

M5505

**DESIGN & ACCESS
STATEMENT**

Care Home Redevelopment at
Willoughby House, St John's Road,
Cudworth, Barnsley S72 8DE
For
WNF Group Limited

Prepared by DWA Architects Limited
Rievaulx House
York YO24 1AQ

Tel: 01904 544400
Email: n.johnson@dwa-architects.co.uk

Introduction

WNF Group Limited have appointed DWA Architects Ltd to assist in re-developing the disused former Care Home 'Willoughby House' on St John's Road, Cudworth, into a fully functional Care Home, providing re-planned internal facilities to meet the needs of current care legislation and user demands.

WNF Group Limited provides assistance for adults with learning disabilities through support, development and respect. They provide individual person centred sustained support that works towards achieving personal goals.

The Architects for the development are DWA Architects Limited which was formed in 1988 and is a multi disciplinary design practice specialising in Care Home design.

Physical Context

The site is located on St John's Road, Cudworth and is occupied by a disused & dilapidated Care Home, formerly providing 30 no bed spaces. The building is located up a 65m length, steep drive, and the building is some 7.5m above street level. The building is viewable through trees spaced along the drive way, and is of two-storey construction, comprising of red brick walls, brown double-pan concrete roof tiles, and generally white UPVC windows & doors.

External surfaces are tarmac to the main drive & hard standing areas, whilst there is an adjacent sloped grassed garden to the front of the site. Once up the access drive, the top of the site is relatively level.

Economic Context

It is important to note that the home does not place any extra burden on local health, social, educational, or medical services as the organisation employs all of its own care team.

The capacity of this proposal is for 16 residents, which is 14 residents less than the former home offered. -This is due to the former home not meeting current standards for a care home facility. It is proposed that 45 members of staff will be employed, split between full and part time, and working in shift patterns. At any one time there will be approximately 16 members of staff on site offering residents varying degrees of support and assistance. The re-opening of the care home will allow a greater diversity of employment opportunities which will enrich the local community.

Building Use

The building has been unoccupied for a number of years, and will be refurbished as a care home for 16 no residents with learning difficulties. The home is to be comprised of 10 no care flats which will be staffed from a central core, and a 3 bedroom 'house' unit, with 1 no staff sleep over. Residents will be provided with support that works towards achieving personal goals, which may include self sufficiency in the wider community.

Layout

The proposed layout indicates internal alterations to the home, to provide facilities deemed adequate by the Care Quality Commission (CQC). A two storey extension is proposed which will be located in the same footprint as an existing UPVC conservatory. The Care Flats will be a mixture of bed-sit, one bed, and two beds, providing facilities to meet the differing needs of residents. Also provided will be a 'house' unit which will allow residents to get used to living in a house share type environment, as they may no longer need care support.

Whilst there is ample parking on site for staff (roughly 8 vehicles adjacent main entrance), residents will not have their own vehicles. Staff will likely be employed from the local area.

Scale

The proposed extension has been kept in the same footprint as the existing conservatory, and is two storeys as the existing building. The extension does not overlook any neighbours or cause any visual disturbance to any adjacent properties.

Appearance

The proposed extension has been designed in a style to match a previous wing extension to the main building. Materials used will match the existing building. The new roof will have a ridge height lower than the main roof to the central core of the building.

Bedroom and En-Suites

All proposed Bedrooms, Lounges and En-Suites have been sized in accordance with the Care Quality Commission regulations. It has been proposed that two no. flats will have provision for wheelchair disabled access at Ground Floor level. Ramps are provided to the rear of the building providing level access into the building.

Maintenance

WNF Group Limited is an established company who have internal procedures to ensure planned maintenance, which incorporates procedures to be adopted for reporting and dealing with defects. These procedures ensure regular decoration is carried out and that worn or defective fixtures and furnishings are replaced before they become hazardous.

Safety procedures and alarms are tested and monitored on a regular basis along with intermediate inspections on standards and facilities by the Care Commission.

Induction

WNF Group Limited undertakes a thorough induction of all new staff and residents, with particular emphasis on the safety and security of the residents in their care.

Supplement

The access statement will become a document within the Management Procedures for the Building and as such will be developed to incorporate the requirements of new legislation where applicable. Adjustments will also be made where relevant suggestions are made by staff which will improve access, security and safety of the resident.

Conclusion

WNF Group Limited is an established and respected provider of quality Residential Care Homes for a range of different client needs.

The redevelopment of the site will enhance the local area, as the site is currently unoccupied and subject to vandalism.

A spectrum of new jobs will be created focusing on opportunities for local people enhancing the local economy.

The impact of the new development is minimal due to careful consideration of the site topography and relationship with adjoining properties being taken. The development will comply fully with Part M of the building regulations.

APPENDIX

Drawings:

- M5505
- 61- Ground & First Floor Plans - As Existing
 - 62- Roof Space & Roof Plan - As Existing
 - 63- Elevations - As Existing
 - 64- Site Plan Showing Ground Floor Plan - As Existing
 - 65- Site Plan Showing Roof Plan - As Existing
 - 66- Location Plan
 - 71- Ground & First Floor Plans - As Proposed
 - 72- Roof Space & Roof Plan - As Proposed
 - 73- Elevations - As Proposed
 - 74- Site Plan Showing Ground Floor Plan - As Proposed
 - 75- Site Plan Showing Roof Plan - As Proposed