

CARE HOME ON SHELFORD ENERGY SITE

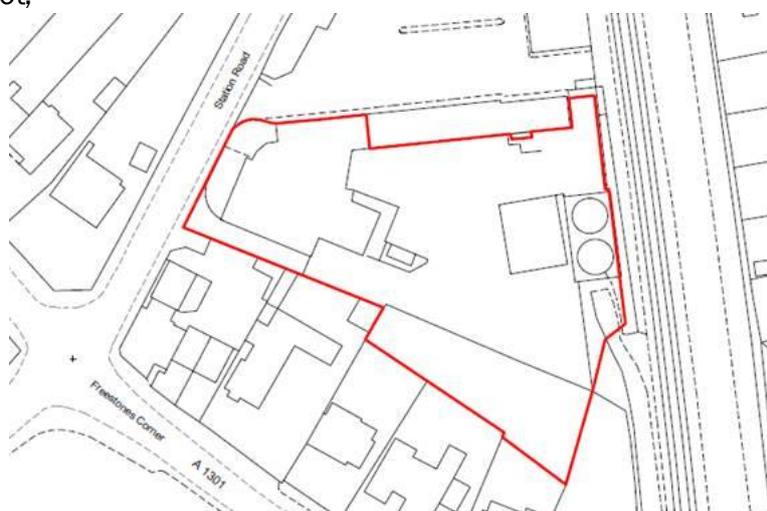
Gillings Planning have approached GSPC for initial discussions regarding building a care home on the Shelford Energy site in Station Road. At this stage no planning application has been submitted. The details provided by Gillings are shown below without comment. Gillings will be attending the GSPC Planning meeting at 1830hrs Wednesday 3 April in the Pavilion to discuss their proposals.

Porthaven Care Homes

- Porthaven Care Homes is a leading national provider of high-quality care for the elderly delivered in purpose built-accommodation which exceeds regulatory standards;
- Further information on the services they offer can be found on their website: <https://www.porthaven.co.uk/>.

The Site

- We are preparing a proposal for a care home at 2 Station Road, currently the site of the fuel depot;



- The proposed care home will provide 63 en suite bedrooms and a wide range of amenity facilities to ensure residents can lead interesting and varied lives (e.g. café, cinema room, gym and hair salon);
- One of the ambitions for the development is that it becomes part of the wider community and this can be seen in the opening up of the site frontage so that the development is not hidden away. Active uses such as the resident's café in the west of the care home will help create a sense of activity;
- Access will continue to be taken from Station Road and 28 car parking spaces will be provided for staff and visitors;
- The building is 'L' shaped, with bedrooms grouped together in wings so that specific care needs can be catered for;
- Secure landscaped gardens will provide strolling routes, seating areas and features such as sensory planting. Landscaping is also introduced at the frontage with Station Road to create a green context;



Design

- The care home will range from 2 to 3 storeys, increasing in height from west to east so that it is viewed as 2 storeys from Station Road;
- Porthaven have sought to create a high-quality care home, both in terms of its design and the living environment for residents. Because they are both the developer and operator, they have a vested interest in ensuring this is achieved;
- The design of the building is contemporary and gives consideration to local vernacular including recent residential developments to the north and south.



CGI of the care home as viewed from Station Road. To the left of the image is an existing office building and to the right are existing residential properties.

Summary

- The proposed care home will assist in meeting the need for specialist accommodation for the elderly and the use will be a more appropriate for the surrounding residential context when compared the current use;
- A range of benefits will arise including freeing up housing, job creation and improving the steetscene of Station Road;
- Following the meeting on the 3rd April we will be looking to hold a public exhibition and we welcome feedback from the Parish Council and wider community.