

SE2005/0879/F

**PROPOSED REFURBISHMENT OF DAY-CARE AND NEW CRISIS-CARE
ACCOMMODATION, WOODSIDE RESOURCE UNIT, HILDERSLEY, ROSS-ON-
WYE: SUPPORTING STATEMENT**

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

22 MAR 2005

To:
Ack'd: File:

1. SERVICE BACKGROUND:

Herefordshire county council has appointed Shaw healthcare as its partner in the re-provision of residential care and day-care services for older people at several locations across the county of Herefordshire. One of these locations is Woodside Resource Unit in Ross-On-Wye.

Shaw has, in consultation with residents, relatives of residents and staff of Woodside, agreed to refurbish and extend the existing premises to provide new facilities that are more appropriate for the current and future care needs of the day centre users and local community. It is anticipated that an alternative facility will be provided for day care whilst work is undertaken.

When complete the new Woodside will comprise:

DAY CARE:

An extended day care facility to accommodate up to 15 users, providing a large activity area within which physiotherapy, community and art and craft activities may take place, a communal dining area with residents' drinks-making facilities and a large lounge area.

Ancillary accommodation includes a quiet lounge, assisted bathroom and toilets, a manager's office/reception, staff meeting areas and changing facility and laundry and kitchen areas to serve the day centre.

All existing areas will be fully refurbished with upgraded mechanical and electrical services.

CRISIS CARE:

The existing bedrooms will be reorganised to provide two crisis-care flats, anticipated for intermittent use by elderly members of the community and a carer for short term periods of rehabilitation.

Each flat will comprise of a bedroom, lounge with carer's sleepover facility, bathroom and kitchen with dining area. These flats are designed for short-stay elderly residents, whilst carers help them get back on their feet – before they return home or perhaps to a designated extra-care facility within the Herefordshire area.

2: THE SITE:

Heights and building volumes:

All new-build areas of the extension will be constructed in facing materials to match the existing building with the roof pitch to match at 30 degrees. We propose a pitched roof extension as shown on drawing 2495/PA/07 with a low ridge so as not to impose on Woodside's neighbours.

Landscape:

Where possible, all existing plants, shrubs and borders will be preserved. An extended area of paving will be provided, to allow outdoor activity as shown on drawing 2495/PA/05, along with new level access pathways to the two crisis-care flats.

Vehicular access and parking:

Vehicular access to the building will continue to be via The Mead at the same point that currently allows access to the facilities.

Existing parking areas will be retained, which include 2 no. spaces to the front of the entrance area and parking and service access to the right of the entrance area – it is not anticipated that further parking will be viable, therefore retaining the frontage to Woodside as currently viewed by neighbours to the South.

3: ACCESS/FACILITIES FOR THE DISABLED:

Both the external and internal environment of the refurbished and extended facility are disabled-friendly, with level-access thresholds at all external doorways and 'level' pathways throughout the gardens. All internal circulation spaces will be fitted with handrails and a number of sanitary facilities to meet Building Regulations 'Part M' standards will be provided.

4: SAFETY MEASURES DURING CONSTRUCTION:

All the usual construction safety measures will be applied to this project, including safe access for those working in and visiting the site and safe manoeuvre around the site for those existing neighbours and visitors.

All measures will be taken to ensure that noise and dust levels are kept to a minimum to protect the neighbours' living environments.

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

22 MAR 2005

To:

Ack'd: File: