

# FORMER BUSHEY HEALTH CENTRE

## Welcome

Thank you for taking the time to attend this consultation event today.

Following the closure of the Health Centre in July 2017 this provides an excellent opportunity to redevelop a highly sustainable brownfield site to provide much needed care facilities and four new homes.

NL Property is a company specialising in residential and care home developments. Operating primarily in Hertfordshire, North West London and the home counties, NL Property aspires to provide sustainable developments through innovative and quality design appropriate to the surroundings and meeting local needs.

One example is the Hallmark Chamberlain Court care home in Tunbridge Wells.

### Chamberlain Court



NL Property has brought together a team of experienced consultants to manage the development proposals including:

**Woolf Bond – Planning Consultants**

**PRC Group – Architects**

**Candesic – Needs Assessors**

**Curtin&Co – Community Engagement and Consultation**

**Development Transport Planning - Highway Consultants**



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## Location & Context

The site comprises two parts each with separate vehicular accesses and located on the southern side of London Road (A411). The northern part of the site contains the former Health Centre which is currently linked to the southern section by a footpath through a wooded area, and this link will be removed as part of the proposals.

The southern section served as a car park and is linked to Haydon Road via Brick Kiln Close. The site is well served by public transport and is within walking distance of Bushey Station providing London Overground services to London Euston and Watford Junction. Local shops in Bushey High Street are less than half a mile away.



Site plan



# FORMER BUSHEY HEALTH CENTRE

## Care Home Plans & Elevations

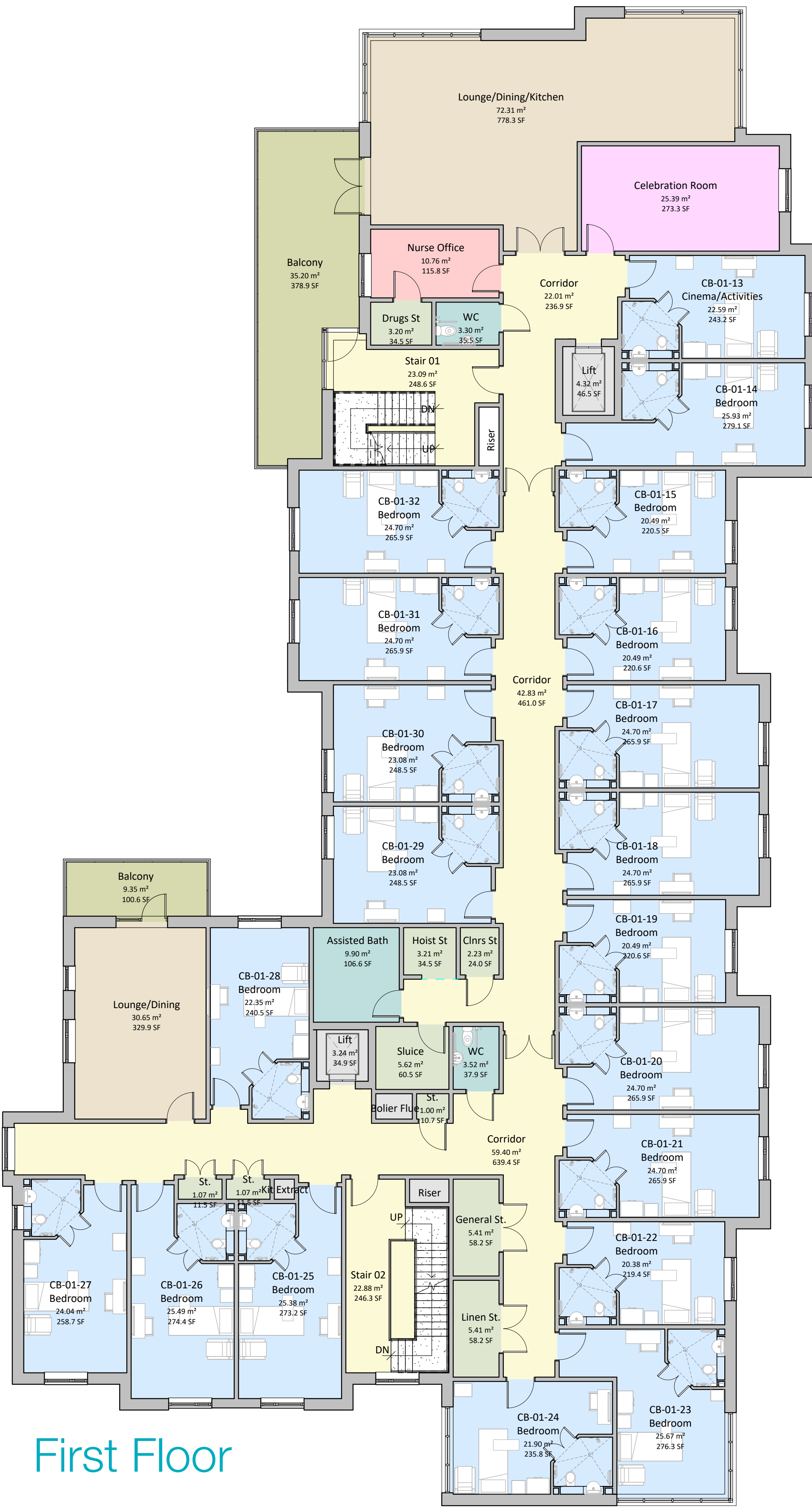
The proposals have been subject to a pre application submission to Hertsmere Council. The planning officers have raised no objection in principle to the proposals to redevelop the northern section of the site as a care home. The proposal is for a 70 bed care home with dementia facilities, meeting identified needs in the local area. The officers also supported the design, scale and layout principles adopted. This is accepted as a suitable replacement community use in the site in place of the relocated health centre.



Proposed Elevation



Proposed Elevation





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## Care Home Plans & Elevations

The new state of the art care home will not only provide care for the elderly and those suffering from dementia but also:

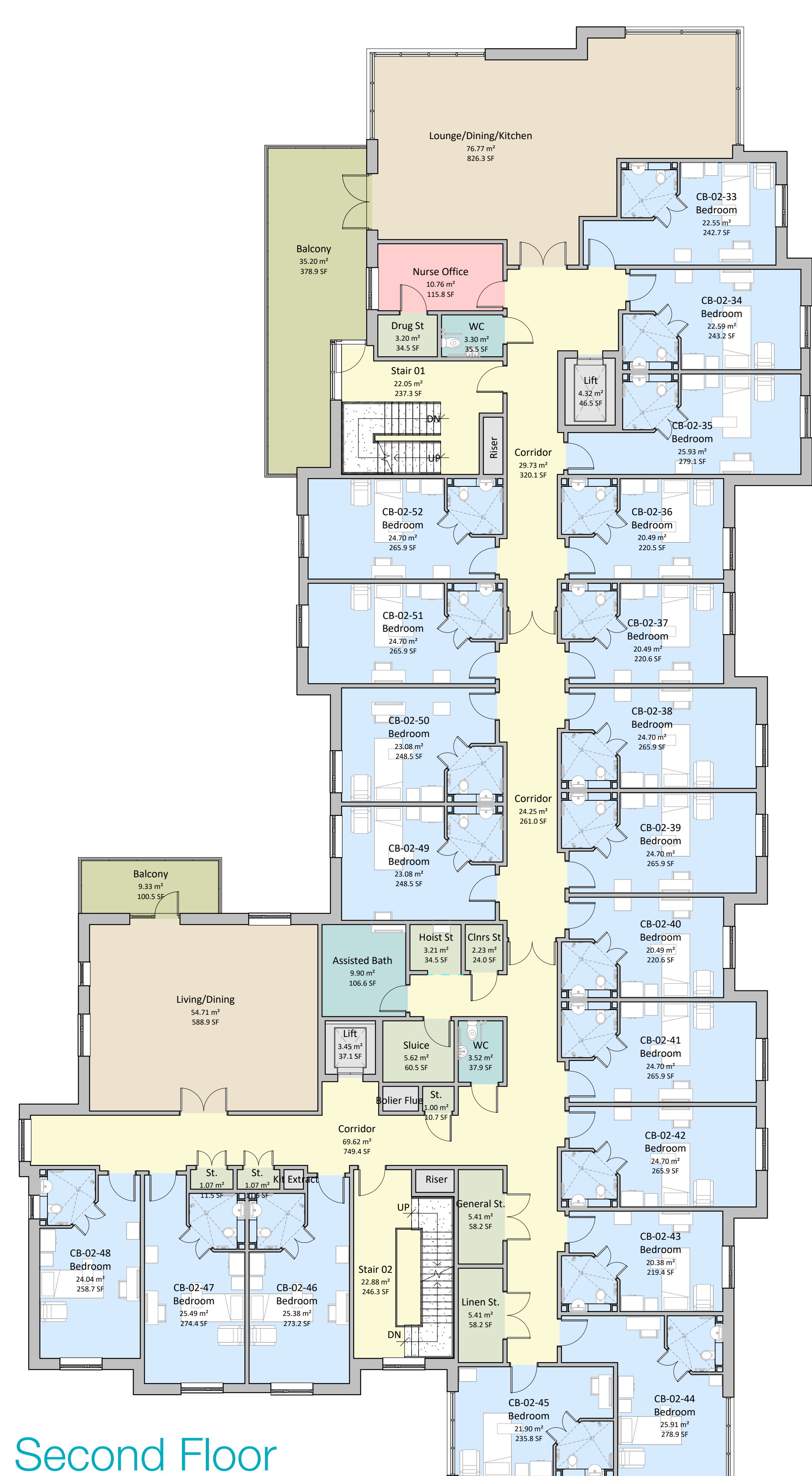
- Provide employment for up to 90 people,
- Increase the housing land supply (care homes count towards the Council's housing land supply and reduce the pressure on the Green Belt),
- Bring back in to productive use a derelict site.



Proposed new care home - west elevation



Proposed new care home - north elevation



Second Floor

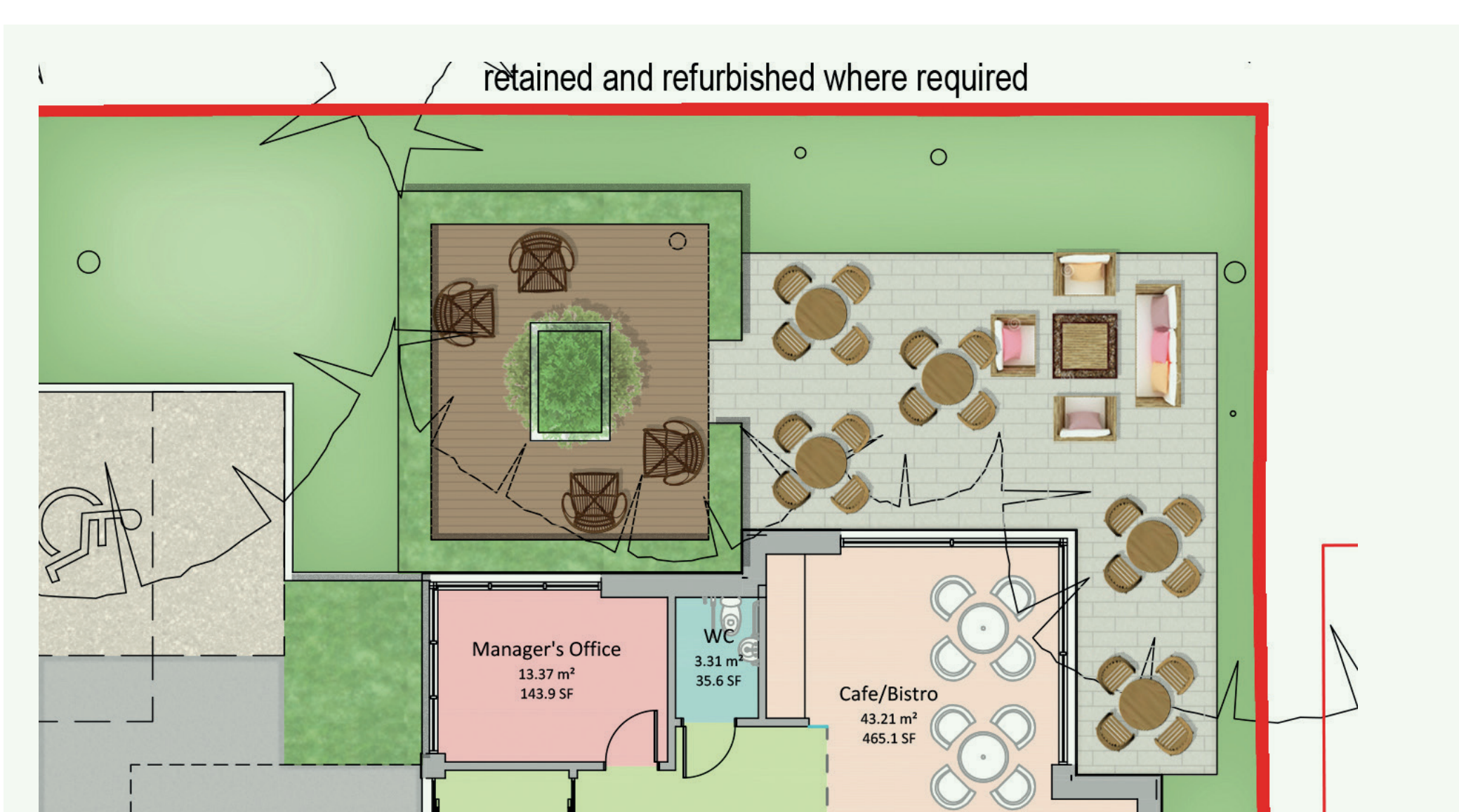


Third Floor



## Landscaping

Core to any care home provision is a well landscaped garden area for residents to view and enjoy. The existing trees on the site will be retained along with the wooded area and these will be enhanced with additional planting including trees, bushes and flower beds as well providing secluded seating areas for visiting relatives and friends to enjoy with their loved ones.



Illustrative Landscaping



## Parking and Transport

### Public Transport

The site is well served by public transport. Bus routes 142 and 258 stop within around 150m of the site access and provide regular services to Bushey High Street, Bushey Railway Station, Watford Town Centre and Watford Junction Railway Station for example.

Bushey Railway Station is a short walk, around 650m, from the site and provides services between London Euston and Watford Junction.

### Site traffic

Prior to its closure, the Health Centre would have typically attracted around 970 traffic movements per day and between around 70 and 90 movements during the peak hours.

In comparison, data from existing care homes indicates that the proposed care home would attract around 120 vehicle trips per day and between around 10 and 11 movements during peak hours, approximately a tenth of the traffic.

The proposed 4 dwellings would generate very little traffic, around 20 trips per day and between 2 and 3 trips in the peak hours.

Therefore, the proposed redevelopment would represent a significant reduction in site traffic.

### Parking

The existing site has an undercroft car park with 31 spaces in addition to a separate car park located to the south with surface level parking for a further 23 vehicles.

The care home proposals include 20 parking spaces for visitors and staff. Residents of the home do not drive.

The residential dwellings would each be provided with both a garage and a driveway parking space.

These both accord with Hertsmere Council's parking standards.

### Visitors

Quite naturally, friends and family want to visit their loved ones in care homes. Many come in family groups and the evidence from other care homes is that peak visiting occurs on Saturdays. On average each resident receives about three visitors a week which equates to about 30 visitors a day overall for this proposal.





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## Care Home

Of their nature care homes are staffed 24 hours a day 365 days per year. It is anticipated that the proposed care home would provide around 90 (FTE) jobs locally. In addition to care staff, cleaners, kitchen staff and gardening roles would be created.

We are in discussion with a number of operators both in the private and not for profit sectors. All parties will be offering the highest level of care with state of the art Grade A accommodation and level of services.

We anticipate an 18 month build programme so subject to planning permission, will look to a delivery of services in late 2020.

This facility will become an important part of the local community and the operator will have a long term stakeholder interest within that community to ensure that both the property and services it offers are maintained to the highest level.





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## Four New Homes

Proposals for the southern section of the site, previously used as a car park, include a small terrace of four, two bedroom, three story town houses with gardens. Located to the south east of 1-7 Brick Kiln Close the terrace will echo the design of the existing terrace. Each home will have a garage and off street parking space. The rear bedrooms will enjoy exterior balconies. The rear footpath access to the front site will be removed.



Townhouse southwest elevation



View looking toward the town house entrance



## Feedback

Thank you for your time today.

We hope the exhibition has provided you with a comprehensive understanding of our redevelopment proposals. If you have any questions please ask a member of the project team.

We would also welcome your feedback and comments. Please feel free to use the iPads or feedback forms to provide us with your thoughts. All comments made will be compiled in a report to the council as part of any future planning application. Thank you once again for your time today.



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