




McCarthy & Stone
Later Life. Greater Life

**Design, Access,
Sustainability Statement**

Retirement Living
Berneslai Close, Barnsley

**NE-2473-03-01-AC-010 - Design Access
Statement_Rev_Planning Submission
2017-11-27_A3**

Contents

1.0	Introduction		
1.1	Clients brief		
2.0	Physical characteristics		
2.1	Site location		
2.2	Site context and heritage		
2.3	Site context and photos		
2.4	Site analysis		
2.5	Development concept		
2.6	Social and economic context		
2.7	Consultation		
3.0	Design		
3.1	Proposed Site Plan		
3.2	Shadow paths and critical distances		
3.3	Design principles		
3.4	Amount		
3.5	Proposed Floor Plans		
3.6	Scale		
3.7	Proposed Elevations		
3.8	Landscaping		
3.9	Form and Massing		
3.10	Access to building		
3.11	Movement to and from the site		
3.12	Retained Building		
4.0	Sustainability		
5.0	Community Safety		

1.0 Introduction

This Design and Access Statement has been prepared in support of the planning application for a Category 2 type Retirement Living scheme for the elderly by McCarthy & Stone, Britain's leading retirement accommodation provider. Typically they provide self contained apartments with level access and a range of communal facilities.

The **1.04** acre site is located in a mixed urban area, with proximity to existing retirement housing and private dwellings, whilst facing the old burial ground of St Mary's Church.

The proposal is to retain the 1860's building on the site and for it to be redeveloped into 11 one and two bed apartments, and to replace the existing 1930s building on site and southern elements with a new build apartment scheme made up of 43 No 1 and 2 bedroom apartments in a 4/ 5 storey building,

The new L-shaped block wraps around as a separated block from the retained building with new car parking towards the north of the site, and existing carparking retained on the east. Access to the site is provided from existing entrances to the south west of the site onto Berneslai Close and to the east of the site.



1.1 Clients Brief

Our client, McCarthy and Stone Developments, has instructed that the site should be developed in accordance with government policy and design guidance, having due consideration to relevant planning policies and design guides.

The years of experience gained by McCarthy and Stone in the provision of Retirement Living developments ensures the functional requirements for such a scheme will be fully understood and incorporated into the design.

The most important of these requirements relates to the ease of movement throughout any development. The building will accommodate self-contained apartments linked by corridors accessed from a secure entrance. Communal facilities in the form of a residents lounge, guest suite and refuse room must be located at the heart of the scheme, all accessible without residents having to leave the building.

In addition to the functional criteria above, the proposal must also respond to the specific site conditions including; its physical context, the surrounding local character, site constraints and opportunities and the views of local residents.

Illustrated opposite are a number of recent examples of McCarthy and Stone schemes which demonstrate successful and inclusive design responses to the relevant contextual considerations of differing locations.



2.0 Physical Characteristics

2.1 Site Location

The application site is located on Berneslai Close, it is well positioned within close proximity to local amenities, with the centre of Barnsley located within 5 minutes walk.

Local public transport routes include regular bus services from the nearby transport interchange to neighbouring areas and Barnsley train station, providing connectivity to many destinations across the surrounding area.

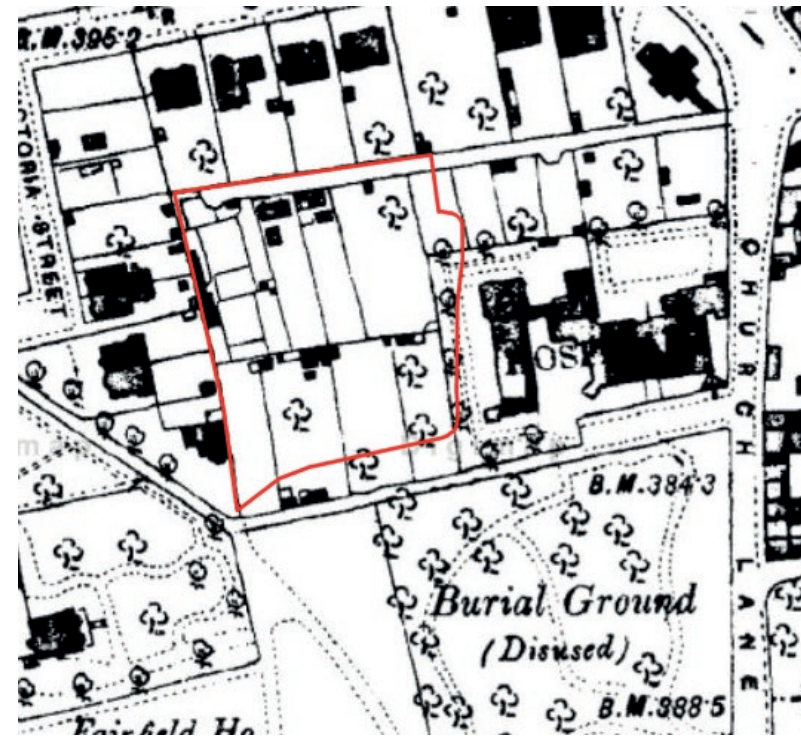
It is located in a quiet part of the town, bordering onto private gardens and offices. It overlooks the former church yard of St Mary's Church, now a publicly accessible garden and square.



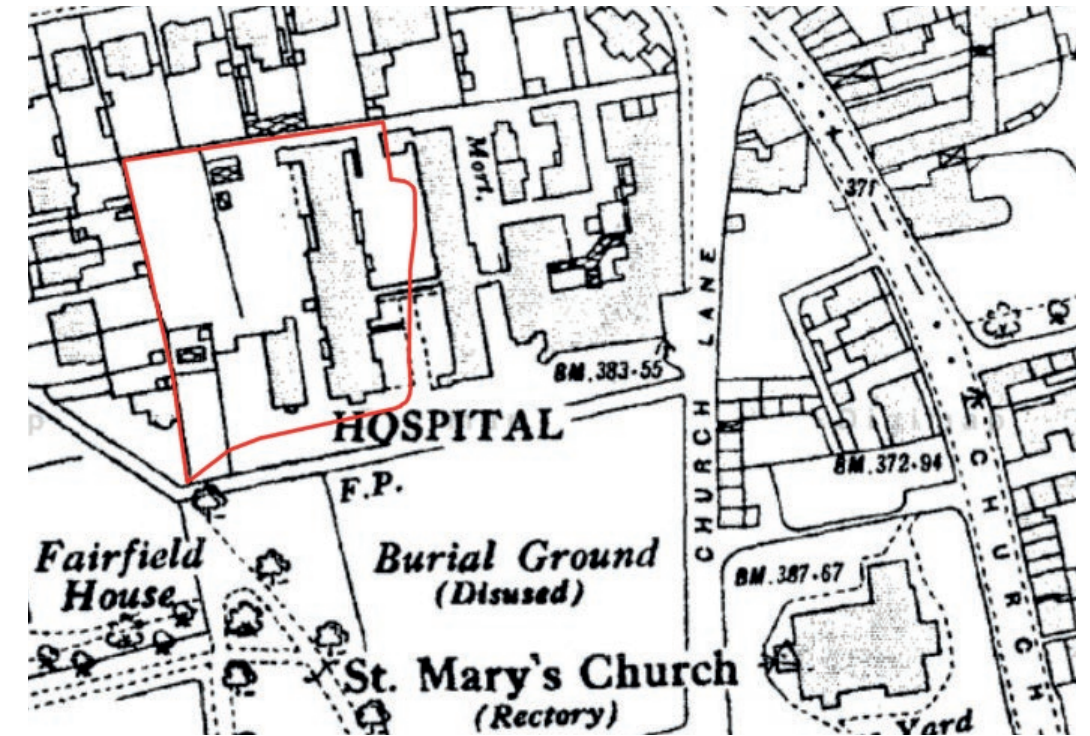
2.2 Site Context and Heritage

The site has a history of change. Originally Church Fields Burial ground it is thought to have closed as an grave yard in 1860, shortly after which the Becket hospital was built.

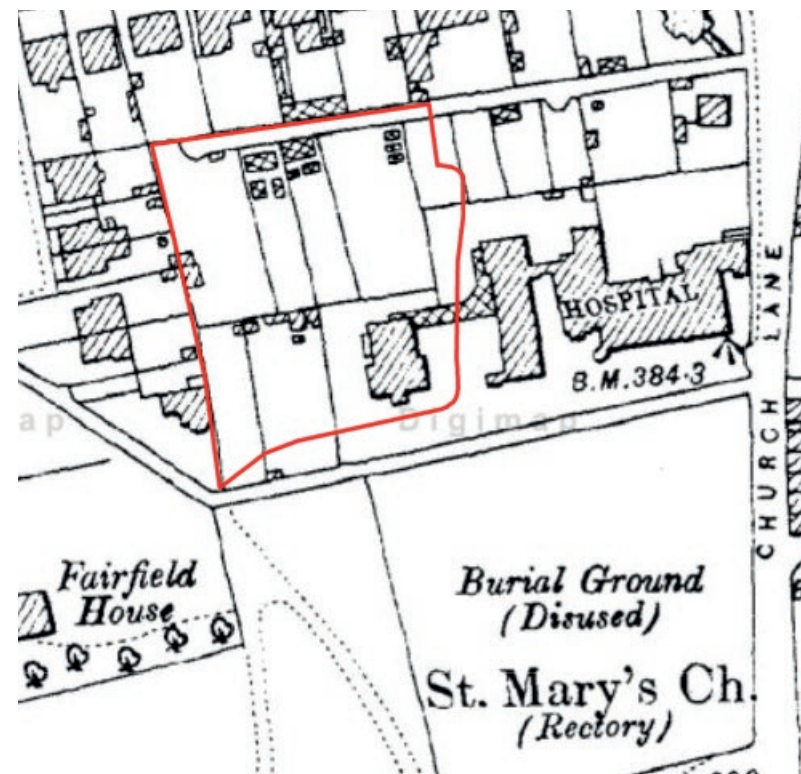
The adjacent plans show the development of the site (red line outlined). Originating as a set of linear plots with smaller buildings the extension to the hospital in the later 19th century tranformed the site, which by the late 1930's contained a larger art deco buff brick wing stretching westwards. Subsequent infill of the area to the north west of the site with a single storey building is in evidence by 1962.



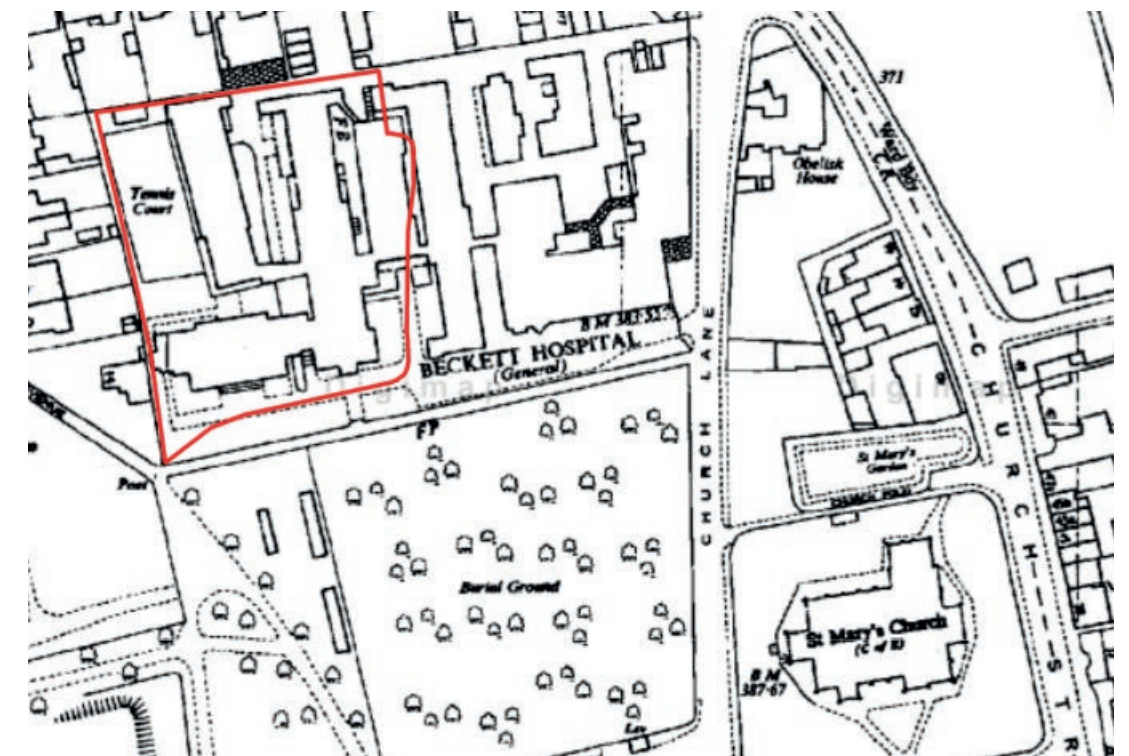
19th C OS Plan



1931 OS Plan



1900's OS Plan



1962 OS Plan

2.2 Site Context and Heritage

The development site has recently been allocated as part of the Victoria Road Conservation area that was first designated in 1974.

A Conservation Area is ‘an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance’.

The Victoria Road Conservation Area Document States:

This site is characterised by two areas of varying character. The first, to the east of the remaining hospital buildings, is now occupied by a relatively modest modern housing development of two storey brick built accommodation for the elderly (See figure 64 & 65). The materials and architectural detailing of the buildings do not compliment the natural stone or clay brick used in the buildings directly to the north in the Conservation Area or to the west.

In contrast, the buildings that once housed Beckett Hospital which was founded in 1862, and now contain offices, are large scale 3/4 storey buildings. Their elevations that face the former St. Mary’s burial ground are of particular interest. The oldest of these buildings is the 3 storey, red brick Edwardian building in Baroque style. It has a hipped Welsh slate roof with overhang and decorated stone corbels, a central gabled projection with pediment, round window and decorated oriel window above the main entrance. Bays to either side incorporate sliding sash frames in an unusual 8 over 2 arrangement.

Adjacent to this building is a larger 1930’s building 4 storeys with a stepped elevation in an orange-buff brick (See figure 66) with 11 bays, some with vertical proportions, some square. Square bays incorporate windows in an 8 over 12 arrangement and vertical windows incorporate side hung casements.

With the quality of the surviving hospital buildings on the site, it is recommended that this whole area be included in the conservation area to protect the buildings of value, and to further control any future redevelopment of land around Berneslai Close.

The corner building is considered of heritage significance. It dates from 1862 and was part of the former Becket Hospital, facing St. Mary’s burial ground. It is a well-proportioned red brick building in Baroque style, with a hipped Welsh slate roof and decorated stone corbels, there is a oriel window above the main entrance. As the last remaining part of a larger complex of similar buildings (since demolished,) it is considered important to retain not just for its architectural merit, but for its part in the story of health care in Barnsley. Since the 1970’s was used as council offices, and now remains empty and used as a temporary storage facility.



Above: 1862 former Beckett Hospital building to be retained and converted into 11 apartments



Above: Views of the larger Beckett Hospital site prior to demolition in the 1970’s

2.3 Site Context and Photos

The buildings on the site have developed over a period of 150 years stretching back to the mid 19th century. There is a mixture of quality, material and style and the site has seen changes and transformation during most generations as it adapts to the needs of the changing city.

To the south of the site is Church Fields peace garden, in the former graveyard. A well landscaped garden with mature trees, places to sit and pleasant walks it is the ideal neighbour to the retirement living accommodation.

To the north and west boundaries are flanked by private gardens and houses, with some later conversions into offices. These two and three storey buildings are of a mixture of ages mostly dating back before the earliest OS map records.

The east boundary of the site faces onto Church Fields Close residential dwellings, a popular low rise retirement living development with apartments and houses.



View looking towards the south elevation from the park. The Building on the right is to be retained, on the left demolished



Looking down Berneslai Close



View looking towards the north site boundary with housing behind and the existing one storey building



View into the park



East elevation of the 1862 building proposed to be retained.

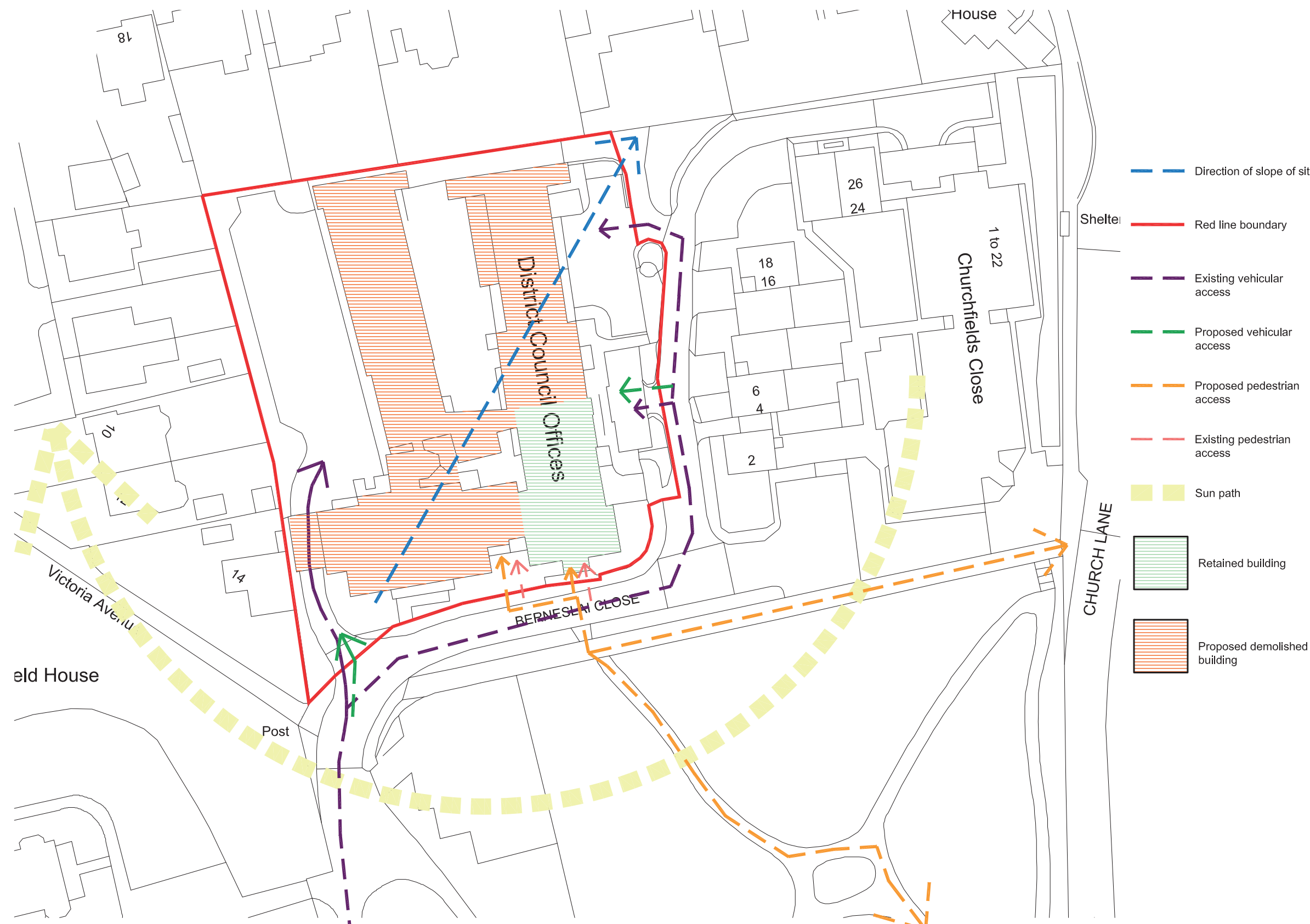


East elevation to be demolished



View of the from the walk out balcony on the 1930's building

2.4 Site Analysis



2.5 Development Concept

Our history and vision

Since building our first development in 1977, we have become the UK's leading retirement housebuilder. We have sold over 51,000 apartments across more than 1,100 different locations.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our homeowners; from the design of our apartments to our on-site support services, the requirements of later living are always at the front of our mind.

Our exhibition today displays our initial proposals for building one of our developments in your local area and we look forward to hearing your views.

Thank you for your time.

Our approach means we are the only housebuilder to have gained the top rating in the Home Builders Federation's Customer Satisfaction Survey every year since it was introduced in 2005.



We're online. Join us at www.mccarthyandstone.co.uk
[facebook.com/mccarthyandstone](https://www.facebook.com/mccarthyandstone) [youtube.com/user/mccarthyandstone](https://www.youtube.com/user/mccarthyandstone)
twitter.com/mccarthyandstone [linkedin.com/company/mccarthy-and-stone](https://www.linkedin.com/company/mccarthy-and-stone)

What is Retirement Living?

Retirement Living is all about creating a safe and secure environment for our homeowners to continue to live an active, independent life. Homeowners have their own front doors and privacy just as they did in their previous homes and they are free to join in community activities within the development or to pursue their own interests as they please.

Apartments can be occupied by people aged 60 or over and are provided for outright sale, although the average age of residents upon purchase is 79. The majority of homeowners moving into our developments already live in the local area.

Unlocking the housing chain



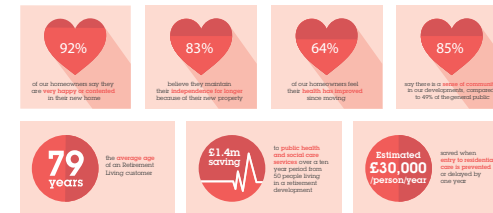
Statistics were sourced from: Internal data from McCarthy & Stone, 2016, and the Local Area Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University, 2014.

Designed to make life a little easier

Our developments are carefully designed with the needs of older homeowners in mind, with step-free access throughout the building.

The apartments are all built to 'Lifetime Homes' standards and are adaptable for wheelchair use. They are built to generous internal space standards and incorporate features designed to help homeowners maintain their independence; such as 24-hour emergency call points, level-access bathrooms, good lighting, and switches / electrical sockets at a raised height to reduce bending.

Improving health and wellbeing



Statistics were sourced from: Building Competitiveness how better design can combat loneliness in later life, Davies and McCarthy & Stone, 2016. *Housing Markets and Independence in old age, University of Reading, 2011. *A Better Life Report by Roger Spire & Partners in 2006.

Stunning shared spaces

Along with the benefits of independent living within their own apartments, homeowners are able to enjoy activities in the shared spaces within the development.

These include a homeowners' lounge and a guest suite for when friends and family come to stay.

All of our developments also include beautifully landscaped outside spaces which enhance both the building and the local neighbourhood, as well as providing a social area for homeowners to come together which is, importantly, accessible to older people.

A rapidly ageing population



Statistics were sourced from: Population projections by the Office for National Statistics (2014 based)

All the independence, none of the worry

Having to maintain a large property can be a burden, especially for someone living on their own. That's why every Retirement Living development has its own fully-trained House Manager – someone to manage the day-to-day running of the development and to be on hand during office hours.

Homeowners also have a camera entry system linked to the TV in their apartment, and the peace of mind of having our 24 hour emergency call service available at the push of a button. Estate management and support services are provided by us – no third party is involved.

Supporting the local community



Statistics were sourced from: The Local Area Economic Impact Assessment prepared by the Institute of Public Care at Oxford Brookes University, 2014. *Housing Markets and Independence in old age, University of Reading, 2011. *A Better Life Report by Roger Spire & Partners in 2006.

Caring for the environment

A sustainable way of living

We work hard to build environmentally friendly developments, with each scheme having high standards of insulation and energy efficiency. In a recent survey, 51% of our homeowners said their heating bills were noticeably less compared to their previous property.

Our sites are usually on previously developed land and are close to towns, local shops, facilities and transport links, which means that our homeowners have a reduced reliance on their own cars and a smaller 'carbon footprint'.

Indeed, in later life, the decision to move to specialist accommodation located closer to the shops and services that they place most reliance on, often goes hand in hand with relinquishing their car. Of those who do decide to keep hold of their car, many will often decide to sell it after a year or so when they realise that it is no longer essential to maintaining their independence.

We also manage every aspect of the construction process and we look to ensure that our activities have regard to site neighbours and the general public.

Typical apartment layouts




McCarthy & Stone
 The UK's leading retirement housebuilder

2.6 Social and economic context

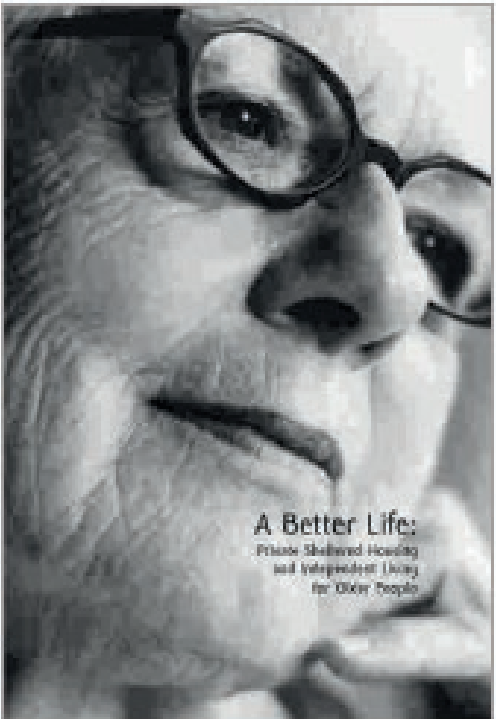
Social context

Maintaining independence is a great benefit and with the proposed development with its location and facilities will allow that; with strong transport links into the town and surrounding villages; residents are able to satisfy their every day needs without the need for extensive travel. With less maintenance to worry about, the upkeep of the apartment is kept to a minimum. Being able to socialise within the development itself enables residents to meet other people without leaving their property, offering security.

By moving into a McCarthy and Stone Retirement Living scheme, elderly people are freeing up a substantial amount of housing stock which can then be used by families, young couples and first time buyers seeking to enter the housing market, and as a consequence relieves pressure on the Green Belt by limiting the requirement for new housing development. The scheme creates a sense of community and social engagement which is often lost as people become older which is important to retain.

Economical context

The proposed site is located within easy travel distance of the local shops and facilities and this creates the potential to contribute to retail expenditure within the local community, shops and businesses. Residents will still be independent in their lifestyles and hence reliance on local amenities for shopping, banking, hairdressing and the post office for instance will be crucial.



2.7 Consultation

Involvement

Regular and extensive consultations have taken place with representatives of McCarthy & Stone in order to arrive at a solution which fulfils the Client Brief and satisfies multiple issues of design, whilst at the same time achieving their commercial requirements. Meetings and communications with a significant number of external consultees and interested parties have also taken place over the course of the last six months.

Pre-Application Public Consultation Programme

The consultation process undertaken by McCarthy & Stone involved holding a set of 121 meetings with local Planning officer for pre-application advice with further consultation following a revised scheme incorporating comments and additional consultations with local counsellors and immediate neighbours to the site at a further consultation 121 event.

As well as this, McCarthy & Stone held a public exhibition. Around 1000 residents, stakeholders and community groups were invited to the exhibition. Displays of the designs were available for the public to look at and members of the McCarthy & Stone project team were available to answer questions or give further information when required. Feedback forms were also handed out for residents to fill in to give their thoughts and comments on the proposal.

As a direct result of comments received from the consultation process, the scheme has been redesigned throughout the process to refine the scheme.

Enhancing your local area
Site at Berneslai Close, Barnsley

About the site

Following a detailed review of the need for specialist housing for older people in Barnsley, we are now in the early stages of working up proposals to redevelop land off Berneslai Close into specialist Retirement Living accommodation.

Ideally located to deliver retirement accommodation, the site is within walking distance of local services and is near to a bus route, providing access to the wider area and the facilities located there.

This proposal provides an opportunity to deliver a development sensitive to its surroundings, complete with attractive landscaped gardens, which will improve housing choice for older people in the area.

We believe that our proposal will allow homeowners to relocate to a property that is more suited to their needs, in turn freeing up existing family homes for local people and therefore minimising the need for further development.

Characteristics of the local area

Before we began designing this proposal, our team of architects spent time carefully researching the architecture and character of Barnsley to ensure a sensitive design that is in keeping with the area.

The buildings are set back from Berneslai Close and are located centrally within the site, with a single access point leading to a car park. The building has been designed to pay particular respect to the surrounding houses, and wider area.



Aerial view of the site



Site plan

Our approach to design

The design process for Barnsley has been extensive and involved discussions with planning & design officers and elected councillors from Barnsley Metropolitan Borough Council. Where possible, their feedback has been incorporated into these designs and, as we reach the final part of the consultation process prior to submitting an application, McCarthy & Stone is keen to hear the views of the wider community.

McCarthy & Stone's team of architects has researched the character of nearby properties and used this information to design a scheme that respects the character of the area whilst also being fit for the needs of modern specialist housing.

The design of the building uses similar materials found in nearby homes. We believe this design is not only sympathetic to the local area, but will also greatly enhance the site with professionally landscaped gardens that will be maintained throughout the lifetime of the development.

The proposals include:

- A high-quality scheme with around 43 apartments comprising both one and two bedroom units
- A bespoke design which respects and complements its surroundings, and retains local character through the use of similar materials
- Tailored communal facilities such as a homeowners' lounge, guest suite, and mobility scooter store
- Provision of on-site car parking spaces
- High-quality, professionally landscaped gardens

The corner building is considered to have some heritage significance. It dates from 1862 and was part of the former Becker Hospital, facing St. Mary's burial ground. As the last remaining part of a larger complex of similar buildings it is considered important to retain not just for its architectural merit, but for its part in the story of health care in Barnsley.

From the 1970s it was used as council offices, and is now a temporary storage facility. It is to be sensitively converted to form 11 self-contained apartments, a mixture of 1 bed and 2 bed apartments with a separate car park solely for the use of home owners.

Attractive outdoor spaces

We seek to ensure that all of our developments have high-quality outside space for our homeowners to enjoy. The images below provide some recent examples of landscaped gardens which we have provided in our schemes.

Our developments are designed to blend attractively with their surroundings. We recognise that excellent gardens and landscapes turn a good development into a great one, and we are pleased that many of our schemes have won awards for their outside space.

Where possible, existing trees and shrubs will be retained and new plants will be added. The boundaries of the development will also be enhanced with new planting to improve the overall look of the development.

Our own management company will maintain the grounds on behalf of our homeowners to ensure they develop and mature to enhance both the building and the local neighbourhood.



Sketch of proposed development viewed from the east side



Sketch of the front of the proposed development, viewed from the park



Existing development in Stamford Bridge



Existing development in Kenton Lodge

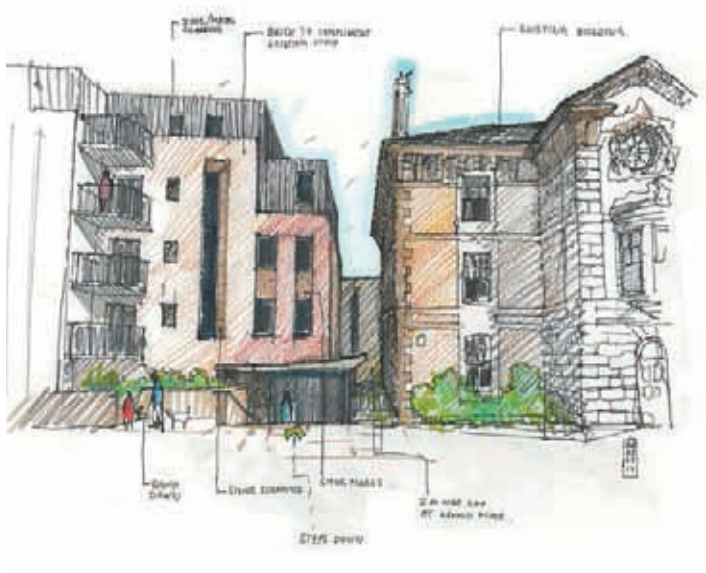
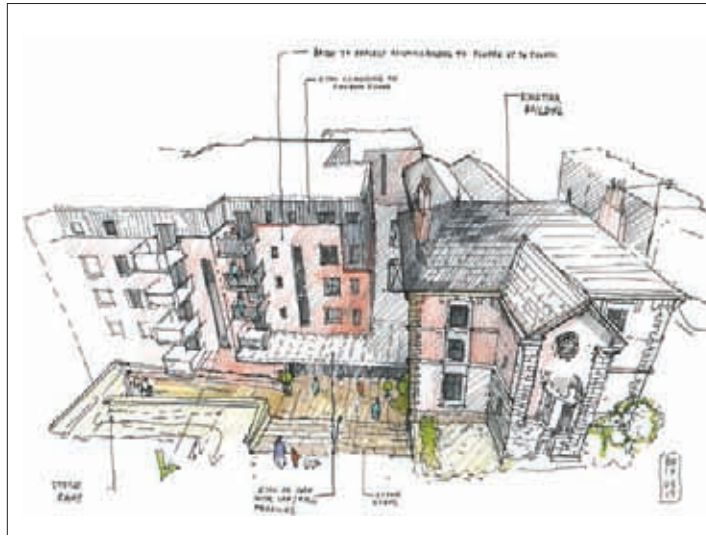


Existing development in Skipton

Public Consultation Board



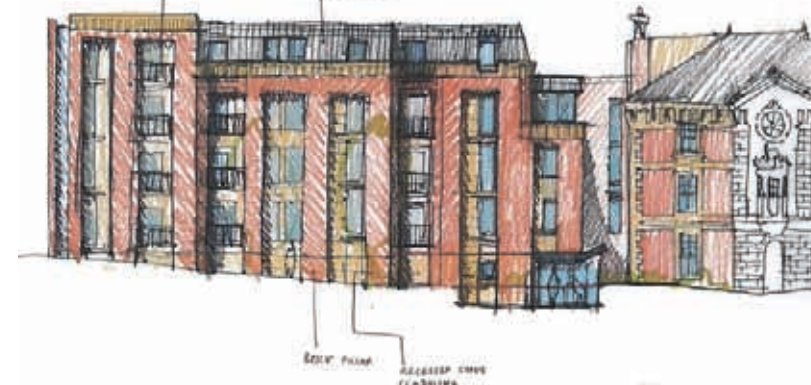
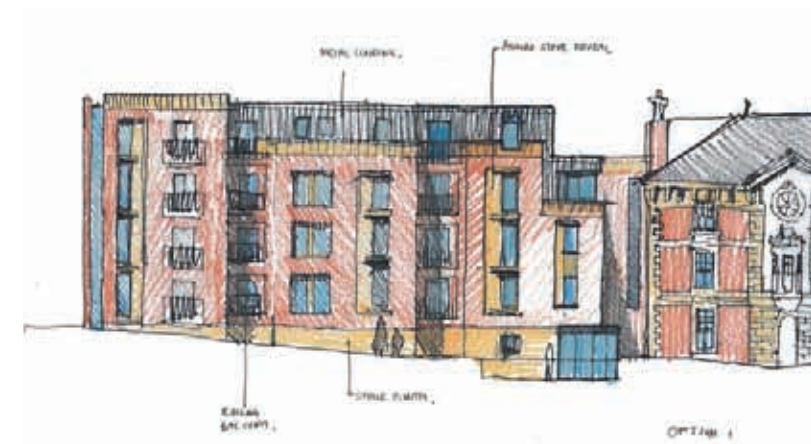
McCarthy & Stone Retirement Living Ltd. Registered Office 4th Floor, 100 Huddersfield Road, Bournemouth BH8 8AG, No. 6822231, Registered in England and Wales



Scheme presented in Pre App

FEEDBACK:

- The building needs to address the street and add to the street-scape
- Recommendation to use deep reveals
- Use more contextual materials - perhaps some stone
- Strong building with civic presence required
- Two storey bays windows to be removed
- General agreement that approach to retained building was acceptable



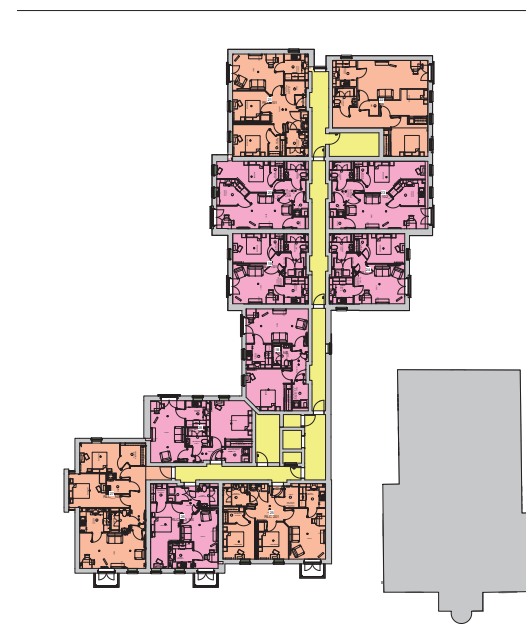
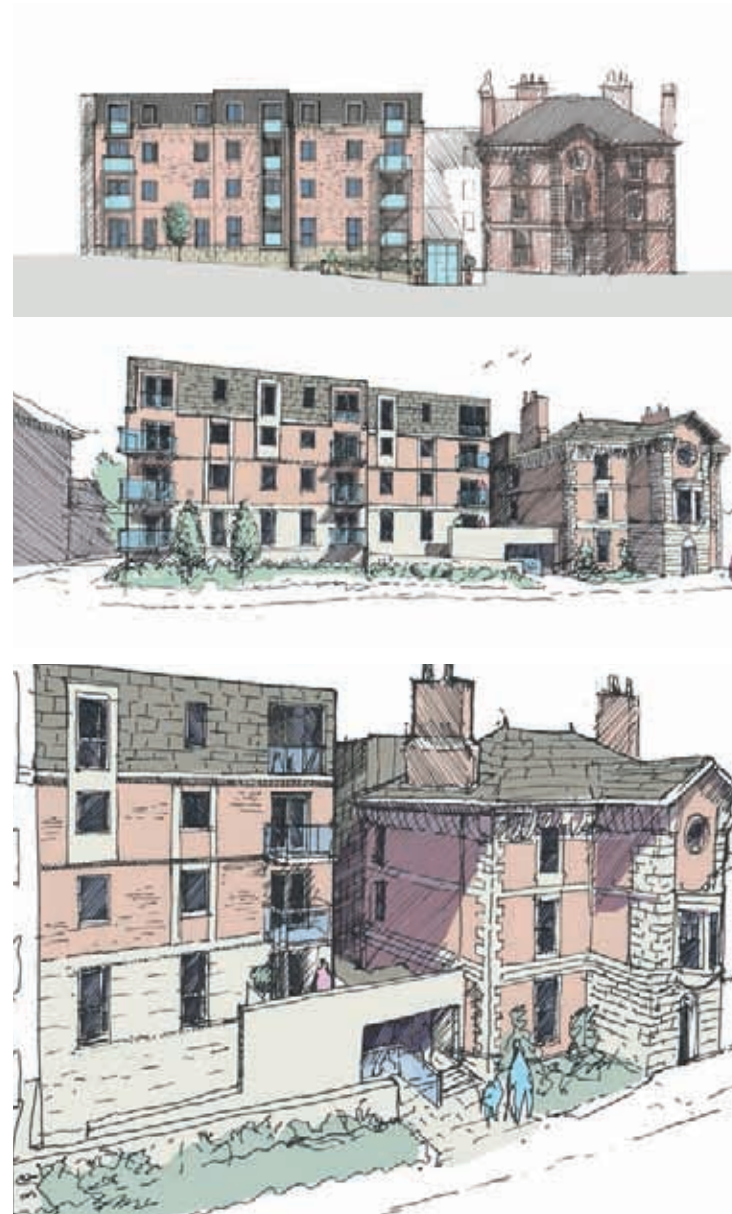
Revised Scheme: Scheme presented at Design Panel

DESIGN CHANGES FROM PRE-APP SCHEME:

- Elevations and mass reworked to develop civic building to street
- Stone banding and features incorporated
- Multiple elevational options developed

FEEDBACK:

- Less vertical more horizontal feel might better suit existing building
- General agreement that approach to retained building was acceptable
- Ramp and steps need thinking about further



Scheme presented in 1-2-1 Meetings

CHANGES MADE FOLLOWING DESIGN PANEL

- Horizontal Banding to relate better to retained building
- Use of entrance wall to mark entrance and relate to retained building
- Simplification of facades
- Walk out balconies added to south elevation
- Further development of ramp

FEEDBACK:

- Need for more parking for retained building
- Make more of east elevation for opposite residents
- Lower eaves height is good
- Avoid overlooking on west side nearest southern boundary

Revised Scheme: Scheme presented at Public Consultation

DESIGN CHANGES FOLLOWING PRE-APP MEETING:

- Parking added for retained building
- Top floor in metal shingle
- Elevations rationalised
- Steel frame building decided upon

FEEDBACK:

- Generally positive feedback and support/ requirement for this type of housing in the area
- Neighbouring property (north) requested offset distances and shadow study to ensure sufficient distances achieved - provided
- Generally positive in terms of building form and style