

LOCATION PLAN

PUBLIC CONSULTATION FOR NEW CARE AND RETIREMENT DEVELOPMENT, BOLLINGTON





1 - EXISTING DEVELOPMENT ON THE SITE



2 - EXISTING SITE CONDITIONS



SLATER HARRISON & CO - MANUFACTURERS OF PAPER & BOARDS



RESIDENTIAL AREA - WATERWHEEL WAY



BOLLINGTON DISCOVERY CENTRE

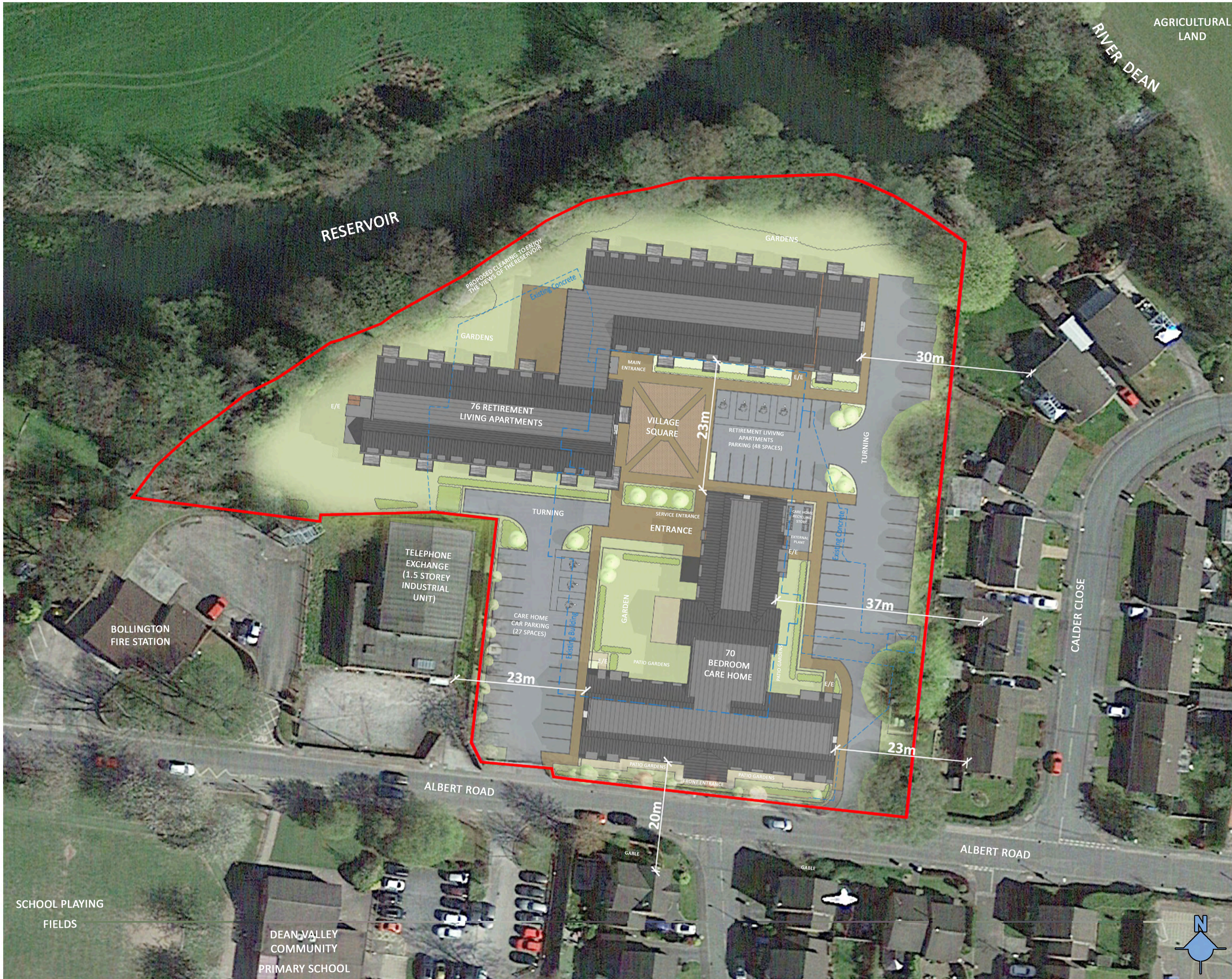


EAST VIEW OF SLATER HARRISON - GABLE TREATMENT

SITE ANALYSIS: CONSTRAINTS, OPPORTUNITIES, DESIGN CUES

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KEY PARAMETERS:

- Cheshire East design guide standards are adhered to for separation distances.
- Site proposal retains two access points, in similar positions to the existing use.
- Significant reduction in HGV's using Albert Road to access the site.
- Dedicated car parks for each building, sized to meet the care operator and end user requirements.
- Complimentary building uses and designs, influenced by 'mill architecture.'
- Meeting an unmet demand in the area for older persons living accommodation.
- Maintaining mature, perimeter planting and enhancing the landscaping to increase biodiversity.
- Providing state of the art care facilities will alleviate pressures on the NHS, preventing bed blocking.
- Majority of Care Home residents will come from within a 3 mile catchment, and already registered with local GP's.
- The Care Home will employ registered nurses and carers, able to deal with the resident's illnesses and minor ailments.

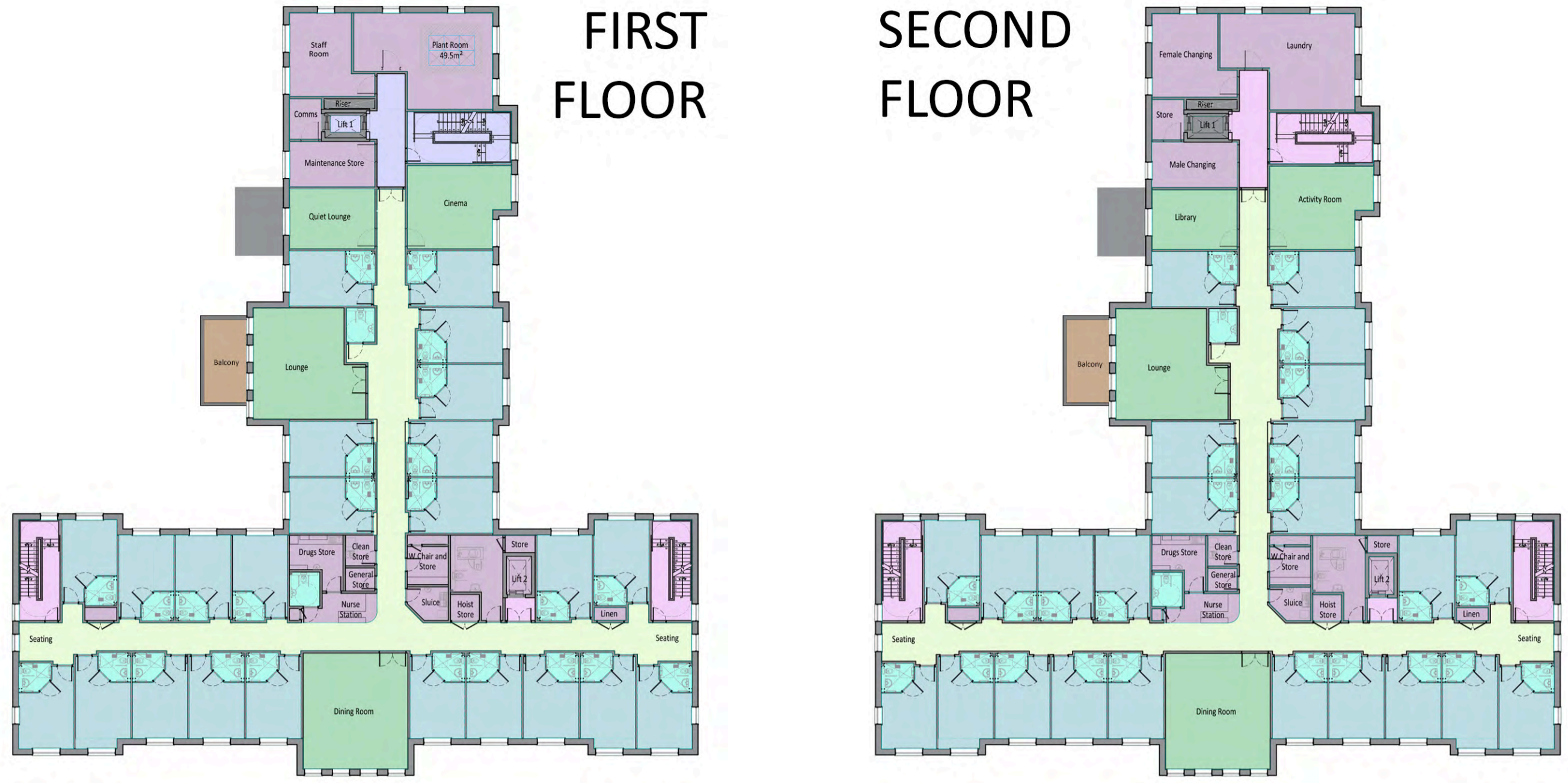
PROPOSED SITE LAYOUT IN CONTEXT

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KEY PARAMETERS:

- 2.5 storey elderly care home, designed to provide nursing, residential, respite and dementia care.
- 70 en-suite bedrooms at approximately 20sqm, providing space for a bed, chair and storage.
- Generating 70-75 full time equivalent jobs over different shift, with a maximum 20-25 staff per shift.
- Resident communal facilities include lounges, dining rooms, hair salon, cinema and activity rooms.
- Support facilities include offices, staff welfare and changing rooms, a commercial kitchen and laundry.
- 27 parking spaces, including 3 disabled spaces and a dedicated ambulance / car share drop-off zone.
- Care home resident will require 24 hour care in a secure environment, so will not have their own cars.
- A proportion of care staff will travel via public transport, walk, cycle or car share.
- Secure, landscaped and sensory gardens provided with balconies for upper floors residents to enjoy.



PROPOSED CARE HOME

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KEY PARAMETERS:

- 4 storey retirement living apartments for residents over 55 years, designed to national space standards.
- 76 apartments, 61 x 1 bedroom, 2 person (1B/2P, 54sqm) & 15 x 2 bedroom, 3 person (2B/3P, 64sqm).
- Resident's communal facilities include a large entrance foyer and a spacious residential lounge.
- Support facilities include guest suites, a mobility buggy store, staff office and a refuse/recycling store.
- Designed to accommodate changes in resident's mobility and care whilst maintaining independence.
- 48 car parking spaces, including 4 disabled bays.
- Residents & communal, landscaped gardens with individual balconies to all upper floor apartments.
- Views over the reservoir for 50% of apartments.
- Residential lounge opens onto a village square.



GROUND FLOOR



- Terrace
- Apartment Communal
- 61 x 1B Apartment
- 15 x 2B Apartment
- WCs & Bathroom
- Circulation
- Staff Circulation
- Staff Facilities
- Entrance & Public Circulation

PROPOSED RETIREMENT DEVELOPMENT

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North West View Of Care Home From Albert Road



North East View Of Care Home From Albert Road



Retirement Living Apartments



Retirement Living Apartments - View To Reservoir

PROPOSED INITIAL VISUALISATIONS

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