expanses of glass for views in and out.

A lightweight timber and steel fitch structure pergola defines the entrance, and provides solar shading and cover to the drop-off.

A cantilevered planter with evergreen shrubs, grasses and climbers is suspended within the pergola structure, integrating planting with the horizontal and vertical layers of the entrance façade to reinforce the expression of the structure closely referencing its setting.



Key

- A Off-shutter concrete expressing vertical timber shuttering boards, forming 'shrub' layer, with integrated seating
- B Closeboard cladding with projecting vertical battens, forming 'upper canopy' layer
- C Timber / composite curtain walling
- D Timber fitch columns supporting timber canopy to entrance block
- E Cantilevered concrete planter (off-shutter concrete)

4.0 DESIGN RESPONSE

FACADE BAY STUDY: BEDROOMS

The 'shrub layer' is set with native shrubs growing in front of solid external wall areas with closed board cladding behind.

'Under canopy' and 'canopy' layers around composite aluminium / timber framed windows provide solar shading to meet Part O of the Building Regulations.

The 'emergence' layer at the parapet acts as guarding and screening to the hanging garden, biodiverse green rooves and external plant areas.

A vertical rhythm of 'trunk like' deeper battens articulates each bedroom bay.

FACADE BAY STUDY: DAY SPACES

The day spaces follow a similar material language as the main entrance block, with curtain walling set behind exposed concrete and timber treatment to the upper level.



Key

- A Off-shutter concrete expressing vertical timber shuttering boards, forming 'shrub' layer
- B Closeboard cladding with projecting vertical battens, forming 'upper canopy' layer
- F Closeboard cladding, forming 'canopy' layer
- G Timber / composite windows

4.0 DESIGN RESPONSE

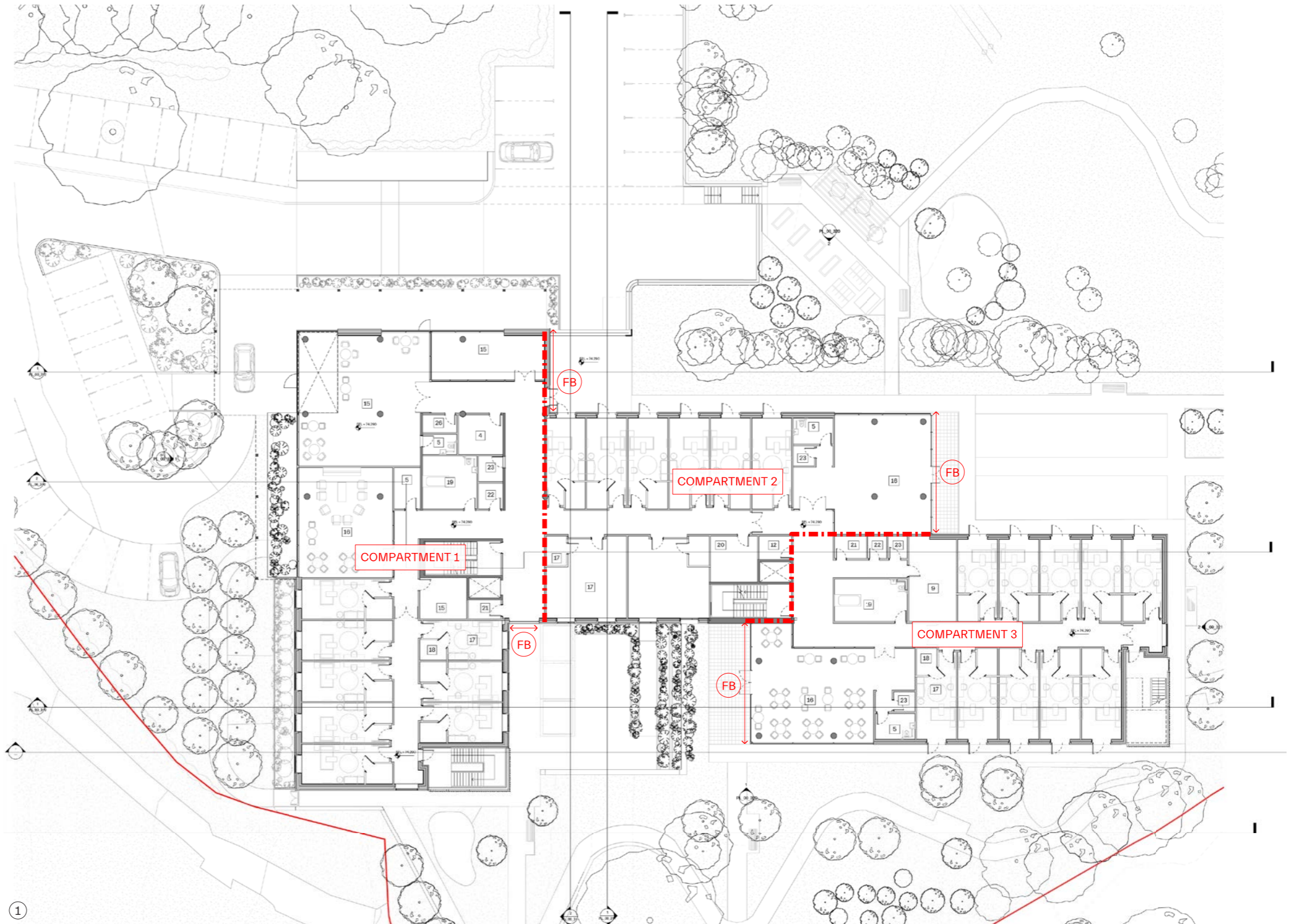
TIMBER & FIRE MITIGATION

It is widely acknowledged that the use of natural timber in buildings has a positive impact on occupant wellness, as recorded in a recent report by CBRE, as well as its inherently sustainable properties.

In developing the design proposal for Woodlands and the use of external timber cladding as a contribution to wellness, WGP have sought early advice from a Fire Engineer to incorporate measures to mitigate the risk of spread of flame across the façade. These measures will be developed further at the detailed design stage, and include the following:

- Minimum 1.8 metre wide fire breaks on compartment lines to limit spread of fire across combustible materials (namely, the timber cladding) - refer to fire breaks on adjacent plan drawing
- Timber vs. aluminium cladding boards / battens / rails to fire breaks
- Treatment to external timber cladding with reaction to fire classification of B-s1-d0
- Internal and external cavity barriers to achieve compliance in compartmentation and fire spread
- Fire stopping to services penetrations
- Parking and drop-off at safe distances from facades with timber cladding

A Progressive Horizontal Evacuation (PHE) strategy is proposed which is the typical strategy for most care homes. The floor plans are divided into compartments - see adjacent plan - to allow the evacuation of people into an adjoining fire compartment on the same level, from which they can later evacuate to a place of ultimate safety. A sprinkler system is proposed throughout the building as an additional active fire protection system (in addition to the fire alarm system), which will maximise the time available for evacuation.



KEY

- Application Boundary
- - - Fire Compartment Line
- ↔ Fire Break (minimum 1.8m wide)
- (FB)

5.0 DESIGN FOR DEMENTIA

5.0 DESIGN FOR DEMENTIA

BEDROOM DESIGN

There are 64no. bedrooms at Woodlands. Bedrooms have been designed to reduce the stress and frustration of residents, particularly those living with dementia, to help them live with dignity, identity and independence. There are 3 bedroom types providing a variety of rooms which range in size from 22m² GIA (including the en-suite) to 48m².

WGP Architects have significant experience in a range of alternative residential sectors, from Student Living and Apartment Hotels to Care Homes, where methods of space separation to subdivide rooms into distinct areas for dressing, sitting and sleeping are used.

SUB-DIVISION OF SPACE

This approach of breaking a room into a series of focused areas has the unexpected effect of making the space feel more generous and 'homely' and is relevant at both ends of life. Particularly for dementia design, this approach requires special care to reduce the 'barriers' that make daily life for those living with dementia a struggle. The

distinction of the focused areas can assist in controlling stimuli, as well as allowing the resident to orient themselves and better understand the space.

Plans of the room types with annotations to illustrate the functional spatial requirements for hoists and staff providing care, along with rendered plans to show materials and lighting are shown below illustrating key design considerations to each distinct room area.

EN-SUITE SHOWER ROOM

All bedrooms at Woodlands include en-suite facilities, with the toilet visible from the bedhead position to allow residents to move between the bed and the toilet as they wish without having to ask for help or being distracted, for as long as they are able to do this. It is more dignified to be able to look after your own needs and the Woodlands design makes this basic need as safe and independent as possible. The en-suite shower rooms are in addition to the assisted bathrooms which are located on each floor of the building.

DRESSING AREA

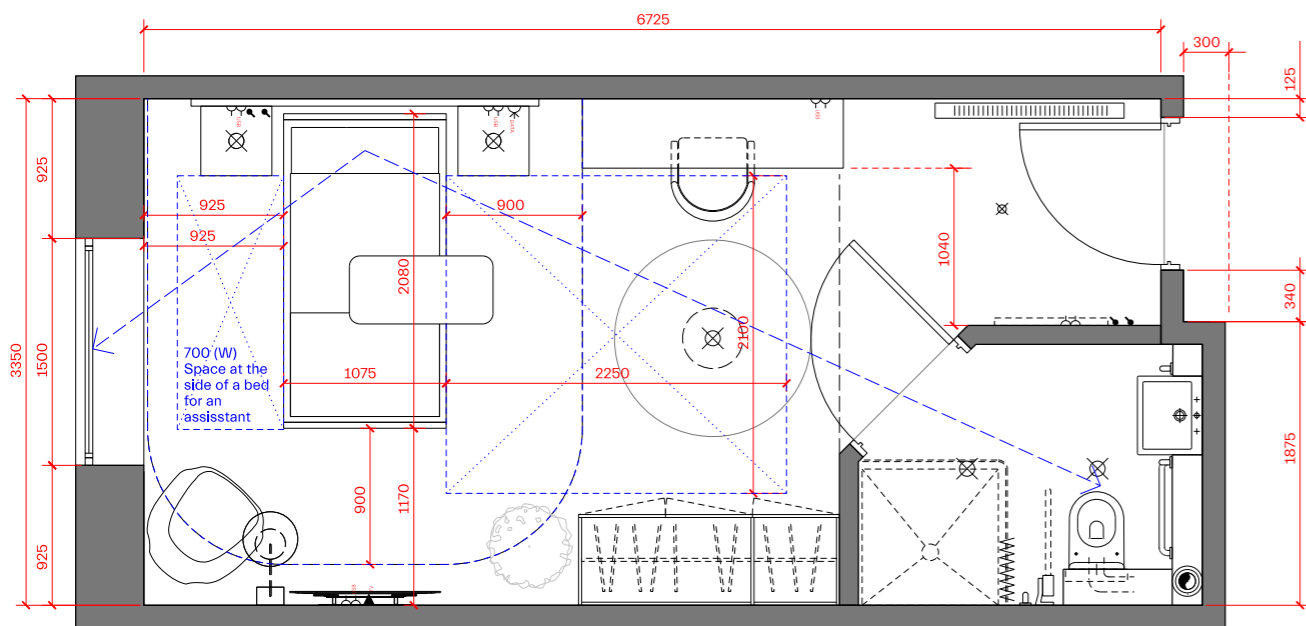
Many people living with dementia have short-term memory problems, meaning that they may not remember which clothes they have placed inside their drawers and wardrobes. This can lead to upset and agitation, constantly opening cupboards to check what is inside. To mitigate this behaviour, the dressing area joinery and walls are identified in a feature colour and incorporate a partially open wardrobe for personal items that are visible from the bed.

BED AREA

Careful consideration has been given to natural light and the views to the outside for residents from their beds; beds in all rooms are positioned close to the generously sized windows. Bedrooms on the upper floors also feature windows with low sills to provide views to the gardens below as well as the wider landscape, and ground floor rooms feature full height windows onto the gardens. This approach promotes wellbeing and supports the circadian rhythm, which is often impaired in elderly people, especially those living with dementia.

SITTING AREA

The sitting areas are located adjacent to the windows and enjoy views across onto the gardens and across the landscape. Some people with dementia are unable to recognise their reflection, which can lead to distress, therefore, as well as black-out blinds, all windows feature lightweight sheers which can be closed if required. Seating is also located appropriately for relatives visiting residents who are bed-bound.



1



2

Typical Bedroom Type A
GIA - 22.58m² (including en-suite 3.62m²)
1 Plan layout
2 Rendered plan showing materials

5.0 DESIGN FOR DEMENTIA



Bedroom Type A
Visualisation - bedroom view from entrance

5.0 DESIGN FOR DEMENTIA



Bedroom Type A
Visualisation - bedroom view from window seat

5.0 DESIGN FOR DEMENTIA

COLOURS & MATERIALS

The bedroom interiors are contemporary, as well as being practical. To support residents with short-term memory and visual impairments, the furniture, fixtures and fittings have feature colours and are easily recognisable.

The colour palette is inspired by natural tones of local rural scenes ‘through the seasons’. The bedrooms in each ‘cluster’ have different coloured feature walls to reinforce identity and assist with orientation.

Natural materials are used where appropriate, including veneered timber doors, window reveals and furniture.

The natural colourways and material of flooring, walls and ceiling panelling are used to define the distinct dressing, sitting and sleeping areas, with care to avoid patterns or ‘flecks’ which can agitate some people living with dementia as these can cause confusion.

Timber Floor



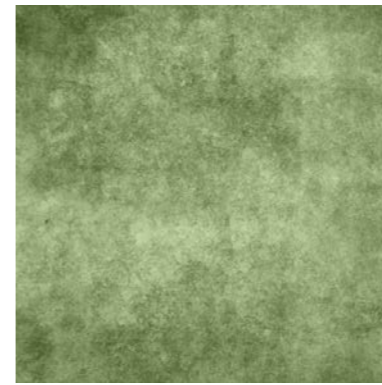
Rugs & Carpet / Autumnal Tones



Local scenic walks through the seasons



Feature Furniture / Springtime Tones



Blue Tiles / Vinyl



Grey Tiles / Vinyl



5.0 DESIGN FOR DEMENTIA

DAY & ACTIVITY SPACES

The plan form of bedroom clusters are arranged in three blocks stepping up the slope of the site, each with a dedicated day space on each floor which looks onto terraced gardens and with activity spaces of various scales distributed across the floor plan. These have been developed in response to evidence-based environmental dementia design principles to support residents living with dementia to maintain activities of daily living, as outlined in the addendum to this document.

Key considerations that have informed the location and design of the day and activity spaces include:

Dining and lounge spaces for each cluster comprising a maximum of 16no. residents are visible with glass screens off the corridor to be orientating, understandable and invite interaction. The majority of residents can see their bedroom door from the day space and the day space from their bedroom.

The lounge and dining area within each day space look into each other, and the toilet is also visible from these areas.

The ground floor day spaces and activity spaces open onto the external courtyard and terrace spaces, providing independent access to secure external areas which are visible and can be easily supervised from staff areas. The day and activity spaces benefit from good natural light with full height windows and those on the first and second floors benefit from external terraces.

The back-of-house servicing and deliveries cannot be seen from the day and activity spaces.

The corridor ends between day spaces and activity spaces are designed as destinations for secure and monitored dementia-friendly walking, include routes via the external hanging garden.



5.0 DESIGN FOR DEMENTIA

EXTERNAL AMENITY SPACES

A secure external amenity space, accessible via a central lift from all bedroom clusters and from the main entrance / reception, is located across the middle block.

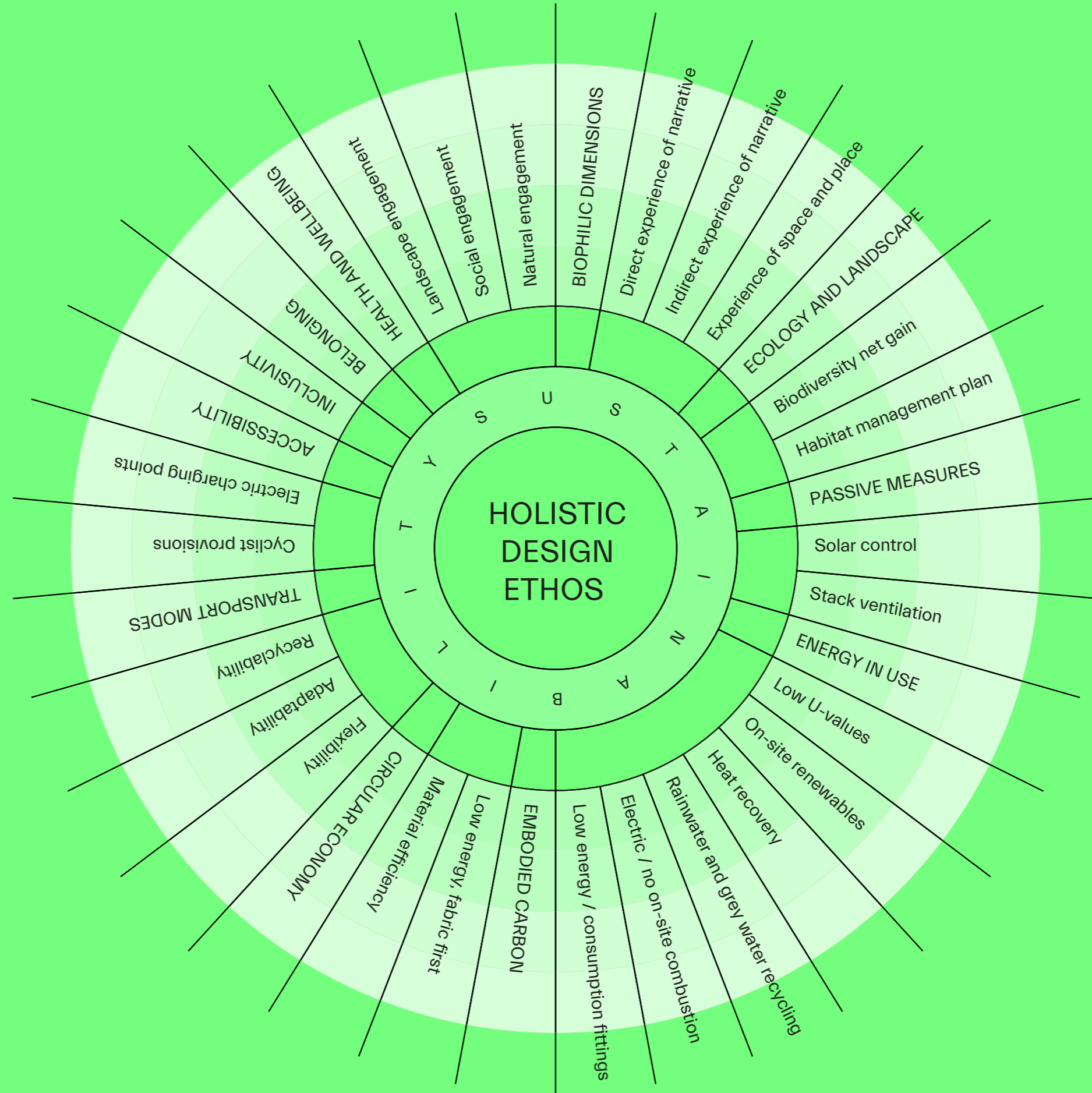
The design will be developed by a landscape specialist as a sensory garden with small trees, shrubs and ground cover creating gardens that are attractive, colourful and fragrant for all year round colour, interest and excitement. A sheltered external seating area is located within the hanging garden.



6.0 HOLISTIC DESIGN STRATEGY

WGP ARCHITECTS X COUNTRY COURT

WOODLANDS



6.0 HOLISTIC DESIGN STRATEGY

LANDSCAPE & SUSTAINABILITY

WGP are leading a holistic approach to landscape design, ecology, biodiversity, accessibility, inclusivity and sustainability. We believe this is particularly important given the semi-rural location of the site. The following pages include supporting information prepared by the landscape architect and ecologist (FPCR), and the arboriculturalist (Oakfield). This collaborative approach has been fundamental to the development of the current proposal.

Our key aspirations for the holistic approach are described on this page.

ECOLOGY INTEGRATED WITH LANDSCAPE DESIGN

Site surveys have informed the development of the landscape design. The landscape architect, ecologist and architect have worked together to maximise potential. The coordinated design seeks to ensure that the landscape concept is harmonious with the architectural concept, with opportunities to bring nature into and onto the building.

ENHANCING BIODIVERSITY

Develop a landscape strategy which manages the existing ecology and enhances it. There is scope to re-wild large areas to enhance biodiversity.

ENGAGEMENT WITH THE LANDSCAPE

The landscape must offer interest and activities to the residents in the form of areas of sensory gardens, and activities, such as horticulture and sports.

EXEMPLARY SUSTAINABLE DESIGN

A building that situates itself in the landscape setting must minimise embodied energy in construction, minimise energy consumption in use, consider potential for adaptation and reuse, and explore potential for natural ventilation systems.

ON-SITE RENEWABLE TECHNOLOGIES

Ground source heating and cooling; solar hot water and photovoltaics.

MAINTENANCE STRATEGY

An ongoing strategy for maintenance and enhancement of the landscape will form part of the commitment.

ACCESSIBILITY AND INCLUSIVITY

Accessibility and inclusivity should be at the core of the design; not 'added', but rather as integrated principles that benefit everyone, including areas for activities for everyone to join and feel welcome, through to specialist dementia design provisions that improve use and aesthetic enjoyment for everyone.

