

Kingston Dementia Care Home



- A Activity spaces**  
These spaces could be used as potential seating areas with tables and chairs to enable users to take part in various activities such as board games and arts and crafts, as well as potential use for outdoor dining.
- B Artificial turf**  
Areas of artificial turf have been incorporated to reduce maintenance in external areas and allow use all year round. Areas would allow for a wider range of activities including light exercise, as well as offering a different area to relax.
- C Raised planters**  
These will include sensory and seasonal planting. Areas of shrub and herbaceous planting which has a range of seasonal interest in terms of colour, shape and texture. Sensory plants will have a particular characteristics such as distinctive fragrance, interesting to the touch as well as grasses which create a soothing sound when blown by the wind, bringing the user closer to nature.  
Species to include the following-  
  
Sight:  
Sunflowers, *Helianthus annuus*; a bright, bold looking flower that that can grow 30mm in height in a week, in ideal conditions.  
Love-in-mist, *Nigella damascena*; sun-loving, bright blue flowers.  
Chameleon plant, *Houttuynia cordata* 'Chameleon'; three-toned foliage which smells of lemon.  
Heuchera 'Chocolate Ruffles'; purple leaves with chocolate coloured undersides and pretty, pale pink flowers.  
Smell:  
Lavender, *Lavandula angustifolia*; relaxing, fresh aroma with tiny purple flowers.  
Chocolate cosmos, *Cosmos atrosanguineus*; beautiful, maroon flowers give off a chocolate / vanilla scent.  
Touch:  
Lamb's Ears, *Stachys byzantina*; as its common name suggest, its downy leaves resemble the ears of a lamb.  
Silver sage, *Salvia argentea*; large, silvery-white leaves covered in cotton like wool down.
- D Paths**  
Gently sweeping paths provide an interesting walk with alternate paths leading off the main route, paths are interlinked to ensure continuous flow with no dead-ends.  
Seating will follow the route at selected areas which will offer a variety of spaces for users to enjoy.
- E Access from bedrooms**  
Flat surface directly outside bedrooms allow direct access to outdoor space and seating areas.  
Attractive planting will soften the views opposite to the bedroom doors.
- F Car and cycle parking**  
Eighteen car parking spaces of which two are disabled and three are for electric vehicles. Ten cycle parking places are within easy reach of the main entrance.
- G Area for refuse**  
Located at the rear of the building to allow easy access from the kitchens.
- H Ambulance / service vehicle drop-off**  
Area set aside specifically for emergency vehicles allowing quick access to the rear entrance. The lay-by space allows other vehicles to pass and avoid traffic blockages.
- I Habitat area** - Area of wildflower and seasonal bulb planting for year round interest.
- J Feature tree planting** with seasonal interest from bark, leaf and blossom.
- K Entrance marked by feature tree planting.** Flush surface for access.
- L Native hedge / shrub mix** for seasonal interest.



### 3.12 Landscape

Provision of an enclosed, secure, south facing garden will aid residents quality of life and help sustain their independence for longer. The enclosed boundary wall, fence and hedge improves the privacy from adjacent properties and pedestrians, whilst creating a safe space for residents to move freely.

South facing aspect will extend the enjoyability of the garden through seasons and allow for a greater variety of plants to be planted, increasing biodiversity.

The enclosed garden has been designed to create calming and safe space for residence, staff and visitors to enjoy together, whilst providing enhancement to the streetscape.

External works plan submitted as part of the application shows the design of hard and soft landscape treatments, including boundary treatments, car parking and cycle storage.

The design approach and intent is described below;

- Activity spaces, such as patios accessed from the communal lounges. These spaces could be used as potential seating areas with tables and chairs to enable users to take part in various activities such as board games and arts and crafts, as well as potential use for outdoor dining.

- Artificial turf has been incorporated to reduce maintenance in external areas and allow use all year round. Areas would allow for a wider range of activities including light exercise, as well as a different area to relax with the potential for a small benches under the trees.

- Raised planting beds include sensory and seasonal planting and areas of shrub and herbaceous planting which has a range of seasonal interest in terms of colour, shape and texture. Sensory plants will have a particular characteristics such as distinctive smell and interesting to touch as well as grasses which create a soothing sound when blown by the wind, bringing the user closer to nature.

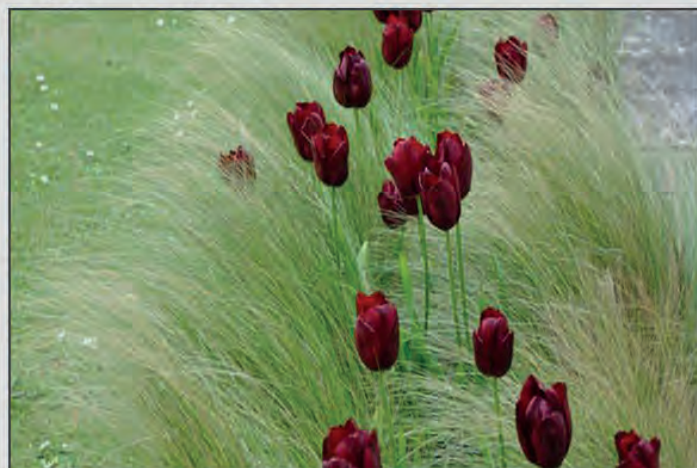


Plant Palette  
Building Approach

Spring bulbs planted in grassed areas



Tulips planted in Stipa tenuissima



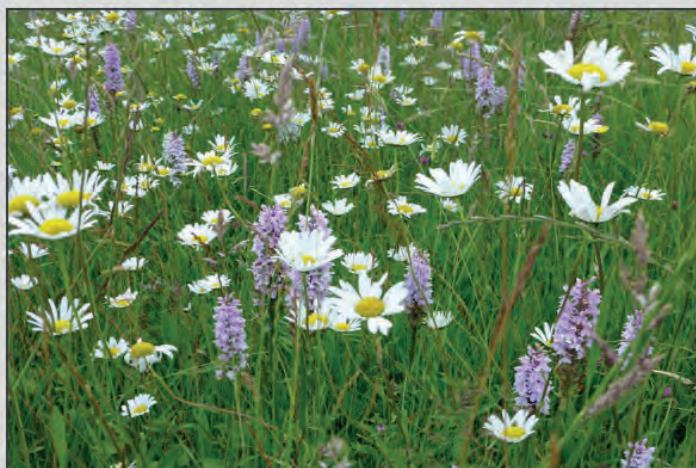
Bulbs planted in rows within grassed area



Colourful Wildflower mix



Wildflower mix light colour palette



Limited palette of Cammassias and white Hyacinthoides



Single Stem Betula utilis 'Jaquemontii'



Acer Griseum



White bark for Winter Interest



Spring Catkins



Rich brown peeling bark



Red Autumn foliage colour



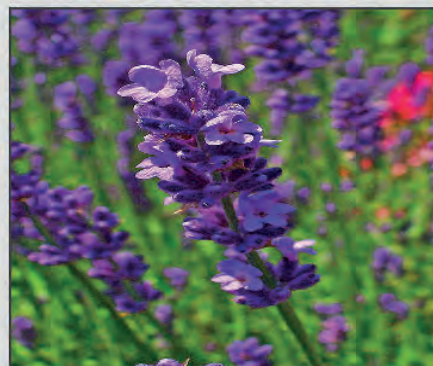


Plant Palette

Secure Garden Space



Multi-stem white birch and Grasses



Lavender for scent and colour



Artemisia aromatic with soft silver foliage



Achillea aromatic with bright, cheerful colour



Geranium 'Rosemoor' repeat flowers



Anemone 'Hon Jobert' Late summer colour



Miscanthus grasses for movement and texture



Sanguisorba 'Tanna'



Sisyrinchium striatum



Stipa tenuissima for soft texture



Phlox 'Franz Schubert' for scent and colour



Allium 'Purple Sensation'

Betula utilis Jaquemontii

Excellent stem colour and Winter interest

Acer 'Osakazuki'

Acer 'Osakazuki' Autumn Foliage

Acer 'Osakazuki' Autumn Foliage

Acer Campestre in mixed Native Hedging



Hazel Spring Colour in mixed Native Hedging



Purple Beech in mixed Native Hedging





## 3.15 Accommodation Schedule

Accommodation Schedule Sheet			
Level	Name	Department	Number
Level 0			
Level 0	A. WC 01	Ancillary	00-040
Level 0	A. WC 02	Ancillary	00-047
Level 0	A. WC 03	Ancillary	00-037
Level 0	Managers Office	Ancillary	00-045
Level 0	Office	Ancillary	00-046
Level 0	Sluice 01	Ancillary	00-039
Level 0	Sluice 02	Ancillary	00-038
Level 0	Bed 01	Care Bedroom	
Level 0	Bed 02	Care Bedroom	00-002
Level 0	Bed 03	Care Bedroom	00-003
Level 0	Bed 04	Care Bedroom	00-004
Level 0	Bed 05	Care Bedroom	00-005
Level 0	Bed 06	Care Bedroom	00-006
Level 0	Bed 07	Care Bedroom	00-007
Level 0	Bed 08	Care Bedroom	00-008
Level 0	Bed 09	Care Bedroom	00-009
Level 0	Bed 10	Care Bedroom	00-010
Level 0	Bed 11	Care Bedroom	00-011
Level 0	Bed 12	Care Bedroom	00-012
Level 0	Bed 13	Care Bedroom	00-013
Level 0	Bed 14	Care Bedroom	00-014
Level 0	Bed 15	Care Bedroom	00-015
Level 0	Bed 16	Care Bedroom	00-016
Level 0	Bed 17	Care Bedroom	00-017
Level 0	Bed 18	Care Bedroom	00-018
Level 0	Bed 19	Care Bedroom	00-019
Level 0	Bed 20	Care Bedroom	00-020
Level 0	Bed 21	Care Bedroom	00-021
Level 0	Bed 22	Care Bedroom	00-022
Level 0	Bed 23	Care Bedroom	00-023
Level 0	Bed 24	Care Bedroom	00-024
Level 0	Bed 25	Care Bedroom	00-025
Level 0	Bed 26	Care Bedroom	00-026
Level 0	Bed 27	Care Bedroom	00-027
Level 0	Bed 28	Care Bedroom	00-028
Level 0	Bed 29	Care Bedroom	00-029
Level 0	Bed 30	Care Bedroom	00-030
Level 0	Bed 31	Care Bedroom	00-031
Level 0	Bed 32	Care Bedroom	00-032
Level 0	Corridor 01a	Circulation	00-103
Level 0	Corridor 01b	Circulation	00-102
Level 0	Corridor 01b	Circulation	00-0103
Level 0	Corridor 02a	Circulation	00-100
Level 0	Corridor 02b	Circulation	00-101
Level 0	Entrance Lobby 01	Circulation	00-050
Level 0	Lift 01	Circulation	
Level 0	Lift 02	Circulation	
Level 0	Stair 01	Circulation	00-053
Level 0	Stair 02	Circulation	00-051
Level 0	Stair 03	Circulation	00-052
Level 0	Entrance Foyer/Reception/Cafe	Communal	00-049
Level 0	Family Room	Communal	00-048
Level 0	Kitchen/Dining/Lounge 01	Communal	00-042
Level 0	Kitchen/Dining/Lounge 02	Communal	00-035
Level 0	Laundry 01	Communal	00-041
Level 0	Laundry 02	Communal	00-036
Level 0	Quiet Lounge 01	Communal	00-043
Level 0	Quiet Lounge 02	Communal	00-034

Accommodation Schedule Sheet			
Level	Name	Department	Number
Level 0	Seating Bay 01	Communal	00-044
Level 0	Seating Bay 02	Communal	00-033
Level 0	Patio	External	
Level 0	Patio	External	
Level 0	Electric C'd 01	Services	00-201
Level 0	IT Hub	Services	00-200
Level 0	Switch/Riser	Services	00-202
Level 1			
Level 1	Stair 01		01-055
Level 1	Stair 02		01-054
Level 1	WC		01-056
Level 1	A. WC 04	Ancillary	01-040
Level 1	A. WC 05	Ancillary	01-037
Level 1	A. WC 05	Ancillary	01-047
Level 1	Assisted Bath	Ancillary	01-045
Level 1	Cleaner 01	Ancillary	01-048
Level 1	Consult/ Therapy	Ancillary	01-046
Level 1	Nurse Admin/Med	Ancillary	01-053
Level 1	Sluice 03	Ancillary	01-039
Level 1	Sluice 04	Ancillary	01-038
Level 1	Bed 33	Care Bedroom	01-001
Level 1	Bed 34	Care Bedroom	01-002
Level 1	Bed 35	Care Bedroom	01-003
Level 1	Bed 36	Care Bedroom	01-004
Level 1	Bed 37	Care Bedroom	01-005
Level 1	Bed 38	Care Bedroom	01-006
Level 1	Bed 39	Care Bedroom	01-007
Level 1	Bed 40	Care Bedroom	01-008
Level 1	Bed 41	Care Bedroom	01-009
Level 1	Bed 42	Care Bedroom	01-010
Level 1	Bed 43	Care Bedroom	01-011
Level 1	Bed 44	Care Bedroom	01-012
Level 1	Bed 45	Care Bedroom	01-013
Level 1	Bed 46	Care Bedroom	01-014
Level 1	Bed 47	Care Bedroom	01-015
Level 1	Bed 48	Care Bedroom	01-016
Level 1	Bed 49	Care Bedroom	01-017
Level 1	Bed 50	Care Bedroom	01-018
Level 1	Bed 51	Care Bedroom	01-019
Level 1	Bed 52	Care Bedroom	01-020
Level 1	Bed 53	Care Bedroom	01-021
Level 1	Bed 54	Care Bedroom	01-022
Level 1	Bed 55	Care Bedroom	01-023
Level 1	Bed 56	Care Bedroom	01-024
Level 1	Bed 57	Care Bedroom	01-025
Level 1	Bed 58	Care Bedroom	01-026
Level 1	Bed 59	Care Bedroom	01-027
Level 1	Bed 60	Care Bedroom	01-028
Level 1	Bed 61	Care Bedroom	01-029
Level 1	Bed 62	Care Bedroom	01-030
Level 1	Bed 63	Care Bedroom	01-031
Level 1	Bed 64	Care Bedroom	01-032
Level 1	Corridor 03a	Circulation	01-104
Level 1	Corridor 03b	Circulation	02-205
Level 1	Corridor 04a	Circulation	01-100
Level 1	Activity Room	Communal	01-051
Level 1	Entrance Lobby 01	Communal	01-052
Level 1	Kitchen/Dining/Lounge 03	Communal	01-042

Accommodation Schedule Sheet			
Level	Name	Department	Number
Level 1	Kitchen/Dining/Lounge 04	Communal	01-035
Level 1	Laundry 03	Communal	01-041
Level 1	Laundry 04	Communal	01-036
Level 1	Quiet Lounge 03	Communal	01-043
Level 1	Quiet Lounge 04	Communal	01-034
Level 1	Seating Bay 03	Communal	01-044
Level 1	Seating Bay 04	Communal	01-033
Level 1	Balcony 01	External	
Level 1	Balcony 02	External	
Level 1	Electric C'd 02	Services	01-201
Level 2			
Level 2	Stair 1		02-029
Level 2	Stair 2		02-030
Level 2	A. WC 06	Ancillary	02-018
Level 2	A. WC 07	Ancillary	02-024
Level 2	Catering Kitchen	Ancillary	02-023
Level 2	Cleaner 02	Ancillary	02-025
Level 2	Nurse Admin/Med	Ancillary	02-028
Level 2	Sluice 05	Ancillary	02-017
Level 2	Bed 65	Care Bedroom	02-001
Level 2	Bed 66	Care Bedroom	02-002
Level 2	Bed 67	Care Bedroom	02-003
Level 2	Bed 68	Care Bedroom	02-004
Level 2	Bed 69	Care Bedroom	02-005
Level 2	Bed 70	Care Bedroom	02-006
Level 2	Bed 71	Care Bedroom	02-007
Level 2	Bed 72	Care Bedroom	02-008
Level 2	Bed 73	Care Bedroom	02-009
Level 2	Bed 74	Care Bedroom	02-010
Level 2	Bed 75	Care Bedroom	02-011
Level 2	Bed 76	Care Bedroom	02-012
Level 2	Bed 77	Care Bedroom	02-013
Level 2	Bed 78	Care Bedroom	02-014
Level 2	Bed 79	Care Bedroom	02-015
Level 2	Bed 80	Care Bedroom	02-016
Level 2	Corridor 5a	Circulation	02-100
Level 2	Corridor 05b	Circulation	02-101
Level 2	Corridor 06	Circulation	02-203
Level 2	Foyer 03	Communal	02-027
Level 2	Kitchen/Dining/Lounge 05	Communal	02-020
Level 2	Laundry 03	Communal	02-019
Level 2	Quiet Lounge 05	Communal	02-021
Level 2	Seating Bay 05	Communal	02-022
Level 2	Balcony 03	External	
Level 2	Electric C'd 03	Services	02-200
Level 2	Plantroom	Services	02-201

GIA 4,339m<sup>2</sup>GEA 4,615m<sup>2</sup>



## 4. Consultations



## 4.1 Pre-Application Feedback

Proposals for Dementia Nursing Home have been subjected to RBK Pre-Application process to gain feedback from the Council in response to the proposals.

Pre-application was submitted 06.12.2018 and feedback was received 08.02.2019.

Council was supportive of the principle of the development, but expressed concerns regarding the lack of positive frontage to adjoining streets including Brown's Road, quality of landscape and spaces around building, including their purpose and function and the arrival and approach to the home and quality of residual spaces dominated by car parking.

When responding to the Council's comments, it is important to remember that the nursing home is not a residential development and differs greatly from retirement living apartments. Residents living in the care home will be some of the most vulnerable old people in the borough and at the point of their lives where they require 24 hour care, support and supervision.

Whilst Dementia Nursing Home will be rooted in local community, the majority of the residents have a level of dementia where they would not be able to move independently around the community and find their way back into the care home.

Therefore providing resident freedom of access to the south facing garden and have patios to all ground floor care bedrooms facing Warwick Road and Alpha Roads is a key in aiding independence and quality of life. This approach also achieves the active frontage that is desired by the RBK planning department. The security of the residents requires that the boundary wall is minimum of 1800mm high to enable independent and free movement of the residents on the nursing home grounds.

RBK planning department expressed concerns about the height of the wall and worried that it would create a defensive and institutional response to the context.

Proposals have been revised since the pre-app and the boundary has been revised to show a low brick wall and piers with perforated screen that allows a boundary hedge to grow through it. The boundary to Warwick Grove, Brown's Road and Alpha Road will be secure, non-institutional, traditional and allow for the active frontage.

As a response to comments and concerns regarding the quality of landscaping and the car park, more detail has been added to support the planning application. The aim is to create an attractive, sensuous, multi use garden space using high quality planting and landscaping materials. Planting has been carefully chosen to include native plants, seasonal variety and plants chosen for their colours,

scents and textures. Edible varieties have been included in the planting specification as well as plants that will support and encourage wildlife.

Car park and access road are not sterile and dead spaces, but have been designed to include planting and hedges as well as high quality hard landscaping materials and lighting. A planting buffer has been provided to all care bedroom on the ground floor facing the car park. This is the main approach to the scheme and will be designed and constructed accordingly, not as 'back-of-the-building' area.

In the Section 3 - Design Proposals it is shown how the design was developed and it is justified why the current proposals are seen as the best response to RBK brief and to the urban context. It is also shown how the proposals relate to the consented residential development at South Place and potential development site on Alpha Road. The diagrams evidence that the consented residential development has more impact in limiting the development of Alpha Road site than the proposed care home development.

Pre-app feedback also queried whether the care home could be extended, especially by building another care bedroom wing on top of the first floor. This location currently houses plant room and roof top external plant housing air source heat pump. Energy statement accompanying this application explains how the air source heat pump combined

with photovoltaics and high performing building fabric are the best and most cost effective way of achieving Council's sustainability criteria.

The current location of the plant room and external plant do not prejudice potential future extension as the works in the future can include moving the plant on the roof of the central core area.

## 4.2 Consultations

Dementia Nursing Home is a Corporate Priority for RBK.

There are around 1500 people living with Dementia in Kingston. In 2015, the Royal Borough of Kingston-upon Thames put in place a Dementia Strategy, which recognises that good care for people with dementia is to keep people living well, but equally when the disease starts to progress, there will be times when people need the support of a care home.

With the number of RBK residents living with dementia set to double in the next 12 years, the Council has pledged to invest in a number of homes that will provide the highest levels of therapeutic and medical care. The Council's investment plan includes the 'Dementia Nursing Home 2020' initiative, a new-build 80-bed specialist home that will be situated on the site of a former Newent residential home.

To advance their vision, the Council appointed IBI Group's senior care design team and contractors, IHP to deliver the initiative. Together they are committed to creating a home that is focused on the needs of the residents, helping them where possible to maintain independence including appetite, motor skills, circadian rhythm and sleep.

The development (Programme) is funded by RBK Council - the home and Operating Company will be wholly owned by the Council.

Our vision is to make this first home a great place to work and live. A home rooted in the local community, with services inside and outside the home that help people with dementia to live safely and with dignity. Working with the local community we will explore community engagement in:

- employment in and around the home
- provision of services to the home
- the use of art and music in the home
- gardening
- reading and visiting
- history and intergenerational projects

Community engagement has a high and ongoing priority. To date engagement has been at three levels : Strategic (Leader; Portfolio Holder; Committee; Health & Voluntary Sector Partners); Service (Adult Social Care Management Team; Local Care Providers); and Local (Ward Councillors; Residents; Local Businesses).

The Programme is managed by the Director of Adult Social Care (SRO) under the Council's formal governance arrangements and reports were

presented to Children's and Adults Committee in March 2017; September 2017 and February 2019 with full public scrutiny.

The Programme is overseen by an elected Members reference group comprised of: The Leader; Cabinet Portfolio Holder Adult Social Care; Cabinet Portfolio Holder, Finance; and two other elected Members.

Local Councillors (Berrylands; Surbiton; Surbiton Hill) were briefed in December 2018 on the proposed design for the home. Berrylands Councillors Abraham; Schaper and Sweeney are strongly supportive of the development.

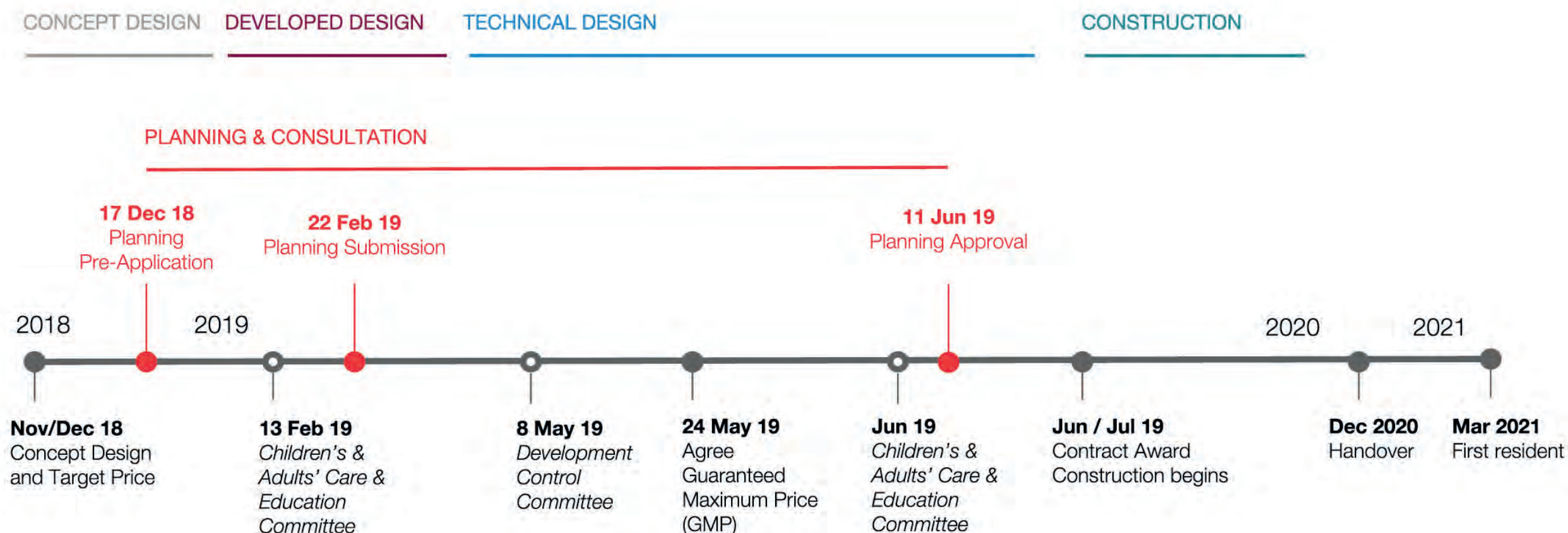
A letter from Berrylands Ward Councillors was delivered to local residents in January 2019. Responses were noted with the main concern from residents being restrictions on parking during the demolition and construction phases of the Programme. Our transport and engagement plan addresses the main concerns of residents on parking.

Local residents were invite to drop-in sessions at a temporary project room on site in Warwick Grove on 15, 16 and 20 February 2019. A presentation of the elevations and massing of the proposed building were available for viewing and residents were invited to ask questions, post comments and email any questions or comments to [dementianursinghome@kingstoconversation.co.uk](mailto:dementianursinghome@kingstoconversation.co.uk)



# Kingston Dementia Nursing Home 2020

Delivering dignity in dementia care















## 5. Accessibility, Security & Refuse



## 5.1 Accessibility - Lifetime Homes and Wheelchair Housing

Proposed Dementia Nursing Home is designed for barrier free access with features to suit the needs of an ageing population and creating enabling environment for residents with dementia. Lifetime Homes and Wheelchair Housing standards have been adopted where applicable. The principles adopted include:

1b - Communal Parking with two spaces with a width of 3300mm and 4800mm long, adjacent to building entrance

2 - The distance from the car parking spaces as above to the main entrance has been kept to a minimum and be level. The distance from visitors parking to the main entrance is short and level

3 - The approach to all entrances and exits are level and min. 1200mm wide. In addition, external circulation and approach is designed for easy wayfinding with well lit paths and safe walking routes.

External routes are level with hard surfacing wide enough for wheelchairs and mobility aids. The paving materials have been carefully selected so that they work tonally together, avoid contrast and help to prevent falls. The car park is designed as home zone where the surfaces are level and different uses and indicated by different materials.

To further assist wayfinding, directional signs are recommended at corners of Brown's Road /Alpha Road.

4 - The main entrance is illuminated, has level access over the threshold and has an effective clear opening width of 1500mm. There is a lobby to the building providing weather protection and a level external landing.

5a - Principal access stairs have been designed provide easy access with

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open

5b – Communal Lifts

Two communal lifts are provided, one 1650x1800mm 13 person lift and one 1800x2400mm 26 person stretcher lift which both exceed the requirements of Lifetime homes.

Both lifts have lift controls at a height between

900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

6 - Internal corridors exceed the requirements of Lifetime Homes and are 2000mm wide with handrails on both sides. Building has been designed to be convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. the width of the corridors is sufficient to allow two wheelchairs/buggies to pass at regular intervals.

All doors to be development are minimum of 910mm wide with 300mm nib to the leading edge of the door.

7 - All areas of the building have been designed to allow for wheelchair turning circles, including care bedroom en-suites and all communal WCs.

8 - In the proposed nursing home there is lift access to all levels of the building and all communal areas.

9 - Not applicable to nursing home

10 - Not applicable to nursing home

11- All bathrooms can be fitted with grabrails and shower seats as required.

12 - Not applicable to nursing home

13 - 20 Bedrooms out of 80 will be fitted with ceiling mounted hoist and the rest of the bedrooms can be

fitted with the hoist in the future

14 - Not applicable to nursing home

15 - Windows to all communal areas and care bedrooms have been designed so that the glazing and window handle heights allow people to see out when seated. In addition, all opening lights in habitable room are approachable and usable by a wide range of people – including those with restricted movement and reach.

Glazing starts at floor level and the transom is 800mm above floor level. There is an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. In addition, windows have handles/controls to an opening light no higher than 1200mm from the floor.

16 - Location of service controls are within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

In addition to the above, IBI Group have extensive experience of designing to meet the needs of residents with Dementia and other sensory impairments. Principles for Dementia-friendly design include;



- Visual accessibility - glazed doors to communal rooms to aid orientation
- Maximum amounts of natural daylight and views out to aid orientation
- Seating bays in circulation spaces to provide interest and aid orientation
- Recesses at front doors to allow space for personalization

## 5.2 Parking

Residents of the home are not envisaged owning a car or being able to drive, due to their age and care needs. The average age of the resident on entry in the building is 86.5 years old with considerable care needs.

The nursing home is designed with a dedicated car park for staff and visitors, providing 18 parking spaces in total, of which 2 no. spaces are allocated for wheelchair users and three of which have charging point for electric vehicles. The car park is attractively screened by hedges and small trees and accessed via dedicated one-way access road: entry is from Warwick Grove and exit is to Alpha Road. All delivery and refuse vehicles to the building will also be using the access road.

The entry to car park and the access road is protected by barriers connected to the reception who monitors the car park usage 24 hours a day. Access by vehicle can only be gained by the main reception allowing entry.

Staff will be encouraged to travel by public transport. Surbiton station is within fifteen minutes walk and several buses stop at Ewell Road in the vicinity of the site. Staff will not be able to apply for residential permits and therefore will not be able to park on nearby residential streets, only in the car park within the nursing home.

As part of encouraging staff and visitors to use alternative forms of transport, 10 bicycle parking spaces have been provided in the vicinity of the main entrance door, complying with the London Plan.

For parking arrangements during construction, please refer to Construction and Environmental Management Plan

On completion, there will be only two vehicle entrances onto the site. Presently there are four. Closing the two entrances on Brown's Road and the large entrance on Alpha Road releases a road side that potentially could be used for parking for up to seven vehicles (two on Brown's Rd, and five on Alpha Rd), should the Royal Borough of Kingston

upon Thames Council wish to consider this option to alleviate concerns regarding on-street parking provision.

The proposed parking provision and sustainable modes of transport demonstrate compliance with 'The London Plan' and local planning policies as demonstrated in the Transport Assessment and Travel Plan, which has been submitted with this application.





### 5.3 Security

The proposed nursing home has been designed with regard to Approved Document Part Q of the Building Regulations, which incorporates the Secured by Design Standards.

The design and management of the scheme, and its relationship with the public realm, contributes significantly to the safety and security of a development and can assist crime prevention and minimise the fear of crime.

The main principles incorporated in the scheme are as follows:

- Access control to the main building entrance
- Secure fence masked by hedge all around areas for resident access
- Discreet CCTV linked to the access control system
- Location of the office and main lounge adjacent to main entrance to enable arrivals and departures to be passively monitored
- Secure landscaped garden areas with secure boundaries and dusk till dawn lighting.
- All ground floor care bedrooms are provided with patios providing an active façade and level of natural visual surveillance to the site boundaries.
- External lighting to provide a well-lit safe environment at night and discourage hiding places

- Fully lit parking court
- Main parking court to be secured behind a gate connected to the main reception and and overlooked by care bedrooms

### 5.4 Refuse

The scheme has a refuse and recycling store for storage of recyclable, non-recyclable waste and clinical waste, located in the external store near the main entrance, within the car park. The bin store is big enough for ten 1110L eurobins, five for refuse and five for recycling. Bins will be allocated for either general refuse, recycled waste or clinical waste.

An access to refuse store is provided from the car park for ease of collection by council operatives. The access road is wide enough to allow refuse vehicle to enter and exit the site.

Please refer to the Transport Statement for proposed method of collection and tracking diagrams.

