

# ▶ Webb House - Residential Extra Care Community

An Overview of planning applications ref: 18/2111N & 18/2112N

May 2019

Webb House,  
Victoria Avenue,  
Crewe





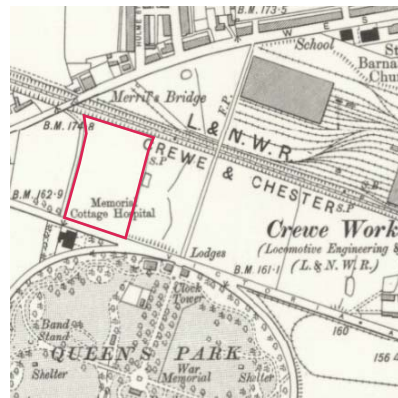
## Webb House - The Story So Far

Webb House is an exceptionally fine building that has existed for 110 years. During this time there has been periods of intense activity and relevance, and particularly more recently periods of redundancy.

Fine architecture does not ensure commercial success and it is imperative that Webb House be given a role that will be valued, to ensure investment and a secure future.

The team believe that this planning application can make Webb House the centre piece of a vibrant care community and in so doing ensure its long term success.

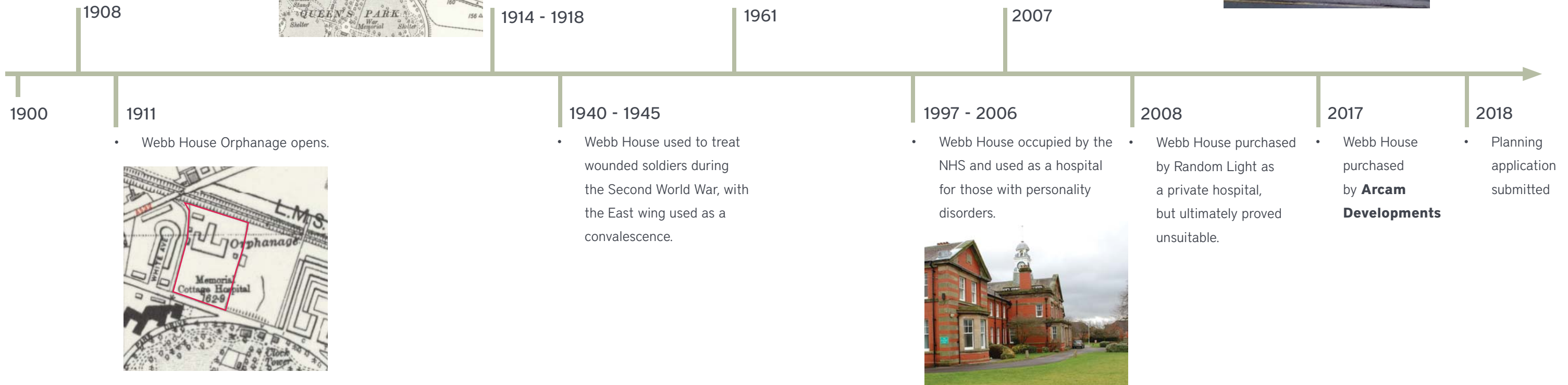
- Webb House Orphanage was commenced with funding from Francis William Webb, a prominent figure in the locomotive industry;
- Designed by the architect J Brooke.



- Webb House used to treat wounded soldiers during the First World War, with the main lawn ploughed for potato growing.

- After a steady decline in children admitted, the orphanage closed in March 1961;
- The buildings were taken over by the British Transport Commission as a training centre.

- Webb House becomes vacant and a planning study is commissioned to investigate possible use options. residential and care home uses are considered appropriate.





Arcam Developments

- Arcam Developments specialises in community living developments. The director, Richard Tkaczyck, is passionate about historic buildings and the opportunities they present.
- Richard is the former co-founder of Njoy Student Living, which delivered a number of successful projects that specialised in the redevelopment of historic and listed buildings.
- Previous developments undertaken by Njoy Student Living include:
  - Daisy Bank Road, Manchester - Grade II listed properties, once lived in by Sir Charles Halle and Ford Madox Brown. Successfully and sympathetically restored for residential use, with historic features retained;
  - Langdale Hall - Grade II listed property, built in 1846 for Edward Ryley Langworthy. The property had been in decline with several years of neglect, until converted to a university hall of residence in 2010, with extensions sympathetically added to the main hall.
- *Richard and the Arcam team have seen the potential in Webb House and have driven the brief to create this thoughtful and visionary proposal...*



Daisy Bank Road



Langdale Hall





## Vision: An Extra Care Home

### A Care Home Community

- The proposal is for a residential extra care home comprising a range of 1 and 2 bedroom self-contained apartments and lodge building.
- The accommodation will be in an enclosed campus setting where the communal facilities will be key to the overall success.
- The former gym and kitchen buildings to the rear of Webb House will be converted to a Wellness Hub with a communal lounge, swimming pool, exercise studio and therapy rooms.
- New planting and gardens will embrace all the buildings to make the whole a sensory experience. There will be a purpose to stroll and scooter around the many new routes. A large new central garden area will dominate the front of Webb House. A small pavilion will offer a base for sitting, meeting and taking refreshments. Growing beds will be available for keen gardeners.
- The layout of accommodation has been carefully considered to make best use of the existing building and importantly to create a distribution across the whole site.
- The design process has been focussed on making the site a success and in so doing making Webb House the centre piece of somewhere special.

*We believe this approach will give Webb House a secure future.*

### Birds Eye Visual



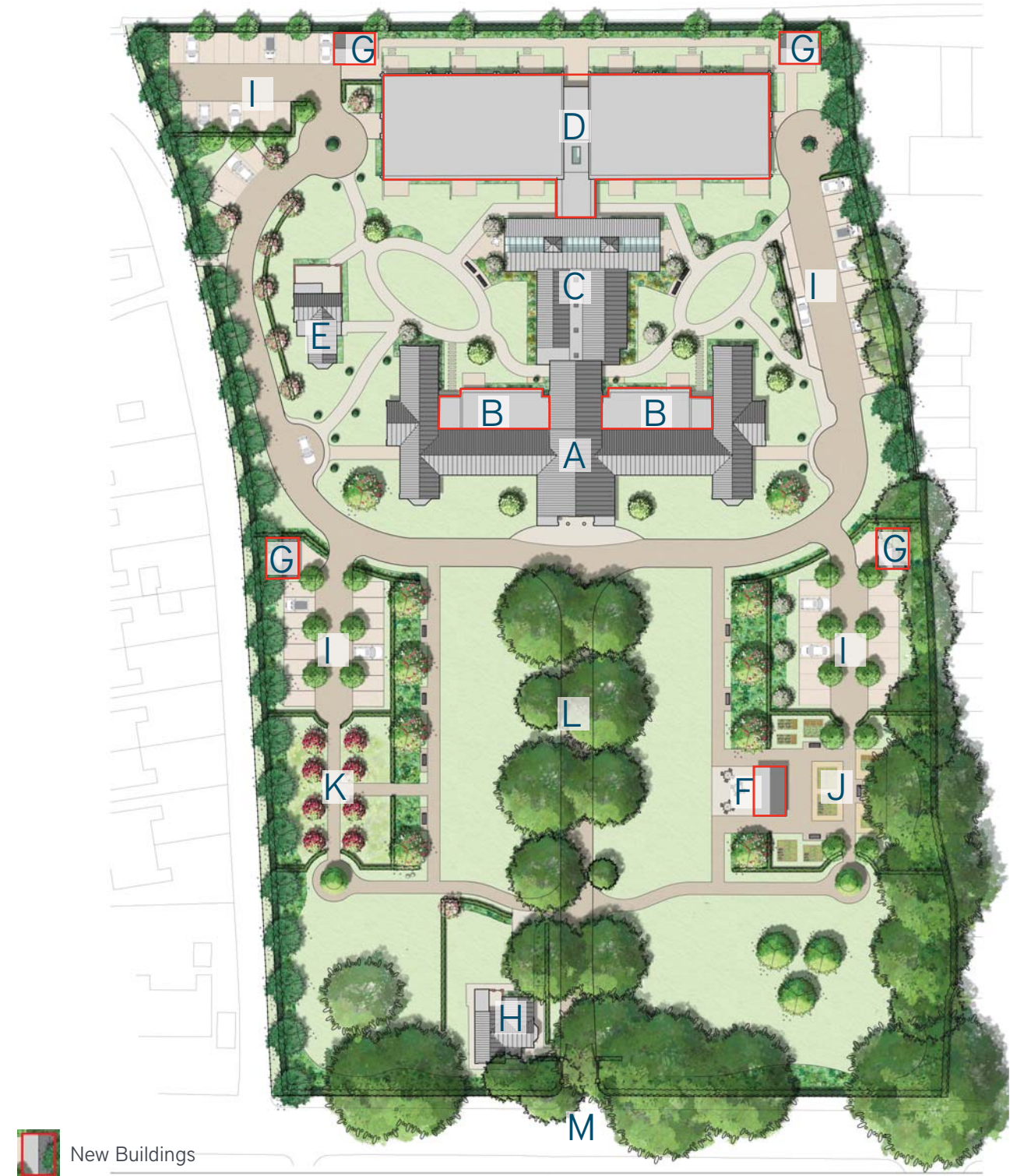


## Vision: An Extra Care Home

### Campus Key Features

- A - Webb House, converted into 14no apartments and 2no guest suites
- B - Previously permitted extensions to Webb House providing 4no apartments
- C - Former gym and kitchens converted to wellness suite
- D - Proposed new building with 36no apartments
- E - West Lodge
- F - Garden Pavilion, toilets, seating, small kitchen and gardeners base
- G - Refuse and mobility scooter storage
- H - South Lodge
- I - Parking
- J - Growing beds
- K - Orchard
- L - Central garden
- M - Main entrance

### Campus Plan





## New Architecture

The design team have worked closely with the planning team at Cheshire East and in particular the conservation and design officers to explore options and then refine solutions for the new architectural elements.

The solutions that have been tirelessly debated and refined use the accepted concept that the new elements should be read as additions that respect the original.

There should be no confusion as to the history and origins of each building.

## Extension to Webb House

This is a 'quiet' solution that follows the simple repetitive window rhythms of Webb House. The brickwork will be differentiated from the existing by the use of long and thin bricks which is clearly a contemporary module. The internal circulation space offers an expanse of glass which allows a clear break from the main building.

This solution is deliberately simple with clean lines free from undue ornamentation. It has been designed as a dignified but subservient addition to Webb House.



Visualisation of the Rear Extension to Webb House





Visualisation of the New Building to the Rear of the Wellness Suite

## New Building

The new building to the rear of the site is of a similar size to Webb House. This will provide the majority of the accommodation and is vitally important to create a critical mass to allow the scheme to be viable.

This building has been designed to have its own stylish presence. A new and modern palette of materials have been chosen.

A copper cladding will frame a series of bays. Window frames will be of a dark grey metal.

The complete contrast in architectural style will create a vibrancy that will allow the ornate decoration of Webb House to shine which in turn will show off the simple elegance of the new.

The new architectural additions allow the creation of important garden spaces from areas that at present are either overgrown or barren.

### Special Treatment for A Special Set of Buildings

The team have spent a great amount of time studying and understanding the buildings and then developing a strategy of how to make the best form of conversion.

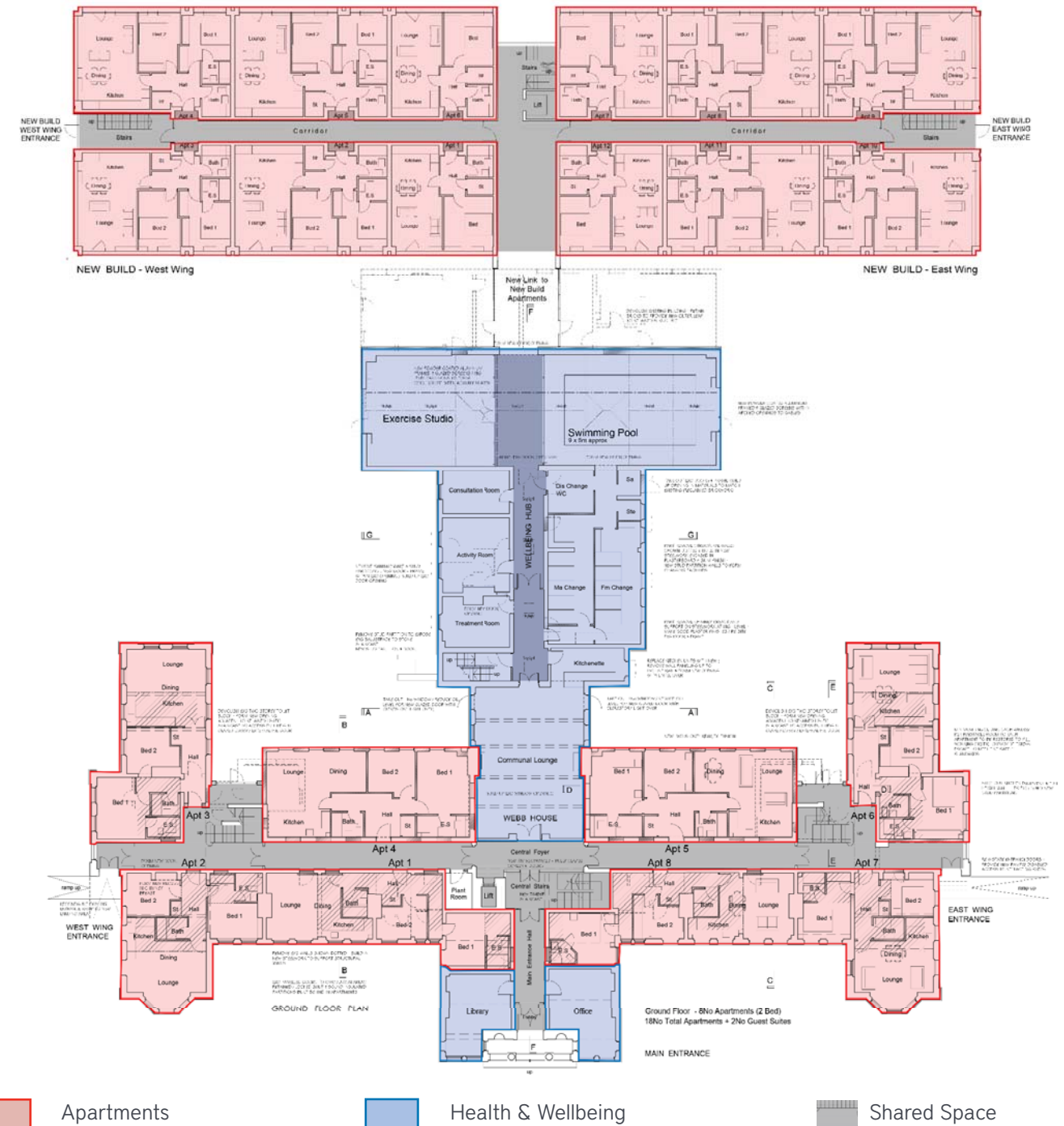
Some key aims were adopted:

- Restore and maintain the iconic front and side elevations of Webb House
- Respect and adapt the original internal structure and finishes wherever possible
- Although not ideal, the former gym and kitchen wing has been retained and converted into the Wellness Hub
- The south lodge has been retained
- The west lodge has been retained

In order to create a successful community, a certain amount of accommodation is required which in turn can justify and fund the Wellness Centre and the investment into the gardens. This is one of the most important considerations of the whole proposal – to create a place with balance and harmony that will have an assured and successful future.

- The majority of new accommodation will be in the new wing to the rear of the site. The size of the building has been set to match but not over dominate Webb House
- Each wing will have its own entrance
- Internal circulation will always link to the Wellness Hub and Communal Lounge. This is a key feature of the design. There will always be an easy access from the Hub and entrances to the gardens with plenty of opportunities to sit and socialise

### Groundfloor Plan of Main Building





## Landscape & Gardens

- The extensively landscaped grounds will provide a variety of spaces which will create a functional and attractive campus for residents;
- Vehicular routes through the site will be pedestrianised, and a network of paths will provide numerous walking routes;
- The open lawn to the front of Webb House will be retained to provide a formal entrance space that showcases the architecture of the listed building;
- The avenue of existing lime trees will be retained and complimented with extensive tree planting. A variety of species will create a strong boundary to the site and form avenues and spaces within;
- Courtyards to the rear of Webb House will link to the communal areas and establish an outdoor communal hub. Shrub and perennial planting will create a colourful sensory space for relaxation and socialising;
- Vegetable growing space and an orchard will be provided within the grounds to promote activity and community, supported with a small pavillion building providing a sheltered space with facilities;

## Central garden and pavilion



## Planting precedents





## Some Key Features

### Accommodation:

- 20 No. 1 bedroom apartments
- 34 No. 2 bedroom apartments
- 1 No. self-contained lodge
- 3 No. guest bedrooms for guests and visitors of each resident
- Swimming pool
- Exercise studio
- 3 No. therapy rooms
- Changing facilities for exercise and swimming
- Communal lounge

### Cars and parking:

- 10mph speed limit
- 1 No. parking space per home
- 10 No. staff parking
- 10 No. visitor parking

### Small buildings:

- 4 No. refuse and scooter charging buildings
- Garden Pavilion with seating, kitchen and toilet and base for gardeners

### Grounds:

- New trees planted
- Hedges planted
- Shrub borders
- Growing beds
- Small orchard
- Seats

### Management

- Management of the site will be carried out by a private management company, which will include maintenance of the grounds and gardens;
- The pavilion building will provide a base for a permanent groundskeeper;





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