

DESIGN & ACCESS STATEMENT

Mulberry Lodge

Class C2 10-bedroom care facility and occupational therapy cabin in rear garden



75 Park Street,
Wombwell,
BARNSELY
South Yorkshire
S73 0HJ

Revision 00 – 29th September 2017

Introduction

The following design statement accompanies an application for the new-build construction of a Class C2 10-bedroom care facility proposed on the north side of Park Street, Wombwell, and is located on the plot of land that is No.75 situated between the existing properties at No. 73 and No.77.

This Design and Access statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended), the design-led criteria attached to SPD Policies. The document should also be read in conjunction with other supporting reports including, Existing Tree Survey, Yorkshire Water Planning Consultation, Phase 1 and Desktop S.I Study by RGS, and Drainage Information by Mason Clark Associates.

The property is located in an established residential area, but is not within any of the 18 conservation areas within the Barnsley Metropolitan District Council region. Located approximately 7km from Barnsley to the site, the site is only a short walk from the Wombwell town centre facilities, with an existing bus stop at the side of the road to the top of the site. From the site, Wombwell Station (BR) lies only 2km to the southwest, and the site is 7km from junction 36 on the M1.

The proposed building will contain 10 bedrooms and en-suites, 3 living / kitchen / dining rooms. 2 quiet lounges, and staff facilities. The proposals will serve 10 adults for a class C2 care facility. The aim is to offer nurturing environments to ensure people enjoy the same right to a happy and fulfilled life as everyone else. Each individual begins a personalised care pathway that helps them to develop the necessary skills to move towards a less restricted setting or supported living. The project also includes administration facilities and a rear communal garden area.

The drawings submitted in support of this application are listed below:

- (00)-01-S1 - Existing Site Plan, Site Location Plan and Block Plan
- (100)-01-P1 - First Floor & Ground Floor Plans
- (100)-02-P1 - Proposed Elevations
- (100)-03-P1 - Proposed Site Plan
- (100)-04-P1 - Proposed Elevation Renders
- Arboricultural Report - Tree Information
- Mason Clark Associates – Drainage Strategy Report

Site & Context

The site is approximately 3000m², and is not located in a conservation area. It is presently bordered with 2-3 storey detached or semi-detached private houses with walling and fencing to the west, hedging to the east and a low level stone wall with a temporary timber rail fence where the wall has been demolished to the south (frontage to Park Street), to the rear of the site (north) it is bounded by various mature trees and shrubbery along the waterway which also extends to approximately halfway down the site with the remainder being overgrown with long grasses. The properties are a mixture of red and buff brick with grey tiled roofs. There are properties further down the road with a rendered finish and stone clad frontages.

In front of the building there are to be 17no. standard sized parking spaces and 1no. disabled space for vehicles located closely to the 3no. entrances as well as an area for secure bicycle storage. To the front boundary there is an existing Bus Stop which is to be retained, by re-locating and re-aligning the existing stone wall around the shelter to ensure there is still access from Park Street and provide a barrier to the new facility. The exact location is yet to be agreed.

The site in general slopes from south boundary (front) to north (rear) by approximately 6m.

Please note the site had Conditional Approval granted for a similar, Class C2 larger facility on 15th June 2015 – Barnsley Metropolitan Borough Council, Planning Application ref. 2014/1210.

The proposed main vehicle entrance into the site will lead from Park Street. The development is to provide a total of 18 parking spaces, including 1 disabled bay. No existing trees have TPO's (tree preservation orders), but the existing trees and bushes will be retained where possible to the parking areas and perimeter of the site to create a soft backdrop to the surrounds, in accordance with the existing arboricultural report by Crown Consultants Ltd.



Image: 1 – Existing Site Location Plan

Design Principles and Concepts

(Please see accompanying drawings)

Plan arrangements

The building will be constructed as an overall 'H' format rectangular building of two stories with car parking to the south (front) and garden area to the north (rear), with a separate Occupational Therapy cabin located in the gardens to the rear of the site.

To the ground floor level, each of the three blocks has its own shared living / kitchen / dining room with the two outer blocks having additional shared laundry and quiet lounges. All three ground floor blocks has its own management office and staff toilet with shower facility and dedicated boiler / store room. Each of the three blocks has a staircase for resident access between ground floor facilities and first floor bedrooms with the east block also containing a passenger lift.

The first floor to all three blocks combined consist of 9no. regular size bedrooms with ensuite shower rooms and 1no. accessible standards bedroom with ensuite. All of the 10no. bedrooms will offer the same care facilities, with the accessible room providing additional space to aid in the extra assistance required by the resident. There is also an independent assisted bathroom located in the west block.

The windows to the east and west elevations shall be obscured to prevent any potential overlooking to the adjacent properties.

Additional to the above internal circulation stairs, each block contains a staircase providing access to the timber decking area located to the rear of the building from the internal circulation space.

The lobbied entrance provides a disabled/staff WC providing facilities complying with the Building Regulations, Approved Document-Part M, whilst providing the staff and guests separate facilities to use.



Image: 2 - Proposed Ground Floor Plan



Proposed First Floor Plan

Scale

The scale of the building has taken into account the adjacent detached dwellings to Park Street and therefore, the 3no. blocks are arranged on the site to replicate a double fronted detached dwelling of two stories high as viewed from Park Street and due to the slope of the site as a three storey dwelling to the rear (north) with a communal decking area.

The elevations will use similar material elements as the existing local houses, to unify the street scene. The building has been designed to be simple, modern, domestic, and most importantly, set at a human scale.

The building is reached by a gently sloping access road directly off Park Street and is located within the site so it is at similar levels as the existing local dwellings to the north side of Park Street. The proposals have a large garden to the rear, with a single storey timber clad occupational therapy block.

Amount

The building proposed is laid out in 3no. separate blocks providing full living accommodation for ten persons in total in a domestic style situation with a separate cabin located in the garden area to provide occupational therapy.

The building is generally two storey throughout with the living/dining/kitchen and utility/laundry areas to the west block at a lower level to provide a more open and light environment. The first floor to the building is at the same level throughout.

The originally approved area. (App ref. 2014/1210)

Total gross internal floor area	:	1,280.00m ²
---------------------------------	---	------------------------

The proposed new-build areas.

- | | | |
|--|---|----------------------|
| • Ground floor gross internal floor area | : | 271.21m ² |
| • First floor gross internal floor area | : | 271.21m ² |
| • OT cabin gross internal area | : | 30.00m ² |

Total gross internal floor area	:	572.42m ²
---------------------------------	---	----------------------

Appearance

The proposed building will take its design influence from the existing buildings around the area of Park Street to create a cohesive overall appearance in keeping with the area.

The elevational treatment will utilise the same or similar materials and details to break-up the areas of brickwork and enhance the character or appearance of the area, as follows:

- Walls: through coloured render, brickwork and vertical timber cladding will create feature panels with natural random stonework to low level at front.
- Roof: The new roof will finished with Slate effect tiles.
- Rainwater goods: PVCu (Black) gutters and rainwater pipes
- Windows: PVCu double glazed windows (colour to be confirmed).
- Door: The doors will be Polyester Powder Coated aluminium frames with level thresholds to provide disabled access and fire escape without a trip hazard. Drainage channels are required to intercept surface water at doorways. (RAL colours to be confirmed).

Specific finishes are as noted on the drawings.



Image: 3 - Proposed Visualisation from Park Street

Layout

The building has been positioned within the site in a manner so as to ensure the following :

- To afford the residents a pleasant outlook whilst retaining a reasonable amount of privacy, and ensuring sufficient external amenity space.
- Location of staff areas to ensure good supervision of residential floors to allow ease of use and safety for both staff and residents.
- Minimal impact in terms of visual amenity and privacy to surrounding residential properties.
- Provision of sufficient staff and visitor parking spaces.
- Minimal impact on the mature trees surrounding and within the site

The internal layouts of the proposals are what is considered to be as close as is possible to a 'normal' domestic environment, whilst still allowing staff to oversee the residents.

The layout is carefully coordinated to suit the needs of the Care Provider and in so doing, to ensure that maximum care and benefits to the end users can be provided.

Landscaping

All the trees as were outlined in earlier approvals will be retained and protected throughout the course of the works. The area immediately surrounding the proposed building will be finished with accessible, permeable paving, with the garden area beyond the paving up to the tree line will be generally of lawn finish with planted areas. Seating areas are located adjacent to the life skills garden and some feature planting will be provided at appropriate points within the site. Areas of hard standing and car parking, and general paved areas are as identified on the drawings. Any remaining areas will generally be grass finish, with shrubbery where additional privacy or screening may be desirable. The existing stone wall to the boundary abutting Park Street is to be rebuilt around the re-located Bus-Stop and to be reinstated to the left side of the entrance where it has been demolished.



Image: 4- Proposed Visualisation from rear decking

Environmental & Sustainability

Environmental and sustainability design has been considered from the original concept of the scheme, started with 'free' options such as the building position, building form, site orientation, natural lighting and natural ventilation.

Passive solar design is adopted wherever possible allowing the sun's energy to be captured with the aid of rendered blockwork walls creating 'Thermal Mass' to store the sun's heat and allowing it to be released slowly into the building. Side sash opening windows provide natural ventilation.

Choosing timber for the cladding material for the OT building, offers a sustainable approach and appearance to the building, which will weather and blend with the natural surroundings.

The proposed building will be manufactured with materials procured from renewable sources wherever possible

All current Building Regulations covering energy efficiency targets will be met or surpassed by the eventual constructions.

The proposals significantly reduce the energy requirements and carbon footprint of the building and ultimately enhance the buildings sustainability credentials.

Access

Consultation

Discussions with Head of Planning and Transportation service, Mr Zaffer Fayyaz, at Yorkshire Water regarding the existing sewer and easement requirements.

Vehicular Access and Transport Links

A new vehicular access and egress point is to be provided to the front central area of the site and car parking to the south (front) of the building. The access drive is to be a minimum of 5000mm wide, and the boundary treatment fronting to Park Street will be set back from the existing pavement to accommodate appropriate 'sight lines' to the North West. Access from the existing pavement will be by Dropped Kerbs to both sides of the access drive, and all highway works will be fully compliant with Local Authority standards and specifications.

A new car parking area is to be provided within the site giving off-street parking for a total of eighteen cars and a covered secure bicycle storage area is also to be provided, and is in accordance with the Barnsley local development framework supplementary planning document for parking 'table 1'.

The proposed driveway is to be in tarmacadam, with parking spaces in block paving, set herringbone pattern (The disabled parking space will be in tarmacadam with painted identification markings).

The existing Bus stop and shelter is to be retained, but will need to be relocated to a position to be agreed with the local authority.

Inclusive Access.

Access to the 3no. building entrances will be addressed and the proposals will be compliant with 'Approved Document M: Access to and use of buildings' where applicable.

Level access is achieved to each of the entrance doors from the adjacent disabled parking spaces and footpath.

All entry / exit doors will have a minimum 825mm clear access sized doors, with level entry and no raised thresholds.

Internal staircase areas will be to Ambulant Disabled standard and compliancy.

Access throughout the site will be via ramped pathways, ambulant steps and wheelchair platform lift as and where appropriate.

Disabled access standards will be provided to all areas, and the complex throughout.

It is anticipated that designated staff will travel by either private car or bus, whilst a cycle store, staff room and staff lockers will be provided on-site, promoting staff from the local area to cycle or walk to work.

From the right-hand side entrance lobby, access is obtained to the main ground floor corridor which also provides access into a direct lift to the first floor for residential guests and staff and additional staircases.

The rear gardens are accessed externally from the right hand side of the building via a disabled platform lift and stairs with access to the life skills garden from both garden areas, whilst access to the decking can be achieved by the lower access door. The raised planters and different materials will allow for residents and visitors with different abilities to make the best use of the space.

As this application is only for the sole use of the applicant, staff and residents and it is not a public building, the reference to consultation with access groups, policy framework or transport links in the regulations is not applicable.

Emergency Services

New vehicular entrance to be provided to meet Highway requirements.

Access to the site for the emergency services is provided to the front.

Emergency egress from the building will be via the entrance / exits doors, with additional escape windows to all first floor habitable rooms to the front and rear elevations as required by Approved Document B where the height of escape is below 4.50m above ground level.

A fire alarm and detection system will be installed to all areas to comply with Building Control and South Yorkshire Fire Authority requirements.

Access to the site for the emergency services is provided to the front and around to the back as required to comply with Approved Document B, Volume 2 – Buildings Other Than Dwelling houses, B5 : Section 16 : Vehicle Access : Buildings not fitted with fire mains 16.2.

Crime Prevention

From the nature of the establishment, the building requires a high level of security for the protection and welfare of the residents.

All doors are of substantial construction, with electronic security locks operated by staff / personnel only.

The Car Parking area is easily overlooked from within the building.

General low-level external illumination will be provided throughout the site

The site and each residential unit will be fully staffed 24 hours per day.

Conclusion

This accurate and thorough statement has explained in great detail & depth the development, history & background to the proposed scheme. It has considered the relevant planning policies 'The Unitary Development Plan' – Volume 1: Strategy, Policy and Justification & Volume 2: Community Areas which are associated with the site and scheme proposals.

The statement is based upon an ambition to achieve a building that meets current high standards of care and CQC requirements which are achieved through a design of high quality that is based on an extremely important site & context, utilising the existing site to its full potential with the minimum amount of disruption. The surrounding grounds are to be improved with landscaping, communal and private garden area, car parking and access arrangements.

We note that employment to the area should be improved and that this may be local to reduce car journeys and parking required. The parking proposals are sufficient for all staffing and visitor requirements and is isolated away from residential streets to avoid occupying existing residential street parking. The property is close and convenient to facilities and transport links with a bus stop is located directly in front of the site, local shops and the post office. Available and proposed facilities will help promote public transport and cycling for a way for staff to travel to work.

The new small scale Class C2 care facility will not only provide much needed services which will cater for a specific group of adults and provide the support they need to remain independent. It will also provide new employment opportunities for local people and for specially trained staff, along with adequate parking for staff and visitors, within the site curtilage.

It is felt that the proposed development above, would be an extremely positive and beneficial addition to the area.

In accordance with 'Development Control Guidance Notes' this statement has been kept as concise as possible. However, should you require further information or clarification on the contents of this statement please do not hesitate to telephone AR2 Architects Ltd on 01482 669080.

Appendix

Site Photographs



Appendix Fig: 1 – Google Earth showing the site in relation to the surrounding context



Appendix Fig: 2 – View south-west along Park Street



Appendix Fig: 3 – View north-east along Park Street



Appendix Fig: 4 – View of the existing overgrown and unkempt site, from Park Street



Appendix Fig: 5 – View of existing condition of the site