ALSTON MURPHY ASSOCIATES LTD

architects
design consultants

Proposed Rehabilitation Centre and Care Home
Pontefract Road
Barnsley
S71 1HS

DESIGN & ACCESS STATEMENT

Ref 1457

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1.00 DESIGN BRIEF

This split site occupies a total area of 0.615 acres in the Hoylemill area on the outskirts of Barnsley.

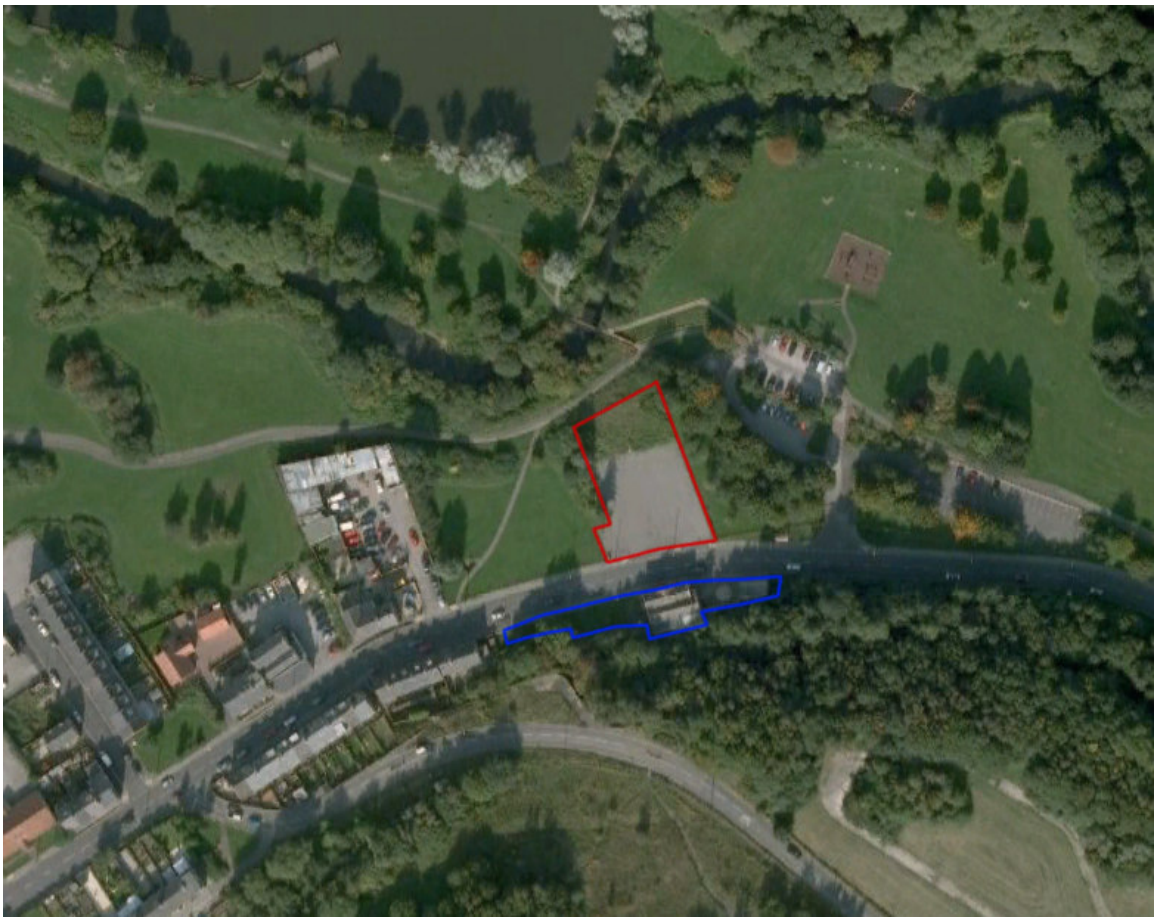
The site is regarded as a prominent gateway to the town as people approach from the east, along Pontefract Road. Our client has requested a purpose built design, high in architectural merit and materiality, which incorporates rehabilitation and care facilities, as well as offering public services in the form of a cafe at ground level.

There is a requirement for this rehabilitation facility in the area as a whole and the site, due to its close proximity to the town centre and ideal Dearne Valley Park setting, lends itself to accommodate this building type.

The design has evolved over 18 months and has been submitted and discussed with two design review panels, who have been generous in their comments and feedback .These sessions and subsequent changes have resulted in the scheme being submitted

2.0 SITE APPRAISAL

The site owned by the client occupies a total area of 0.615 acres, although split into two areas. The red line boundary site area is 0.33 acres and to the north side of Pontefract Road.



Aerial View of Site

The site is currently the car park for the adjacent restaurant. To the north and east is the Dearne Valley Park, a public park with woodland, lakes and the River Dearne running through. To the immediate west is green open space, currently under utilised. The town of Barnsley is approximately 1 mile to the west. To the south there is a raised embankment that overlooks the site with public footpaths.

A Tree Survey has been carried out by the landscape team. Trees to the boundary remain unaffected. A new planting scheme will accompany the planning application and show replacement and new footpaths, planting areas and trees.

The access is off Pontefract Road, for vehicles. Pedestrians can access it from here also, or from the park to the north.



VIEW ACROSS PONTEFRACT ROAD



VIEW FROM ABOVE BLUE LINE SITE



VIEW THROUGH TREES TO EAST



VIEW FROM PATH BY RIVER



VIEW FROM LAND TO WEST TO BE LANDSCAPED



VIEW FROM SITE SIDE OF PONTEFRACT ROAD

All services will be required and the proposal will connect into the existing services with the minimal amount of disruption to the ecology, traffic or pedestrians.

A public sewer runs across the site which is to be diverted around the proposed building and a drainage report has been prepared by Moorhead, Sutton and Laing based on the proposed design and is included in the submission, showing the proposed revised route.

3.0 LAYOUT

The proposal has a layout which will provide a high quality Rehabilitation and care facility for the disabled. This comprises 19 bedrooms, all with en suite and most with their own balcony, as well as a further 6 assisted living units which include an open plan living, kitchenette and dining area, a bedroom, bathroom and store. The total occupancy of the care home is 26 residents. The ethos is to allow a progressive rehabilitation from close care to a more independent care and ultimately to allow the residents to leave and enter housing association accommodation.

Access into the building will be level with the adjacent footpath and parking area, and there will be level access throughout the building with the installation of a new lift. Disabled toilet facilities will be provided at all levels.

Within the design, there is at ground floor a café area, which is served from the main kitchen and has large glazed doors to allow inside/outside use in good weather. This will allow user's great views over the land to the west, due to be landscaped by the client as pert of the application. There are toilets to serve this facility, as well as the main reception and office.

In the basement level there are a number of functions predominantly for rehabilitation and physiotherapy, comprising a gym and a hydrotherapy pool. These have all the associated spaces for changing, showers and plant machinery/equipment. There is also another office for the manager/staff and a hairdressing/beauty salon facility.

To the upper floors there are a number of bedrooms and assisted living units, a lounge and a shower/bathroom. On the second floor, the buildings internal footprint steps back to allow for an area of roof garden and terracing. This will be a private terrace for the residents to use and looks south to the embankment.

On the third floor there is then another, larger roof terrace along with a small conference/meeting space(s). These have large glazed opening to keep the appearance lightweight and allow fantastic panoramic views over the surrounding park and countryside.

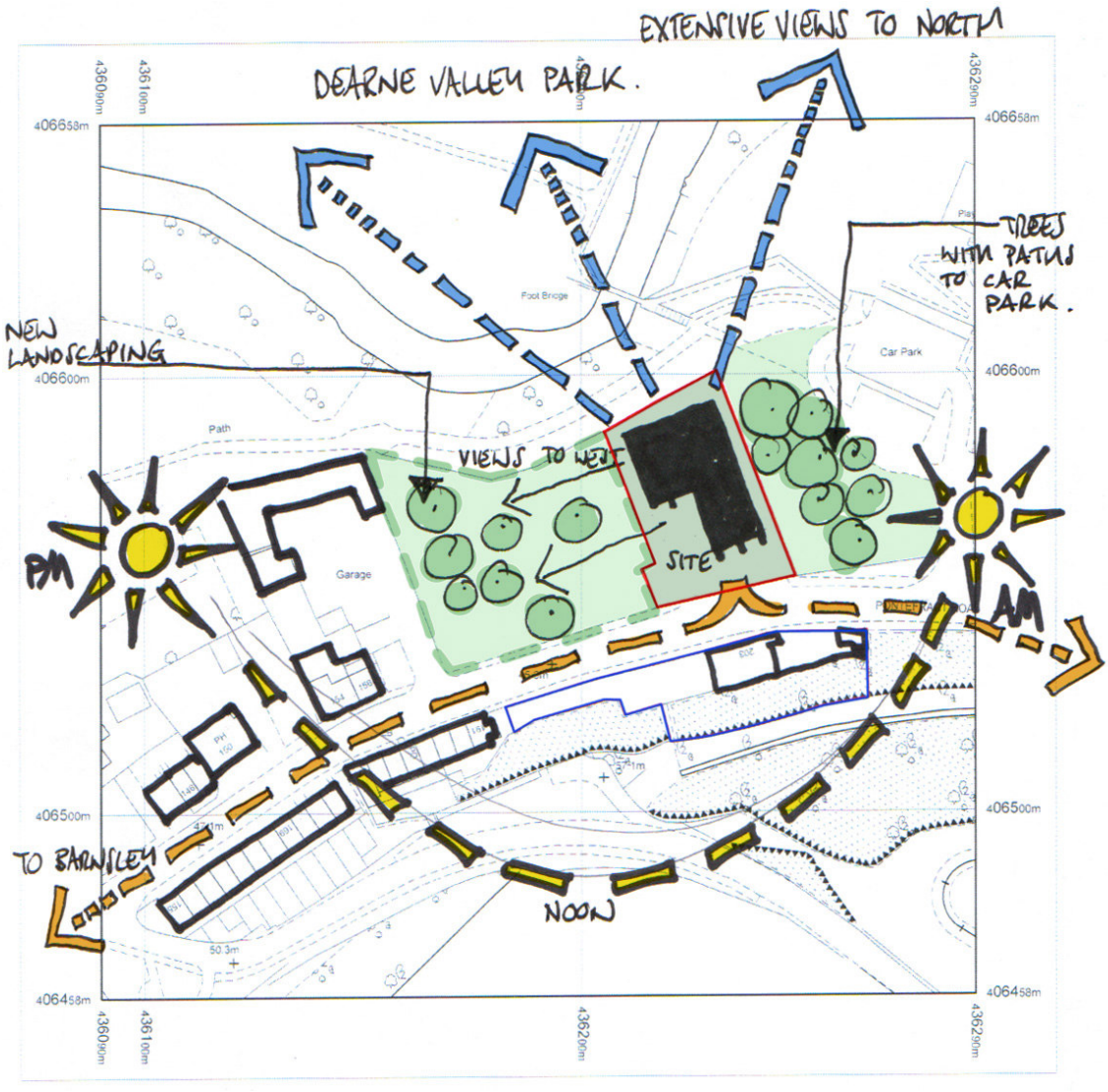
There are extensive landscaped grounds surrounding the building which will offer the Residents and visiting families' ample choice of use, along with the natural park land.

Corridors are wide and spacious and designed to avoid the 'institutional' look, with views and sitting areas located at their termination points.

Two lifts provide full access throughout the building and allow for back up when lift failures occur.

All bedrooms exceed current standards and all have ensuite facilities with showers.

Each floor is similar in its arrangement, although varying in number of bedrooms.



4.0 SCALE

The new and existing buildings vary in height from two to four storeys, although careful consideration has been incorporated into the design to ensure the massing does not impose too much on the surrounding environment.

Despite the form having flat roof, roof terrace spaces the floor to floor levels are based on a domestic scale.

Ground floor to Second Floor Roof Terrace	6400mm (approx)

	7500mm to handrail (approx)
Ground Floor to Third Floor Roof Terrace	9550 mm (approx)
	10650mm to handrail (approx)
Ground Floor to Viewing/Function Box	12500mm to eaves (approx)

Eaves will project approximately 300mm. The overall length and width (between the greatest points) of the new building is 35m x 24m with a gross ground floor area of 520sqm, excluding the terraces and decked areas. Through the articulated facade treatments, the distances across the building vary.

5.0 LANDSCAPING & HABITAT

A large variety of landscaping will be available. Firstly, there are the mature and semi mature trees and landscaping in the Dearne Valley Park which already exists and which provide an excellent setting for the site, and will remain.

Furthermore there will be a well defined and laid out landscaped area to the front of the building, with new trees and shrub planting around the periphery. This will carefully consider refuse storage and bike storage to encourage visitors to cycle to the building and the park. From the front area of the site, visitors and the public will be able to walk to and from the Dearne Valley Car Park. This will be through carefully designed raised walkways and paths, as not to disturb the trees near the car park. The car park space on the care home side will be made up of a shared surface and include various materials. This is included in the design from the landscape team.



Roof Terrace at recently completed care home by Alston Murphy Associates.

The existing footpath to the Pontefract Road will remain accessible to all, as will the path along the river edge.

Within the building a design for various roof garden and terrace spaces has been submitted. This will allow the building to blend in to the surrounding milieu though greenery and landscaping, especially when viewed from higher points around the proposal. These spaces will remain private for the residents and staff.

Finally, there is hard and soft landscaped 'garden' to the west, which will remain council owned whilst being landscaped by the client. This will provide an excellent space for relaxation by both residents and the public alike, and will be both attractive and easy to maintain. A detailed landscape design and report has been submitted.

6.0 URBAN GREENSPACE

The current UDP refers to urban greenspace and, in particular, Policies GS34, and GS35 would be relevant to this application.

Although the site is currently empty and acts as a car park with its surface of concrete and tarmac, our proposal seeks to integrate the building with the surroundings of the park. The new development not only provides a landscaped roof gardens and terraces, with raised planters and sitting areas for Residents, it also provides for a more detailed and extensive landscaping scheme. In particular, there is a carefully designed land to the west to the site, accessible to Residents and visitors, and providing an attractive setting to the proposal and the Dearne Valley Park.

We feel it is clear that the new proposals provide both improvement and better ecological value to the existing site, which more than satisfy the requirements of GS34/35. They provide recreational facilities for Residents and visitors, amenity value, enhancement of the areas of natural habitat and continue the link to adjacent areas, the aforementioned land to the west but equally the car park to the east, accessed from the site via carefully designed paths.

7.0 APPEARANCE

The architectural aesthetics of the building are predominantly linear along the site axis, in filled with large areas of glazing which benefits from overhangs and solar shading. These areas of glazing will require a specification to overcome the average noise levels of 59dB daytime and 54dB night-time; the closest façade is approximately 16m from the road. Therefore, the glazing specification would be required to be Rtra 24dB to achieve required internal levels for daytime and Rtra 27dB for night -time (to mitigate against the Lmax criteria). Standard glazing (4/16/4 achieves Rtra 26dB and 6/16/4 achieves Rtra 29dB). The linear fins of building continue from the outside to inside, in certain areas, to create a sense of space which is sensitive to the natural context of the site. The stone appearance will be locally sourced if possible and take on the appearance of a natural stone with the area, and lime or sandstone type appearance. It is proposed the stone façades will be varying slab forms of varying lengths, with minimal mortar beds. The fin that welcomes visitors at the front door is a similar form in a contrasting colour. This material will be used elsewhere to offer contrast

where the building has projections and separating walls. Other façades are treated in a natural manner with a neutral, off white render and possible other tones.
Elsewhere in the building balconies project out, using stainless steel handrails, in filled with frameless glass balustrades to offer a safe and high quality appearance. The green roofs and landscaped terraces forming the high level garden spaces are also protected with this handrail and balustrade system. Timber brise soliel will be used to the south and west elevations and balconies and decking will be in a treated timber.

All to be built in a sample panel on site for final approval:-

WALLS:	Stone Material – either StonePanel Limestone (35n Nile MF) or Yorkstone Grit in 140mm and 215mm mixed courses – or similar.
	StonePanel Thin Black Slate (or similar slate strip construction)
	White (or off white) render
ROOF:	Sarnofil (or Similar) with powder coated flashing where used. Landscaped roof areas to be approved in accordance with drawings submitted
WINDOWS/DOORS:	Dark Grey uPVC/aluminium double glazed
RAINWATER GOODS:	Dark Grey uPVC/aluminium down pipes (if visible)
BALCONY/DECKING:	Softwood timber to be used. In accordance with Timber Decking Association Guidelines and British Standards

8.0 ACCESS

The main access to the site is from Pontefract Road, which maintains the existing access to the site. It allows for six parking spaces including 2 disabled bays and a turning head/parking zone for the small delivery vans delivery fruit, vegetables and other foodstuffs for the kitchens. Additional parking, for the few occasions all spaces within the site should be filled, will be in the Dearne Valley Car Park, accessed by the landscaped link.

The site is also within walking distance of the town centre, and on a regular bus route, providing good access to nearby areas.

Care Homes are recognised as a low generator of vehicles and, as visiting is allowed at any time; there are no exaggerated numbers of visitors at any one time. The car parking provision is based on our experience of Care Home use. There is no resident staff for the proposal.

Staff numbers will vary over the normal two shifts. A twelve hour shift pattern on a rolling rota, 08.00-20.00 helps take account of the local school times, to avoid conflict. The peak staffing time will be morning through too early afternoon, and the following staff members are expected:-

- Manager
- Assistant Manager
- Chef
- 2 Assistant Cafe Staff
- 4/5 Additional Care Staff - 2/3 Staff at peak times (1/2 at night)
- 2 Cleaners (part time)

The new Care Home will create in excess of 20 new jobs, both permanent and part time, in an area that is specifically highlighted in the UDP, providing an important boost to the area, as a whole. Other specialists will be employed such as a physiotherapist and hairdresser.

The majority of staff will be carers coming from the local community and for the most part in walking distance.

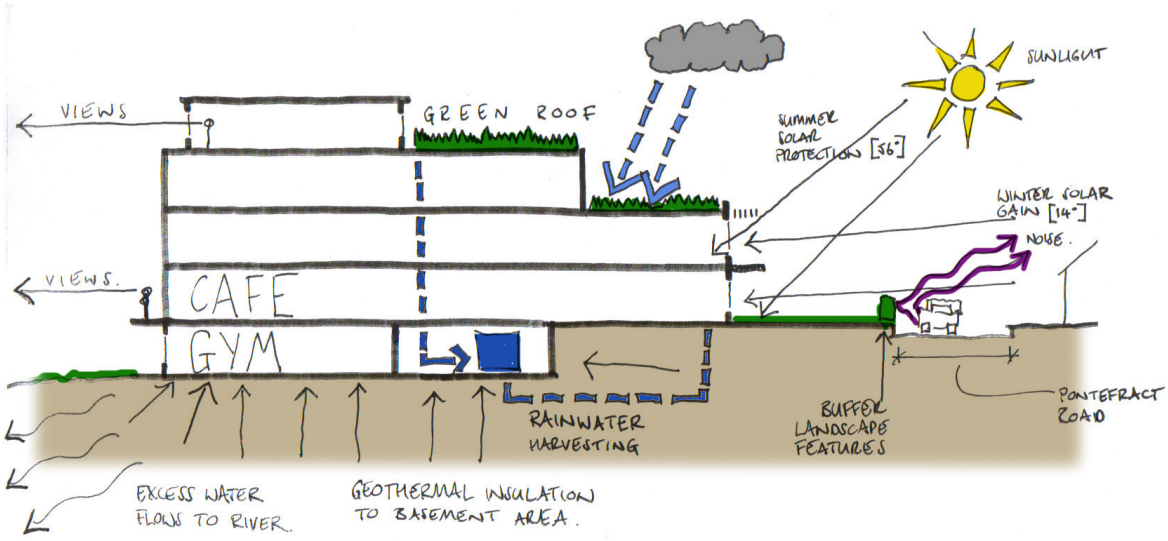
The site is close to the main road with its shops, facilities and buses, offering good access to the town centre and surrounding areas. Staff will be encouraged to use public transport or cycle to work and bike storage will be provided on site.

The main building will have one lift to all floors, as well as one further lift serving ground to second floor, providing disabled access throughout the building. In addition the entrance will have complete level access into the building.

Refuse will be stored and collected in a specifically designated refuse area and to coincide with the Local Authority Refuse Collection.

9.0 ENERGY CONSERVATION

The new Home will be built to standards that exceed the minimum Building Regulation Standards. Building methods will allow the building to absorb and retain heat, which is enhanced by the use of hot water under floor heating, with a concrete screed. The building becomes a storage heater, in effect.



Compliance with the SBEM Regulations ensures good quality construction and minimal air leakage. Low energy and LED lighting is used throughout, while south-facing glazing allows living spaces to use solar gain to advantage. Passive ventilation will be used, and there will be the ability to reuse the heat extracted, to help heat the hot water. The incorporation of renewable or zero carbon technologies within the hot water system will be used. Heating will be by way of underfloor hot water pipework.

Rainwater storage butts will be incorporated so that collected rainwater will be re-used for the gardens/roof terraces.

10.0 CONCLUSION

The site has been identified by the Design Panel and Local Authority as a 'key gateway' to the town and ideal for a building a high architectural merit. It is well located within the community and has good access to Barnsley Town Centre, as well as the outlying villages in the vicinity, which is important for staff and Residents' families. The addition of its close proximity to the Dearne Valley Park is vital and significant for the rehabilitation of its residents, as well as improving facilities for the public and visitors. There are many lovely views, landscaped gardens and the animated views of the park, all of which provide good stimulation to the residents in care. The Care Home is staffed 24 hours a day and will enhance the security of the area.

The Care Home will eventually create over 20 new jobs, permanent and part time, providing a boost to the local community. This scheme offers a prestigious new building of the highest quality. The building will provide for the needs of the local community, with ongoing use of rehabilitation care provision for years to come.

Alston Murphy Associates Limited
August 2011