



Design and Access Statement

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On behalf of Clayton Care Ltd
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DOLLAR ROAD, TILlicouLTRY
RESIDENTIAL CARE FACILITY



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INTRODUCTION

This Design Statement has been prepared in support of an application for Full Planning Permission for the erection of a new residential care facility comprising two single storey buildings each with five bedrooms. The application is lodged by Yeoman McAllister Architects on behalf of Clayton Care Ltd.

This document will clarify the concept, strategy and primary design parameters for the proposals, taking into consideration the relevant supporting design guidance prepared by the Council.

Care Provider

Clayton Care was established in March 2010 by its managing director Michael Clayton. The company provides specialised 1:1 support for children and adults with additional support needs (ASN). The company is built on three primary core care elements, these are quality, consistency and equality.

Since starting in 2010 the company has grown in both its size and indeed its services. Clayton Care now provides support for individuals with ASN in a variety of different settings. These include supported living, respite and holidays, education, socialisation, attending events and working towards independence.

The company was created with the aim of changing how care and support is delivered to those in need of services in the community. The need for such a change to the current system was recognised through 'on the ground' experience of the managing director who has previously worked as a learning disability nurse at the Royal Edinburgh Hospital and then at The Royal Blind School.

The primary focus on this was to write and deliver bespoke and tailor-made support packages to individuals promoting independence and choice whilst identifying clear personalised goals and targets for them to achieve. Since 2010 Clayton Care has supported a number of individuals to secure and live in their own tenancies, supported individuals in the work place, complete college courses and visit places of interest to them on respite and short breaks.

Clayton Care's vision for the future of the company is to continue to expand their independent living model which is also based on their three primary core care elements whilst raising the standards of support in this sector and continue to bring about change for a more positive and brighter future for all their service users and their families.

Over the course of the last eight years they have successfully supported families and individuals in so many ways and take exceptional pride in what they have and will continue to do.

Clayton Care are excited and optimistic about their future, and more importantly, for all those whom they support.

Care Need

It is well established that Clackmannanshire, and indeed Scotland, is currently under provided in terms of care provision. The under-provision of specialist care for people requiring additional support needs (ASN) is particularly acute, as many older homes are unable to meet the standards required to provide high quality care for people with this specialist care need.

The proposed facility at Tillicoultry has been specifically designed to provide an environment conducive to a care pathway, which provides residential care in one location, enabling residents to remain in the same home even as their care needs change.

The local authority have confirmed that there is a need for such care places in Clackmannan. There is significant existing shortfall in care provision in the area, particularly in relation to good quality care provision. This shortfall is likely to become more acute without investment in new care facilities, with a forecast population growth of 60% by 2030.

Clayton Care has a significant track record in excellent care provision and has identified a need for further provision in this part of Scotland which is set to increase by 2025.

There is, therefore, an identified shortfall of this particular type of residence, with a current shortfall of such residences in the area. There is therefore a clear need and growing demand for this type of facility.

Care Strategy

The proposed facility shall provide a range of support and care options for people with additional support needs (ASN) that are aimed at providing, promoting and maintaining their independence. Clayton Care (CC) primarily support adults and children with ASN in Edinburgh. Current services that CC provide range from day services, respite support, educational support, and independent living. CC also provide support for individuals/groups to attend events throughout Scotland including concerts, football matches and theatre productions. It is CC vision to incorporate its existing model of care with this new project to create an independent living environment that fulfils all aspects of life and that also works within the parameters of the Scottish Social Services Council (SSSC) codes of practice of the Care Inspectorate care standards and Keys for Life publication (2013). The overview for the service will include several the key strategies identified within the Keys to Life document and promote a high quality support service where individuals can strive and reach their potential.

Who Is the service for?

Typically, the occupants shall be adults aged 18 years and over who have a learning disability and have aspirations of living within their own homes with support. The support facility will aim to provide a supported living environment to promote all elements of independent living including social skills, managing relationships, employment, family life, education, managing money, health and wellbeing, making choices and daily life skills to highlight just a few. The facility will also look to manage and facilitate the involvement of other services such as, Arts Therapists; Community Nurses; Dieticians; Occupational Therapists; Physiotherapists; Mental Health teams; Speech and Language Therapists and their Doctor's.

Community benefits.

The service that is proposed will not only benefit the individuals that will reside within but also benefit the community that surrounds it. For too long there have been social barriers between communities and individuals with disabilities. Recently we have witnessed and change in attitudes and it is clear for all to see that the disability world is finally being heard with its own voice. There are countless examples of this that we can see and hear about through the media but there is a long way still to go. It is CC's vision to continue to break down old establish beliefs and to challenge them in a positive and creative way. Opportunities like this offer the community a chance to integrate and improve individuals lives and futures. Opportunities for communities to benefit from friendships and relationships, community projects, socialising, employment and learning. It offers communities the chance to be part of something bigger and to make significant differences to people's lives that are at times not as rich or fulfilled as their own.

Within the proposed site there is access to wonderful grounds and gardens. In principle it will be CC's vision to create accessible gardens and a possible allotment space for its tenants to use creating both environmental benefits and potential voluntary work experience placements for local residents in particular young people and school leavers.

The site also offers a unique opportunity to create something new and modern with state of the art technology designed specifically to aid and promote independence for individuals with ASN.

Supporting individuals with a physical disability.

Residents who have a physical disability or a long-term illness, shall be provided with a range of services to help them live as independently as possible. As with all support from CC, their needs will have firstly been assessed by the local authority and CC allowing for a support plan to be developed and any training requirements to be identify. Specialised equipment will be available to promote independence and safety for individuals and staff and all necessary training will be provide to staff by CC.

Staffing.

The facility will be staffed by employees with relevant SVQ qualifications and or their equivalents or will be supported throughout the process of obtaining these qualifications as per SSSC requirements. CC already has a robust training system in place which includes both online training and training that is outsourced. All training of staff is overseen by our training manager and monitored in line with the SSSC and Care inspectorate requirements. Staff will be selected as per CC policy and safe recruitment guidelines to ensure that the correct candidates for the facility are selected and the relevant experience's and skill sets are in place. Staffing ratios will be determined by individuals support requirements and ambitions. It is CC's intention to recruit staff form the local area which would also include management roles. As stated, staff ratios will be determined by individuals support needs however based on our experience within the sector CC would envisage a staff team of between 10-15 part/full time positions with 2 management positions. Throughout daytime there will always be sufficient staff available to ensure that individuals can fulfil their day to day responsibilities. Evening times staff will always be available with the addition of an overnight on call service to provide additional support and security for all.

Conclusion

In conclusion this is an opportunity that can change people's lives in a positive and rewarding way that they may never have thought possible. It is CC's vision to create an environment that is unique, modern and harmonious for all individuals whom choose to live there. One that is in keeping with its surroundings and that complement's the community that surrounds it. Above all that it is our vision to create a place that people can call home.

DOLLAR ROAD, TILlicOUNTRY RESIDENTIAL CARE FACILITY

Site Location

The site is located approximately 0.4 miles to the East of Tillicoultry High Street, at 44 Dollar Road. It has excellent access to nearby local facilities and amenities.

The site is approximately 1.95 acres/0.79 hectares and is very well served by a range of travel modes. A network of footways link the site to nearby bus stops, local services/shops and the surrounding neighbourhoods. Dollar Road is an important traffic route for the town, with good links to the local and strategic road networks.

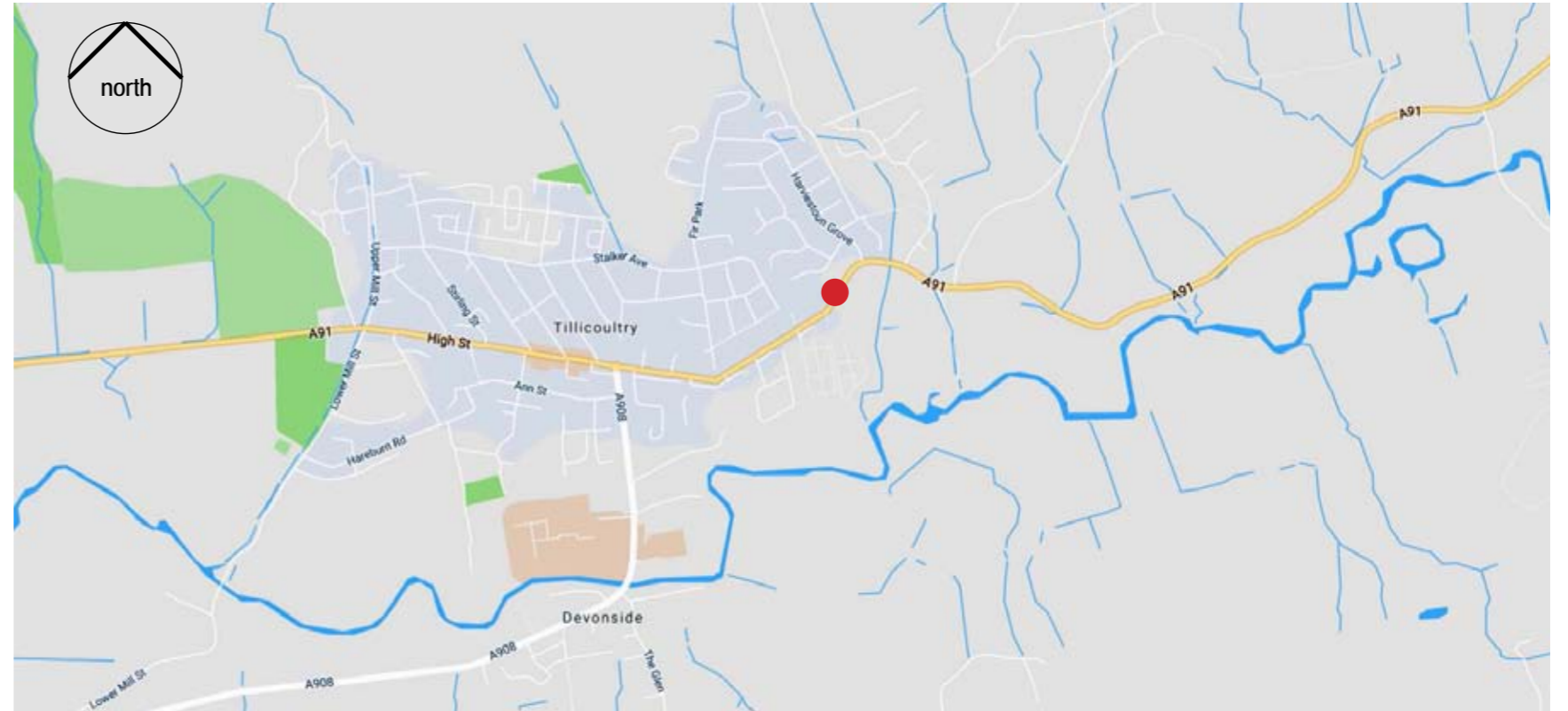
The surrounding area is predominantly residential and comprises a mix of one and two storey detached, semi detached and terraced properties. Houses along this part of Dollar Road have generous plots.

Aerial Photographs

The images opposite show the site location and boundaries between the residential properties and the site.

Supporting Documentation

A variety of documents were attached to the current application such as a Woodland Management Plan, Transport and Access Plan and an Ecology Study.



Supporting Documentation

Woodland Management

A woodland Management Plan has been included with this application which notes the maturity and health of trees within the site boundary, as well as showing maintenance strategies for both short and long term woodland management.

The Woodland Management Plan also shows the trees within the site boundary to be removed due to either falling within close proximity to the footprint, or within the footprint itself, of the proposed development. Some trees are recommended for removal within the Application boundary but out-with the site boundary due to poor condition.

Ecology

An Ecology study and Tree Survey have taken place. The Ecology study summarises that there is no confirmed evidence of protected species.

The Tree survey indicates the details of each tree within the application boundary including Age, Observations of each tree, Tree Quality and Dimensions .

Transport And Access

Plans for a new access have been included within this document to show a safer site entry from Dollar Road. This plan includes a 2.4 x 70m splay, increased parking and suitable turning facilities within the site.



PLANNING OVERVIEW

Introduction

Initial pre-application enquiries were undertaken with Clackmannanshire Council's Planning Officers in 2014. This provided informal pre-application advice based on earlier proposals for the site. A full planning application was previously submitted in 2018, the Planning officer requested further studies to be carried out on the site. To allow time to undertake these studies, and as so not to procrastinate over the study period, the application was withdrawn. Since then, Chartered Town Planning Consultants, John Handley Associates Ltd, have assessed the current proposals for the site against relevant planning policies and this is summarised below.

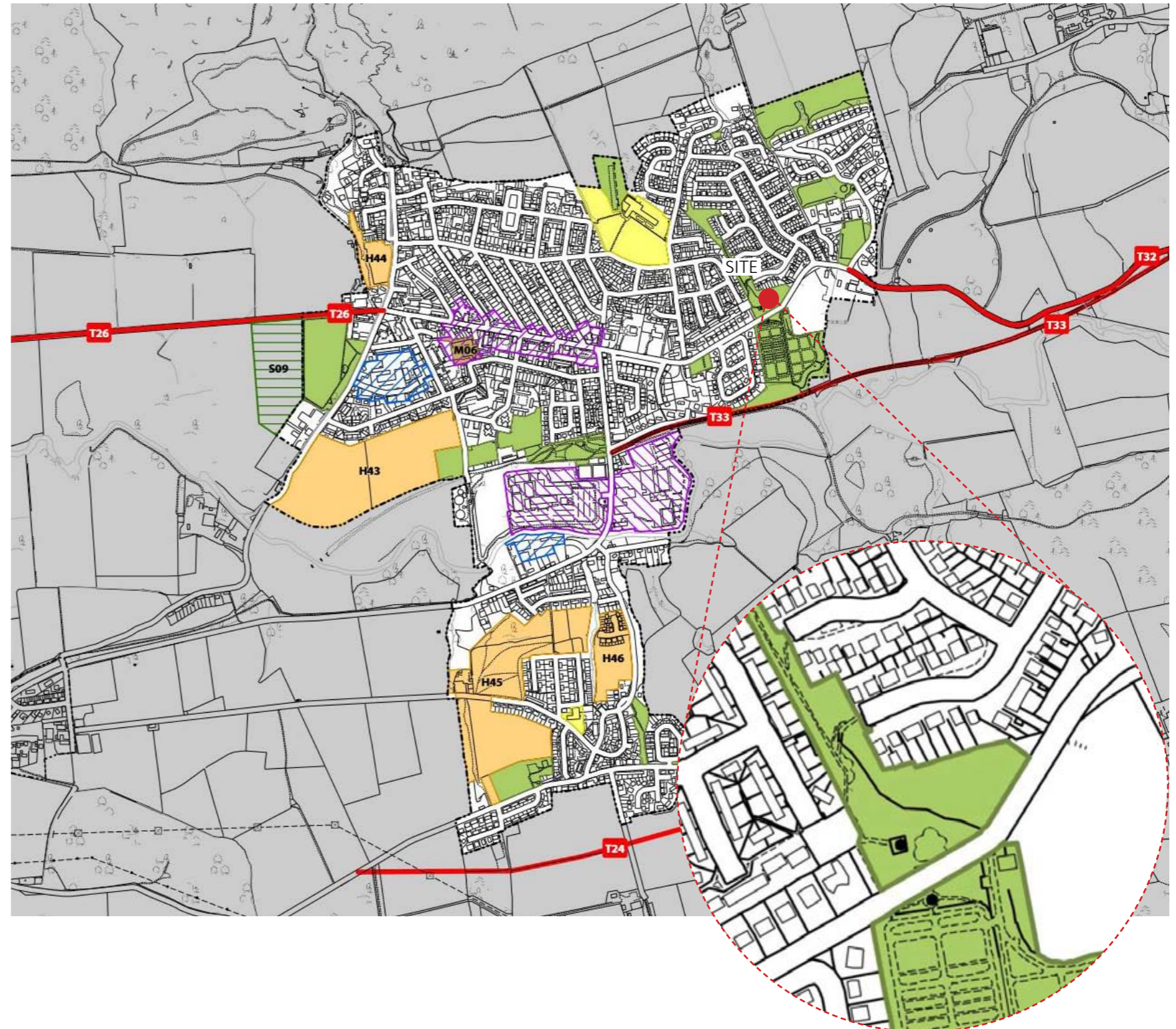
Development Plan Assessment

The Clackmannanshire Local Development Plan (LDP) was adopted in August 2015 and provides the local planning policy framework for Tillicoultry. The LDP provides strategic direction and a set of policies and proposals which guide the future development of the area. It provides the basis for stakeholders, developers and investors to contribute to shaping the future of the area. The primary objective of the LDP is to create the conditions within which sustainable economic and population growth can take place.

The application site lies within the settlement boundary of Tillicoultry and is currently identified as Safeguarded Open Space. The relevant policy from the LDP is **Policy SC10 - Education, Community Facilities and Open Spaces**. **Policy SC4 - Residential Care Facilities** is also relevant and the extracts from the LDP confirming these policies are provided on the following page.

Policy SC4 provides support for new residential care facilities provided the site is appropriate and the design is carefully considered. Proposals must demonstrate that: the location provides a good residential environment; they are in close proximity to easily accessible community facilities, active travel infrastructure, and public transport services that meet the need of the particular client group; sufficient garden ground, or amenity space, can be provided for the enjoyment of residents; and the proposals can help meet the Council's housing needs and demands and objectives of the Clackmannanshire Housing Strategy.

The layout and design of the proposed residential care home have been prepared in line with the requirements of Policy SC4 and the location of the site is considered to be accessible and sustainable. The site is well located in terms of its proximity to Tillicoultry High Street and it has excellent access to nearby local facilities and amenities. It is well served by a range of travel modes. A network of footways link the site to nearby bus stops, local services, shops and the surrounding neighbourhoods. Dollar Road is an important route for the town, with good links to the local and strategi



PLANNING OVERVIEW

In terms of need for the proposed development, there is a significant existing shortfall in care home provision in the area, particularly in relation to bedrooms with en-suite facilities, which is considered a minimum standard requirement for good quality care provision. Given the growing population and the under provision of modern specialist care homes, new provision is required to meet The Care Inspectorate standards.

It is also anticipated that the proposed development would be subject to a series of conditions that will determine how the residential care facility will be developed through its construction and operational phases. The development will also be subject to an Environmental Management Plan to protect the amenity of neighbouring residential areas. The use proposed is appropriate to its surroundings being located in a generally residential area, and the proposed development provides for a specific type of accommodation which is in high demand.

Policy SC4 also contains a direct link to Policy SC10. The aim of Policy SC10 is to retain or enhance the provision of education and community facilities and open spaces in the local area. It advises that the Council will support developments which will provide new and/or enhanced community facilities and open spaces. This includes privately run facilities used for education or community purposes.

The proposed residential care home would provide a new community facility on part of the site whilst also enhancing the existing area of open space retained on the remaining part of the site. The proposed development can therefore be supported by Policy SC10 on the basis that it would provide a new community facility and would not detrimentally affect the value and function of the existing open space area found on the site. The proposal would also result in the provision of new community and open space facilities of equivalent or enhanced value and function. Although part of the open space existing on site would be reduced by the new care home, the development would not diminish its recreational or amenity value.

Part of the site is also covered by a Tree Preservation Order (TPO). However, the layout of the proposed development has been specifically designed to minimise any tree removals so that the impact on any protected trees from the proposed development is acceptable. Replacement planting and tree management is also proposed as a key part of the proposed development to ensure the long-term future of the existing trees on site.

The proposed development can therefore be supported in accordance with Policies SC4 and SC10 of the adopted LDP.

Policy SC4 - Residential Care Facilities

This policy aims to direct residential care facilities to the most appropriate sites and ensure that the design is carefully considered.

Proposals for residentially based community care facilities, nursing homes and care villages must demonstrate that:

- ▶ the location provides a good residential environment;
- ▶ they are in close proximity to easily accessible community facilities, active travel infrastructure and public transport services that meet the need of the particular client group;
- ▶ sufficient garden ground, or amenity space, can be provided for the enjoyment of residents; and
- ▶ the proposals can help meet the housing needs and demands indicated in the Council's HNDA and related aims and objectives of the Clackmannanshire Housing Strategy.

See also: SC10

Environmental Implications

This policy is likely to contribute to improving health and improving community inclusion, cohesion and safety. It is also likely to contribute to reducing the environmental impact of travel associated with such facilities.

Policy SC10 - Education, Community Facilities and Open Spaces

The aim of this policy is to retain and enhance the provision of education facilities, community facilities and open spaces.

The Council will support developments which will provide new and/or enhanced community facilities and open spaces, where the development accords with the LDP Vision, Spatial Strategy, Strategic Objectives, Plan policies and the Open Space Strategy.

There is a presumption against development that would result in the loss or change of use of land, buildings and open spaces, including privately run facilities, which are currently, or were last used for education or community purposes, unless the following criteria can be met:

- ▶ 1. it would not detrimentally affect the value and function of open space and community facilities in the local community:

and either

- ▶ 2. no suitable alternative community uses can be found for the land or buildings in question; or
- ▶ 3. the proposal would result in the provision of alternative facilities, or facilities of equivalent or enhanced value and function in accordance with the Council's Leisure and Sports Strategy.

and

- ▶ 4a. any outdoor sports facility lost would be replaced by the provision of one of comparable or greater benefit in a location which is convenient for its users, or by the upgrading of an existing outdoor sports facility to provide a

better quality facility, either on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or

- ▶ 4b. the council's Open Space Strategy and consultation with Sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site could be developed without detriment to the overall quality of provision.

See also: SCS

Environmental Implications

This policy is likely to have positive impacts on health and on community inclusion, cohesion and safety.



DOLLAR ROAD, TILlicOUNTRY RESIDENTIAL CARE FACILITY

TOWNSCAPE AND URBAN DESIGN ANALYSIS

The site is surrounded by a predominantly residential area on the north, east and west sides, with local shops to the west. Dollar Road serves as a principal arterial route towards Tillicoultry centre.

Spatial Pattern and Townscape Analysis

Buildings of varying architectural styles and materials are located in the immediate proximity with plots tending to be of a medium and small size, ranging from 1 to 2 storeys.

Architectural Character

Dollar Road has a variety of different scale and quality buildings along its length, with the majority comprising of second mid 20th century built residential developments.

Activities and Uses

The area is largely made up of residential developments with a number of local shops and open green spaces such as Hillfoot Golf & Garden Centre within 5 to 15 minutes walking distance. The local medical centre is available within close proximity also.



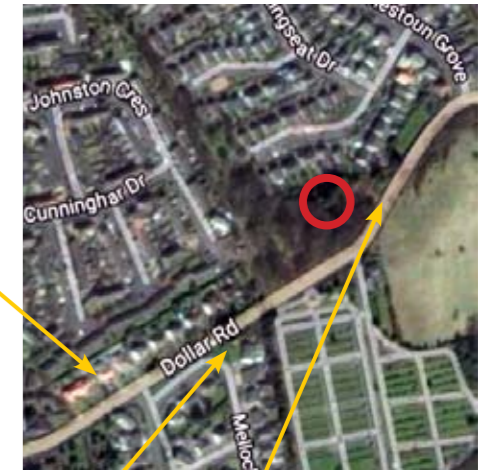
One storey high predominantly render at Dollar Road in a variety of architectural styles (looking North)



One storey high predominantly brick and render at Dollar Road in a variety of architectural styles (looking South)



Two storey high predominantly render at Dollar Road in a variety of architectural styles (looking East)



DOLLAR ROAD, TILlicOUNTRY RESIDENTIAL CARE FACILITY

TOWNSCAPE AND URBAN DESIGN ANALYSIS

Contextual Analysis

Photographic visual analysis



1. Properties at south of the site



2. View looking south along Sandy Knowes from junction with Kingseat Drive



3. View looking north from Dollar Road junction with Harviestoun Grove



4. View looking north from end of Johnston Crescent



5. View from Sandy Knowes end looking south



6. View looking south-west from Dollar Road

DOLLAR ROAD, TILlicOUNTRY RESIDENTIAL CARE FACILITY

SITE APPRAISAL

Extent

The site is located 0.4 miles to the east of Tillicoultry centre and lies to the North of Dollar Road (A91). The site lies within a predominantly residential area.

Aspect

The site offers a length of approximately 170 meters of South-East facing street frontage along Dollar Road.

Screen planting shields most of the site to Dollar Road. Most of the site trees are in the Western half of the side.

Topography

The site has a predominant change in level from the extreme North-West to the furthest point South-East of approximately 6.5 meters across the whole site, creating a natural barrier that divides it into two different areas.

Visual Assessment

Mature planting of varying quality and density can be found across the site. More detail of which can be read in the accompanying site drawing (PL-01 - Proposed Site layout Plan).



1. View of existing property from end of Sandy Knowe



2. View of existing property from end of Sandy Knowe



3. View of existing property from existing walkway



4. View of entrance of existing property from existing walkway



5. View from existing property looking south



6. View from existing property looking west

DOLLAR ROAD, TILlicOUNTRY RESIDENTIAL CARE FACILITY

SITE APPRAISAL

Photographic visual analysis



7. View of existing property from Dollar Road



8. View of existing property from Dollar Road



9. Aerial view of existing property from North



10. View of existing property from Dollar Road



11. View of existing property from Dollar Road



12. View of existing property entrance from Dollar Road

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RESIDENTIAL CARE FACILITY

SITE APPRAISAL

Photographic visual analysis



13. View from existing property Dollar Road entrance looking west



14. View from existing property Dollar Road entrance looking north



15. View from existing property walkway looking east



16. View of existing property from Dollar Road














17. View of existing property from Dollar Road



18. View of existing property from Dollar Road

SITE APPRAISAL

Landscape Visual Analysis

- Legend
-  Site boundary
 -  Boundary Owned by Applicant
 -  Walkway
 -  Restricted view
 -  View looking out of site
 -  View looking onto site
 -  Existing residential area
 -  Existing stone wall
 -  Existing fence
 -  Contours
 -  Existing trees



SITE APPRAISAL

Site constraints

1. Adjoining woodland and heavily tree planted site perimeter
2. Glimpse views into site
3. Restricted views into site
4. Limited access from South, South-East and North boundaries
5. Site sloping topography
6. Sunlight from south
7. Steep topography





SITE APPRAISAL

Site opportunities

1. Retain, replace, and reinforce mature tree planting to site perimeter
2. Maintain restricted views into site
3. Vehicle access (including turning facility on site)
4. Site sloping topography:
 - site naturally divided in two different areas
 - public access to green area formalised
 - woodland management plan implemented
5. Sunlight from south



DESIGN DEVELOPMENT

Previous Proposals

Following feedback from the Planning Department, the revised site now shows the refuse store located within the site with turning facilities to allow access for refuse collection. The number of parking spaces has increased and includes a disabled parking space. The site access from Dollar Road has been relocated as to accommodate an increased visibility splay.

Current Proposal

