

07/02/2025

Ashfield District Council



Our ref: **2024 - 715.**

**Extension to care home under refurbishment with new boundary fence & gates to front elevation @ Loxley Lodge Care home, School Street, Nottingham, NG17 7BT.**

### **Planning Statement - P1**

Dated, 08.10.2024.



Fig 1, Front elevation

#### **Overview:**

This Planning statement has been produced to support the application for new boundary fence and single-story rear extension to rear of property; following demolition of existing extension.

As can be seen in Fig 1, The site currently has open boundaries to South & Eastern boundaries, with a 1.8m wall and fence to North & West.

This proposal seeks to secure the site as required by the CQC in relation to dementia care security for residents and public. This is achieved by providing a 1.5m high Bow top railed fence as detailed in Drg No: 715\_ (01) \_001.



Fig 2 shows existing extension to be demolished prior to construction of new extension.

Fig 2, Rear extension to be demolished.

Loxley Lodge Care home is currently under redevelopment to upgrade the current facilities to provide high standard dementia care. While these revisions do not require planning approval, the site does not currently benefit from a secure boundary condition. As such this application seeks approval for a new 1.5m High boundary fence with secure vehicle and pedestrian access to the Primary southern boundary. This boundary fence will be in keeping with the area with a number of nearby precedent including the nearby school. This fence will be set back from the boundary as to not impose upon pedestrian footpaths. This fence will prevent the school children running about on the car parking areas which has been a problem over the previous years.

To the rear of the property there is an existing extension which has been used to provide staff access to building and kitchen areas. Please see Fig 2. This element does not provide the quality or space required due to lack of insulation and its small scale.

As such this application seeks approval for the demolition and replacement with additional size increase to provide staff, Kitchen store & plant requirements.

### **Design:**

Due to the care home's location in a highly public area, with nearby school, Care has been taken to provide the right secure boundary fence which will sit best in the environment, 3 fence types were discussed and a decision was made to use a bow top railed fence, due to its softer appearance.



Fig 3, Example of Bow top railed fence

The existing extension to be demolished totals 10.7sqm, to be replaced with a new extension of 43sqm with an increase of 32.3sqm.

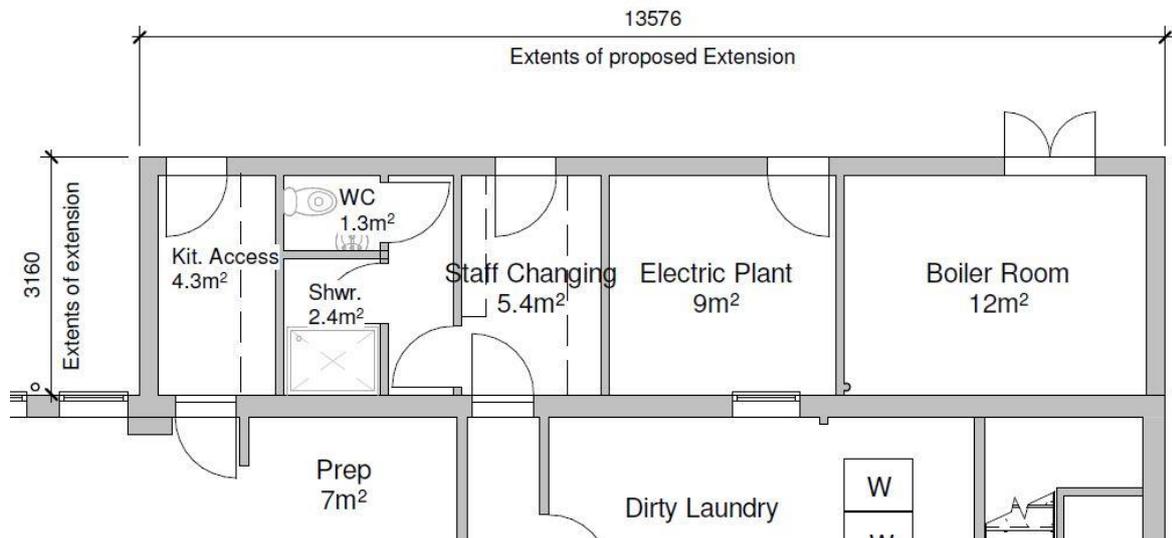


Fig 4- Proposed extension

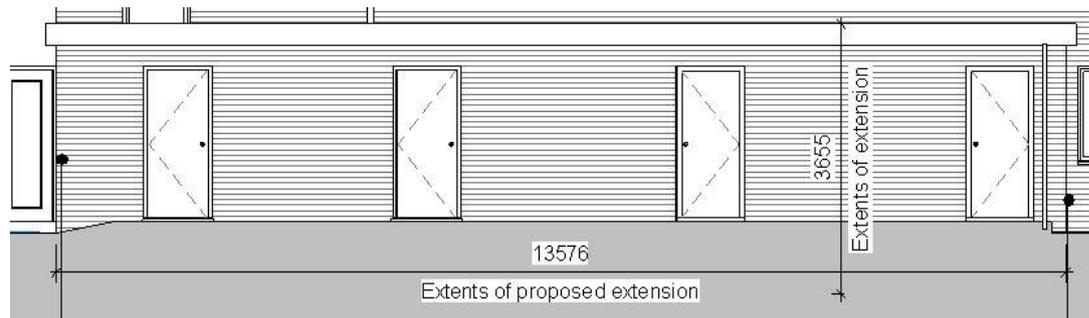


Fig 5- Proposed extension elevation

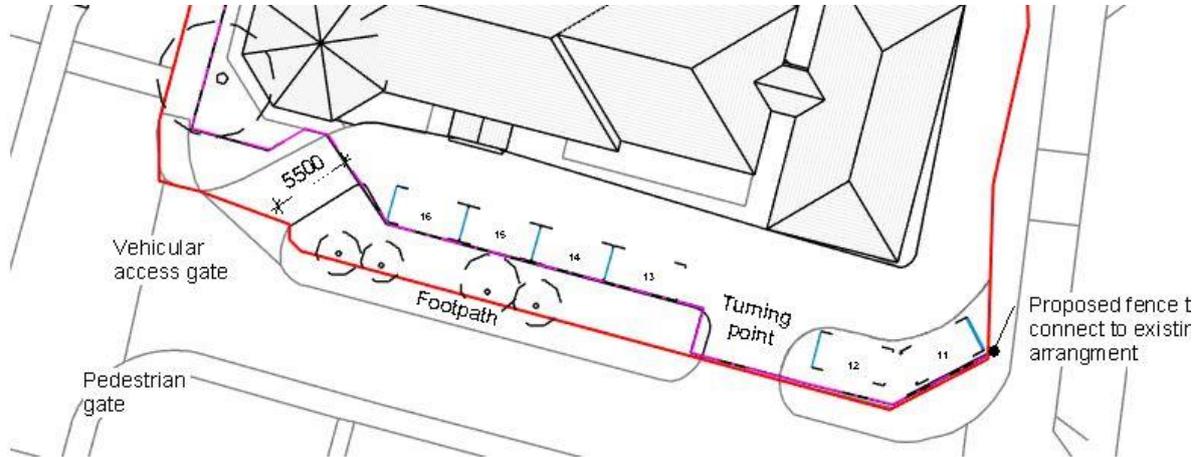
The new extension will be constructed of masonry construction with an insulated render finish, spatial arrangements to allow for secure staff, delivery & Plant requirements. The roof will be flat (epdm or similar) with rainwater features to match existing Falling to existing drainage system.

### Landscaping:

The existing landscape immediately around the area in consideration will be retained where possible with the obvious exception of the building footprint and the necessary adjustments to accommodate new level thresholds and the like. The existing boundary conditions, trees, hedges and planting, fences, etc. are not affected at all by these proposals.

**Access:**

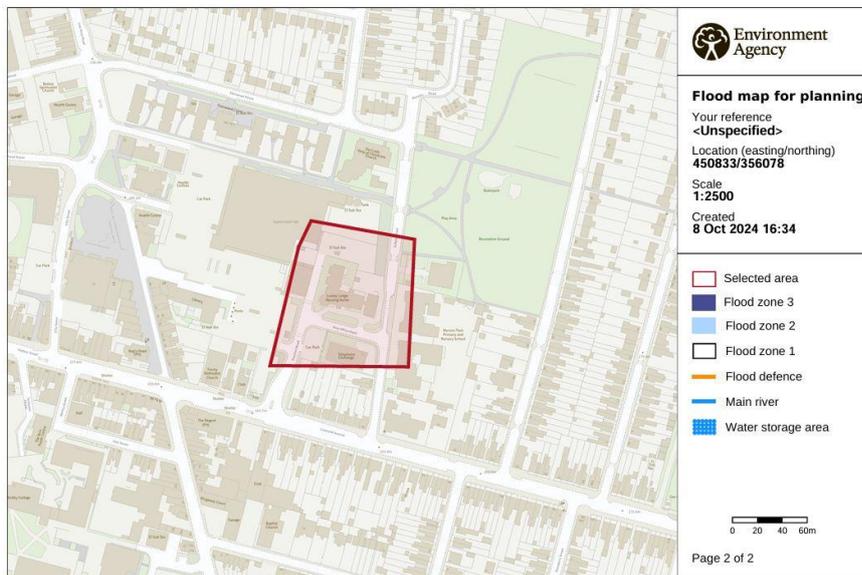
The existing site access provisions will not be changed by these proposals. A 5 meter off road vehicle waiting area will be provided to the new gated access arrangements.



The pink line shown details the position of the new 1.5m high bow top railed fence and access gate arrangements.

**Flood Risk:**

The risk assessment shows that the site and the existing barn is located in an area that is classified as a zone 1 flood risk and is below 1 Hectare in size. As such a Flood risk assessment is not required.



**Appendix A, Environment Agency Flood risk assessment map.**

Wayne Traynor

Director, WTAD Ltd

