

Urban Design Comments

F/25/99169 – Land Adjoining 4 Brookfield, Providence Hill

From: Urban & Landscape Design Team to Development Management

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Date: 23 April 2025

Proposal: Construction of a 68-bed care home (Use Class C2) and 3 x close care cottages (Use Class C3 Age Restricted) with associated access, internal access roads, parking, landscaping and infrastructure (revision to application ref. F/24/97312).

Summary:

- Reduction in mass and bulk of the care home building to address previous reasons for refusal.
 - Reduction of the number of cottages and increasing the parking provision is welcomed.
 - A sunlight study was submitted to ensure that natural light penetrates all habitable rooms.
 - A verified visualisation is requested from Brookfield's rear gardens to clarify previous concerns about the impact on the amenities of these neighbours.
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These comments are made in relation to the plans and supporting information dated 8th, 9th and 15th April 2025 and should be read in conjunction with comments from the Heritage, Landscape, Tree and Ecology Officers.

1. General comments

The scheme is based on the same layout and design principles previously established on the refused application (F/24/97312) but with a reduced mass and bulk of the care home and a reduction in the number of cottages.

There has been a notable reduction in height, the ridge has dropped by 2.3m and the southern dormers were omitted improving the relationship to the rear gardens of 1-4 Brookfield. Furthermore, the eaves of the south elevation have dropped by 1.6m and the footprint of the building has been pushed back away from these neighbours by 1.8m to the north and 2m to the west.

Moreover, the projected wing was omitted above ground floor level to avoid any type of overbearing impacts on neighbours.

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The overall mass of the building has also been reduced by approx. 24% compared with the refused scheme. In terms of number of bedrooms, there is only 1 less bedroom due to a significant internal rearrangement to make the internal layout more efficient and decrease the size of some of the rooms whilst still meeting the required care home standards.

It is also welcomed that the sunken garden increased in size to improve daylight access to lower ground floor rooms and that the outdoor stairs, which connects this area to the outdoor footpath, is retained.

Reducing the number of cottages to 3 and taking the opportunity to use the space to increase the parking provision is supported.

The submitted visualisations show the relationship between the proposal and the surrounding area and how the external appearance of the new development relates to and enhances the character of the place by using appropriate features and materials. View from the entrance clarifies the building's exposed southern west corner, which is successfully articulated and set into the significant level changes whilst punctuated with trees to help frame and soften the building's outlook from the entrance.

Whilst there are some clear improvements to the scheme as highlighted above, it would be recommended to submit a verified visualisation from 1-4 Brookfield's rear garden facing the proposal to help clarify any doubt that still might remain.