

Design Statement

Proposed Extension of Existing Facilities

Nicholson House, Dorothy House, Winsley



Document Management

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Contents

1.0	Introduction	
1.1	Purpose of Report	3
1.2	Dorothy House	3
1.3	Description of Development	3
2.0	Background	
2.1	The Project Brief	4
3.0	Existing Site	
3.1	Site Location	5
3.2	Topography	5
3.3	Access	6
3.4	Flooding	6
3.5	Planning Context	7
3.6	Planning Case	8
3.7	Site Photographs	9
4.0	Design Development	
4.1	Use	12
4.2	Layout and Scale	12
4.3	Ecology and BNG	13
4.4	Access	13
6.0	Summary	
6.1	Summary and Conclusions	14

1.0 Introduction

1.1 Purpose of Report

This Design Statement has been prepared by NVB on behalf of Dorothy House Hospice Care, Winsley, in support of an application for Full Planning Permission for the addition of a new extension of their existing family support facilities, provided alongside internal reconfigurations.

Imaging shown in this report may have been scaled; reference should, therefore, be made to accompanying drawings for all matters of record.

1.2 Dorothy House

Dorothy House Hospice Care provides in-patient and outpatient palliative care to adults with incurable life-limiting illness, and also their families and carers. The charity, covering an 800 square mile area across Bath and North East Somerset, also extending to parts of Somerset and Wiltshire.

1.3 Description of Development

The proposal contained under this application would see the existing building, extended through the addition of a rear extension, to support the growing support requirements of the charity. Proposed alongside internal reconfigurations, the new additions will serve to provide additional usable floor area, providing the Dorothy House Hospice Care Charity and Winsley site with a much needed dedicated home to their existing family support facilities.



Image of the
Southern Elevation
of Nicholson House

2.0 Background

2.1 The Project Brief

Dorothy House Hospice Care, Winsley, is the charity's main Hospice building housing ten inpatient support units, day patient services, physio and occupational therapy, complimentary therapy, and a family support team facilities. In addition, the Nicholson House building to which this application relates, is proposed to function as the primary location for the charity's family support teams, contributing to the day-to-day support of patients and their families.

The growing demand for additional space to support the function of the charity is paramount, and the current deficit of facilities presents challenges in the operation of the site, and the surrounding network of Hospice facilities.

Nicholson House is housed within a traditionally formed structure in a self-contained position within the site boundary. The building is currently seen to house a selection of functions, with limited dedicated facilities which would allow the successful operation of the day-to-day support which Dorothy House provides.

The proposal contained under this application would provide:

- Additional dedicated desk-spaces for the family support team, with the expansion providing approximately thirty new desk-spaces.
- A new teaching space, providing a dedicated location for staff support and training.
- Three new dedicated family consultation rooms, creating a comfortable and confidential environment for patient families to be introduced to the charity's support system.
- Enhancements to cater for a wider range of users, including accessible facilities which would support the operation of the building.

Image Courtesy
of Dorothy House
Hospice Care



3.0 Existing Site

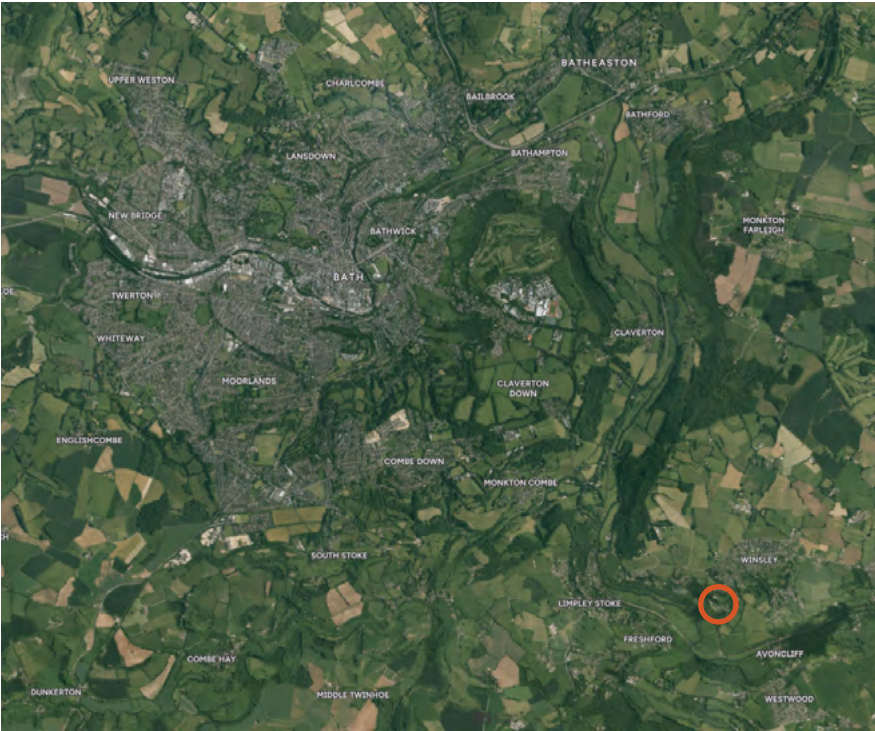
3.1 Site Location

This application proposes minor alteration works at Dorothy House Hospice Care, Winsley, Bradford-on-Avon BA15 2LE, shown in the adjacent mapping.

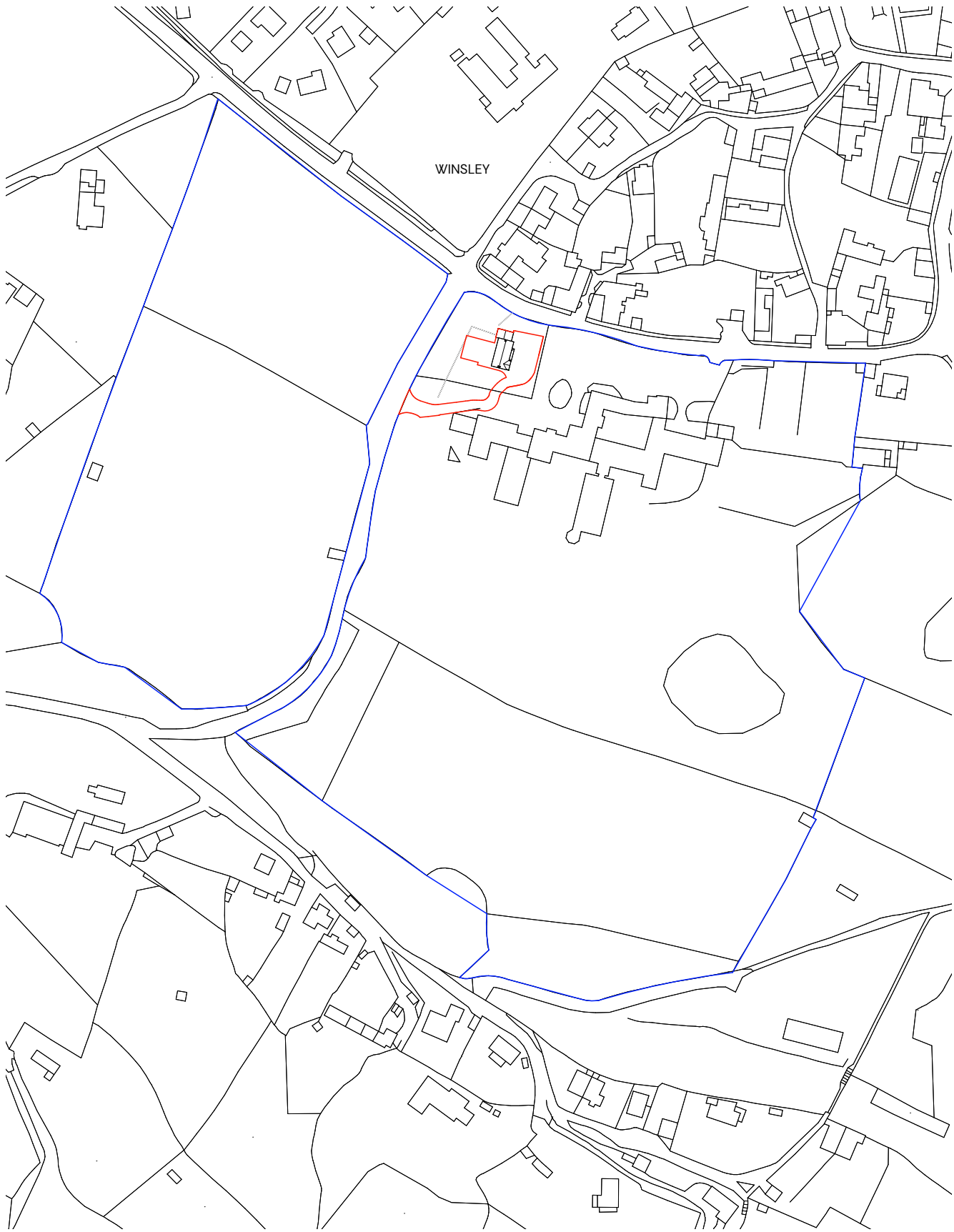
The site is located within the Avon Green Belt and Winsley Conservation Area, though set outside of the Freshford and Sharpstone Conservation Area.

3.2 Topography

The site slopes from north (high) to south (low), with a total level change of approximately 2m across the site location (included within the redline).



Mapping of Bath, and the Surrounding Landscape, Showing the Location of the Site (Red Circle).



Enlarged Site Location Plan Showing the Extent of the Site Ownership and the Site Location

3.3 Access

Access to the site is via the main vehicular entrance at the west of the site, and off Murhill road to the south of the Limpley Stoke and Bradford Road Junction. The internal roadway splits upon entering the site, with the majority of vehicles turning to the main car parking, located to the south.

Nicholson House, the location of the application site seen circled in red, is shown at the north of the main site entrance, with no alterations to the existing vehicular access or parking provision proposed under this application.

3.4 Flooding

The site is not located in an area susceptible to flooding (not characterised as being within Flood Zones 2 or 3), and its elevated location in the landscape would largely restrict any flooding via the sea, or rivers/ bodys of water in proximity to the site. The risk associated with flooding is limited, characterised as having less than 0.1% risk of river or sea flooding, and as the proposal does not provide residential accommodation, and any risk would be associated with the breach of the ground floor administrative space only with appropriate warnings, rather than a risk to life-and-limb.

The proposal contained under this application will not see flood risk increased elsewhere on the site, or further afield, due to the small scale of development proposed. In addition, the extension of the building will seek to formalise the existing surface water provision on site, with the enhancement seeking to collect surface water run-off, connecting back to an existing site soakaway, and further reducing the probability of flood risk on site, and in proximity.

- ➡

Reception
- ➡

Vehicle Access
- Site Location
- Route of Site Access, Dorothy House, Winsley



3.5 Planning Context

The use class of the site is C2 Residential Institutions, providing Hospice Care Facilities.

The site is located within the Avon Green Belt, with the Wiltshire Core Strategy stating that “Applications for development within the Green Belt will be determined in accordance with national planning policy.” – Para 6.87

The NPPF states at para. 154:

Development in the Green Belt is inappropriate unless one of the following exceptions applies:

...b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

(Underlining added for emphasis)

The site is located in proximity to the Cotswold’s Character Area, and although the buildings on the Dorothy House site are not Listed, the boundary wall to Bradford Road is Grade II Listed (*List Entry 1424264, Garden wall with stone talbots at Dorothy House Hospice (formerly Winsley House).*).

Existing Site Plan
Showing Nicholson
House



3.6 Planning Case

The proposals contained under this application are in-line with the NPPF Green Belt criteria, with the scheme to provide appropriately sized facilities to support an existing established site, which relies on the immediate location of which it is positioned. The growing demand for family support accommodation in this location, and of this scale, is paramount to Dorothy House, and will serve to support the existing site and the wider charity's functions.

Wiltshire's Core Strategy (adopted January 2015) states that Winsley, as part of the Bradford-on-Avon Community Area, will support, *'delivering employment growth as part of strategic development and retaining all existing employment sites'*, with *'new employment development, in addition to the strategic allocation' being supported*.

It goes onto state that, *'development should be planned so as to conserve and enhance the high quality built and natural environment in the Community Area having particular regard to the potential constraints of the Green Belt and Cotswold's National Landscape. The high quality historic environment in the Community Area should be protected and, where practicable, enhanced'*.

Whilst it is noted that the site is not located within the Cotswold's National Landscape, it is acknowledged that the site's proximity to the designated area requires designs of high-quality, utilising materials which contribute to the surrounding character of the site location.

The application seeks to enhance the existing functions of the building, providing new family support spaces and consultation rooms in direct proximity to the function of this part of the Dorothy House site. The scale of the new structure is considered to be proportionate to the host building and wider site, with the addition providing a gross increase of 156m² to the existing Nicholson House building, and located within the wider Dorothy House site, with an area of approximately 6.81Ha.

It is therefore considered that the proposal is in-line with National and Local planning policies, and represents a positive addition to the site and surrounding landscape.

Proposed Site Plan Showing the Nicholson House Enhancement



3.7 Site Photos/ Images



Image 1

View of the primary elevation of Nicholson House, photographed from the east of the site location. Note: Two trees seen to the front elevation of Nicholson House have been felled (post-survey). Retrospective agreement via Kate Tate.



Image 2

View of the rear facade of the building (western), viewed from the rear grassed amenity area associated with the building.

Image 3

View of Nicholson House from the Dorothy House carpark located directly east, seen with dense vegetation screening the property from external views.



Image 4

View from the south of Nicholson House, travelling along the vehicular access road internally to the Dorothy House site.



Image 5

View from Murhill road positioned directly adjacent to the entrance to the Dorothy House site, seen with dense vegetation which screens the building from view.



Image 6

View from Bradford Road at the north of the site, and in a position with the only direct views of Nicholson House. The majority of views from Bradford Road are screened by dense vegetation.



4.0 Proposals

4.1 Use

Nicholson House, the proposed family support hub, is housed within a traditionally formed structure, in a self-contained position within the site boundary. The building is currently seen to house a selection of functions, with limited dedicated facilities which would allow the successful operation of the day-to-day support which Dorothy House provides.

The proposal contained under this application would provide:

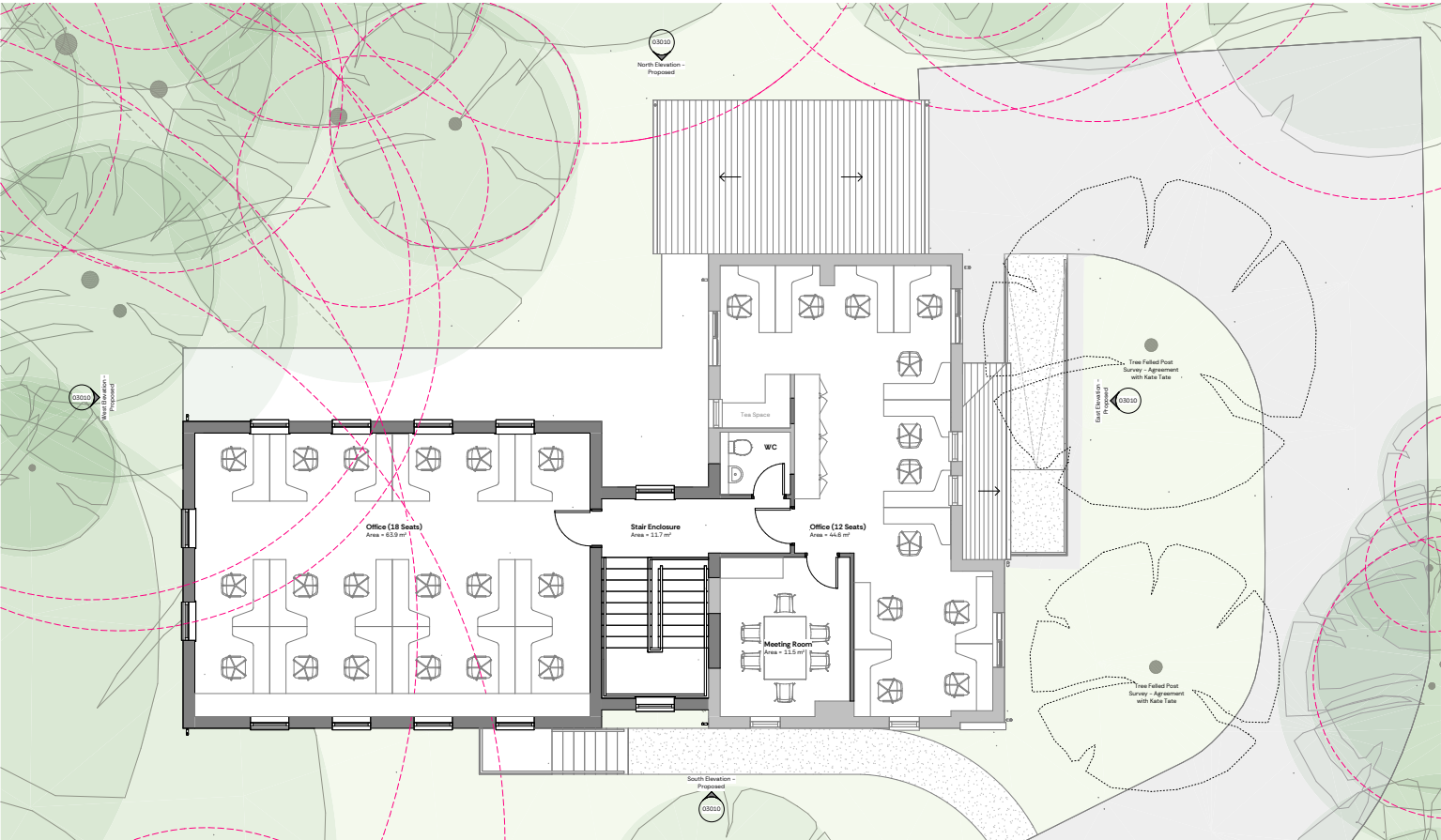
- Additional dedicated desk-spaces for the administrative and support teams, with the expansion providing approximately thirty new desk-spaces.
- A new lecture and tutorial space, providing a dedicated location for staff support and training.
- Three new dedicated patient consultation rooms, creating a comfortable environment for patients to be introduced to the charity's support system.
- Enhancements to cater for a wider range of users, including accessible facilities which would support the operation of the building.

The application seeks to provide the site and wider charity with the ability to facilitate their growing administrative needs, providing high-quality facilities in area of the site which already serves this function. The expansion of Nicholson House not only provides the site with purpose-made facilities which will assist with the support of patients, but will allow Dorothy House to accommodate a greater demand for care of this type, and in this location.

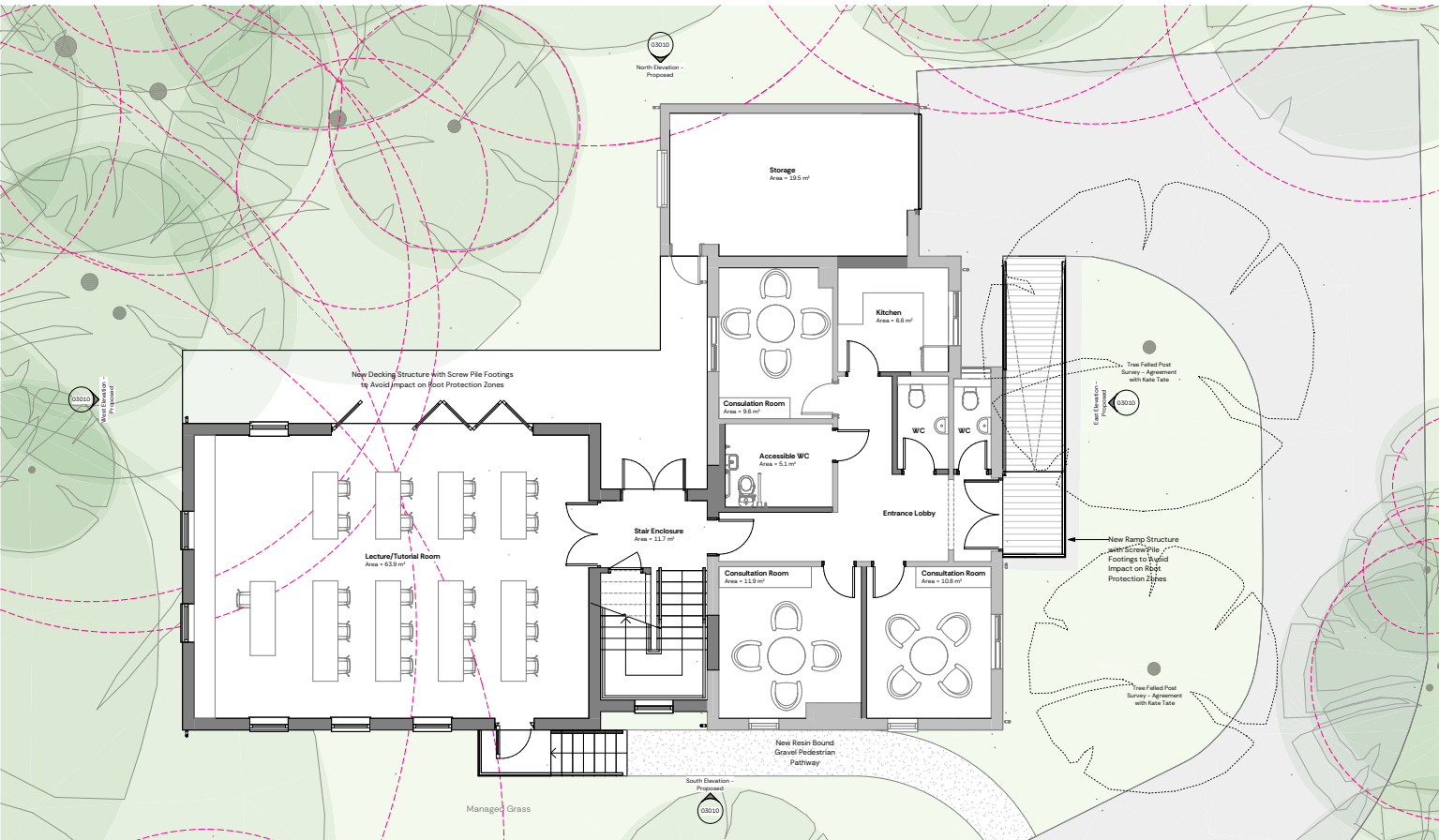
4.2 Layout and Scale

The external form of the extension to Nicholson House has been designed to compliment the host property, through the utilisation of a traditional form which is reminiscent of the surrounding local vernacular, and structures within the boundary of the Dorothy House site. The new addition, housed below a clay pantile dual-pitched roof, is conceived out of the alignment with Nicholson House's principal form, and shall adopt a material palette which is sympathetic to buildings seen throughout the local area, serving to create an addition which is homogenised against the existing structure.

Whilst it is acknowledged that the scale of development is similar to that of the host property, it is noted that the Dorothy House site in Winsley, has an established use which is critically located in this outstanding location. The application site was carefully considered, with external views being largely obscured by existing vegetation, and evaluated as being the most suitable location for a development of this form, delivered with minimal impact to its surroundings.



Proposed First Floor Plan - Not to Scale



Proposed Ground Floor Plan - Not to Scale

4.3 Ecology and Biodiversity Net Gain (BNG)

ACP, the appointed Project Ecologists, have prepared a Preliminary Roost Assessment, Preliminary Ecological Appraisal, and BNG Assessment in support of the application. The reader is referred to submitted reporting for full detail, with the following matters noted by way of summary:

PRELIMINARY ROOST ASSESSMENT

Due to the lack of potential roosting sites, the internal condition of the building, and the presence of a wasp nest within the roof space, the risk of the proposal harming bats or their roosts is negligible. The proposed work is also unlikely to create disturbance that would significantly affect the ability for bats to survive, breed, reproduce, nurture young, or hibernate.

PRELIMINARY ECOLOGICAL APPRAISAL

It is recommended that, should the works take place within the bird breeding season (March – August Inclusive), further surveys should be undertaken to assess the potential for nesting birds within surrounding vegetation. On the basis of surveys being completed in advance of the works taking place, it is concluded that the works are not considered to impact upon protected species and their habitats.

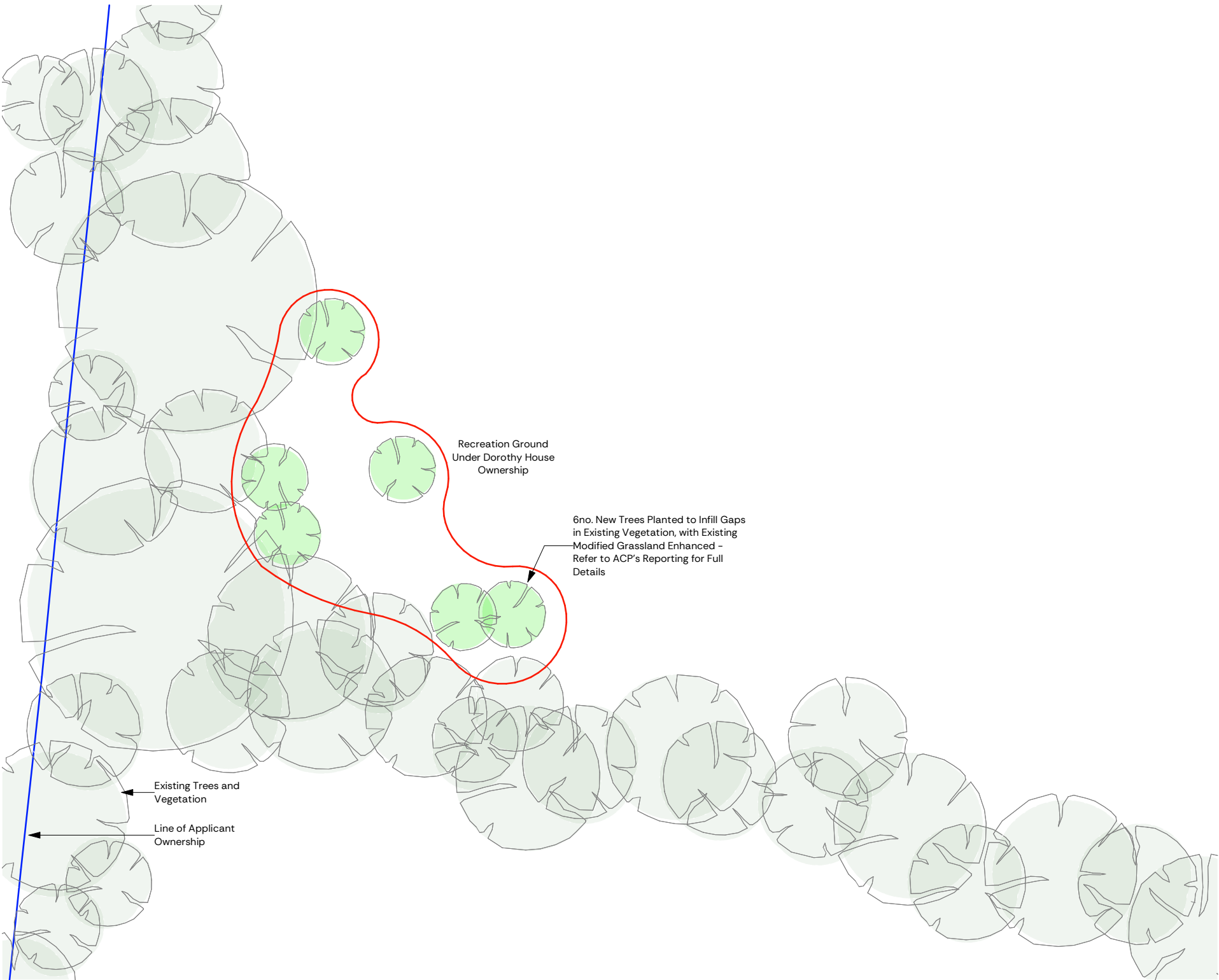
BNG ASSESSMENT

To mitigate the loss of existing habitat, and to assist with lessening negative impacts to the site’s biodiversity as a result of the development, the planting of six new trees within the Dorothy House Site is proposed, with 300m2 of managed grassland to be enhanced. The proposed planting assists with providing a 10.63% net gain, whilst creating opportunity for landscape enhancements.

4.4 Access to and within the Site

No change to the existing vehicular access is proposed, with the existing macadam hard-standing to be retained in place with no changes.

As a result of the ambition to provide non-discriminatory use of the building, a new ramp structure to the front elevation (east) will seek to accommodate the change in levels between existing ground level and finished floor level, The new ramp structure shall rise approximately 200mm from ground level, spanning a distance of approximately 5,000mm.



Proposed Landscape Plan Showing BNG Enhancement

6.0 Summary

6.1 Summary and Conclusions

BUSINESS CASE

The proposed works are an essential expansion of existing site facilities, which will seek to support the growing needs of the site and wider charity’s operations, and which will help to further establish and enhance the site’s existing support functions.

The Dorothy House site in Winsley, has an established use which is critically located in this outstanding location, providing a comfortable environment for palliative care patients and their families. The enhanced building will critically support the site’s use as a primary support facility, with new family consultation rooms at ground floor level, and serving as a hub for the family support team. These functions are of critical importance to the charity, and will assist Dorothy House with their on-going support, whilst creating an environment which is better suited to day-to-day care activities.

HERITAGE AND DESIGNATIONS

The site is located within the Avon Green Belt and in proximity to the Cotswold’s Character Area, with the proposal designed in such a way to limit potential impact on the adjoining designations through careful consideration of site selection. It is considered that the proposal can be successfully implemented with negligible harm to the surrounding site, due to its self-contained location with dense vegetation and existing development seen to obscure external views to the site.

Although the boundary wall to Bradford Road is Grade II Listed, the development is considered to not have material impact upon the structure, with dense vegetation seen to span the perimeter of the site, seen to restrict any impact upon the heritage asset. No further Listed structures are present within the Dorothy House site.

ECOLOGY

The application is supported by ACP, who have prepared a Preliminary Roost Assessment and Preliminary Ecological Appraisal to accompany the application. ACP confirm that the building has limited potential for bats utilising the building for roosting, and providing impactful works to nesting birds are carried out within the breeding season, there would be no associated impacts upon birds/ other protected species.

BNG

The loss of existing habitat seen within the application boundary is proposed to be mitigated through the implementation of new tree planting, seen within an adjacent recreation ground (within the site’s ownership). Fifteen new trees shall be planted within the identified locations providing a 10.48% biodiversity net gain, in addition to landscape enhancements to the Dorothy House site, assisting with the mitigation of loss as a result of the proposed works.

PROTECTION OF TREES

Whilst the proposed development is seen to encroach on three trees within the application boundary (T16–19), providing potential for impact upon anticipated rooting areas, the submitted Arboricultural Method Statement provides a detailed methodology for working within, and the protection of, existing anticipated root protection zones. Through the consideration of alternative foundation solutions, and implementation of carefully hand-dug excavations within anticipated root protection zones, all under strict arboricultural supervision, it is considered that the project can be successfully implemented with limited impact upon existing trees in proximity to the proposal.

Note: Two trees seen to the front elevation of Nicholson House have been felled (post-survey). Retrospective agreement via Kate Tate.

ACCESSIBILITY

The current formation of the building and associated changes in levels across the site, restrict accessible access and use and limit the potential for a wider range of users/ patients from utilising the building. The proposal contained under this application would see the building enhanced to provide non-discriminatory use of the space, with new ramped access and accessible facilities included at ground floor level, openings widened and circulation rationalised, and with enhanced support provided to a wider range of users. The support of users with reduced mobility is a critical requirement of the charity’s function, and works proposed under this application would seek to better accommodate the needs of users through careful adaption of the building.

FLOODING

The site is not located in an area susceptible to flooding (not characterised as being within Flood Zones 2 or 3), and its elevated location in the landscape would largely restrict any flooding via the sea, or rivers/ bodies of water in proximity to the site.

The proposal contained under this application will not see flood risk increased elsewhere on the site, or further afield, due to the small scale of development proposed. In addition, the extension of the building will seek to formalise the existing surface water provision on site, with the enhancement seeking to collect surface water run-off, connecting back to the existing public sewer, and further reducing the probability of flood risk on site, and in proximity.

CONCLUSIONS

The enhancements to Nicholson House contained under this submission are formed out of direct requirement of the Dorothy House Hospice Care charity, and provide critically required family support facilities which would seek to enhance the operation of the their site and wider charity, whilst creating a comfortable environment for patients and their families.

The new additions seek to provide a homogenised form, traditional in nature, and which compliments the host building, whilst proposed in a material palette which is sympathetic of the surrounding local vernacular, the proposal is considered to have limited impact on its local setting. Considered against the potential for wider benefits to the established charity site and its users, it is considered that the proposal contained under this application represents a positive addition to the site and local area.

