

Signature Ardleigh Green, Welcome

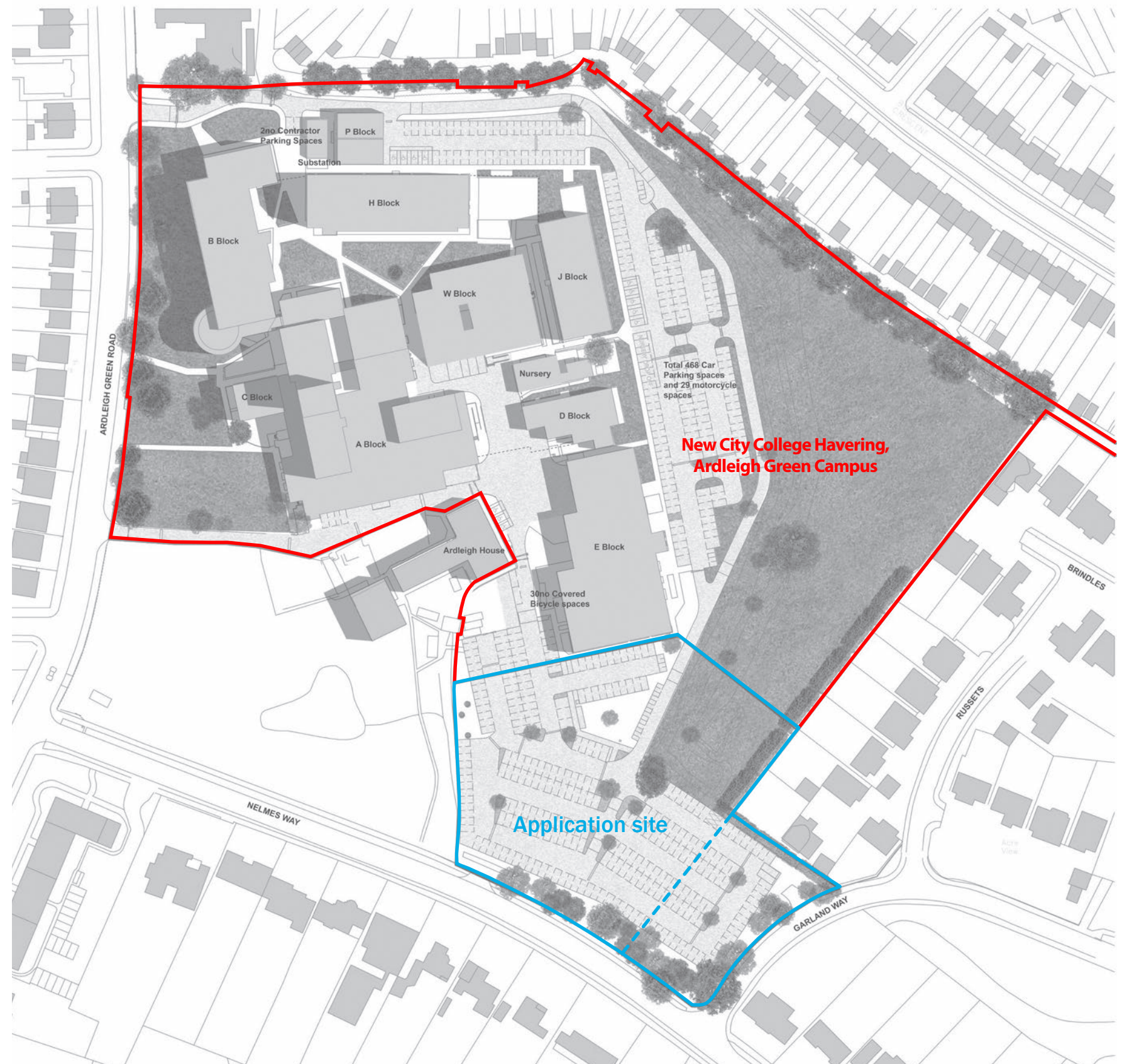
This exhibition has been prepared by Signature Senior Lifestyle as part of an online consultation initiative. Our intention is to build a new high-quality care home on land off the western end of Nelmes Way in Ardleigh Green. The site currently belongs to New City College, Ardleigh Green Campus but is now soon to be surplus to requirements with the College bringing forward plans for a new car park to the north of their campus. It is therefore proposed to replace the existing car park on the site with a much-needed, sustainable development comprising an 87-Bedroom care home, offering residential, nursing, dementia and end-of-life care with extensive communal facilities. The adjacent site on the corner of Garland Way will also be re-developed by the College as three self-build houses.

The purpose of this exhibition is to seek comments and feedback on the proposals from neighbours and the wider local community before a planning application is submitted to the Council next month.



New City College Masterplan

1. New City College has undertaken a review of its estate and is bringing forward a programme of campus rationalisations and upgrades in order to deliver its curriculum in an effective manner in high quality buildings which attract and retain students.
2. At Ardleigh Green, the College has appointed a consultant team to create a masterplan for the campus which will assist in delivering an innovative education facility designed for the needs of young people within the Borough. This process has led to the identification of underutilised parts of the campus which could be sold in order to secure a capital receipt for reinvestment in the campus.
3. The College has entered a partnership with Signature Senior Lifestyle to release part of its car park for a new care home. The campus currently provides 476 car parking spaces, which is significantly more than required to meet the needs of its students, staff and visitors. Some 400 spaces will be re-provided on an alternative part of the site and a planning application has been submitted detailing this (Reference: 0755/21).
4. The sale of part of the campus to Signature will be match funded by the GLA's Skills for Londoners Capital Funding Round 2 programme, creating a package totalling some £15m. This will fund improvements including a new SEND building for learners with Special Educational Needs and Disabilities.
5. A further part of the car park in the far south eastern corner will also be released for residential development which will provide three self-build plots. This residential element will part of a hybrid planning application but will be owned by the College, not Signature.



Existing site plan

About Signature Senior Lifestyle

Signature specialises in providing high quality care for its residents in a homely environment that delivers independence and companionship, and ensures that each resident feels at home from day one. Our residents are typically frail, elderly and in need of regular assistance and support. Individual needs can vary greatly, so Signature provides flexible personalised care that can adapt to the changing needs and circumstances of each resident.

Our vision

Premium environment

Signature operates 12 care homes in London and the South East in which it provides a premium environment and service for those needing physical and emotional support in their senior years.

Good neighbour

As both the developer and operator of its care homes Signature has a long-term commitment to its sites and is dedicated to being a good neighbour and making a positive contribution to the local community.

Local staff and local benefits

With the majority of Signature residents and staff coming from the local area around each home, there are benefits for the local economy and local housing supply, as existing family homes are released back onto the market.

The need for care

There is an urgent and growing need for more, high quality and specialist accommodation for elderly people in the UK.

Across the country the number of people aged 80 or over is expected to nearly double within the next 25 years and the number of people living with dementia is expected to reach almost two million by 2050.

Despite these statistics, there are still too few care home spaces available and not enough high quality accommodation is being built.

A high-quality, local care option

A high proportion of homes are still not even providing en-suite bathrooms with many residents sharing toilets and bathrooms with other residents. Signature Senior Lifestyle's ambition is to provide a high-quality scheme on this site, improving the options for local people who need to access care.

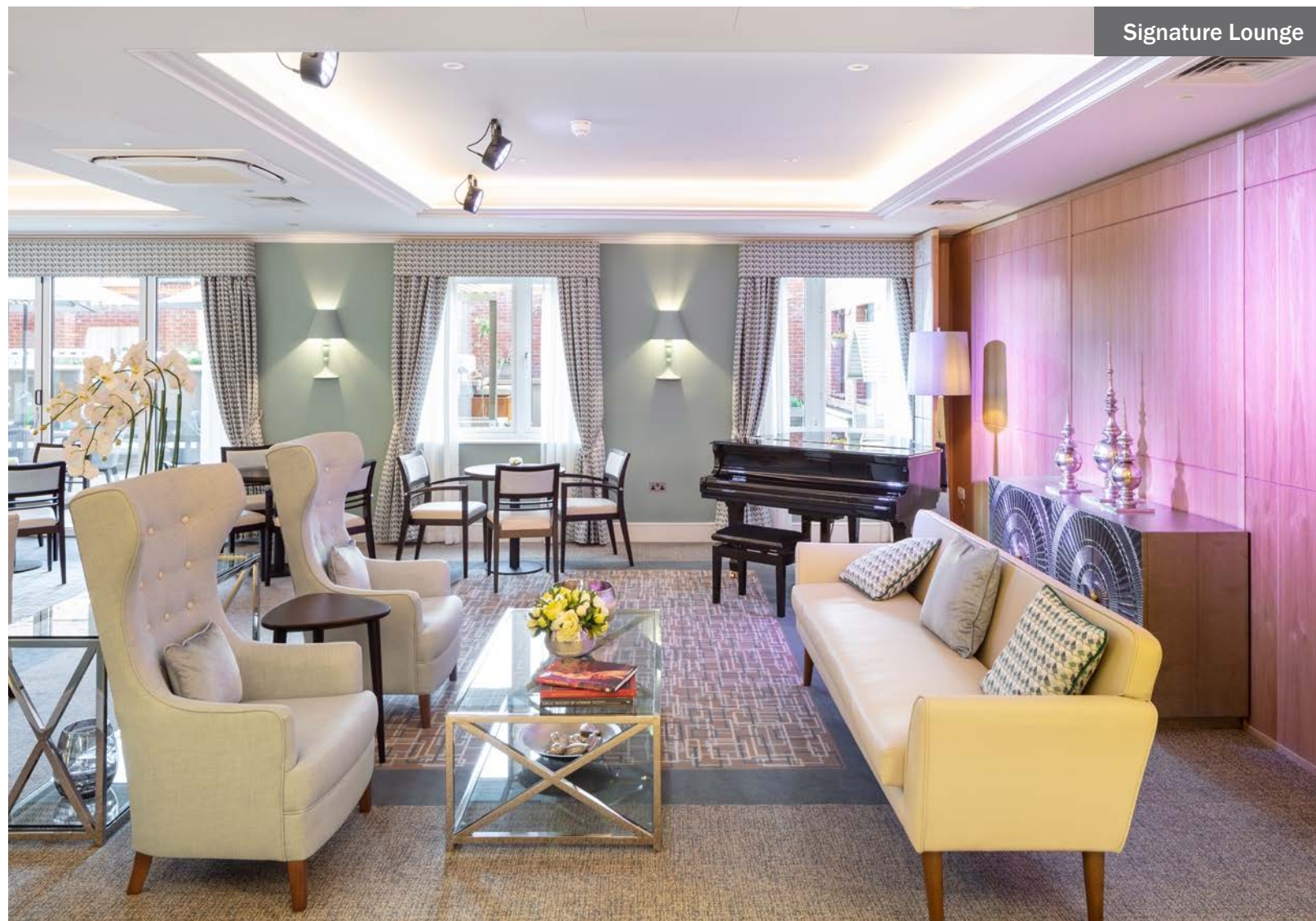


Bentley House, Hertford

Our Care Homes

“Moorlands Lodge is an excellent example of the future of care in this country. This is what care should look like.”

Former Health Secretary Jeremy Hunt MP Speaking at Signature's Moorlands Lodge care home, Hindhead, Surrey



Individually - tailored care plans

Signature provides the highest standard of bespoke care tailored for the individual's specific needs.

Care options in Signature homes include day care, respite care and longer - term care support, including for those with Alzheimer's and age-related dementia. A care plan is prepared for each resident after an initial assessment and evaluation.

A constant dialogue with residents and their families ensures the level of care and support being provided evolves to meet residents' changing needs.

Each Signature home is registered with the Care Quality Commission and operates to the highest possible standards.

Our Care Homes

Every Signature home is carefully designed to provide high quality accommodation for residents in a choice of en-suite studios and apartment-sized suites, catering for a range of different needs.

Residents' private rooms form part of a wider complex of communal facilities and services which support and enhance the daily lives of our residents, including:

- Activity rooms, where daily events and activities are based
- Sun terraces and landscaped gardens, including sensory area for dementia residents
- Health and spa rooms, for relaxation and treatments
- A restaurant, bistro and Signature café serving residents and their visitors
- A residents' cinema room
- Lounges and quiet rooms
- A hair salon and therapy room
- A community room

Due to this facility offering residential, nursing and dementia care, as residents needs change so can our care packages. Signature homes can also accommodate couples so long as at least one of the residents has an identified care need.



Restaurant



Garden Room



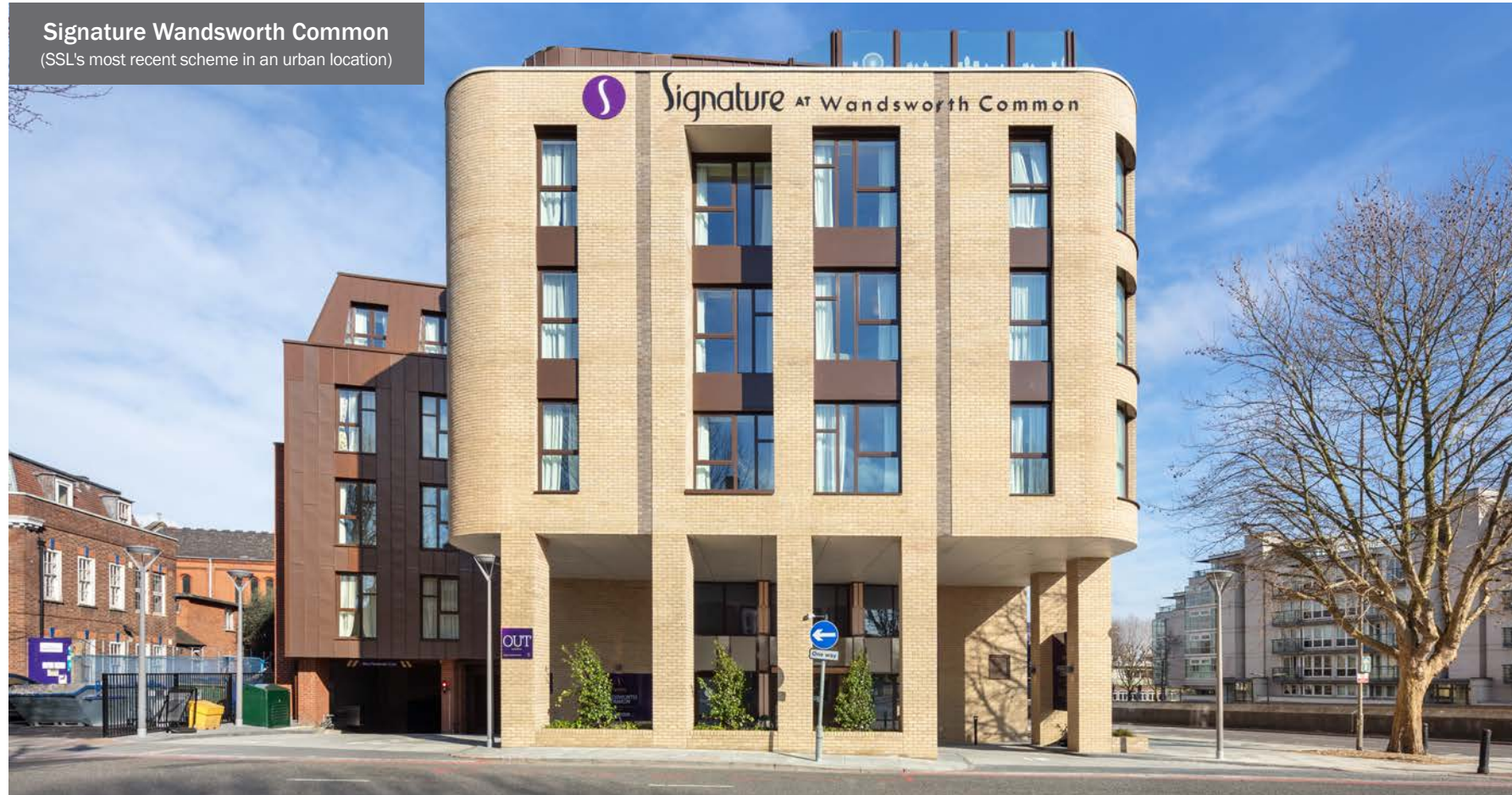
Professional and dedicated staff delivering round the clock care

Signature's dedicated and professional staff are passionate about providing the best possible care for our residents and strive to make a positive difference in their lives.

Our well-trained staff are on hand to assist with everyday activities, such as mobility, washing, dressing or eating; while qualified and experienced nurses are available around the clock to provide support for more specific or complex care needs.

Each Signature care home employs around 120 individuals in a range of roles, including resident care, activities, housekeeping, laundry, restaurant and kitchen, administration and building maintenance.

A Good Neighbour



Signature is committed to delivering high quality care in well-designed buildings and to being a good neighbour in the local community.

This commitment begins at the outset with our consultation on emerging proposals, well in advance of a planning application being submitted, and continues through the construction phase to when the new homes are operational.

Considerate Constructors Scheme

Signature only employ contractors who are signed up to Considerate Constructors Scheme. Every effort is made to liaise with our neighbours during construction and we aim to keep disruption to a minimum.

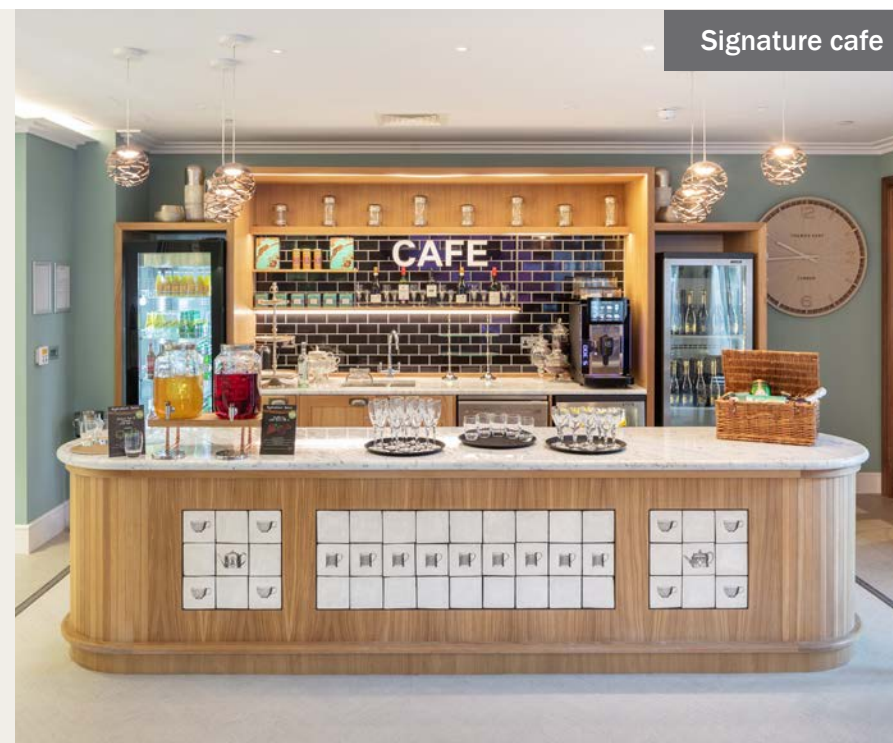
Energy efficient buildings

A commitment to the principles of sustainable development is at the heart of all Signature homes. As well as excellent insulation and build quality, we aim to incorporate 'green technologies' within all our new buildings to support climate change reduction initiatives and to minimise energy loss.

Capturing local architectural style

All Signature homes are carefully designed to fit in with local architectural styles and to respect their surroundings - there is no 'house style' and no two Signature homes will look the same.

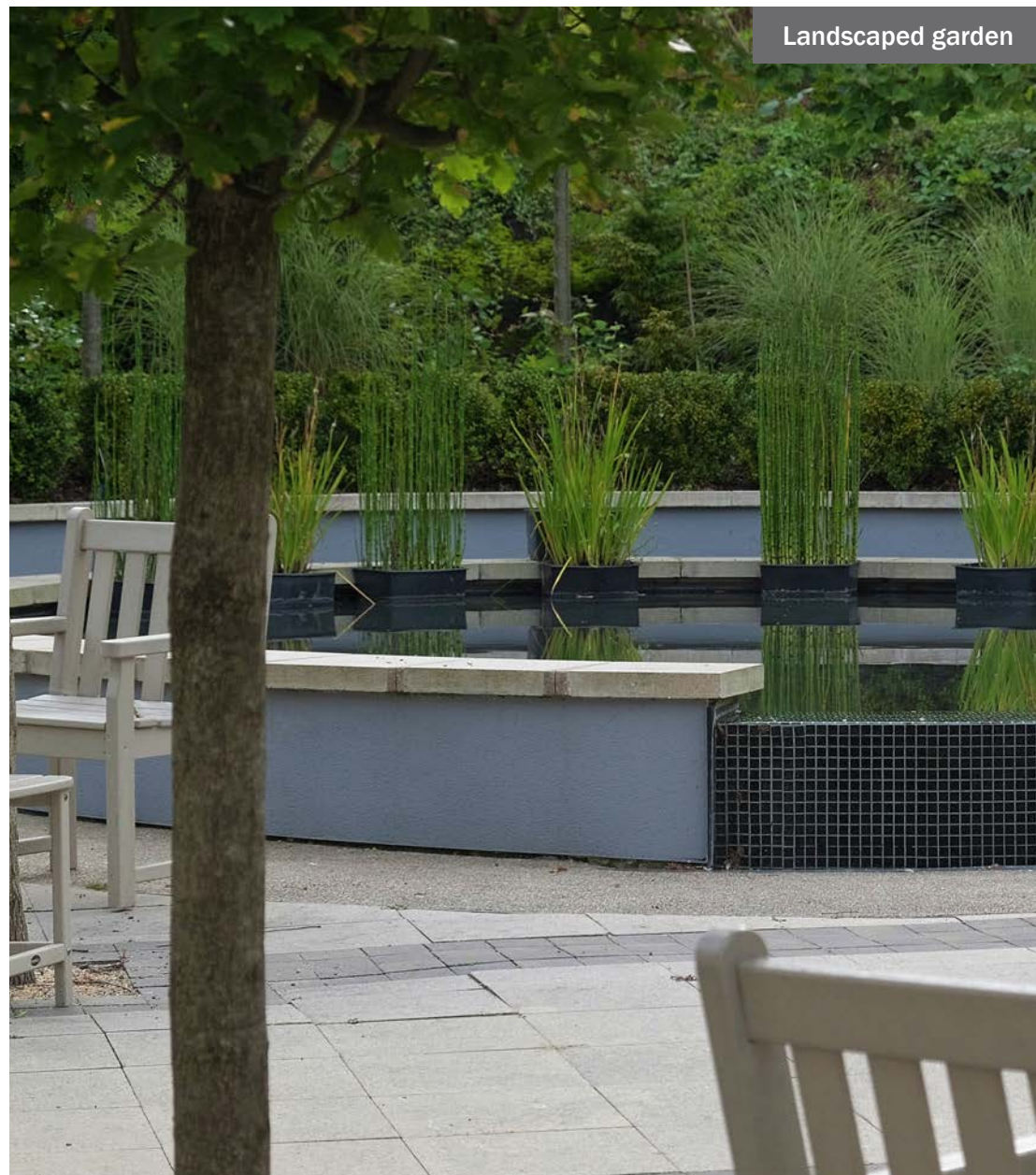
Our homes are set within extensively landscaped grounds which complement the buildings and provide adequate screening for neighbouring properties. Semi-mature trees and shrubs are always used and any existing mature trees are retained wherever possible.



A Quality Environment

Signature prides itself on the high quality of its care homes.

These images provide examples of the internal & external environment in a typical Signature care home development.



A Quality Environment



“Living at Cliveden Manor has significantly improved the quality of my mother’s life. Every member of staff (without exception) is warm and friendly, knows my mother’s name and speaks to her with warmth and caring. Nothing ever seems too much trouble.

The rooms are lovely and the food of excellent quality. Most importantly, my mother is happy there and my stress/worry levels have greatly diminished.”

Helen M
Cliveden Manor - Marlow
Relative of Resident



A Quality Environment

“All the staff seem to now know us by name and are very welcoming to family and guests. The rooms are kept spotless and my partner’s bedroom always looks like a room from a 5-star hotel. The laundry is well marked and everything comes back immaculately laundered. And the rooms and public area are spotlessly clean.”

“Any home is only as good as the staff and the care they provide and it’s they who make this a very special place to live. I would have no hesitation in recommending Bentley House.”

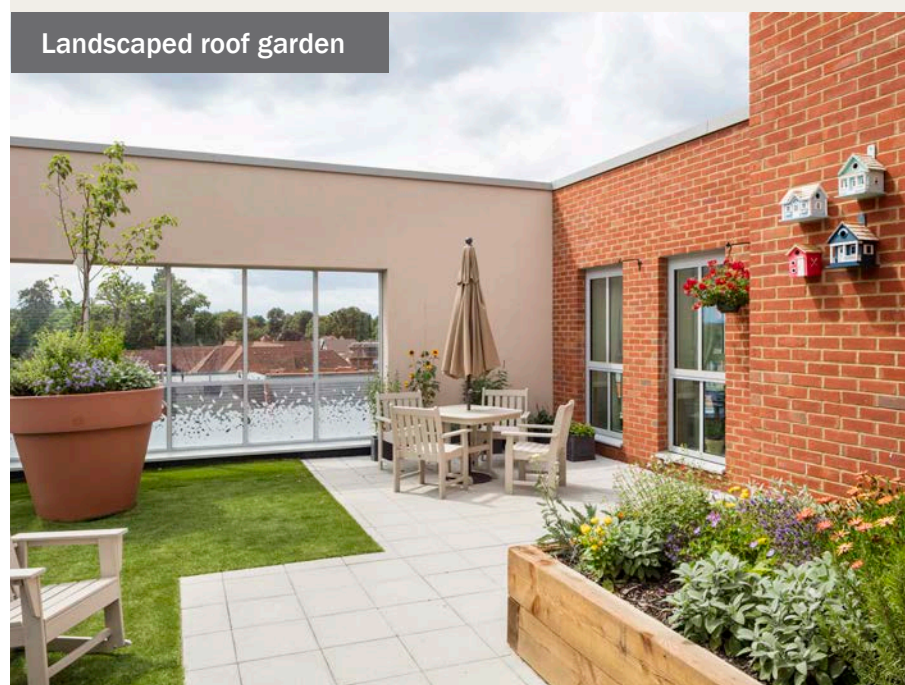
CEG
Bentley House - Hertford
Relative of Resident



Activity



Circulation



Landscaped roof garden

“What is not to like!! Delightful, friendly and caring. Respect of one’s privacy. In my own home town. All staff helpful.”

Pamela O
Bentley House - Hertford
Resident

A Quality Environment

Apartment



“It is early days, but from the time we dropped in unannounced to the time my mother has been at Moorlands we have been very happy. The Welcome, “accommodating”, and the staff have really put themselves out to help my 97-year-old mother - who like many was very reluctant to move into a Care Home! - and so far she says she can’t believe her luck.

The layout of the home, the lovely reception rooms all make it feel as if the residents are on holiday or on a cruise ship. There is a good choice of menu and many options of activities on offer. No one is made to join in, nor are made to feel ‘left out’ if they choose not to join. In fact, is almost as good as living in their own homes without all the bother.

Highly recommended.”

Valerie S
Moorlands Lodge - Hindhead
Relative of Resident

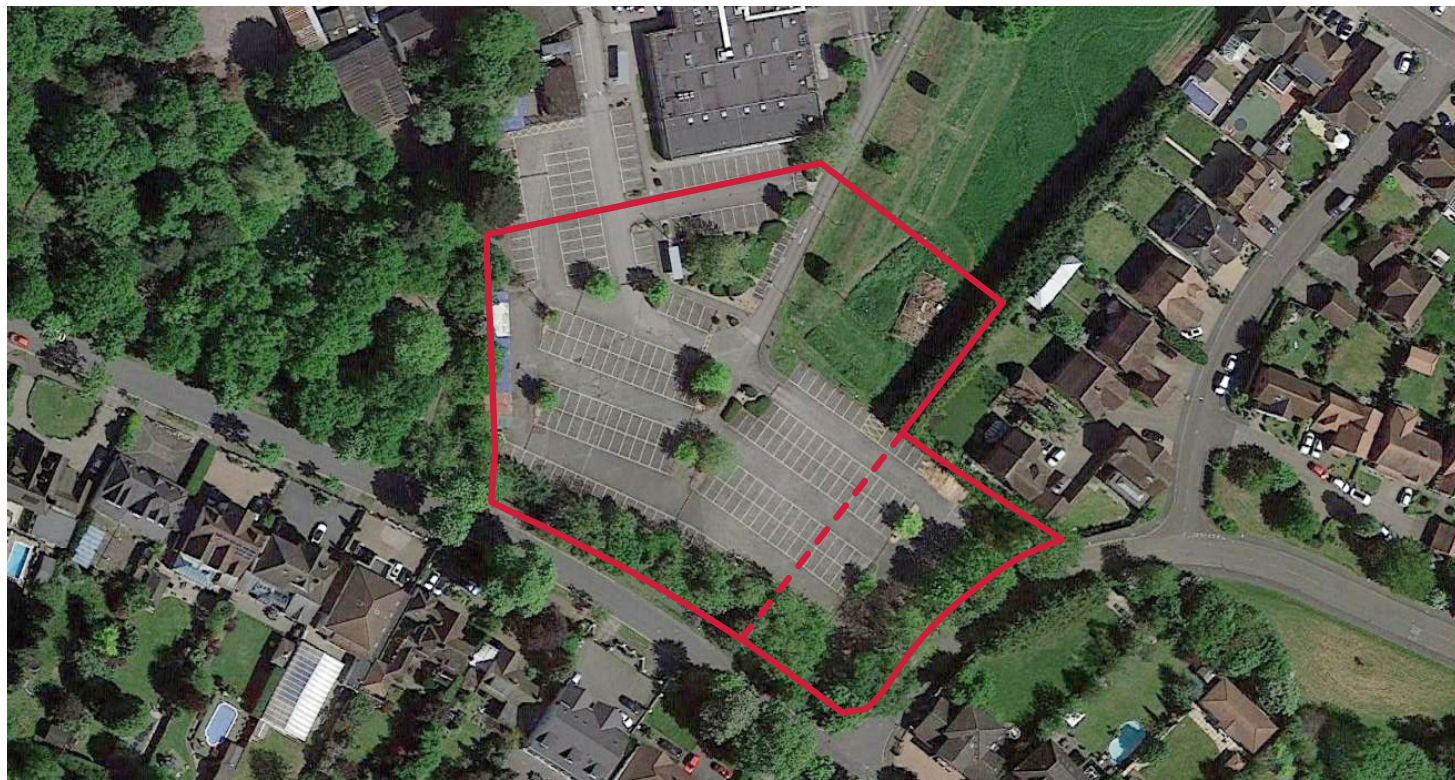
Site Analysis and Context Photos



Historical Context



Ardleigh House



Aerial view of site

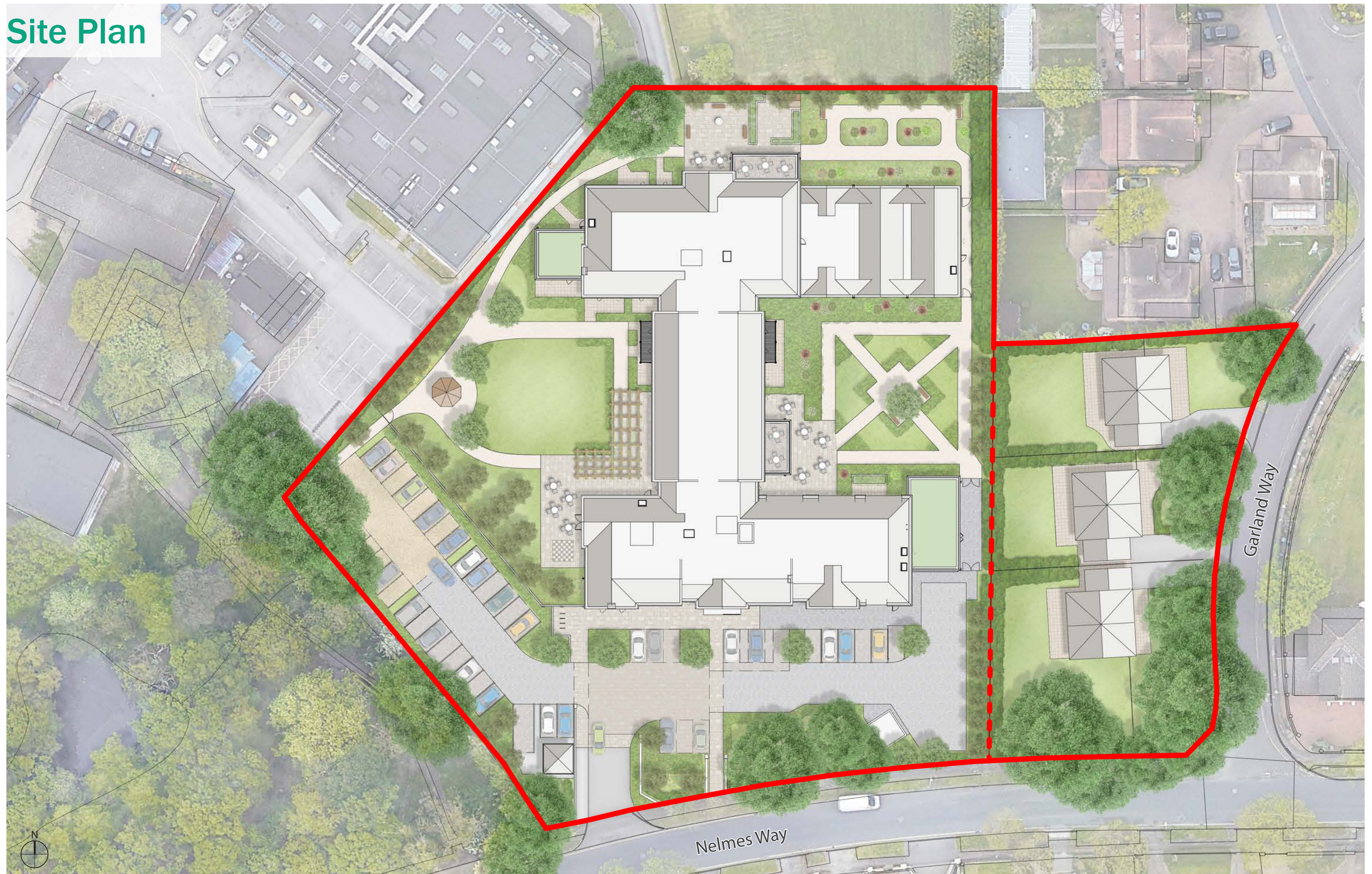
Historically the southern side of Nelves Way has been developed as large detached dwellings set in regular, long, generous plots (similar to burgage plots). Houses are set back a little from the road edge and are often quite close to each other at their respective east and west boundaries. The housing creates a strong building line on this side of the road. The north side of Nelves Way, particularly in the vicinity of the application site, has historically been open land, albeit, latterly, a car park. The wooded area to the west of the application site belonged to Ardleigh House, a prominent historic building on early maps. Another historic house further east along Nelves Way was Little Nelves also appearing on the early maps.

The application site is also characterised by the mature trees along its perimeter bounding Nelves Way, visually extending the adjoining wooded area on the corner of Nelves Way and Ardleigh Green Road. Whilst the Tree Report recommends that quite a few trees are of poor quality and should be removed it is the applicant's intention to put back new trees to reinforce and enhance the tree line along this boundary.

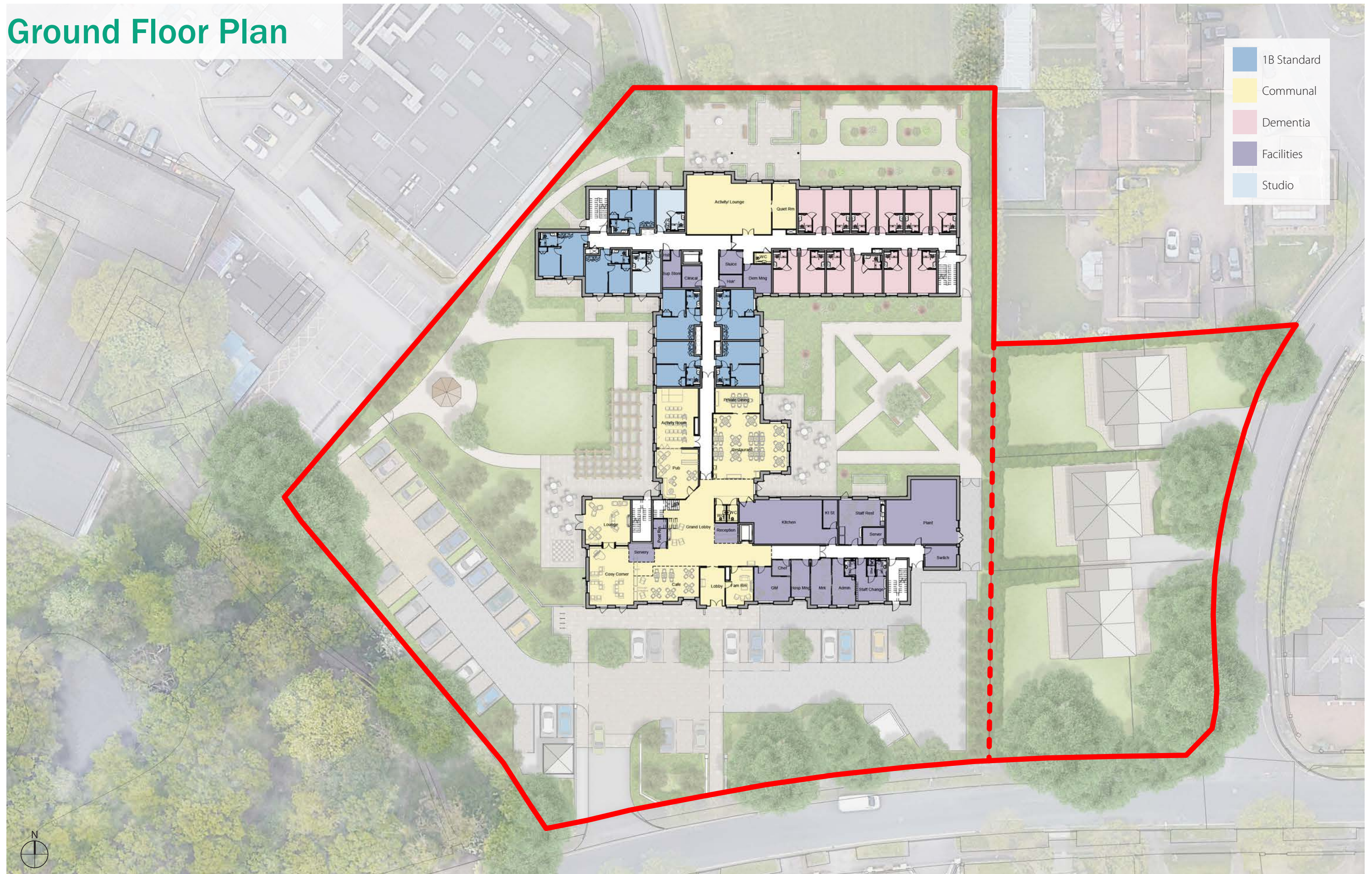


1963 Map

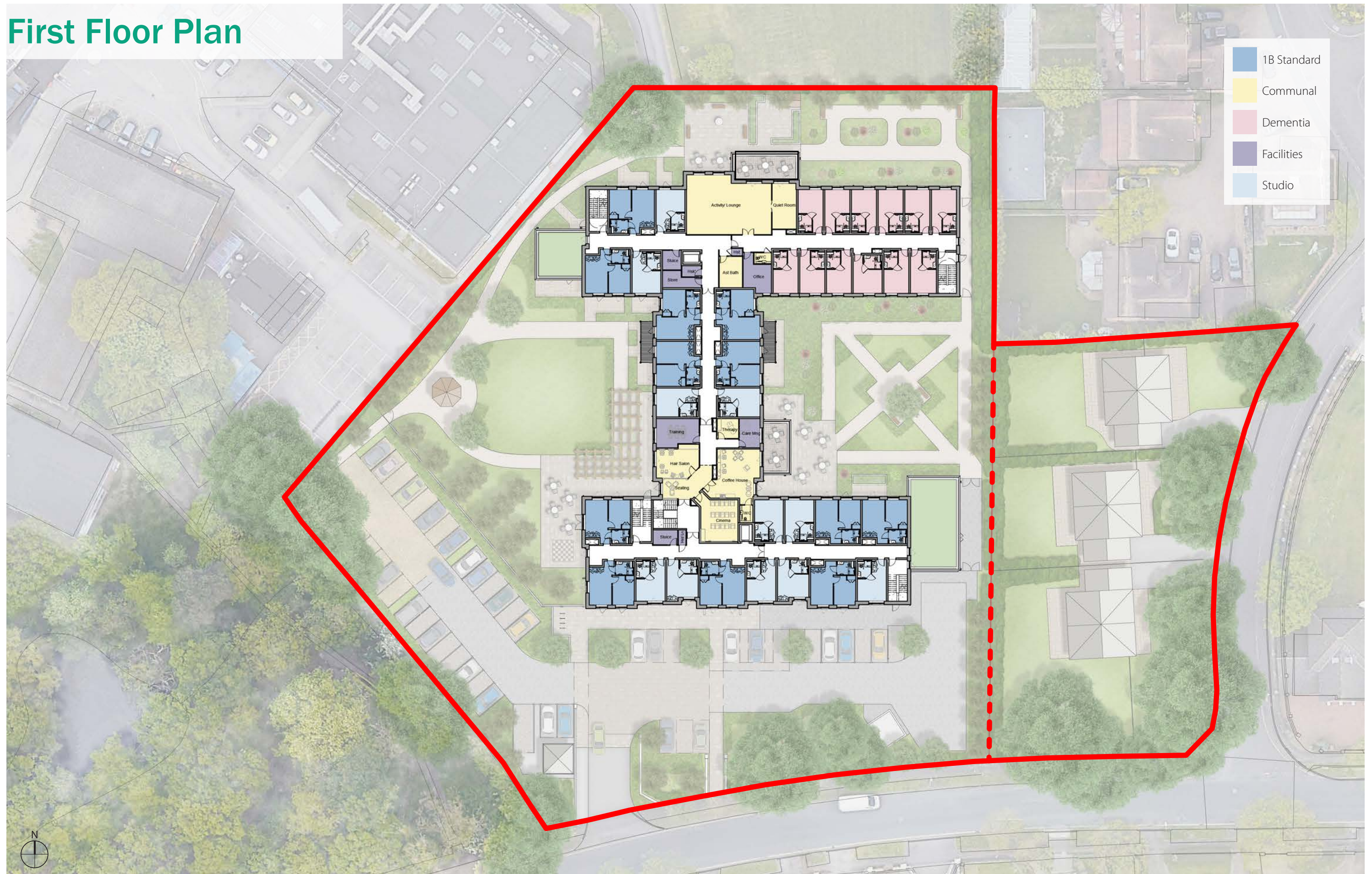
Site Plan



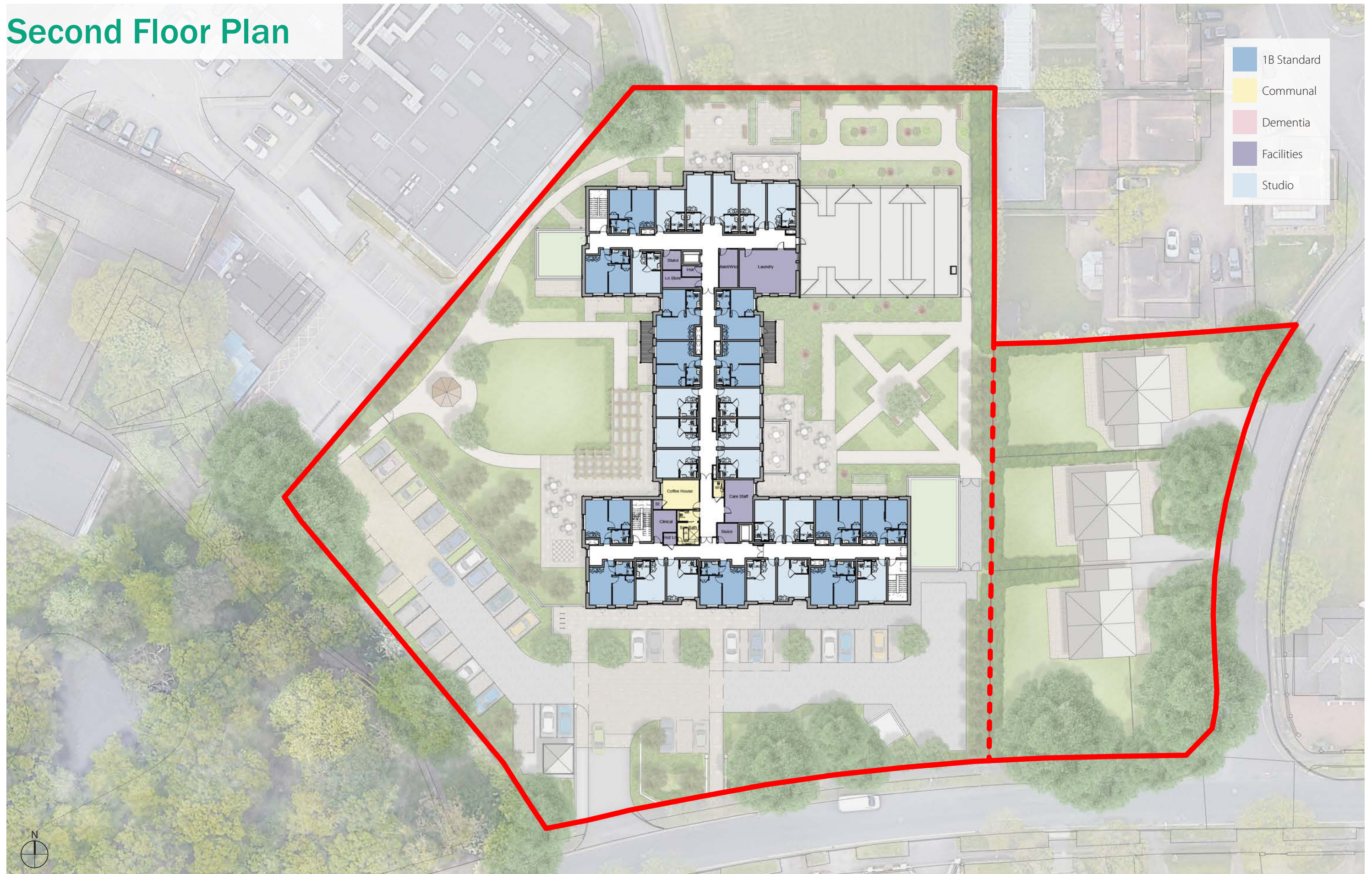
Ground Floor Plan



First Floor Plan



Second Floor Plan



Sketch Views



Sketch View



Artists impression of East Garden

Parking & Access

Care homes are low traffic generators, particularly in the peak hours, with care staff changeovers and other staff arrivals occurring outside of the local traffic peak hours. The care home is likely to generate some 13 two-way vehicle movements in the morning peak hour and 11 vehicle movements in the evening peak hour. This is only one vehicle movement every 4.5 minutes which will have no discernible effect on traffic conditions in the local area.

The site is in an accessible location. Nearby bus services operate from Ardleigh Green Road and Slewins Lane. Gidea Park train station is a twenty minute walk from the site.

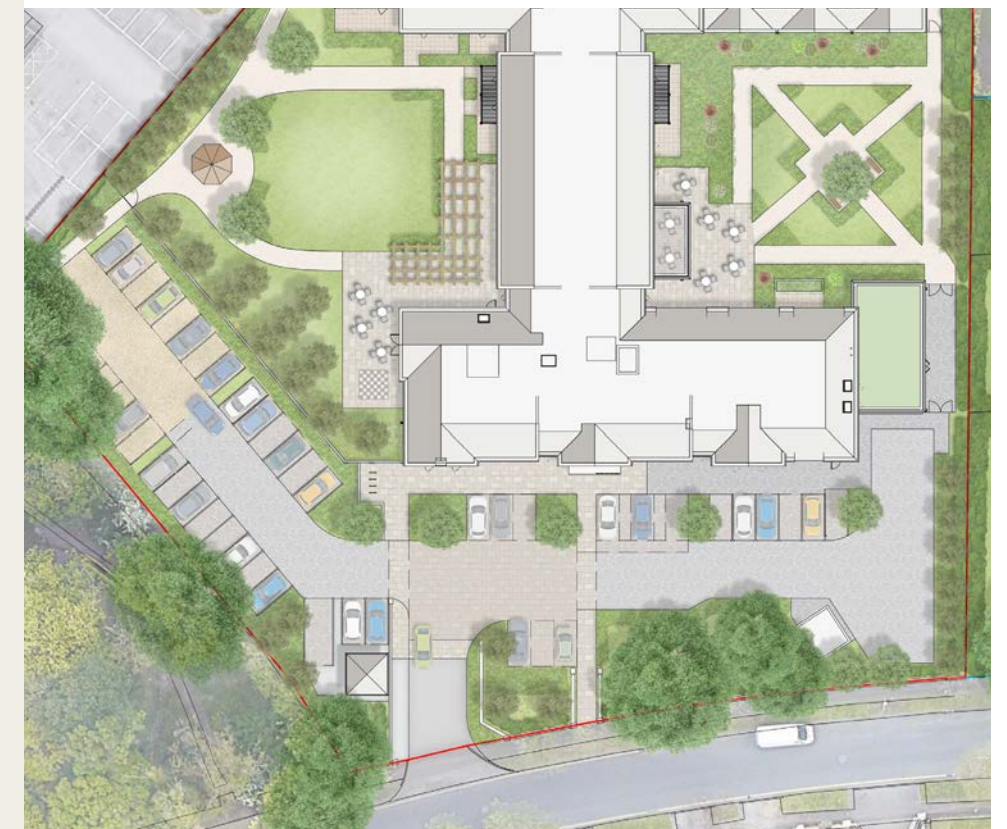
A Travel Plan will be implemented at the care home with a set of measures to encourage staff as well as visitors to use sustainable modes of travel to the site including walking,

cycling, public transport and car sharing. Measures include cycle parking, showers and lockers for staff, public transport information and a car sharing scheme with a Coordinator appointed to manage the Travel Plan.

The existing access to the site will be reused and improved to allow cars and service vehicles to enter and leave the site satisfactorily. Deliveries and waste collections will take place within the site from a dedicated service area so that lorries do not need to stop on the local roads.

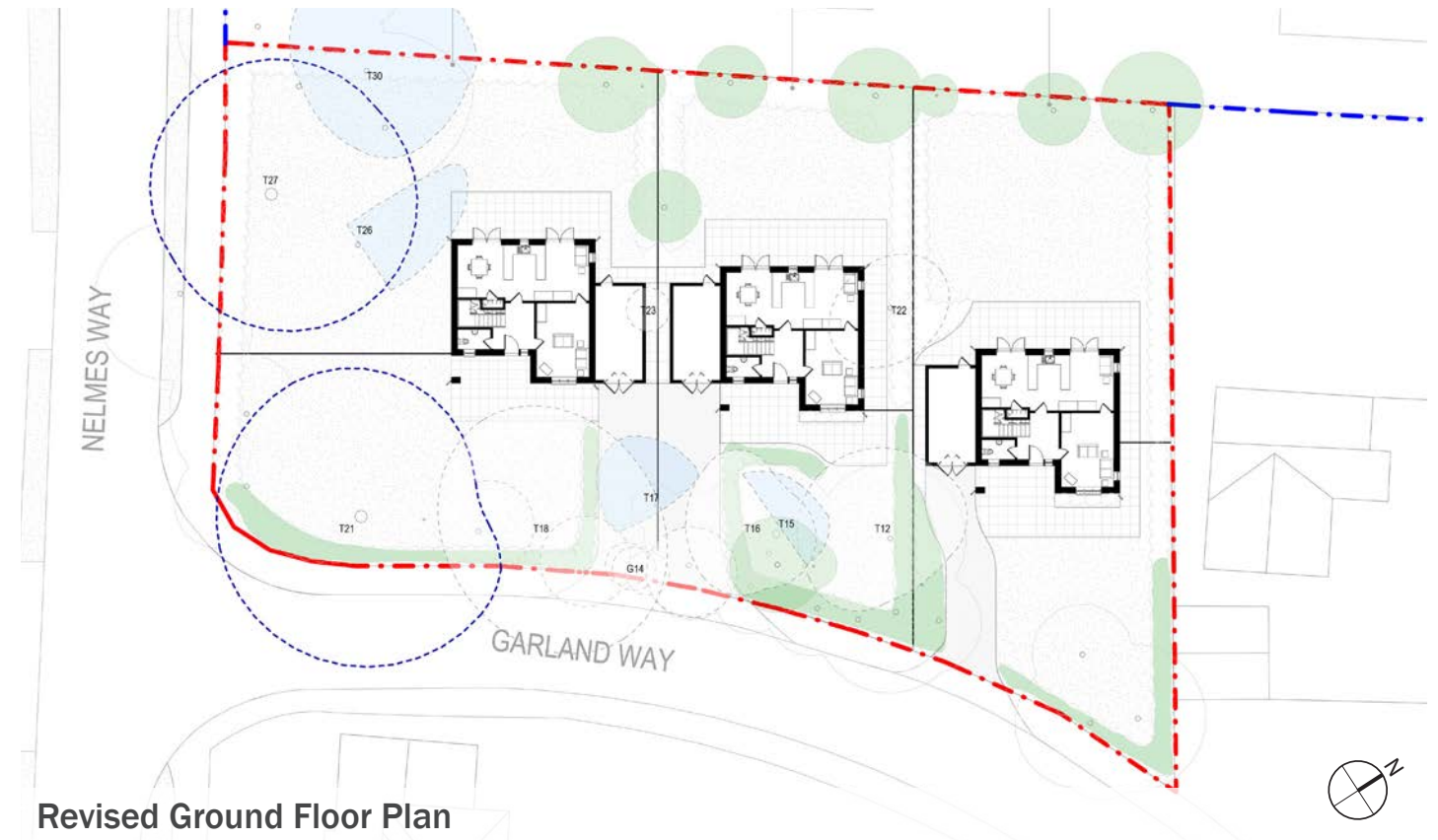
Sufficient car parking will be provided on site to satisfy Signatures' operational requirements and thereby ensure that overspill parking onto local roads does not occur.

A minibus will be kept on site to take residents on day trips out which negates the need for residents to have their own cars on site. In practice very few, if any, Signature residents keep a car on site because of the facilities and services provided for them.



Self-build Housing Site

1. The plot on the corner of Nelves Way and Garland Way extends to 0.20 ha and lends itself to a small residential scheme, which would complement the surrounding area, which is dominated by detached properties.
2. The site yields 3 dwellings with spacious gardens. Each dwelling provides 4 bedrooms.
3. Initial plans proposed a staggered alignment with double garages to the front of each plot. In response to comments received from Havering's Design Officer, the layout has been revised to relocate and reduce the size of the garages – now shown as single garages attached to each dwelling – and to realign the dwellings. This gives a better relationship with the Garland Way frontage.
4. It also means that the corner plot now benefits from a larger rear garden and the scheme provides appropriate separation and interface with Signature's proposed Care Home. Rear gardens are approximately 10m deep.
5. The Council's Quality Design Panel advised that the proposed dwellings should not be conjoined and each dwelling is now shown as a detached property.
6. Trees will be retained where possible, particularly on Nelves Way as these contribute to the street scene. Two significant Oaks are retained here. Some trees will be removed on Garland Way to facilitate access to each plot. In the main, these trees are Ash which are suffering from Ash dieback. Mitigation planting is proposed, including new trees within the front and rear gardens of each dwelling and a boundary hedgerow to Garland Way.
7. A future planning application will include detailed plans for the care home, but these three houses will be in outline with Layout and Access to be determined at this stage. External appearance is a reserved matter and the elevations are for illustrative purposes only.
8. Being self-build plots, there is a need to guide prospective purchasers on the design approach and we have prepared an outline Design Code which will include relevant precedents and material recommendations, which will advise how the design should respond to the existing character of the street, high quality design detailing and materials palette. This will act as a framework for the external appearance to be brought forward as part of the reserved matters.



Self-build Housing Site

