

# Layout - Ground Floor Plan

## Layout

- **Respite Bedrooms Clustered Near Entrance**  
Five respite rooms are positioned for ease of access, each with private en-suites, close to the main reception and lounge areas.
- **Welcoming Public-Facing Amenities**  
The entrance sequence includes a visitor café, lounge, reception, and multifunction/prayer room, creating a hospitable and inclusive arrival experience.
- **Centralised Staff and Operational Areas**  
Staff offices, laundry, plant, kitchen, and support spaces are centrally located for efficient servicing and minimal disruption to residents.
- **Dedicated Dining and Activity Zones**  
A large 90 m<sup>2</sup> dining room and separate amenity spaces support communal meals and social engagement.
- **Accessible Facilities Throughout**  
Visitor WCs, changing rooms, a medical room, mobility scooter store, and hairdressers are distributed for resident and visitor convenience.
- **Multiple Vertical Cores and Circulation Loops**  
Four stair cores and two lifts support easy movement and clear wayfinding across all floors.
- **Direct Connection to Outdoor Spaces**  
Multiple access points lead to landscaped gardens, with adjacent EV and ambulance parking, bin stores, and secure bike racks.



# Layout - First Floor Plan

## Layout

- 21 Dementia Bedrooms with En-Suites  
All dementia rooms are evenly distributed along the perimeter, each with private en-suites to support dignity and independence.
- Central Dementia Lounge  
A 66 m<sup>2</sup> shared lounge provides a social focal point, with direct access to circulation and nearby bedrooms.
- Secure Roof Terraces  
Two roof terrace areas offer safe, accessible outdoor space with high glass barriers and opaque screening for resident privacy.
- Dedicated Dementia Assisted Bathroom  
Centrally located to serve nearby bedrooms and support staff care provision.
- Staff Facilities  
Includes a private staff room and shower/changing areas, separated from resident spaces for privacy and convenience.
- Multiple Stair and Lift Cores  
Four stairwells and three lifts ensure safe, accessible circulation throughout the building.
- Clear and Simple Layout  
Corridor design allows easy wayfinding, with visual connections to communal areas to support dementia-friendly navigation.



Proposed First Floor Layout

SITE BOUNDARY



# Layout - Second Floor Plan

## Layout

- 24 Nursing Bedrooms with En-Suites  
Nursing rooms are evenly distributed with individual en-suites, designed to support long-term care and resident dignity.
- Central Nursing Lounge  
A 33 m<sup>2</sup> open lounge provides a shared, easily accessible space for relaxation and informal interaction.
- Dedicated Assisted Bathroom  
A centrally located assisted bathroom allows staff to deliver supported personal care where required.
- Clinical Support Spaces  
Includes a medical room and sluice room, providing essential clinical functionality within easy reach of resident areas.
- Efficient Vertical Access  
Three lift cores and four staircases ensure safe and accessible circulation across all floors.
- Simple, Navigable Layout  
Clear corridors and a rationalised layout support intuitive movement and easy orientation for both staff and residents.



# Layout - Third Floor Plan

## Layout

- **24 Nursing Bedrooms with En-Suites**  
Mirroring the second floor, the third floor includes 24 nursing rooms, each with private en-suites for comfort and infection control.
- **Open Nursing Lounge**  
A centrally positioned 33 m<sup>2</sup> lounge provides a communal social space for residents to relax and engage.
- **Assisted Nursing Bathroom**  
A 12 m<sup>2</sup> assisted bathroom supports the delivery of personal care for residents who require additional support.
- **Clinical Support Facilities**  
Includes a medical room and sluice room to ensure the floor meets the operational needs of nursing care.
- **Efficient Circulation and Core Access**  
Four stair cores and three lifts provide clear vertical access, maintaining consistent movement routes throughout the building.
- **Simple Repetition of Layout**  
The third floor repeats the second floor layout to maximise operational efficiency, support staff familiarity, and streamline wayfinding for residents.

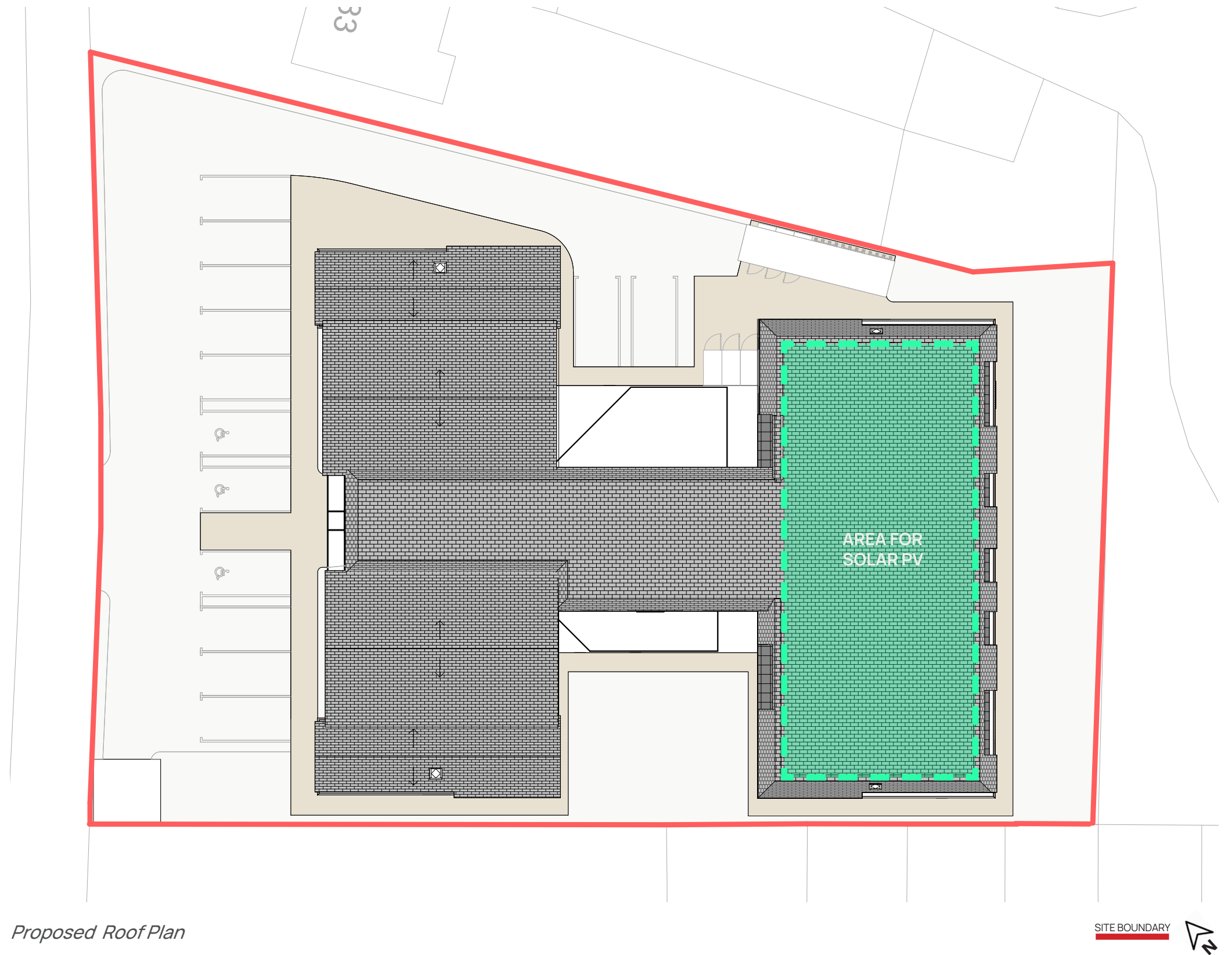


Proposed Third Floor Layout

# Layout - Roof Plan

## Layout

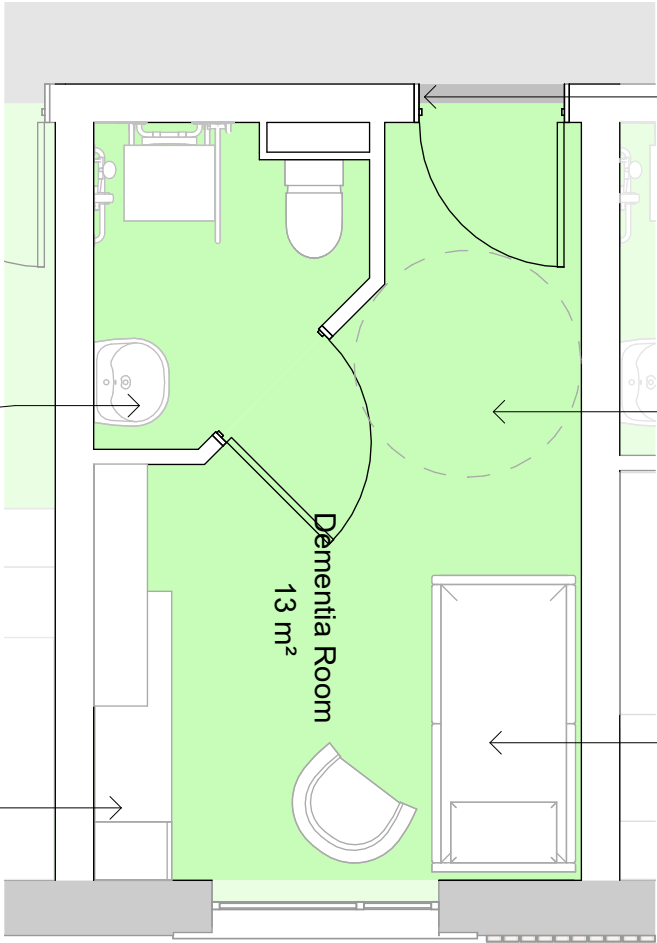
- **Flat Roof Profile with Varied Heights**  
The building uses a predominantly flat roof with stepped-back elements and areas of shallow pitch to reduce perceived height and visual massing.
- **Roof Setbacks and Mansard Form**  
Upper floors are set back from the main elevation line, with the third floor designed within a mansard roof profile to soften the building's scale and improve its relationship with surrounding properties.
- **Defined Roof Terrace Zones**  
Secure terraces located at first floor level provide accessible outdoor amenity space for residents, especially those on the dementia care floor.
- **Area for Solar PV Installation**  
A designated zone on the main roof has been reserved for future installation of solar photovoltaic panels, contributing to the project's sustainability goals and supporting its BREEAM 'Excellent' target.
- **Discreet Plant and Core Integration**  
Roof-mounted plant and lift overruns are carefully located and screened, ensuring minimal visual impact while maintaining access and functionality.



# Typical Layout - Bedrooms

Wet room-style en-suite with level-access flooring, gently sloped to a central drain for safe and efficient water runoff. Designed to support ease of cleaning and full accessibility. WITH Flush thresholds between bedroom and en-suite for smooth wheelchair movement.

Bespoke fitted unit incorporating open shelving, hanging wardrobe rail, integrated TV space, desk/dressing table, and under-counter refrigerator. All shelving and hanging rails installed at accessible heights.



300mm clear space provided from door jamb to adjacent wall on pull side, in accordance with Building Regulations Part M, to allow wheelchair users to comfortably approach and operate the door.

The room provides a 1500mm diameter turning circle, meeting accessibility standards for wheelchair users.

Single bed positioned with 400mm clearance on one side and 1100mm on the opposite side to provide adequate wheelchair transfer space, in line with accessible design guidelines for wheelchair users.

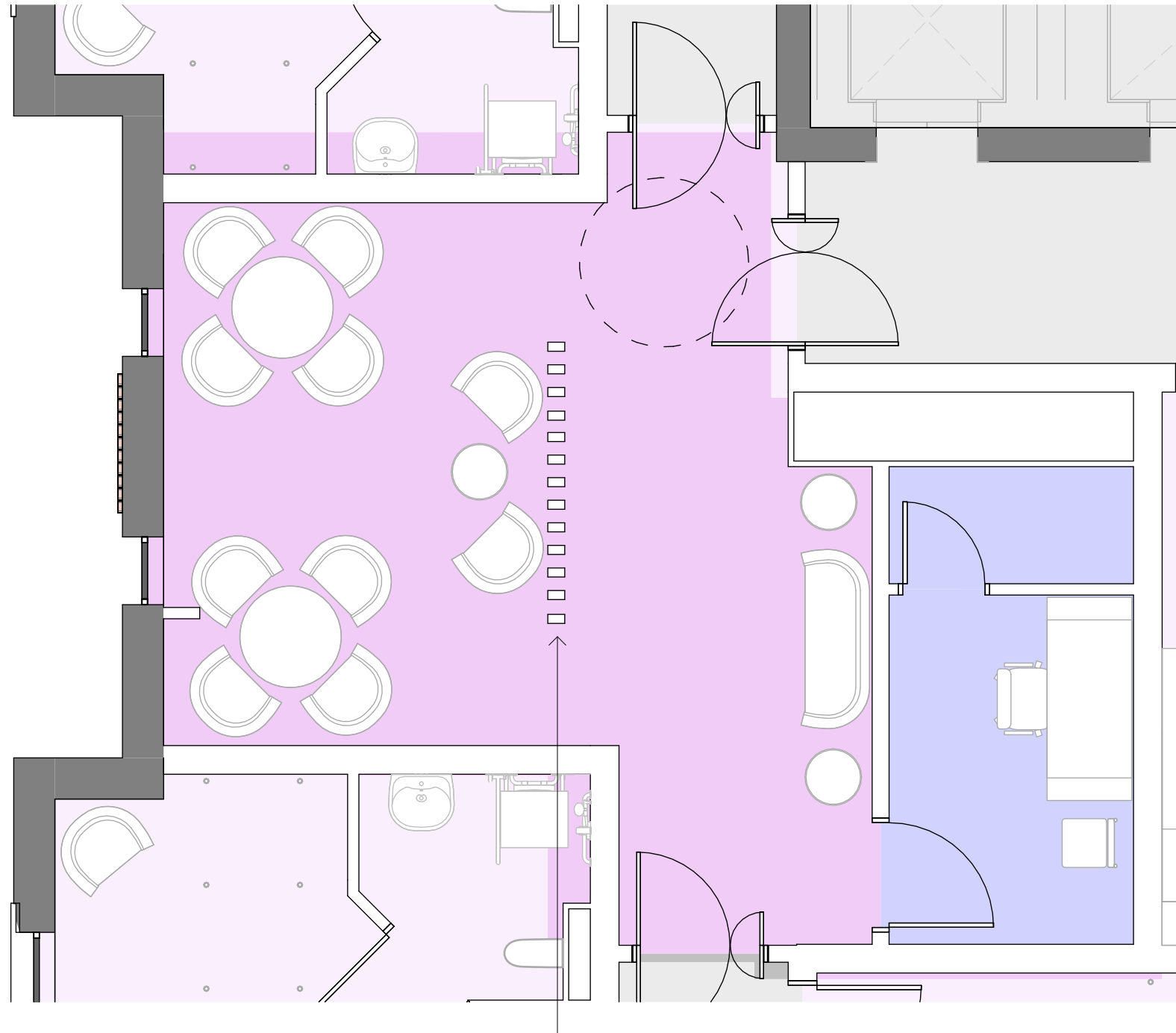


The bedroom precedents showcase interiors that prioritise calm, comfort, and independence, supporting residents' wellbeing and dignity. A common thread across these examples is the use of neutral, natural colour palettes; soft tones that promote a peaceful, non-institutional atmosphere, ideal for both rest and daily routines.

Rooms typically include built-in furniture solutions to maximise space and reduce clutter, incorporating open shelving, a wardrobe rail, and integrated desk space. The desk area often doubles as a dressing table and includes a small refrigerator, allowing residents to store personal snacks or drinks, encouraging a sense of autonomy and familiarity.

These precedents reflect a focus on practicality blended with comfort, supporting residents with varying levels of mobility while maintaining a homely and welcoming environment. Attention is also given to natural light, clear sightlines to en-suites, and the careful positioning of beds to provide both privacy and ease of carer access.

# Typical Layout - Lounge



Open shelving partitions are used to create subtle separation within the open-plan lounge, offering defined zones for different activities while maintaining visual connection, natural light flow, and a sense of openness.



The selected lounge precedents reflect a balance between comfort, functionality, and homeliness, key to creating supportive social spaces in care environments. A consistent feature across these examples is the use of open shelving or half-height partition walls, which provide a sense of zoned separation without closing off the space. This allows for smaller, more intimate seating areas while preserving natural light and visual connection.

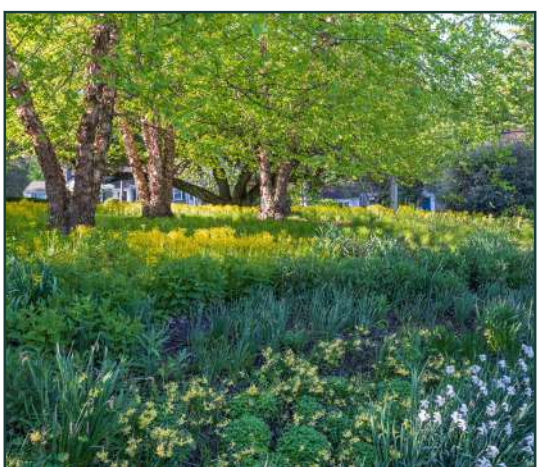
The design incorporates a fireplace and TV unit as a familiar focal point, often using an artificial fireplace for safety while still offering a warm, calming ambiance. Finishes to feature natural, muted tones and soft textures, contributing to a soothing environment that reduces visual clutter and supports dementia-friendly principles.

These precedents demonstrate how thoughtful detailing, such as clear circulation, layered lighting, and mixed-use zoning, can elevate a shared lounge from a functional space to one that feels inviting, personalised, and emotionally comforting for residents.

# The Vision - External Amenity

## External Garden Areas

- The landscape design has been developed to respond to residents' needs, making the most of the limited open space around the building to create usable, accessible outdoor areas. A clear hierarchy of hard surfacing and paving materials is used from the front entrance through to the rear garden, with changes in material helping to define transitions between spaces. Permeable block paving has been introduced at the vehicle-pedestrian interface to support sustainable drainage, with small planting pockets at the front entrance to soften the hard landscape.
- Pathways leading around the building toward the rear garden feature resin-bound gravel, offering a more informal texture. A small pocket green space provides a moment of relief along the route.
- Although the rear garden is relatively compact, the landscape design carefully maximises its use. A looping walking route is incorporated alongside a mix of seating areas and both formal and informal planting, including meadow-style areas and structured planting beds. Vertical timber elements, such as arches and posts, add visual interest and allow for the future integration of lighting or decorative features. The communal indoor space is extended into the rear garden, providing additional opportunities for rest and social interaction.



07

# Materiality - The Brief

## Extract from Client Brief

The strategic use of three different brick tones, combined with simple yet effective detailing, can create a visually dynamic and engaging facade. This approach allows for cost-effective construction while still achieving a high quality architectural finish. The variation in brick tones helps to break up the massing, adding texture and depth to the exterior without the need for expensive materials or complex detailing. By incorporating subtle design elements such as contrasting brick bands, recessed panels, or brick patterning, the facade can achieve a lively and inviting appearance that enhances the overall aesthetic of the building.

## Summary of Client Vision & Requirements

A visually engaging frontage that conveys craftsmanship and longevity.

A cost-effective envelope solution that avoids reliance on premium cladding systems.

Subtle articulation to break down overall massing and provide human-scale interest.

Durable, low-maintenance materials with an honest expression of structure.

## Our Design Response & Strategy

Having reviewed your objectives, we propose a three-tone brick facade combined with restrained but deliberate detailing. The key moves are:

Brick Tone Variation – Employing three complementary brick colours arranged in horizontal bands and articulated panels to create depth and rhythm without introducing additional material types.

Massing Articulation – Using the tonal shifts to emphasise storey lines and recessed bays, visually reducing the perceived scale while retaining a coherent architectural language.

Economical Detailing – Relying on brick bonding patterns, soldier courses and recessed panels to generate shadow and texture, eliminating the need for applied extrusions or specialist cladding.

Consistency & Buildability – All brickwork set out to 225 mm modules, allowing standard sizes, minimising cuts, and simplifying setting-out for the contractor.

## Anticipated Benefits

Visual Dynamism – Tonal variation and patterning animate the facade throughout the day.

Cost Efficiency – Standard brick units and simple detailing reduce programme risk and material expenditure compared with rain-screen or metal cladding alternatives.

Durability & Maintainability – Robust masonry envelope with minimal ongoing upkeep.

Architectural Authenticity – Celebrates traditional brick craftsmanship while delivering a contemporary aesthetic.

## Sustainability Considerations

Locally-sourced bricks to reduce embodied transport carbon.

Lime-based mortar option under review for improved recyclability at end-of-life.

High-performance insulation behind the brick skin to exceed Part L thermal targets.

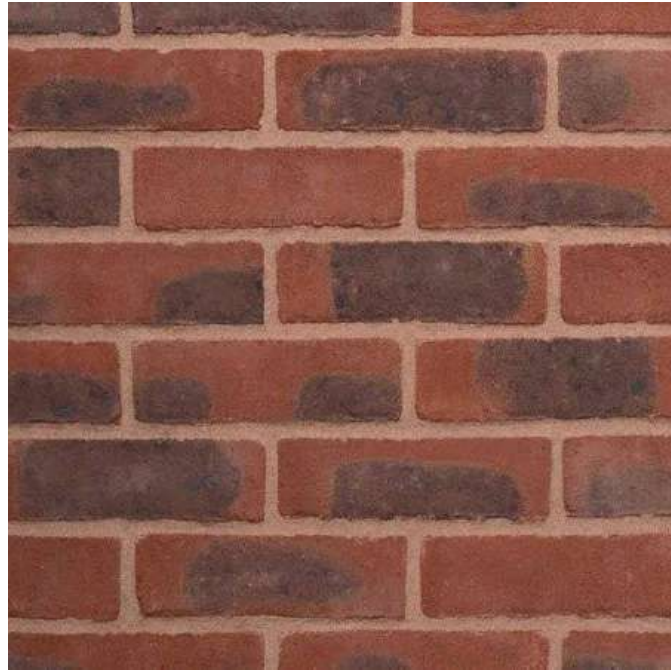
# Precedent - Facade Treatment



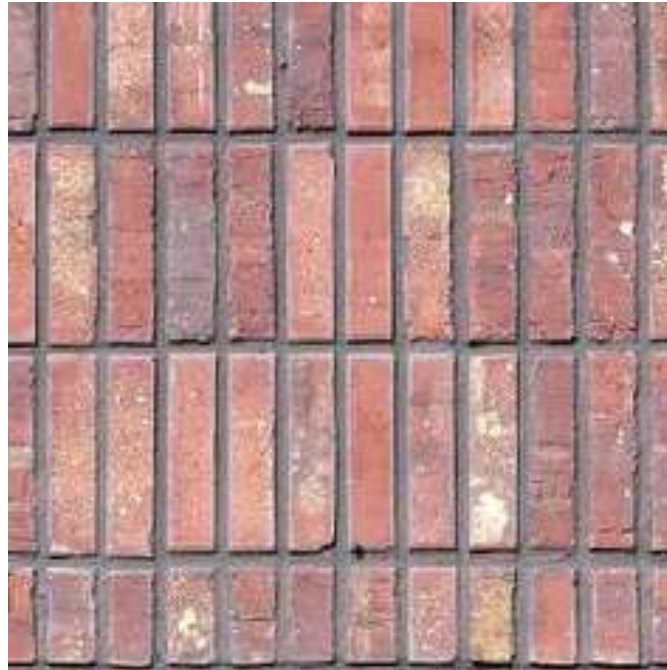
# Precedent - Facade Treatment



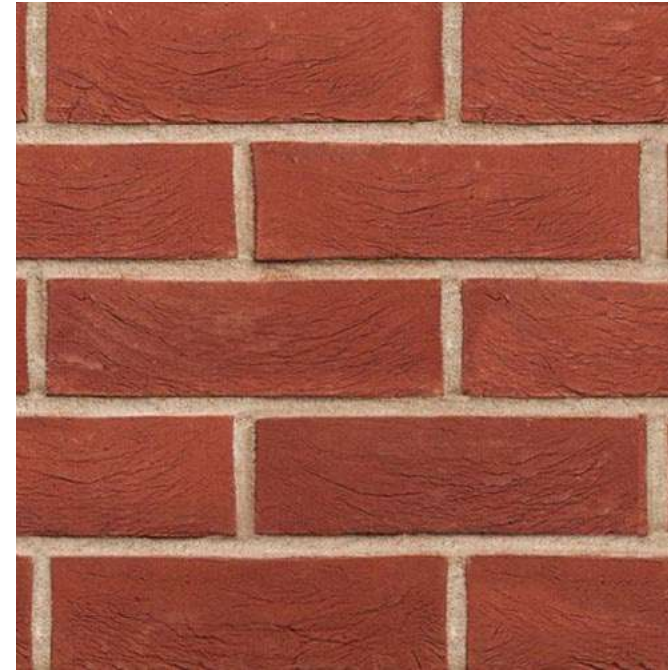
# Materiality



**Brick Tone 1** - Variegated red multi forms the primary wall fabric, introducing subtle tonal shifts and warmth across large elevations



**Brick Tone 2** - Textured, mid-tone red used for soldier courses, banding, and recessed panels to bring crisp definition with tactile richness



**Brick Tone 3** - Darker, richer red brick grounds the base level, wraps entrance reveals, and highlights other key details, providing depth and hierarchy



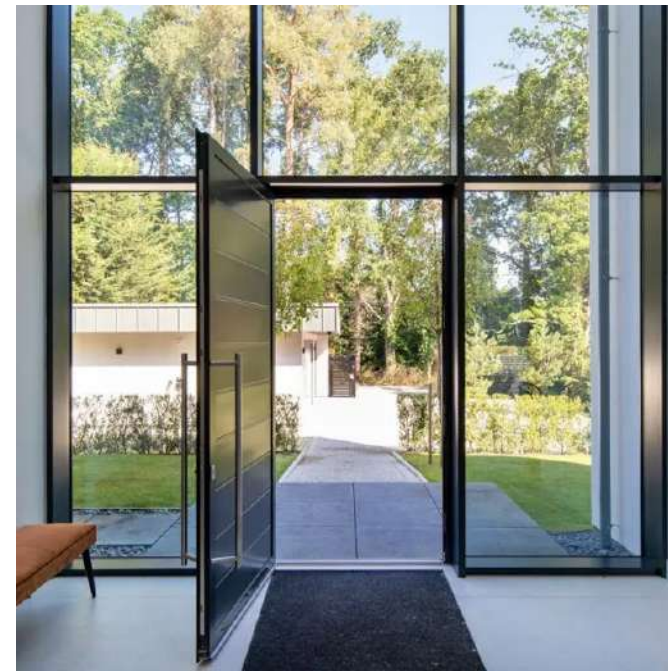
**Mortar** - Colour matched to each tone (Flush joint to maintain crisp geometry)



**Feature Courses** - At first floor break lines



**Roof Slate** - Grey roof slate



**Windows & Curtain Wall** - Aluminium PPC Black



**Parapet Capping** - Aluminium PPC in Black

# Appearance - Elevations



Proposed North West Elevation  
Scale 1 : 100



Proposed South East Elevation  
Scale 1 : 100

- Material Key:
- 1. Red Multi Brick
  - 2. Lighter Red Multi Brick
  - 3. Dark Grey Facia
  - 4. Dark Grey Roof Tiles
  - 5. Dark Grey Window frame
  - 6. Metal Panel
  - 7. Perforated Ventilation Panel
  - 8. Dark Grey Zinc Cladding

# Appearance - Elevations



Proposed South West Elevation  
Scale 1:100



Proposed North East Elevation  
Scale 1:100

- Material Key:
- 1. Red Multi Brick
  - 2. Lighter Red Multi Brick
  - 3. Dark Grey Facia
  - 4. Dark Grey Roof Tiles
  - 5. Dark Grey Window frame
  - 6. Metal Panel
  - 7. Perforated Ventilation Panel
  - 8. Dark Grey Zinc Cladding

# Appearance - Elevations



Section A-A



Section B-B





**Visuals - Front Elevation**

Visuals - Street Perspective



## Visuals - Rear Garden



09

# Access & Maintenance - Access

The site layout has been designed within the restrictions of the site footprint with the premise of creating accessible and well planned areas for parking, deliveries, cycle and bin storage with access in and around the building for pedestrians and building users.

## Movement & Highways

Site access directly from Manchester Road allows clear and direct access to the car parking facilities which are located at the front of the site.

It is envisaged that a one way system will be employed with direct access and exit onto the carriageway. Potential for signalised junction arrangement on exit from the site to increase safety. An auto-track and transport assessment will be carried out to support the application. A one way system also aids emergency vehicles entering and exiting the site with no need for turning within the site.

## Inclusive Design

This section of the document outlines the approach to inclusive design within the building and how it has been designed to meet the relevant regulations and standards.

The proposal has been designed to apply inclusive design principles to the internal and external spaces, creating a safe and secure environment which respond to the needs of all users. The development will be designed to meet standards set out in Part M and BS8300.

The development has been designed to be as accessible as possible, to not put mobility challenged people at a disadvantage, either as residents or visitors, as laid out in the Equality Act 2010.

The areas will offer the following facilities for inclusive access:

- Disabled parking bays
- Level threshold access
- Ambulant designed staircases & amenity
- Wheelchair compliant toilet, shower & changing facilities
- Lift provision



Movement & Highways Diagram

### Key

|                   |                   |
|-------------------|-------------------|
| SITE BOUNDARY     | PEDESTRIAN ACCESS |
| PEDESTRIAN ACCESS | EV PARKING SPACE  |
| VEHICULAR ACCESS  | ACCESSIBLE SPACE  |

# Access & Maintenance - Maintenance

## Servicing & Refuse Strategy

All servicing will be carried out at the front of the building. Access has been provided directly from the exterior of the building to both front and back of house activities.

It is anticipated that servicing of the building will be carried out in a coordinated manner as vehicles will be required to park on the road curtilage of the building to carry out activities. A servicing strategy will be carried out by the operator before the building is occupied.

The layout allows for safe maneuverability within the site for both vehicles and pedestrians and the new proposals will enhance the quality of space through soft and hard landscaping around the building to create high quality external spaces.

## Cycle & Mobility Scooter Storage

The cycle store is located on the western side of the ground floor with directly accessible from the exterior of the building. Cycle stores will be locked and fob access will be given to those who require access to the store.

## Deliveries

Vehicles for deliveries and drop-off can access the site via the front of the site. Delivery hours will be determined by the operator and it is envisaged that deliveries will be carried out within the least busy operating hours.

## Refuse

The refuse store is located on the north eastern edge of the site. Refuse collection will be managed by the operator on a weekly basis, with management moving bins from the store and out into the car park once the refuse vehicle arrives.



Site Strategy Diagram

**Key**

- SITE BOUNDARY
- CYCLE PARKING
- REFUSE & DELIVERIES ROUTE

# Access & Maintenance - Maintenance

## Maintenance Strategy

The design and layout of the building has been considered to accommodate both regular cleaning and maintenance as well as facade replacement & repair.

Whilst the maintenance strategy will be developed further during the next design stage, consideration has been given for building use, height, adjacencies, and facade type.

For window replacement, all the windows are near full height (floor to ceiling) double glazed units and will require replacement externally. Purge panel units will require regular maintenance and provision will be allowed for access internally to for cleaning and maintenance.

For facade replacement, the main elevations are envisaged as brick at the lower levels with an anodised aluminum to the top level. As such, replacement and repair will be required externally.

Where replacement is required over the terrace area, a mansafe system will be allowed for if no other means of access is possible.

## Principles

Visual inspection can be carried out from a MEWP located adjacent to the relevant façade from ground level. Where there is inspection required from the terrace area, visual inspection should be done from the terrace where possible.

For the majority of the building, regular cleaning should be undertaken using a reach and wash pole and from a MEWP located adjacent to the relevant façade or ground level.

For the majority of the building, maintenance should be undertaken from a MEWP located adjacent to the relevant façade or from ground level, with the support of a crane to manoeuvre large items.

Parapets have been provided to some areas so that regular cleaning, maintenance, and visual inspection can also be carried out from roof levels adjacent to the relevant facades if appropriate and to the roof themselves. Where visual inspection can not be carried out from the roof, inspection should be done from ground or terrace level.



10

# Sustainability

## Sustainability Principles & BREEAM

A Sustainability Statement has will be prepared and should be consulted for the full assessment. The design team have incorporated sustainable dialogue into key design decisions; the output of these sustainability measures can be presented in the following categories;

### Summary

- The development will regenerate a the site, bringing economic and social benefits to the local area.
  - Waste and recycling facilities will be provided for the development.
  - Roof areas will be utilised for the creation of amenity space and living roof areas.
  - Low or Zero-Carbon technologies will be provided to match the developed servicing strategies to meet any obligation of compliance with policy and regulations. Final selection of systems and appropriate LZC technology will be determined at a later stage.
  - The approach to a lean fabric design will deliver insulation and air tightness standards, which will overall improve upon Building Regulation minimum standards.
  - Selection of water saving devices and use of grey water will be considered in detail at the next stage of design. These will form part of a holistic approach to water use management.
- SUDs will be incorporated into landscaping, driveways and hard surfacing.
- The building materials for the proposed development will be sourced locally.
  - The design incorporates local authority collection and will incorporate private refuse collection methods is outlined within this Design & Access Statement within the Servicing Chapter.
  - The proposed scheme encourages cycling through the provision of appropriately designed and secure cycle facilities.

- The development will make every attempt to utilise materials from the demolition of the existing buildings on the site and other recycled materials.
- The layout and design of the proposed scheme allows for public realm to be provided, enhancing the local area, with areas for local businesses and plenty of high quality amenity.
- The development provides landscaping and layout strategies that provide more green spaces whilst also guiding pedestrians.
- Hierarchy and review of the design proposals in relation to passive design and energy efficiency as well as the potential to incorporate low carbon and renewable technology.

*The tiers of the Energy Hierarchy are:*  
*1. Be Lean Reduce Energy Demand*  
*2. Be Clean Use Energy More Efficiently*  
*3. Be Green Use Renewable Energy*

## Adaptability

Should the situation arise, the building has been designed to be adapted into a typical apartment configuration. The internal walls can be removed without compromising the structural integrity of the overall building.

The facade may require minor reconfiguration to ensure each apartment is provided with sufficient light and ventilation but the overall external aesthetic would not need to alter.

On a typical plan, the rooms would double up for a 1 bed apartment for 1 person and triple up for a 1 or 2 bed apartment for 2 people.

# BREEAM Requirements

## Sustainability Principles & BREEAM

The project is targeting a BREEAM 'Excellent' rating under the UK New Construction scheme (V6), and as such, key sustainability credits have been mapped across all RIBA work stages. This table outlines the responsibilities of each team member in delivering specific credits at concept, design development, construction, and post-occupancy stages. Coordination across disciplines is essential to ensure that all targeted credits are addressed, evidenced, and submitted within programme deadlines.

| Early / Concept Design Stage (RIBA Stage 1–2) |                                  |                                     |
|-----------------------------------------------|----------------------------------|-------------------------------------|
| Credit                                        | Description                      | Team Responsible                    |
| Man 01                                        | Project Brief & Design Workshop  | Architect + Client + BREEAM AP      |
| Man 03                                        | BREEAM AP Involvement (Concept)  | BREEAM AP                           |
| Man 02                                        | Elemental LCC                    | QS + Architect                      |
| Mat 01                                        | Superstructure LCA Appraisal     | Sustainability Consultant           |
| Mat 03                                        | Sustainable Procurement Plan     | Architect                           |
| Mat 02                                        | EPD Specification                | Architect                           |
| Ene 04                                        | LZC Feasibility Study            | MEP Consultant                      |
| Hea 06                                        | Security Needs Assessment        | Architect + ALO/CPDA                |
| Tra 01                                        | Transport Assessment             | Transport Consultant                |
| Tra 02                                        | Sustainable Transport Options    | Architect + Transport Consultant    |
| LE 02                                         | Ecological Survey & Outcomes     | Ecologist                           |
| LE 03                                         | Ecological Mitigation Planning   | Ecologist + Architect               |
| Wst 01                                        | Pre-demolition Audit             | Contractor (early involvement)      |
| Wst 05                                        | Climate Change Resilience Study  | Sustainability Consultant           |
| Wst 06                                        | Disassembly & Adaptability Study | Architect/Sustainability Consultant |

| Design Development Stage (RIBA Stage 3–4) |                                 |                           |
|-------------------------------------------|---------------------------------|---------------------------|
| Credit                                    | Description                     | Team Responsible          |
| Man 04                                    | Commissioning Design + Schedule | MEP + Commissioning Agent |
| Man 04                                    | BMS/Controls Training Plan      | MEP + Facilities Manager  |
| Ene 01                                    | Energy Performance (BRUKL)      | Energy Consultant         |
| Ene 02                                    | Operational Energy Modelling    | Energy Consultant         |
| Hea 04                                    | Thermal Comfort Modelling       | Environmental Consultant  |
| Hea 01                                    | Daylight, Glare & Views         | Architect                 |
| Hea 02                                    | Indoor Air Quality Plan         | Sustainability Consultant |
| Mat 01                                    | Technical Stage LCA             | LCA Consultant            |
| Mat 05                                    | Durability and Resilience       | Architect                 |
| Mat 06                                    | Material Efficiency Plan        | Architect / Contractor    |
| Wst 03                                    | Operational Waste Strategy      | Architect                 |
| Pol 01                                    | Refrigerants                    | MEP Engineer              |
| Pol 04                                    | Light Pollution                 | Architect + MEP           |
| Pol 05                                    | Noise Pollution                 | Acoustic Consultant       |
| Wat 01                                    | Water Efficient Design          | Architect / MEP           |
| Wat 02                                    | Water Monitoring                | MEP Engineer              |
| Wat 03                                    | Leak Detection                  | MEP Engineer              |
| LE 04                                     | Ecological Enhancements         | Ecologist                 |
| Pol 03                                    | Flood Risk + Surface Water      | Drainage Consultant       |

| Construction Stage (RIBA Stage 5–6) |                                          |                        |
|-------------------------------------|------------------------------------------|------------------------|
| Credit                              | Description                              | Team Responsible       |
| Man 03                              | Responsible Construction Management      | Contractor             |
| Man 04                              | Building User Guides & Training          | Contractor + Architect |
| Man 05                              | Aftercare Plan & Implementation          | FM + Client Team       |
| Ene 06                              | Energy Efficient Lifts                   | Lift Specialist + MEP  |
| Ene 08                              | Energy Efficient Equipment               | MEP                    |
| Wst 01                              | Resource Efficiency + Landfill Diversion | Contractor             |
| Wst 02                              | Aggregates & Reuse                       | Structural Engineer    |
| Pol 02                              | Non-combustion Heating/Hot Water         | MEP Engineer           |
| Pol 03                              | SuDS Implementation                      | Drainage/ Civils       |
| Pol 05                              | Acoustic Compliance                      | Acoustic Consultant    |

| Post-Occupancy (RIBA Stage 7) |                                        |                            |
|-------------------------------|----------------------------------------|----------------------------|
| Credit                        | Description                            | Team Responsible           |
| Man 05                        | Commissioning (12-month)               | Commissioning Manager      |
| Man 05                        | Post-Occupancy Evaluation (POE)        | Independent POE Consultant |
| Ene 01                        | POE Energy Validation                  | Energy Consultant          |
| Hea 02                        | Post-Construction Air Quality Testing  | Contractor                 |
| LE 05                         | Long-term Ecological Management        | Ecologist                  |
| Wst 06                        | Functional Adaptability Implementation | Architect                  |

# Project Summary

- **Zoned Layout**

The building is organised to clearly separate respite, dementia, and nursing care across different levels, ensuring each resident group benefits from an environment tailored to their specific needs, privacy requirements, and patterns of use.

- **Landscaped Gardens**

A network of secure, accessible gardens is integrated around the building, providing safe, stimulating outdoor areas directly connected to internal amenity spaces. These support physical activity, social engagement, and moments of calm throughout the day.

- **Refined Massing**

The overall scale and form of the building have been carefully revised in response to pre-application feedback. Massing is broken down to reduce visual impact and create a more neighbourly relationship with surrounding buildings and gardens.

- **Sustainability Focus**

The design is targeting a BREEAM 'Excellent' rating, with sustainability principles embedded from concept stage, including responsible material choices, energy-efficient design, SUDs-compliant landscaping, and future-proofed infrastructure.

- **Inclusive Design**

The scheme is underpinned by inclusive design principles, including legible layouts, intuitive circulation, and dementia-friendly features that support independence, dignity, and ease of movement for all residents and visitors.

- **Materiality & Detail**

A warm, durable material palette is proposed, with tonal brickwork and subtle detailing used to break down mass and enhance the building's domestic character. Materials have been selected for longevity, contextual relevance, and their ability to contribute to a welcoming, high-quality care environment.

## Final Statement:

In summary, the scheme offers a sensitive, sustainable, and well-resolved response to both the brief and the surrounding context. The design has evolved through meaningful consultation, resulting in a proposal that prioritises resident wellbeing, supports staff delivery, and contributes positively to the local environment.

Through its clear zoning, strong landscape integration, and commitment to high-quality materials and detailing, the development sets a confident foundation for delivering a modern, inclusive model of extra care housing.



01772 230 538

[info@bcae-architects.co.uk](mailto:info@bcae-architects.co.uk)

[www.bcae-architects.co.uk](http://www.bcae-architects.co.uk)

**185 Manchester Road | Rochdale**

Design & Access Statement | June 2025