



Chairman; J P Leefe

Treasurer; G Visser

RUTLAND HOUSE COMMUNITY TRUST NEW BUILD AND DEVELOPMENT PROPOSAL

This document includes all the information that may help answer questions and give information to Oakham Town Council working group regarding our plans.

Who are we?

Rutland House Community Trust began life in 1989 when two local people, Hazel and Terry Jeffery, identified that there were no services locally for people with learning disabilities. Their vision was to build a residential home in Oakham for local people and after some years of fundraising, Willowbrook opened its doors in May 1995. Rutland

House Community Trust is the areas foremost provider of services for adults with learning disabilities. Willowbrook is a 10-bed residential care home, and the care provided is to a high standard, however, moving on with the times we feel that to improve the quality of our service users lives we should be providing them with en'suite bathrooms, more personal space and more communal areas.

Why are we choosing to develop through a whole new building?

We first started to think about developing the home, for our service users, back in 2007. Plans were draw up in several different ways from this date, of how we could achieve this – but with the size of the building, nothing we tried was successful – This is why we then took on a lease for the green space, with the hope to one day we would compose a new building on this land. OTC were aware that this was our intention.

Regulations have changed for new care homes over time, and it is now compulsory that bedrooms have en'suites and are of a certain size– This is something our service users should also be entitle to.

We support adults with moderate – severe learning disabilities, they have different care needs, and have a dedicated and caring staff team who work 24/7 to ensure the care is provided to the best it can be. Our service users all attend different day services, they regularly are supported out into the local community, they are supported on holidays, and engage in a variety of different activities daily. They are supported to learn life skills and learn to be as independent as possible – They are truly amazing individuals!

We have worked closely with Rutland County Council and their Market position statement for 2018 and learnt that there is a high need in Rutland for additional services for people with learning disabilities, people in crisis, and those in transition – and this was something we could achieve through our current 'Willowbrook' building – by turning this into individual units. Rutland county council have assured us that the need is so high, that the units will remain full of Rutland residents, always.

We are a charity, and we rely solely on fundraising and grants to fund this project.

Past plans we have had drawn up to try and modernise the home for our service users:

December 2008

Plan 514 - The drawing was used to discuss with the town council the extension of land for future development of Willowbrook in December 2008. Whilst this sketch plan only showed a small additional area, the larger piece was negotiated with OTC. It was always very clear that the additional land was required for extending the facility in some way or other.



Plan 544 – This was plans to add a conservatory to the existing building in January 2010. This went as far as planning permission and Oakham Town Council were supportive of this, however it was decided that although this would give more communal areas, we would still have the problem of en'suite bathrooms.



Front Elevation

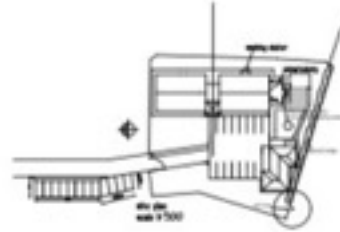


Side Elevation

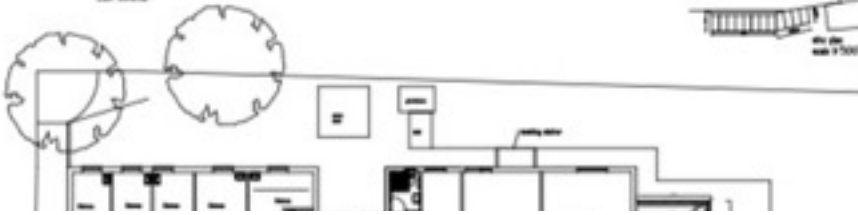
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Rear Elevation



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Proposed ground floor plan

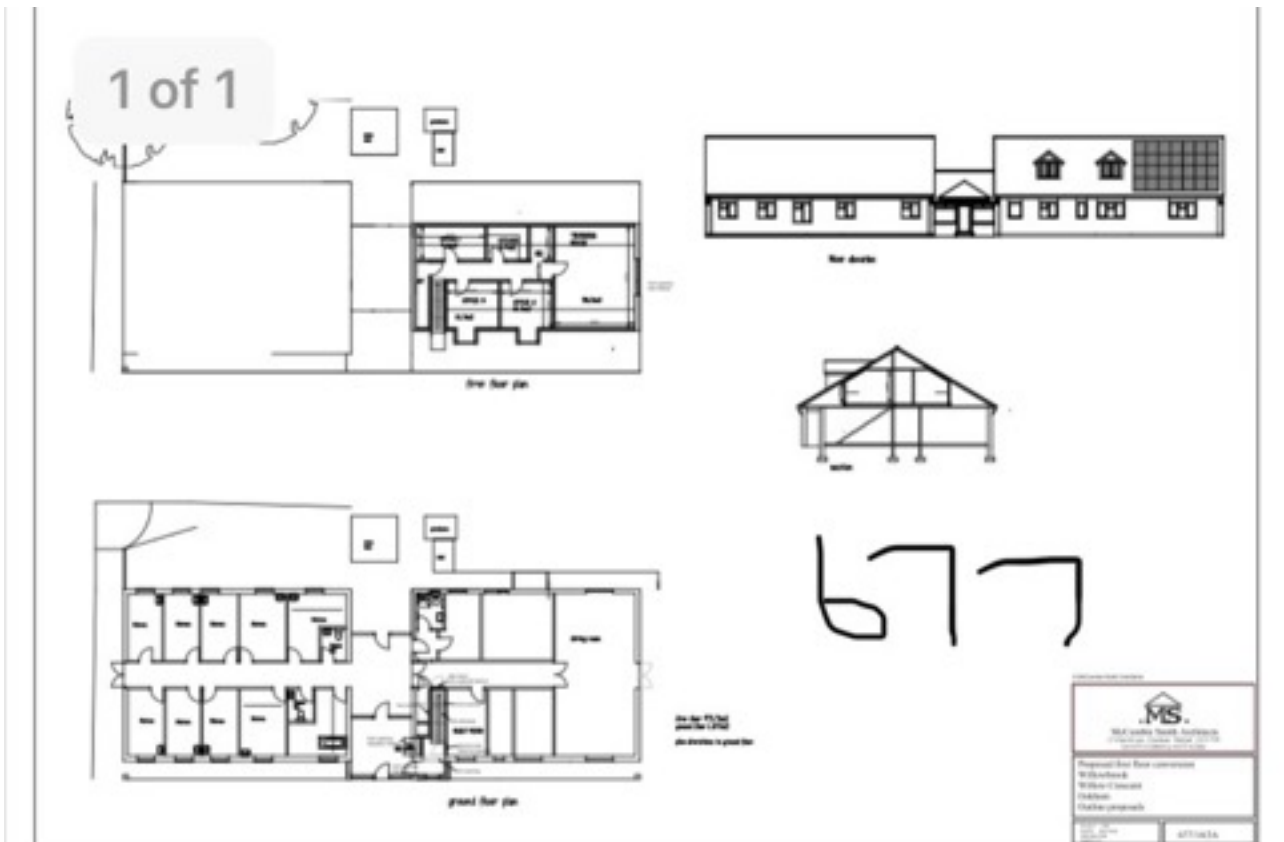
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MS.
McQuay Smith Architects
10000 Highway 100, Suite 100
Dallas, Texas 75243
214.343.1111
www.msarchitects.com

Proposed ground floor plan
Wilbur Smith
Dallas project

4/11/14

Plan 677 – We looked at a first-floor extension over the southern end of the building – This was not going to work because of again, lack of space, and although office space was possible, there was no way of finding the space to extend the bedrooms and create en’suites.



The proposed new build and development:



buildings/properties) is well within acceptable distance, therefore there is no reason to do this when the sewer can be completely avoided with its current position.

Is there enough sunlight/space between the lounge doors and the conifers that will be?

Yes – There is approximately 4 meters between the doors and the brook, which is enough for our service users to access the outside of the building and have the doors open. There are also windows on both sides of the lounge, or which will let sunlight into the building throughout the day. There are then several seating areas around the building (As per plans) and some green land, of which they can access and use as they wish. We know our service users well and have put lots of thought into the building itself, to ensure it is person centred and fit for purpose for the people we are supporting.

Will privacy be maintained for the residents of Claresholm close (On the other side of the brook)

Yes – We have already agreed with Claresholm close residents that we will put a hedge row in place to screen the building as much as we can and respect their privacy, we will also put a small fence along for safety and security of our service users. The hedge will provide a screen between both buildings. The current planning guidelines state that there needs to be 25 meters between the buildings – and there is approximately 32 meters, therefore this is more than enough.

Will noise/light issues become an on-going problem for the local residents?

No - The noise of 'Radio's' that has been a disturbance to the residents was coming from our summer house – Within the summer house we have a sensory 'snoozlem' machine, and this does include a music player. This is something we have agreed to move well away from the brook, to avoid disturbance, and something we could have done sooner should we have been aware this was an issue for them – as it is well used by our service users, particularly throughout the summer.

We have also agreed to discuss the positioning of the lighting in the new car park with the residents and ensure this is not 'illuminating' their gardens. There will be minimal noise from cars pulling in, and car doors closing, however this is something that is to be expected when living in any residential area – and cannot be changed/ is not an issue.

Why didn't Rutland House Community Trust follow the correct procedure and get written permission from landlords before applying for planning permission?

This was not intentional – on the 11.08.2017 Rutland House Community Trust did E-mail the Clerk and explain that we were at very early stages of considering the new build and development and asked if there were any initial objections – The Clerk explained that she would pass this on to the chairman, with a copy of the lease, and we would be contacted.

The proposal was discussed in a full council meeting on the 11th October 2017, and it was agreed that no decision could be reached without more information.

On the 10.04.2018 Rutland House got in touch with the Clerk again, and explained that we were still looking into this, and asked for information regarding the land/tree's – this was given.

It was then an oversight of Rutland House Community Trust that we were not aware of the details within the lease, particularly point 7.2, nor did we get permission, before putting in a planning application. We did not completely keep Oakham Town council in the dark, this was an innocent oversight of which we have apologised for on more than one occasion.

Is the flow of traffic in and out of the site going to be manageable, taking into consideration the School, the shop, and the residents?

Yes – this is something we have given a lot of thought to. English Martyrs Primary school came forward with No objections to the plans. Rutland House Community Trust contacted them, and we were assured that the planning application had been taken to their board of trustees, and there was nothing to report back - therefore, no concerns.

Traffic is busy on Willow crescent between 8.30am – 8.45am, and 2.45pm – 3.15pm, due to the school pick up's and drop off's – This is something we already consider with our shift 'Change over's' – and we will continue to do.

Or current flow of traffic in and out the building is as follows (Approximately)

- 7.30am – 3 staff members come into work, possibly 3 cars.
- 9am – Manager comes into work, 1 car
- 9.30am – 10am – our mini bus/specialised vehicles do 2 trips to the day service (Mon-Fri) – 2 vehicles leave and return after approximately 15 mins.
- 2.20/2.30 – 3 staff members come into work, possibly 3 cars.
- 2.30pm – our mini bus/specialised vehicles do 2 trips to the day service (Mon-Fri) – 2 vehicles leave and return after approximately 15 mins.
- 3.20 – 3 staff members leave work, possibly 3 cars
- 5pm – Manager leaves work, 1 car
- 9.45pm – One staff member comes into work, possibly 1 car
- 10pm – 2 staff members leave work, possibly 2 cars

The increase of traffic expected with the new build and development, alongside the current

- 7.30am - an additional 2 staff members will come into work, possibly 2 cars
- 8.30am/9am – Office staff will come into work. 4 office staff. Currently 2 staff park, this is expected to remain the same, therefore 2 cars.
- 2.30pm – a additional 2 staff members will come into work, possibly 2 cars
- 3pm – a additional 2 staff members will leave work, possibly 2 cars
- 9.45 – 1 staff member will come into work, possibly 1 car
- 10pm – additional 2 staff members will leave work, possibly 2 cars

This is based on worse-case scenario – as most staff are local and majority don't drive into work, or car share, and is also based on Mon-Fri.

Are we maintaining the land and stream as we should be?

Yes – We have never had any issues raised, however, any concerns regarding rubbish build up etc. would be dealt with promptly, we also ensure that the area is well maintained.

Regarding the tree's, we are only responsible for one tree – and this can be felled if necessary. OTC are responsible, jointly with Claresholm close, for the brook and we only become responsible if it contains any of our own rubbish etc, and of course we would clear if this did happen for any reason. This information has been provided to us by the Clerk

and is factual. The land is maintained by our handy man, and of course any concerns will be, and have been, acted on immediately.

We understand the following rubbish is a cause for concern, however this is not on our leased land, and we assume is responsibility of the allotment society (Picture B)



There were a lot of items behind our shed (Picture A). The handy man has cleared and moved this. The use for the path is for the path. 'Messy' he has cleared and moved this.

behind our shed handy man, and he has a concern that it looks



Will the building

Yes – We understand that the building cannot be done – therefore we are trying to work with Oakham Town Council, as landlords, so that if permission should be granted, and new/revised lease can be drawn up.

We hope this document will help answer and resolve to on-going concerns and questions being raised regarding our proposal – and that we can move forward from these.

Any further questions we are happy to answer and can be sent through to Sammy Lambert:

Samantha@rhctrust.co.uk

01572 771001

We ask that anyone wishing to visit the sight do this through appointment only, as we need to respect that this is the home of our service users.