

# PROPOSED NURSING HOME

## THE CHASE KELVEDON

### PUBLIC CONSULTATION

Glenavon Care are proposing the redevelopment of the former Abbeyfield House to provide a new purpose built, high quality nursing home.



The nursing home would provide 28 en-suite bedrooms, with associated internal and external communal spaces. The building has been designed carefully to compliment the style and scale of nearby buildings.



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## OUR APPROACH TO THE PROPOSED DEVELOPMENT

Glenavon Care recognises its responsibility to respect the character of the village and needs of the existing community, as well as providing much needed nursing accommodation for new and existing elderly residents.

Abbeyfield House was built some 40 years ago and closed in 2017. Because of its age, layout and size of rooms the building would not be suitable for the requirements of modern day elderly care.



Photos of the Existing Site



Site Location Plan

## WHO ARE GLENAVON CARE?

Glenavon Care are a family run business based in Chelmsford who have over 40 years' experience in the healthcare industry providing the best of care for the elderly and infirm.

Glenavon Care take the well-being of clients very seriously. Their care services are regulated by the Care Quality Commission (CQC) and they have achieved consistently Good ratings. The CQC's last report in October 2019 confirmed positive feedback from people, families, staff and professionals about their commitment and expertise.

Their professional care team are recruited locally through a rigorous selection process to ensure the care offered to residents maintains a strict code of privacy, safety, dignity and modesty with confidentiality at all times. We do not discriminate on any grounds.

Currently Glenavon Care provide personal care to around 94 people living in their own houses and flats in Chelmsford and the surrounding area.

Glenavon Care are now keen to branch out from providing domiciliary care to people in their own homes to developing a new bespoke high quality nursing home in the area to help meet the growing needs for the elderly and infirm.



## YOUR VIEWS MATTER TO US

We appreciate that people who live within the immediate vicinity of our proposals may be concerned about matters such as the appearance of the development, traffic, loss of views and other topics. In order to help address these concerns, we have put together our initial plans and a 'your questions answered' section within this consultation. A dedicated website is also available; the address can be found at the end of this consultation.

# OUR DESIGN APPROACH

Glenavon Care's proposal is to demolish the existing care home and develop a new 2 1/2 storey 28 bed nursing home with communal areas, including kitchen, dining, lounges and staff areas.



*Option 1 Elevation  
Traditional Georgian style building*

## **GLENAVON CARE ARE SEEKING PEOPLE'S VIEWS ON THE DESIGN AND APPEARANCE OF THE BUILDING.**

Two options are being considered:

- Option 1: A traditional design that closely follows the appearance of existing historic larger buildings found elsewhere in Kelvedon
- Option 2: A building that includes many traditional features but includes contemporary aspects including more glazing to the upper floors to provide the building with greater distinctiveness.

The site lies within the Kelvedon Conservation Area where there is a requirement to ensure that the development has a good quality design which respects the character and appearance of the surrounding area.

Suitable parking spaces will be provided for staff and visitors, with space for all vehicle visiting the site to manoeuvre within a shared courtyard. The mature trees within the site and on its boundaries would be retained and help in creating a beautiful landscaped and secure garden.

The care staff employed at the Home will provide 24-hour care. A qualified nurse would be part of the team. This ratio of care staff to residents will be the highest in its class.



*Option 2 Elevation  
Traditional Georgian style building with a modern twist - mirror glazed material on top floor to soften roof level.*



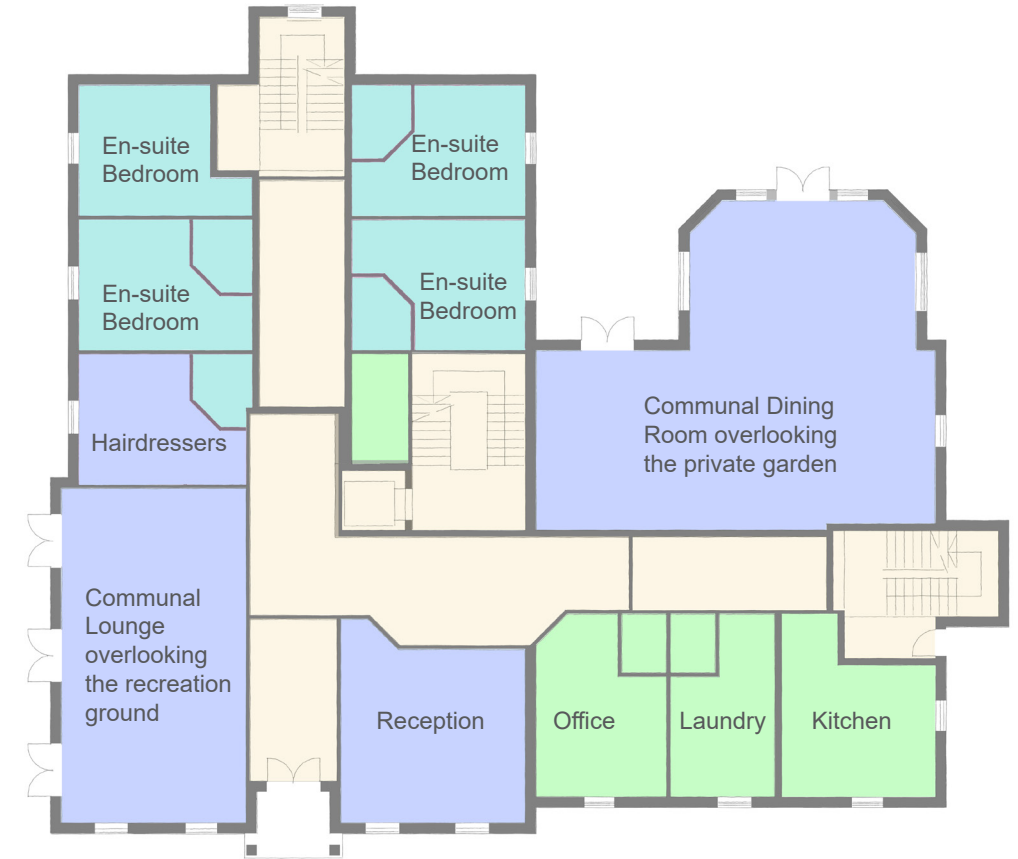
# OUR NURSING HOME PROPOSALS



Ground / Site Layout

**KEY:**

- Communal Areas
- Private En-suite Bedrooms
- Circulation
- Back of House

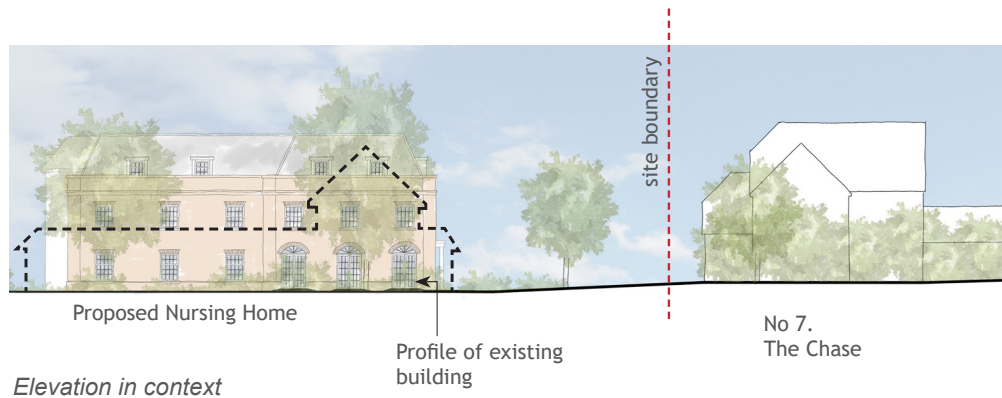


Ground Floor Plan

# OUR NURSING HOME PROPOSALS

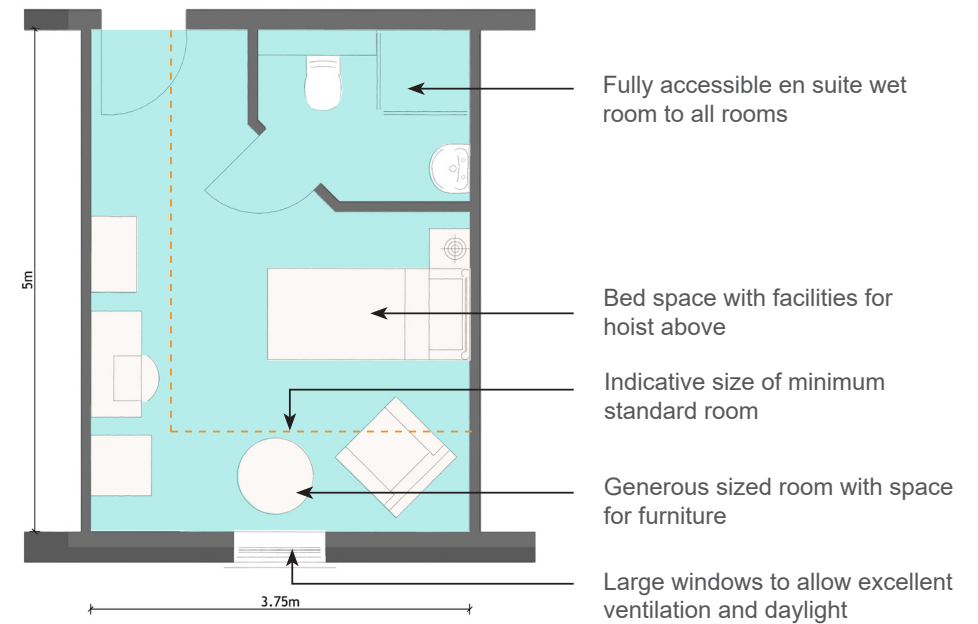
Designing the proposals within the local context is extremely important. This makes sure the proposals are not out of scale in comparison to surrounding properties.

An elevation in context to the site to show the relationship with the nearest property is provided below.



## TYPICAL BEDROOM DESIGN

- Rooms are generously sized, at least 18m<sup>2</sup>. They far exceed the minimum standard size of 12m<sup>2</sup>.
- Rooms are all en-suite, and have the latest facilities including hoists if required, wifi and tv points.
- Rooms will be set in small clusters to allow for any future circumstances that may require isolation of residents.
- Generous windows to create well lit rooms.



# YOUR QUESTIONS ANSWERED

## WHY KELVEDON?

Glenavon Care have carried out research and looked closely the local area of Kelvedon. There is a distinct population bias towards the elderly, with a prevalence of people over the age of 85. This is 14% higher than the national profile. The number of people in the oldest age band is forecast to more than double by 2035. The government has said that there is a critical need to provide accommodation for older people nationwide and that it important around the Kelvedon locality.

There are currently 363 registered beds in a 3 mile radius of Kelvedon (including the St Dominic's Residential Home nearby) serving the elderly population although this accommodation includes just 321 en-suite bedrooms which are increasingly seen as critical to the wellbeing and safety of elderly residents.

With the increase of the elderly population and the current statistical supply / demand dynamics across the local area there is a significant and growing shortfall in appropriate or up to date accommodation. The increasing demand for registered care across the County is acknowledged by Essex County Council, specifically for dementia care. This Nursing Home would therefore provide a contribution to meeting those needs.

## WHAT ABOUT TRAFFIC?

The existing access to the Care Home from High Street to The Chase will be used for the proposed development. The site is a suitable location for the development given that it will replace the existing Care Home. The parking and turning space to be provided for all vehicles, including staff, visitors, service and emergency vehicles will comply with the Council's requirements.

The site is already occupied by a care home which previously attracted staff, visitor and service vehicle movements. Our specialist highways consultants have advised that there will be little increase over the traffic that would be associated with that existing use and we will work with Essex County Council Highways to ensure that the development can be safely accommodated on the site.

## WILL LOCAL SERVICES BE ABLE TO COPE?

People may be concerned that the proposed special development will put pressure on the local services. Glenavon Care will employ a qualified nurse on the site to ensure that there is no additional pressure on local GP services. Dentists, hairdressers and other specialist staff such as physiotherapists will be bought in by Glenavon to serve the needs of residents.

## WHAT IMPACT WILL THE DEVELOPMENT HAVE ON THE LOCAL ENVIRONMENT?

We aim to enhance the local environment as part of our proposal. Green infrastructure, comprising new landscaped gardens are proposed to retain and enhance the mature trees on the site. We will be looking at creating a sensory garden to ensure that it will be a welcoming and interesting environment for the residents and visitors.

A specialist ecology consultant has been appointed to survey the proposed site for protected species and provide recommendations for enhancing habitat for the local environment and residents well-being.



Ground / Site Layout showing gardens

# YOUR VIEWS ARE IMPORTANT TO US

Thank you for taking the time to read this information regarding a proposed nursing home development at Kelvedon. This consultation offers you the opportunity to let us know your views and thoughts as we continue to develop our proposals. What you have to say means a great deal to us and can influence and shape the future of our proposals.

An online version of this brochure can be found at:  
[www.struttandparker.com/services/planning](http://www.struttandparker.com/services/planning)

## HOW TO GIVE FEEDBACK?

A questionnaire has been provided with this leaflet. Alternatively, please visit our website, where you can use the online questionnaire:

[www.surveymonkey.co.uk/r/7273kZV](http://www.surveymonkey.co.uk/r/7273kZV)

Alternatively, you can respond by post:

Glenavon Care  
c/o Strutt and Parker  
Coval Hall,  
Chelmsford  
Essex CM1 2QF

Please respond by Friday 14th August 2020.

## WHAT HAPPENS NEXT?

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback received will be provided to Braintree District Council as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to Braintree District Council who will take these into account before making their decision on the planning application.



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