

December 2019

PRE-APPLICATION DOCUMENT COLNEY HALL ESTATE, WATTON ROAD, NORWICH





MISSION STATEMENT

The Colney Vision will deliver a globally significant advancement in later life living, that extends and enhances the lives of people within the community, influencing research, development and delivery of care, for generations to come.



COLNEY HALL MASTERPLAN

DRAWING: 18035 190801 MM SK01 CLIENT: James Boddy
PROJECT: 18035 DATE: August 2019



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1.0 COLNEY VISION – A BETTER PLACE TO LIVE IN LATER LIFE

The key elements of the concept are:

- **A unique opportunity to live independently while benefitting from the latest health and social care research:** Residents will be given the opportunity to participate in health research utilising extensive data collection technologies. These would include monitoring of facility and project involvement and usage, combined with health records and individual monitoring. The latter would be achieved through a combination of wearable technologies, ambient AT and AI, and conventional health checks. Combined with a range of wellbeing and personal enhancement facilities, research enrolees will enjoy a highly-personalised level of medical assessment. This would also present opportunities to take part in innovative care interventions that are being researched.
- **The Promise of a Healthier Life (style):** Within the community, the availability of specialist services and the unique support of a truly personalised medical opinion will be standard. Optimal lifestyle choices could be advised. Conditions and disease are much more likely to be diagnosed at an early stage, providing the opportunity for more successful, and cheaper, treatment. Understanding of risk factors will mean a reduction in complications and secondary incidents.
- **A New Paradigm for Community Living:** The community ethos will be to create an enabling environment for a happy, healthy, active and fulfilling life. The layout of the parkland, with plenty of accessible pathways in a sylvan setting will help set the tone. It will be built to exacting design standards delivering an integrated community and research facilities.
- **The best of care:** the community would include a state-of-the-art care facility, with sufficient capacity for those residents who (eventually) can no longer live independently. In addition to residential options, domiciliary care packages will be available for residents living in their own homes. The overall aim is not to mimic the care progression model in the wider community, but to find ways to slow that progression as far as is possible through the application of innovative advice and services and technology.
- **Pioneering Approaches in a Sector in Desperate Need of Transformation:** Later life living is fraught with problems that the current health and care systems are not set-up to solve. The Colney Vision will pioneer opportunities to research and apply potential solutions; for example the interface between health and social care provision.
- **Unique opportunity to integrate research and delivery:** The on-site research presence will provide direct access to the Colney community who will in turn benefit from unparalleled research outcomes and access to global leading academics and professionals.

2.0 THE DELIVERY PARTNERS

The Vision will, in principle, be delivered by a team of established and likeminded partners committed to creating a new Paradigm for later living.

James Boddy (The Landowner)

James Boddy has owned the Colney Hall Estate from 1996. In the period since, he has overseen a significant transformation of the Estate. As well as renovating Colney Hall (a Grade II listed building), he established the award winning Colney Wood Burial Park in 1999; the first of its kind in the UK.

In addition, he has restored the Pump House and Courtyard, enabling a lease to be secured with Global Diagnostics Clinic. The Clinic, whose patients are principally NHS referrals, have subsequently purchased the freehold and are investing approximately £2,000,000 to ensure the site provides the latest MRI technology, which is key to dementia research.

Finally, James Boddy has recently sold the Walled Garden so that it can be used as a Children's Garden and Forest School / Montessori Nursery.

James Boddy has a track record of delivering significant improvements on the Estate and is committed to the delivery of the Colney Vision.



Flagship is a flourishing business delivering a range of services to customers across the East of England. They are forward-thinking and ambitious and are exploring a range of new opportunities to help meet the significant housing shortage. They work in a sustainable and environmentally-friendly way, providing homes for affordable and market rent, and for sale. They maintain their own housing stock and support the communities they are part of. They do this through their housing arm of the business Flagship Homes, their repairs and maintenance specialists RFT Services, and their gas and boiler specialists Gasway.

They own and manage over 28,000 homes, have a turnover of £160m and employ over 1,045 people. They are well managed, financially strong and proud to have achieved an A2 Moody's rating. They have achieved the rating of G1 for Governance and V1 for Viability – the highest ratings a housing association can achieve. They invest in their people. Their operating profits are invested back into the business to deliver value for their customers, meaning that everything they do continues to support their core purpose:

'to provide homes for people in need'

They focus on doing things right for their customers and aim to enhance the wellbeing in their communities. This involves working together with customer and partners, never being completely satisfied and always looking for a better way.



Norse Care were established in 2011 and are a fully owned trading subsidiary of Norfolk County Council (NCC). Norse Care currently run 19 residential care homes for the elderly and provide services into 15 extra care housing schemes. The services they provide are predominately focused on the elderly and the company are specialists in dementia care, running three dedicated dementia homes as well providing specialist dementia services in a number of units within their other schemes. They employ over 1,400 staff and care for almost 1,500 of Norfolk's most vulnerable people.

Since formation, they have established themselves as one of the very best care providers in the country. Currently, every single Norse Care scheme is rated as good by the CQC, with one home rated as 'outstanding'. This puts them at the very top of the national quality league tables.

They also have a proven development record, completing a new-build state of art 89 bed dementia home in Gorleston in 2014 and 'Bowthorpe Care Village' comprising an 80 bed dementia home and 92 extra care apartments in Norwich in 2016.

Their ethos is underpinned by a desire to nurture, support and develop a motivated and well-trained workforce and to constantly look for opportunities to innovate, for the benefit of those that work for them and those people that choose to live with them. Their third major development project, a 46 bed new residential facility, is on site at the moment.



The University of East Anglia (UEA) was established in 1963 and is located on a 320 acre campus to the west of Norwich. The UEA is ranked 13th in the UK (The Times and Sunday Times).

The UEA continues to enhance its national and international reputation for research (and teaching) excellence. The UEA is ranked 10th in the UK for the quality of research outputs (Times Higher REF 2014 analysis) and is ranked in the world's top 50 for research citations in the Times Higher Education World University rankings for 2019. The UEA's research is embedded in outstanding teaching and connects our world-leading academics with society, government, and industry.

Medicine and Health is a particular strength at the UEA. The UEA's Faculty of Medicine and Health Sciences (FMH) is a mainstay of the University's high rankings for research citation. And the last UK Research Excellence Framework (REF2014) demonstrated that, on average, **more than 85 per cent** of our FMH research is rated as 'world-leading' or 'internationally excellent'.

Research in the Faculty covers all aspects of the UK Clinical Research Collaboration pipeline and leads to significant economic and societal benefits. We have research strengths in: clinical medicine (especially gastroenterology, medical microbiology, musculoskeletal science, cardiovascular medicine and prostate cancer); epidemiology and public health; health services research (including primary care); dietary influences on health; nursing and rehabilitation sciences; and clinical psychology.

The care agenda is high on our list of research priorities, with strengths across a range of disciplines leading to real world benefits. All of that is reflected in the fact that UEA has recently launched with partners the first combined Health and Care Partnership in England, bringing together key stakeholders in public health and care across Norfolk, Suffolk and Essex. This partnership, formally launched in 2018, aims to translate health and care research projects (such as those which would be undertaken at Colney Hall) into impact, and to double the research income of partners. and translate.

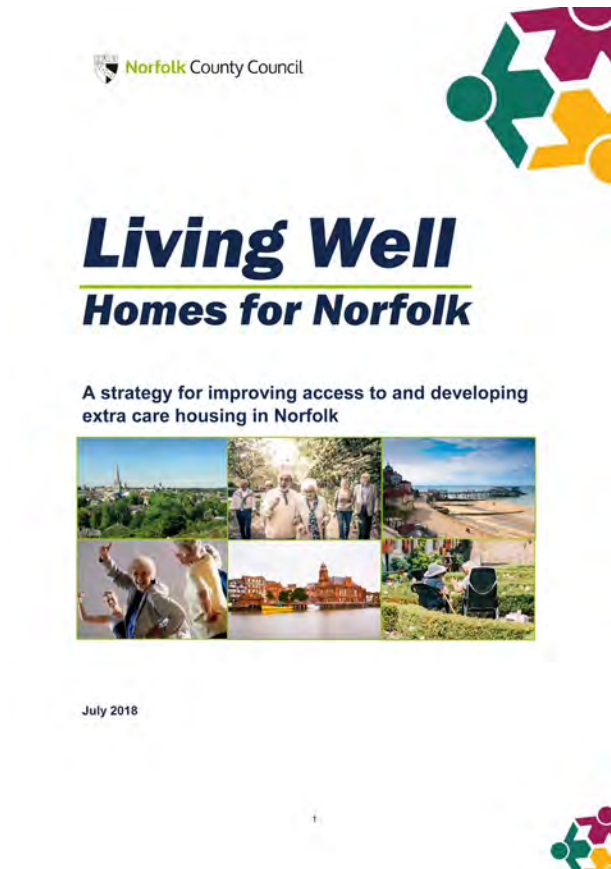
The Faculty also remains one of the very best in the country for innovative teaching and research excellence in health. Teaching within the school has a strong focus on Problem Based Learning (PBL), with patient contact from the very outset of our courses. Sound scientific knowledge and inter-professional learning are fundamental across both of our schools. Our courses in Physiotherapy, Occupational Therapy, Speech and Language Therapy, Nursing and Midwifery have been rated amongst the top ten in the UK according to the Complete University Guide 2017.

The role of ICT in terms of AI, Predictive Analytics, Internet of Things and 5G/Optical Networking will be important as well as the design and deployment of low-cost robust sensors.

UEA is also a key partner of the Norwich Research Park, one of Europe's leading centres for food and health research and home to the Norfolk and Norwich University Hospital. It is a thriving community of over 40 businesses, 3000 scientists, researchers and clinicians. The new Quadram Institute, specialising in gut health, is the latest internationally significant manifestation of the Park's commitment to world-leading research in disciplines with a direct positive impact on healthy living.

3.0 THE NEED

The following section provides a brief overview of the need for the individual elements of the proposed development.



Independent Living / Extra Care Housing

Retirement Living / Extra Care Housing is, for the purposes of this proposal, defined as self-contained housing predominately for older people (over 55s) which, should it be required, offers care provision. It is an effective way of supporting people to be more independent in their own homes; covering safety, security, social interaction and care.

A report by the 'Housing, Learning and Improvement Network (LIN)' for Keepmoat Regeneration/ENGIA (2017), identifies an acute need for specialist retirement housing for people aged over 55 in the UK. A copy of the document is attached as Appendix 1.

The key headline figures from the document are:

- Only 2% of housing in England is retirement housing and the number of homes built for older people has decreased from 30,000 a year in the 1980s to just 8,000 per year today.
- To meet the requirements of an ageing population it is estimated that the number of specialist homes for older people need to increase by 400,000 in the next 20 years.
- It is estimated that nearly 2.5 million people over 75 live alone. The occupation of the housing and the lack of viable alternatives for older people looking to downsize are potentially preventing significant savings to health and social care costs and adding to the transfers of care.

- The suitability of housing is critical to the health and wellbeing of individuals and the capacity of public services to support healthy ageing over the long term.
- It is estimated that approximately one third of all households aged 55+ are looking to downsize. However, the most common reason for people not seeking to move is the lack of suitable properties.

At a county level, a report prepared by Norfolk County Council 'Living Well Homes for Norfolk' (July 2018) concluded that based on forecast evidence growth, there is a requirement by 2028 for Norfolk to provide approximately 2,850 additional retirement living / extra care units. A copy of the document is attached as Appendix 2. When this is looked at a district level, the requirement for South Norfolk Council for the period up to 2028 is a requirement for additional 360 units.

The report states that Norfolk has an ageing population with people living longer and remaining healthy, fit and active for far longer than previous generations. This trend will place further demands upon housing, care and support services. As a result, the report highlights that:

- Schemes need to be brought forward which encourage those up to 65 without any existing care needs to move from existing accommodation into facilities which may meet their requirements in the future.

- Without the provision of suitable alternatives for care, older people will potentially remain in unsuitable, hard to maintain housing. This will have a negative impact on the health and wellbeing of the individuals, coupled with an increased demand on health and social care services.
- To address this perceived barrier the provision of alternative accommodation needs to be attractive, well designed and create a greater integrated community.
- Accommodation needs to appeal to a range of ages and needs including a variety of care needs.
- The accommodation should not feel clinical; it should be bespoke, flexible and offer choice where possible.
- The accommodation needs to encourage people to downsize with attractive, affordable options.

The report highlights that barriers to accessing extra care include types of tenure, levels of need and assessed care, age and suitability of schemes. In relation to tenure the majority of extra care units are almost exclusively affordable rent with little provision for self-funders and those who wish to purchase or lease. As a result this is seen as a significant barrier to access.

Residential Care Facility

Like the rest of the country, Norfolk has an ageing population, however it should be noted that compared to the country as a whole, Norfolk has a far larger proportion of elderly people. Currently, those aged 85+ make up 3.5% of the Norfolk population, circa 32,000 people. In comparison, the national average is 2.6%. Over the next 20 years, the Norfolk over 85 population is set to double to over 60,000 people. In addition, it is estimated that 14,000 people currently live with Dementia in the county, a figure predicted to increase by up to 40% over the next ten years.

Norfolk County Council suggests that the county will run out of care beds in 5 years, with many areas likely to experience serious pressure much sooner. In addition, 85% of the national care home stock is over 40 year's old and therefore there is a chronic need for investment in new solutions.

Finally, the quality of care (as determined by the Care Quality Commission) delivered in the county is poor, with only 76% of providers currently assessed as 'good' or above by CQC. This puts the county bottom of the East of England authority table.

Thus there is a clear and indisputable need for action now, to provide care facilities that are fit for the future, run by providers that are able to provide high quality care for the residents of Norfolk.



Bowthorpe Care Village

The Research Facility

As detailed earlier in this document, the UEA's Faculty of Medicine and Health Sciences is one of the best in the country for innovative teaching and learning, with the majority of its research rated as 'world-leading' or 'internationally excellent'. The care agenda is high on the Faculty's list of research priorities, with a commitment to deliver significant economic and societal benefits across the globe.

The UEA is looking to apply its research and other strengths to translate, in partnership, academic knowledge, understanding and methodologies into innovative approaches to later life living and care. Colney Hall represents an unprecedented opportunity to do this, in collaboration with a core group of like-minded partners, the close proximity to all of the other assets of the Research Park and with wider networks in health and care of a scale and level that we have never had before.



Quadram Institute



Bob Champion Building



4.0 THE SITE AND SURROUNDINGS

The Colney Hall Estate lies towards the west of the small settlement of Colney, Norwich, and measures approximately 33 hectares including the burial park. The site is within the parish of Colney.

The site is generally contained by Colney Wood, which is a coniferous and mixed woodland, and is bound to the north by open space and the River Yare. To the south west is Colney Wood Burial Park and “The Bungalow”.

Colney Hall, a two storey Grade II listed building, is located immediately adjacent to the site. Parts of the house and outbuildings have been converted and extended for B1 and D1 and are used by The Global Clinic, who provide medical services. A Montessori pre-school operates from The Walled Garden.

The majority of the site is within Flood Zone 1, where there is a low probability of flooding. A small area to the north of the site is adjacent to the River Yare is in Flood Zone 3.

The site is not within a conservation area, nor are there any known Tree Preservation Orders. However, the parkland to the south of the hall to the B1108 is locally listed.



A County Wildlife Site lies towards the north of the site and River Valleys lie to the east and north west. The site is accessed from Watton Road (B1108) which connects to Earlham Road and links to the City of Norwich and the A47.

Norwich Research Park is situated approximately 1.56km to the south west and The University of East Anglia is situated approximately 3km to the south west.

Two bus stops are located adjacent to Colney Wood Burial Park, 0.13km to the south west of the site and provide services to Watton, Norwich city centre and the Norfolk and Norwich University Hospital. The nearest train stations are Norwich, which is situated approximately 7.2km to the east and provides services to Cambridge, Great Yarmouth, London Liverpool Street and Lowestoft. Wymondham Station is located 10km to SW, connecting to Cambridge, London, Midlands and the north.

Site Analysis

The following section provides an overview of the opportunities and constraints relating to the site which have influenced the initial design.

1. Rose Garden

South west of the Hall, the Rose Garden is a clear and flat area on the edge of the parkland surrounded by a number of mature trees. It can be accessed relatively easily from the main driveway and is screened by trees.

2. Pump House Area

The Pump House along with the former stable courtyard buildings east of the hall is occupied by the Global Clinic.

3. Hall

The Grade II Listed Hall overlooks open parkland with specimen trees to the south. There are long views to and from the hall towards the south east.

4. Walled Garden

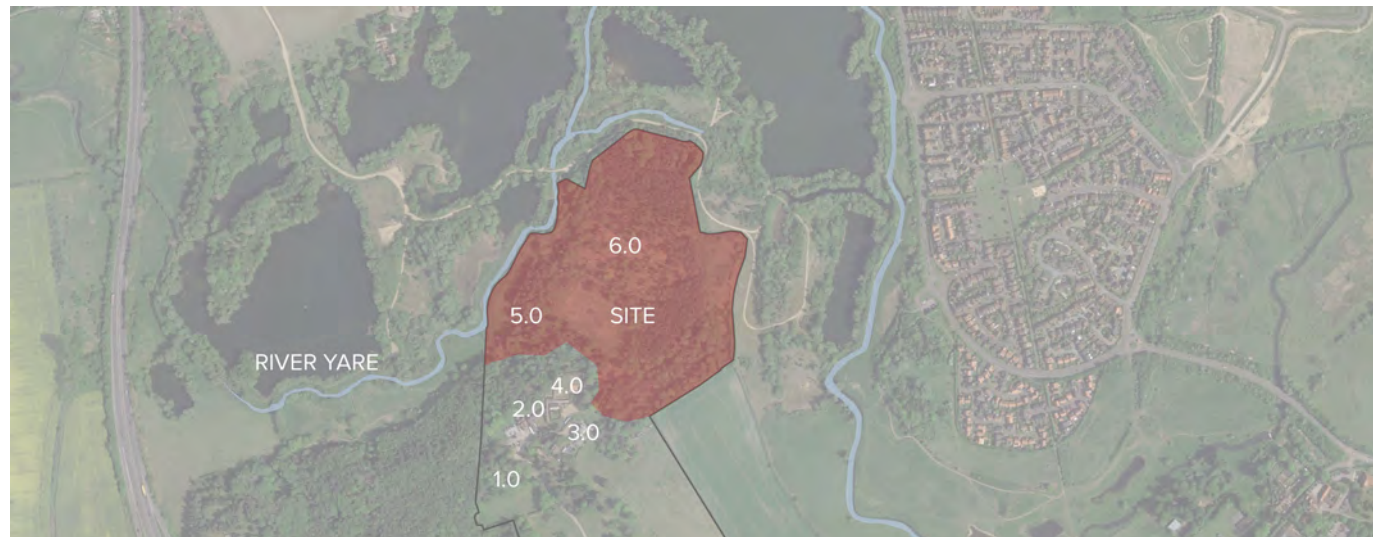
The Walled Garden, sloping gently to the North is Listed Grade II. Buildings ancillary to the Walled Garden have been refurbished and accommodate a Montessori School.

5. Boathouse Hill

Boathouse Hill, west of the Walled Garden is a North facing slope hidden within the mature planting of the site.

6. Plantation

The proposed area for development is the Plantation North of the Hall. It is considered to have low heritage, landscape and ecological value and provides good woodland screening. The land slopes relatively steeply down close to the Hall then flattens out to a gentle gradient towards The Heronry to the North.





Key View Locations



View 1



View 2



View 3



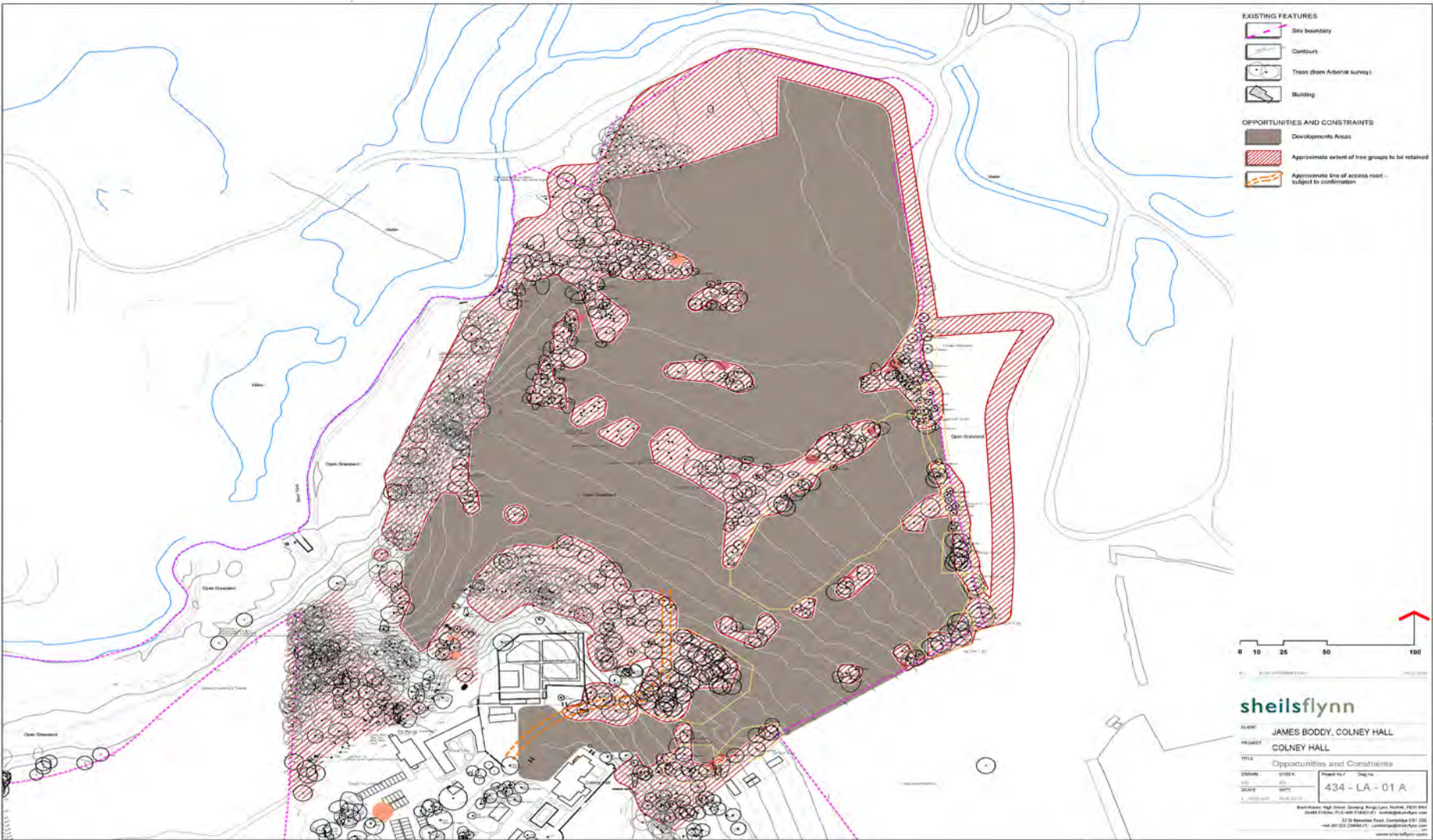
View 4



View 5



View 6



Tree Constraints Plan

COLNEY HALL MASTERPLAN

DRAWING: 18035 190801 MM SK01
PROJECT: 18035

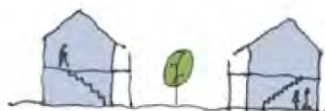
CLIENT: James Boddy
DATE: August 2019



MASTERPLAN

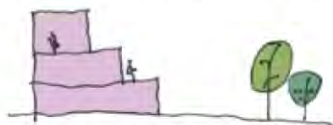
QUANTITY BREAKDOWN OF RESIDENTIAL UNITS

RETIREMENT UNITS WITH OPTIONAL CARE IN WOODLAND (FLAGSHIP)
50 one bed
50 two bed



100 units

RETIREMENT UNITS WITH OPTIONAL CARE COLNEY HALL (OPEN MARKET)
30 two bed
Guest accommodation (6 Rooms)
Communal facilities



30 units

RETIREMENT CO-LIVING UNITS WITH OPTIONAL CARE
48 one bed
Communal facilities



48 units

EXTRA CARE FLATS (FLAGSHIP) INCL MIXED AFFORDABLE TENURE
40 one bed
52 two bed
Communal facilities



92 beds

DEMENTIA CARE WITH MEDICAL ASSISTANCE (NORSE)
82 bed facility
Common areas
Therapy rooms



82 beds

UEA RESEARCH HUB

250M2

GP SURGERY

250M2

MASTERPLAN

EXAMPLE INDICATIVE IMAGES



RETIREMENT CO-LIVING UNITS

It is intended to create an identity that is distinct from the surrounding developments, and in keeping with its rural surroundings. The retirement clusters will primarily be pitched roof single storey bungalows with occasional two storey pitched roofs to provide visual interest.



RETIREMENT UNITS WITH OPTIONAL CARE

The retirement semi-independent units will be arranged around landscaped courtyards and primarily be two storey buildings. Dual-aspect apartments are accessed via sheltered colonnades at the ground floor and gallery access at first, wrapping around the courtyard with views onto the communal gardens.



RESIDENTIAL CARE HOME & NURSING AND DEMENTIA

The residential care home be a two storey facility with surrounding landscaped gardens and courtyards. Light brick and clay tiles will be used for less visual impact. Communal rooms will have large windows, whilst the rooms will have smaller ones in order to illustrate the buildings interior functions.



CLUSTERS OF BUILDINGS



TIMBER TILING



BRICK & TILE



SINGLE STOREY MASSING



COMMUNAL COURTYARDS



VERTICAL CLAY TILING

COLNEY HALL EXTENSION

ORIGINAL

Original Footprint: 944 m2



Drawing of original Hall



Photograph of original Hall

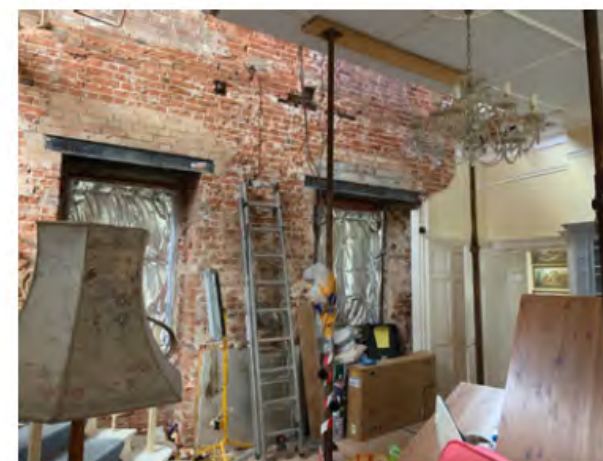
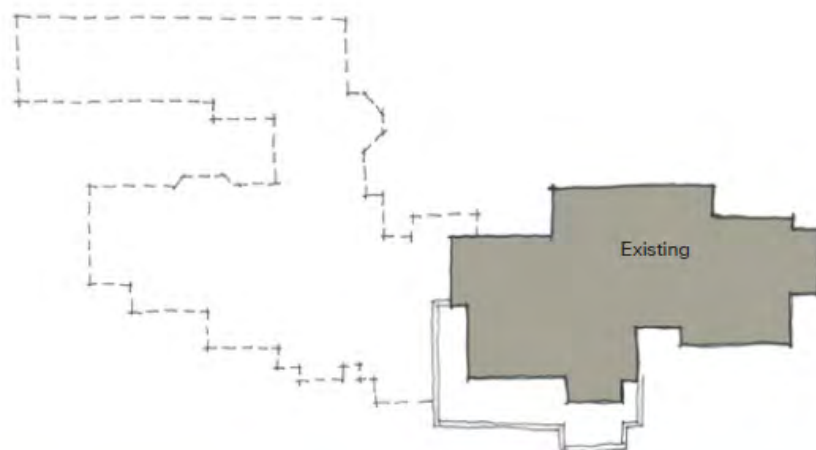


Photograph of original Hall

COLNEY HALL EXTENSION

EXISTING

Existing Footprint: 330 m2



Photograph of existing interior

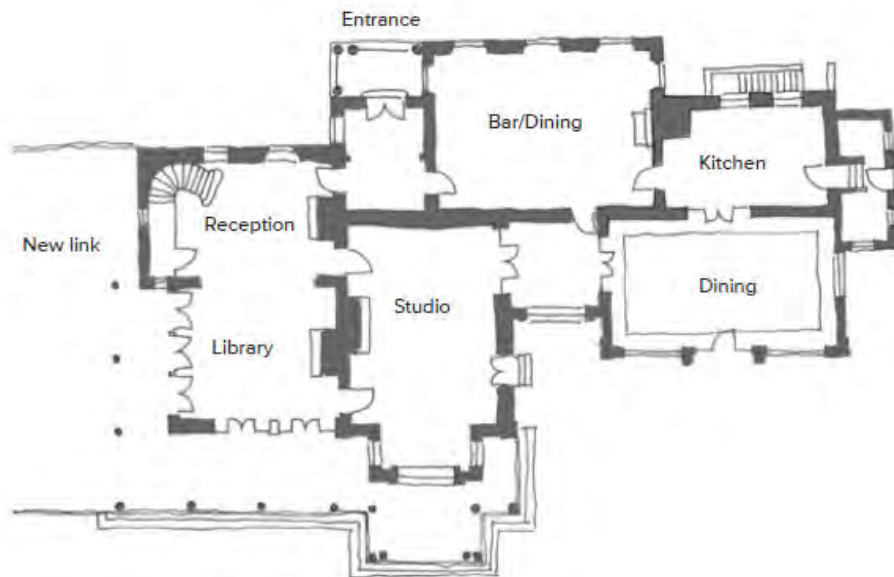


Photograph from North



Photograph from South

COLNEY HALL REFURBISHMENT



GROUND FLOOR PLAN



FIRST FLOOR PLAN