



BERKHAM OAKS DEMENTIA CARE

D E M E N T I A S P E C I A L I S T P R O V I D E R

Introductions



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Care in Dacorum



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DEMENTIA SPECIALIST PROVIDER

- Dementia predicted to be the fastest growing illness in Dacorum
- Nursing and other care needs of those who suffer from dementia currently not being met
- Few care homes in Dacorum and even fewer in Berkhamsted which offer high-quality dementia nursing care
- A predicted shortfall of 686 places for those who require a nursing home by 2041 in Dacorum (LHNA, March 2024)



Our Site



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- 1.23ha site at the northern edge of Berkhamsted, adjacent to settlement boundary
- Residential in character to the south with countryside to the north
- Site fronts onto New Road and comprises Bulbourne Wood – ‘plantation’ wood suffering from neglect
- Residential area of Northchurch to the southeast with allotments to the southwest
- Majority of surrounding dwellings either detached or semi-detached

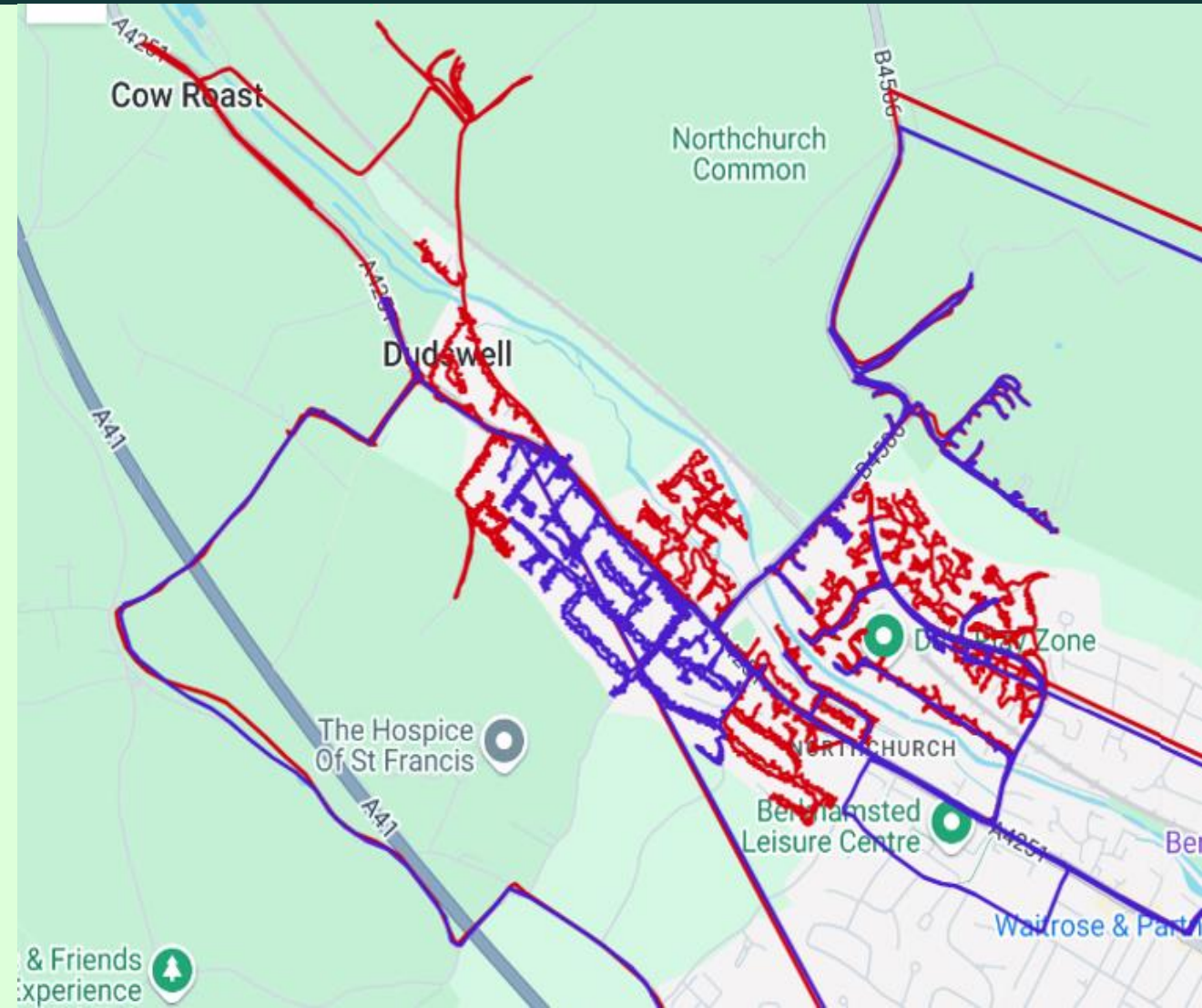


Public consultation



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- Public consultation period running until 13th November
- 2,500 leaflets sent to addresses surrounding the site
- Supported by a project website - <https://www.berkham-oaks.com/>
- Feedback will be collated and will help shape the proposals



The Indicative Design



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The application will be in outline, but following principles will ensure a high-quality design:

- Design and layout will minimise visual impact on surrounding landscape
- Building will be located within the central area, orientated so that narrow ends are face towards the open land to west
- A stepped design to reduce impact on woodland scenery and increase outdoor space for residents
- Building will incorporate sustainable construction measures to harmonise with its surroundings and reduce impact
- Green and blue roofs to enhance the existing ecosystem



The Indicative Design



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West → East



South → North



Access



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- A new 'priority T' access point is proposed to the B4506, just north of current access
- Proposed access located within existing 30mph zone
- A new and safe pedestrian crossing for New Road is also proposed, with an improved footway to existing bus stops
- Traffic calming measures will be provided on New Road
- 24 parking spaces on site including 2 disabled spaces and at least 6 EV charging spaces
- An on-site connection with 'Herts Lynx' to be secured, or an electric minibus for nursing home use



Landscaping



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- Landscape-led design underpinned by a Landscape and Visual Impact Assessment and Landscaping Enhancement Strategy
- Designed to integrate with the existing woodland
- Prioritising the retention of trees
- Significant new 'native species' tree planting proposed as well as understorey planting
- Long-term woodland management to enhance current situation and formalise public access





Proposed walkway within existing woodland

Woodland Garden - planted with understory plants and wildflowers to provide a amenity space for residents and habitat for wildlife.

Communal Patio

Bluebell and snowdrop woodland walk

Woodland walkway connecting to New Road

F.F.L. +124.15

See Extract for Green Roof Details

Garden Club - activity area with wheelchair accessible planters and garden shed

PUMPING STATION

NEW ROAD

Landscaping



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Landscaping



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Ecology



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- All relevant phase 1 and 2 ecological surveys undertaken
- The site is not safeguarded or designated for any statutory ecological purposes
- Seeking to achieve a minimum 10% BNG on site, but pushing for upwards of 40%
- Ecological enhancement measures will be included as recommended by the surveys and in agreement with the Council
- Ensures no adverse impact on Chilterns Beechwoods SAC



Key Benefits



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Green Belt location requires demonstration of ‘very special circumstances’:

- High-quality dementia nursing home accommodation addresses a severe local and national need
- 67 bed spaces makes a contribution of 37 new dwellings to the housing land supply
- Providing at least 50% affordable bed spaces for those who cannot afford market rate (HCC nominations)
- Scheme will ‘free-up’ existing affordable homes and hospital bed spaces



Key Benefits



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- Significant economic benefits including 94 operational jobs and 70 construction phase jobs
- ‘Gross Value Added’ will be more than £13.5 million
- Benefit by allowing increased economic participation for unpaid carers (national priority)
- Provides a new attractive landscaped ‘woodland walk’ within Bulbourne Wood, with safer access
- On site Biodiversity Net Gain in excess of 40%
- Enhanced long-term woodland management, improving on the current neglected plantation



Summary & Next Steps



BERKHAM OAKS DEMENTIA CARE
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- Our goal is to establish a much-needed dementia care facility to serve Berkhamsted and Dacorum Borough
- Striving to create a beautiful space which blends in with nature and provides a sustainable environment
- A scheme which sensitively redevelops the site, delivering significant public benefits
- Public consultation period ends 13th November followed by feedback review
- Outline Planning Application submission intended to be before the end of this year





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