

3.0 Design Proposals

3.1 Proposed Site Plan

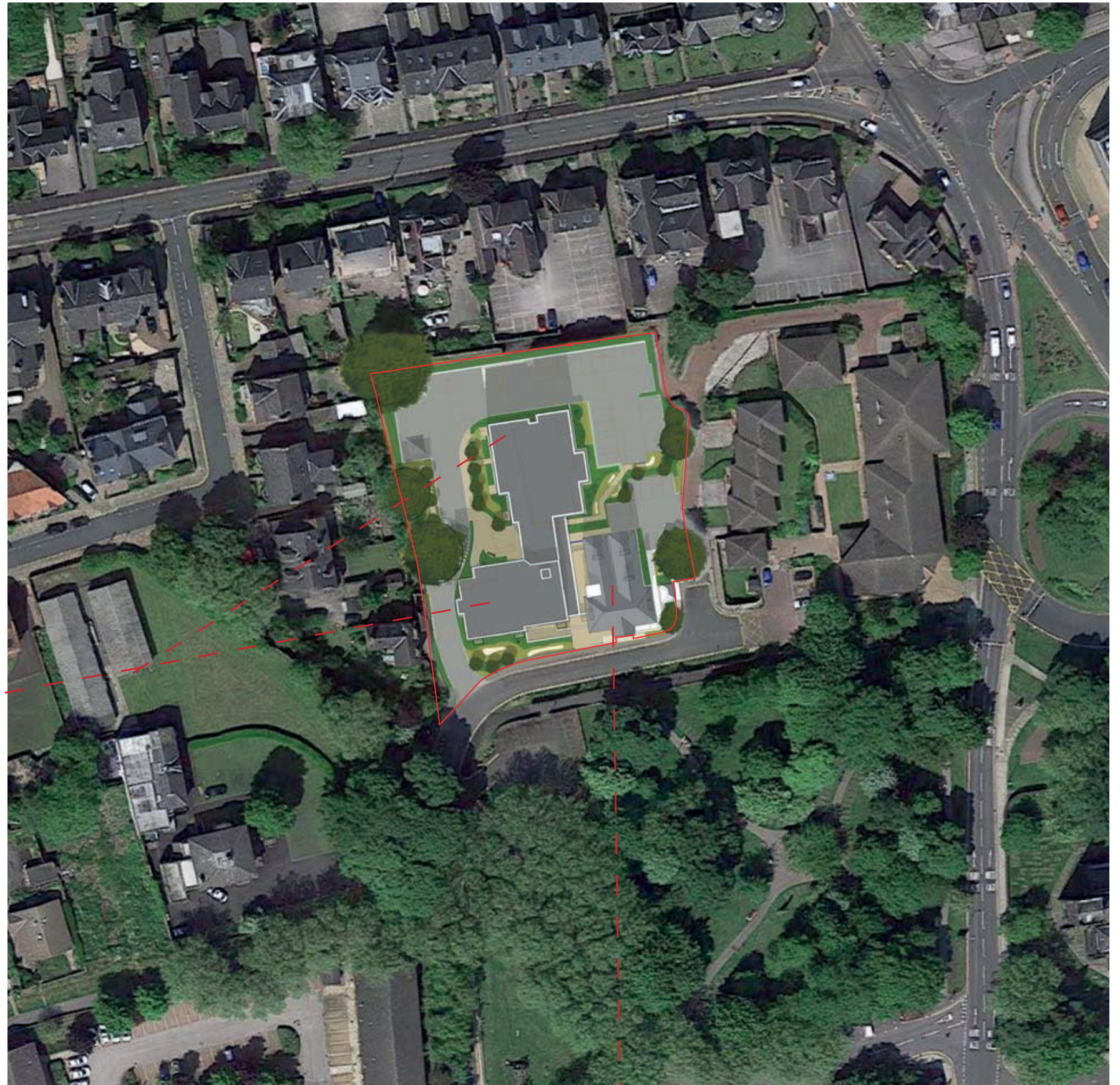
Proposal Make Up

The proposal is split into two distinct buildings. The retained 1860's building and the new proposed retirement living building. The two schemes are proposed through separate drawings in the planning application.

The 43 new built retirement living apartments are for purchase by owner occupiers over the age of 60. The retained building is to be developed into 11 apartments for private rental or sale. The majority of this document is for the new 43 apartment building, as this is the most significant planning matter.

Section 3.12 deals with the retained building.

Proposed new building 43 Retirement Living apartments



Retained building 11 private apartments

3.2 Critical Distances

Distance

The distances between the new proposed building and the existing residential building around the boundaries, are all outside of the permitted overlooking distances following Barnsley council guidelines. The only exception is at the south west corner. However no windows are on the elevation within proximity to this pinch point.



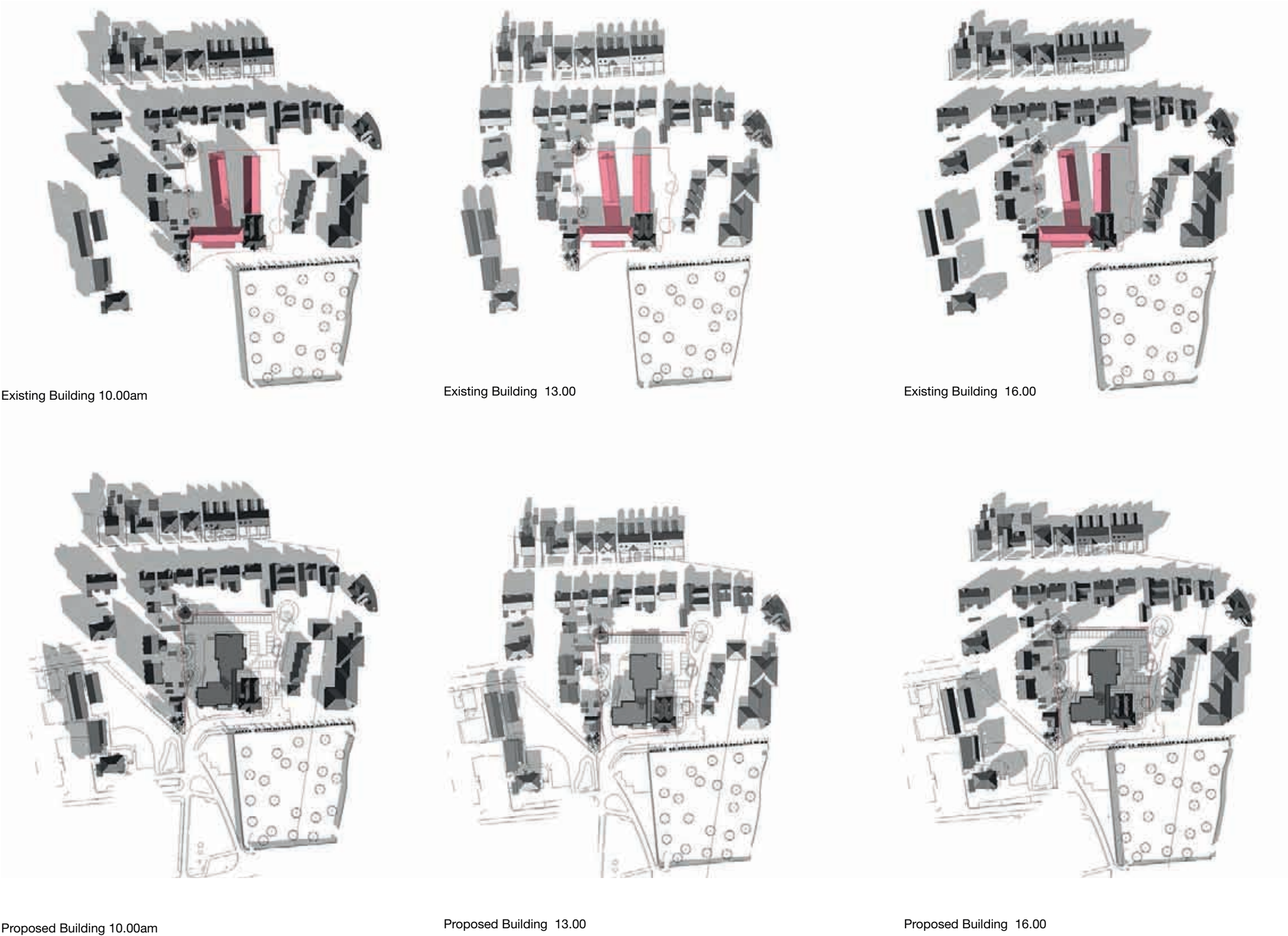
3.2 Shadow Paths

Shadow paths

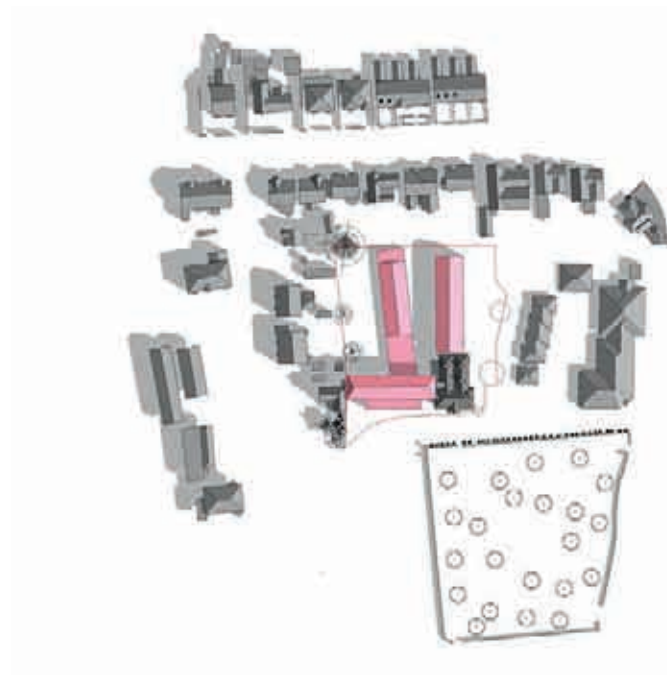
These diagrams compare approximate shadow paths on three days through different seasons of the year. They are intended to compare the shadows generated from the existing building that is proposed to be demolished (shown in red) with the proposed building.

The results are comparatively accurate, however the actual shadows on site will vary from what is shown according to existing levels, fences, bushes etc.

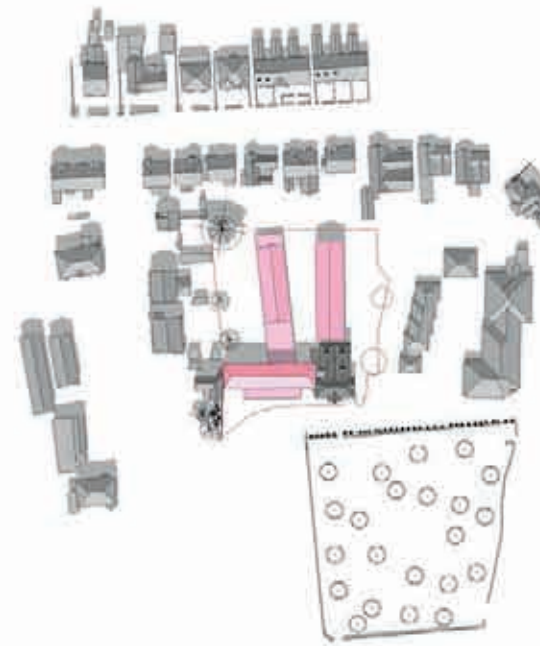
These studies show overshadowing is limited to that within the shadows of the existing building on site. The overshadowing caused by the new will be no worse than the current situation for neighbouring properties and business and is largely contained within the site boundary of the proposed development.



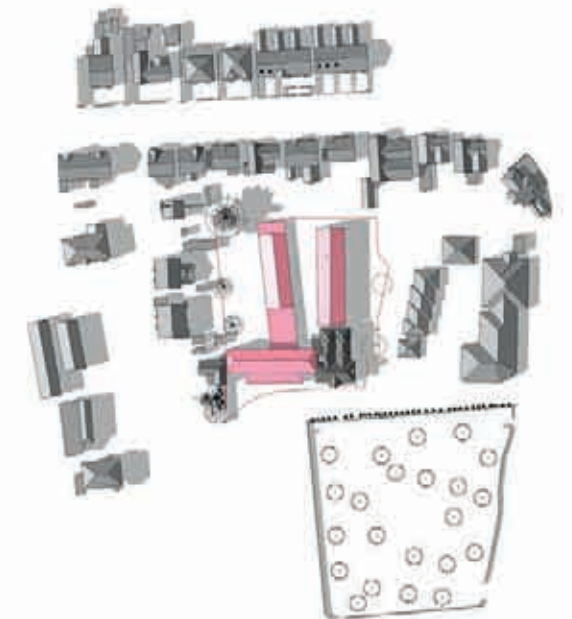
Solar Shading Study - Set on March 10th.
Results show a comparative study and principle only. Exact shadows on site depend on local ground conditions, levels of neighbouring land and obstructions.



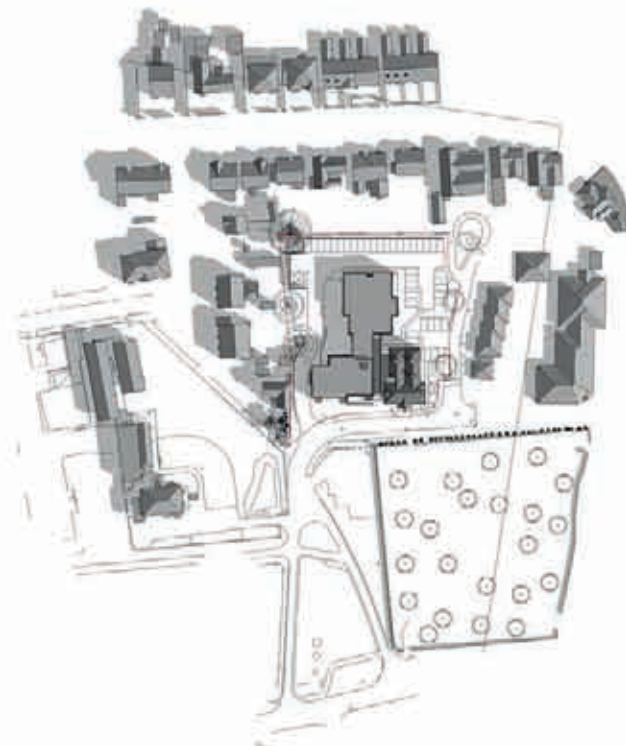
Existing Building 10.00am



Existing Building 13.00



Existing Building 16.00



Proposed Building 10.00am



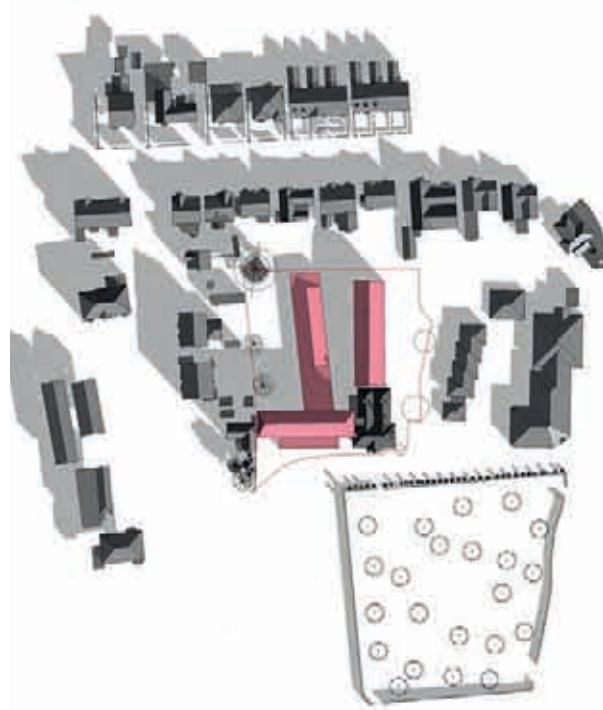
Proposed Building 13.00



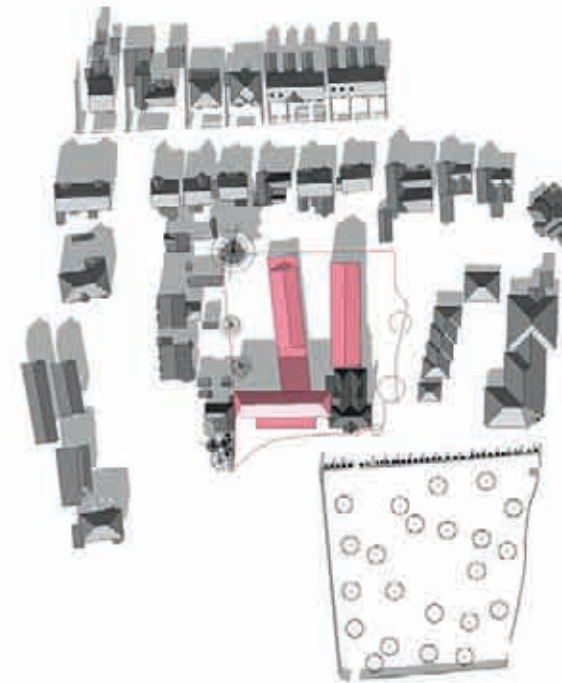
Proposed Building 16.00

Solar Shading Study - Set on June 21st

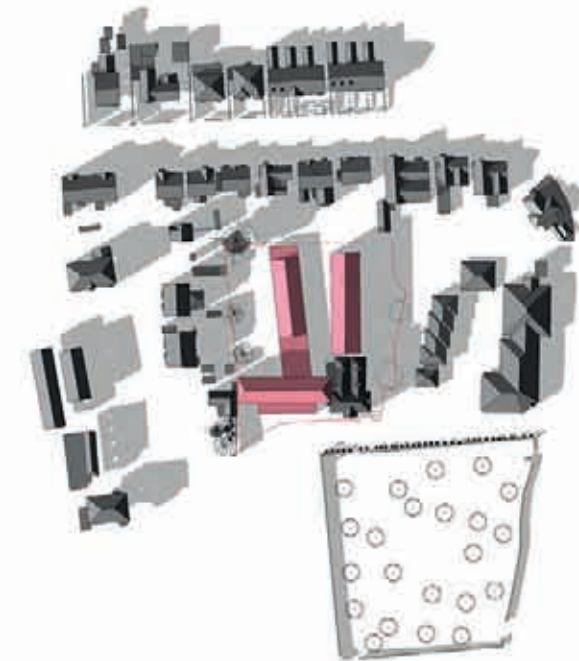
Results show a comparative study and principle only. Exact shadows on site depend on local ground conditions, levels of neighbouring land and obstructions.



Existing Building 10.00am



Existing Building 13.00



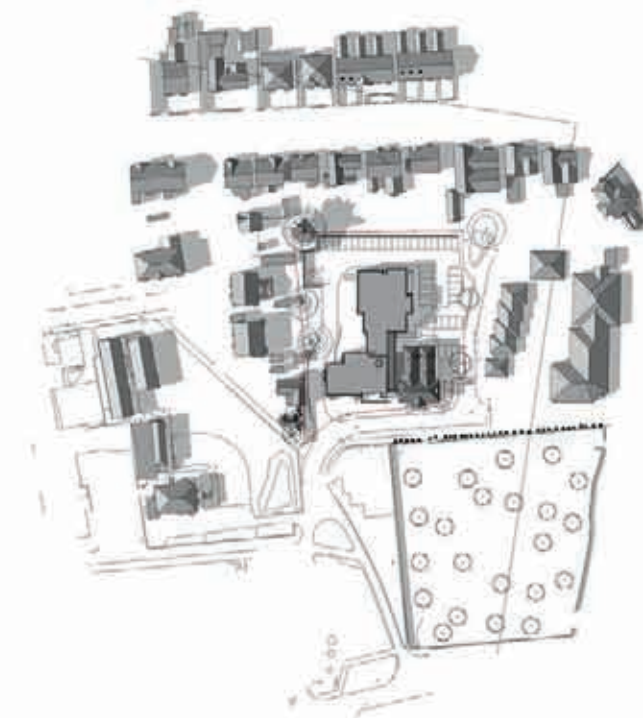
Existing Building 16.00



Proposed Building 10.00am



Proposed Building 13.00



Proposed Building 16.00

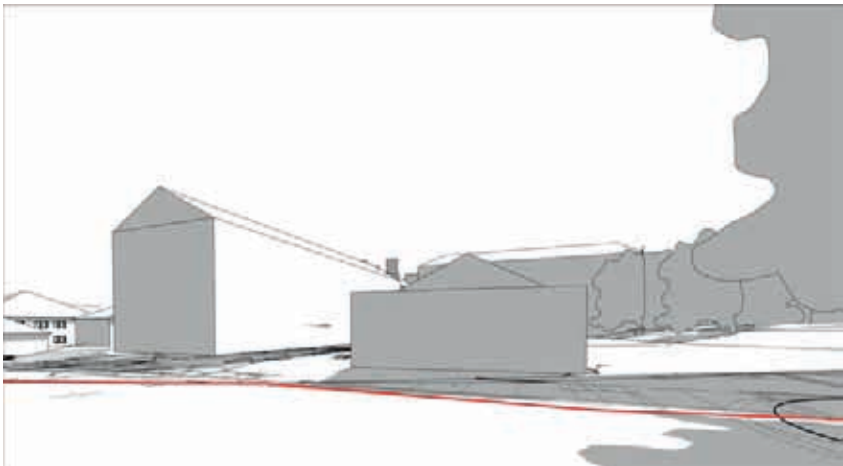
Solar Shading Study - Set on September 22nd

Results show a comparative study and principle only. Exact shadows on site depend on local ground conditions, levels of neighbouring land and obstructions.

3.2 Existing and Proposed Wireframes

Shadow paths

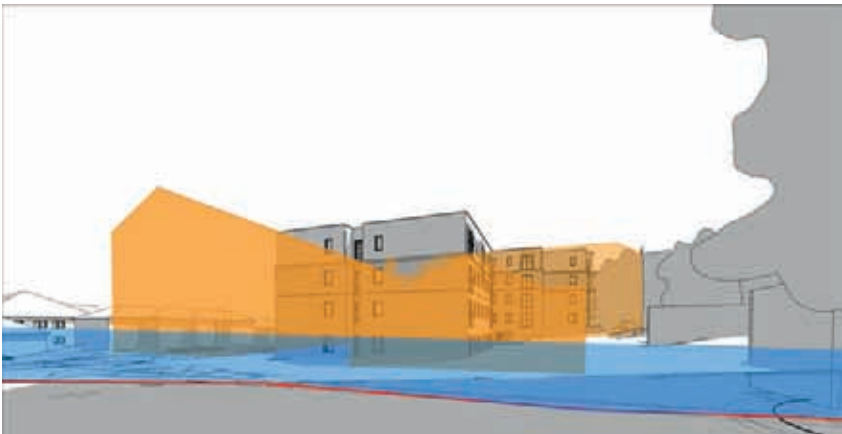
These studies show the wireframe images of the proposed and existing building mass. They form an approximate guide to the changing massing that will take place on the site.



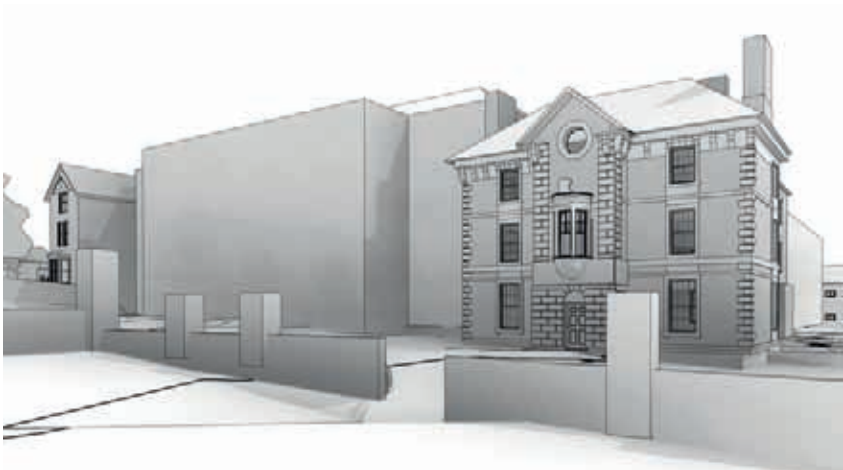
Wireframe massing of existing building seen from back garden on northern boundary



Wireframe massing of proposed building seen from back garden on northern boundary



Wireframe massing of proposed building seen from garden on northern boundary with outline of existing overlaid in orange. Blue area is approx height of new 6ft boundary



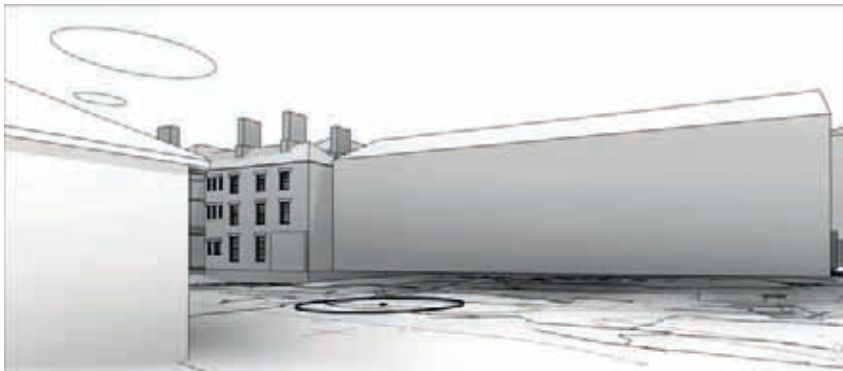
Wireframe massing of existing building seen from Berneslai Close



Wireframe massing of proposed building seen from Berneslai Close



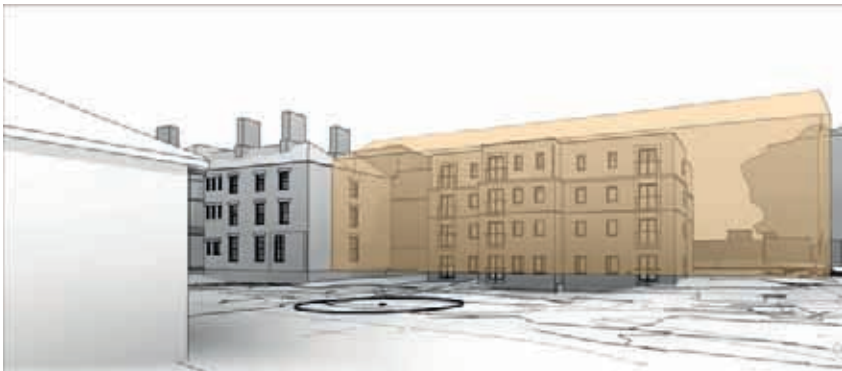
Wireframe massing of proposed building seen from Berneslai Close with outline of existing overlaid in orange.



Wireframe massing of eastern elevation existing building seen from Church Fields



Wireframe massing of eastern elevation of proposed building seen from Church Fields

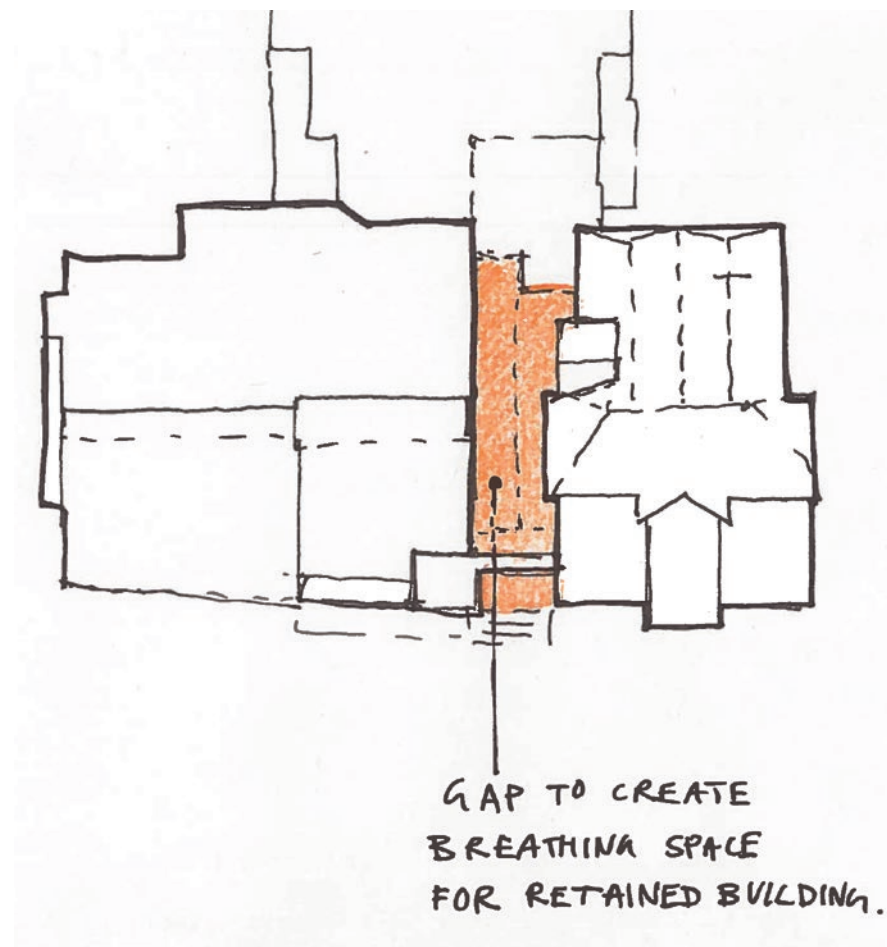


Wireframe massing of eastern elevation of proposed building seen from Church Fields with outline of existing overlaid in orange.

3.3 Design Principles

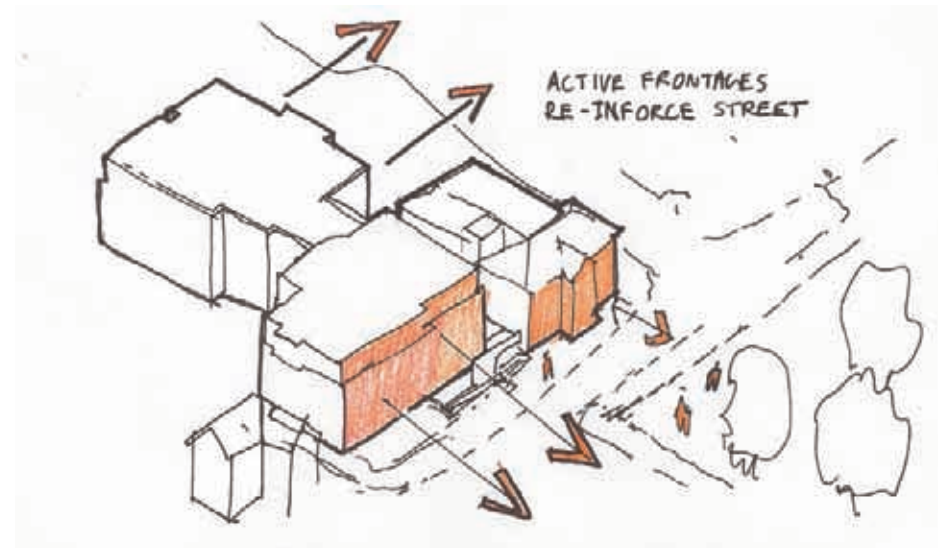
Respect the existing

The proposed development maintains a gap between the retained 1860's building and the new structure to give it breathing space. The design process investigated a series of possible links, juxtapositions before a gap distance was decided as the best way forward. Further to this we have set the building down one metre from pavement level, this provides a new entrance with a framing wall to mark it as the threshold. The entrance wall has been designed to sit well in relation to the string course banding on the retained building.



Frontage

The proposal maintains an active frontage onto the public gardens to the south and Berneslai Close. This is furthered by the inclusion of walk out balconies to the south elevation, following the precedent of the walk out terrace on the demolished 1930's building.



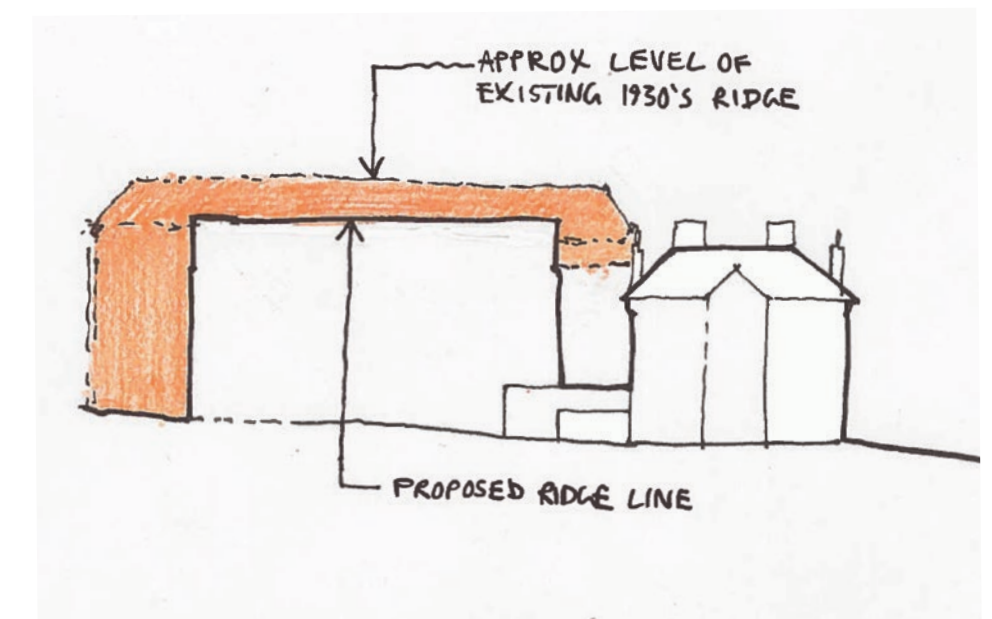
Height

The design principle was to maintain or ideally reduce the ridge height of the proposed building. The building on the south elevation is 3m lower than the existing ridge height.

Contextual response

The design aims to sit well in its context of the conservation area, paying attention to the retained building. The elevational treatment has taken key principles of the 19th century design and utilises them in a manner that suits the requirements of the client and today's building technology. These include:

- A material change to the top floor to compliment the existing building.
- A sense of order to the proposal taken from the classical language of the surrounding buildings in the area
- Use of stone features and window surrounds
- Use of string courses and horizontal banding



3.4 Amount

The site has an approximate area of 1.01 acres. The proposed development comprises a total of **43** Category 2 type apartments for the elderly. A communal residents’ lounge, guest suite, refuse room and house manager’s office are provided within the proposed building to serve the residents.

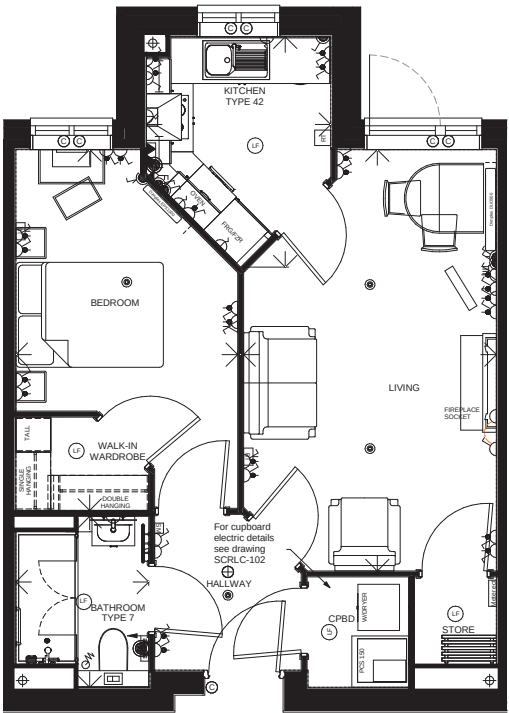
The building ground floor footprint is 937.91m² and the proposed development provides a total Gross External Floor Area (GEFA) of approximately 3754.5m², with the Gross Internal Floor Areas (GIFA) summarised as follows:-

Ground Floor:	721.01m ²
First Floor:	796.07m ²
Second Floor:	796.07m ²
Third Floor:	796.07m ²
Fourth Floor	314.08m ²
Total:	3423.29m²

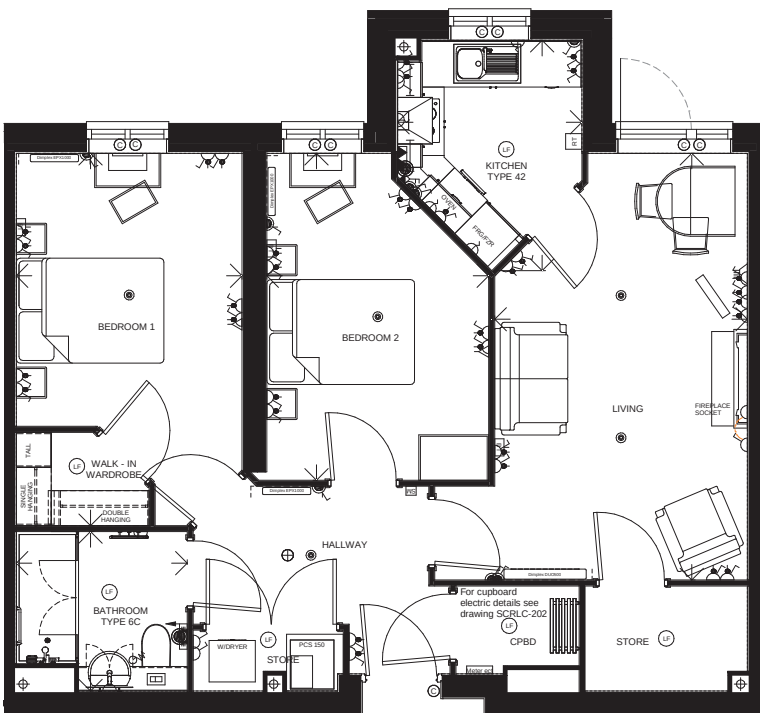
The scheme will provide 6 No units to the ground floor, 11 No units to the ground, first, second and third floor respectively, and 4No units to the fourth floor. The overall split of apartments is therefore 24 No 1-bedroom apartments and 19 No 2-bedroom apartments. The guest suite will provide en-suite twin bedroom accommodation and will be open to any resident to book as overnight accommodation for visiting friends or family.

There are 31 No car parking spaces proposed to serve the building, including two designated accessible space. This allocation is deemed appropriate for this type of development from previous experience of McCarthy & Stone of the Retirement Living schemes. The accessible space allocation meets BCC parking recommendations.

Typical Apartment Layouts



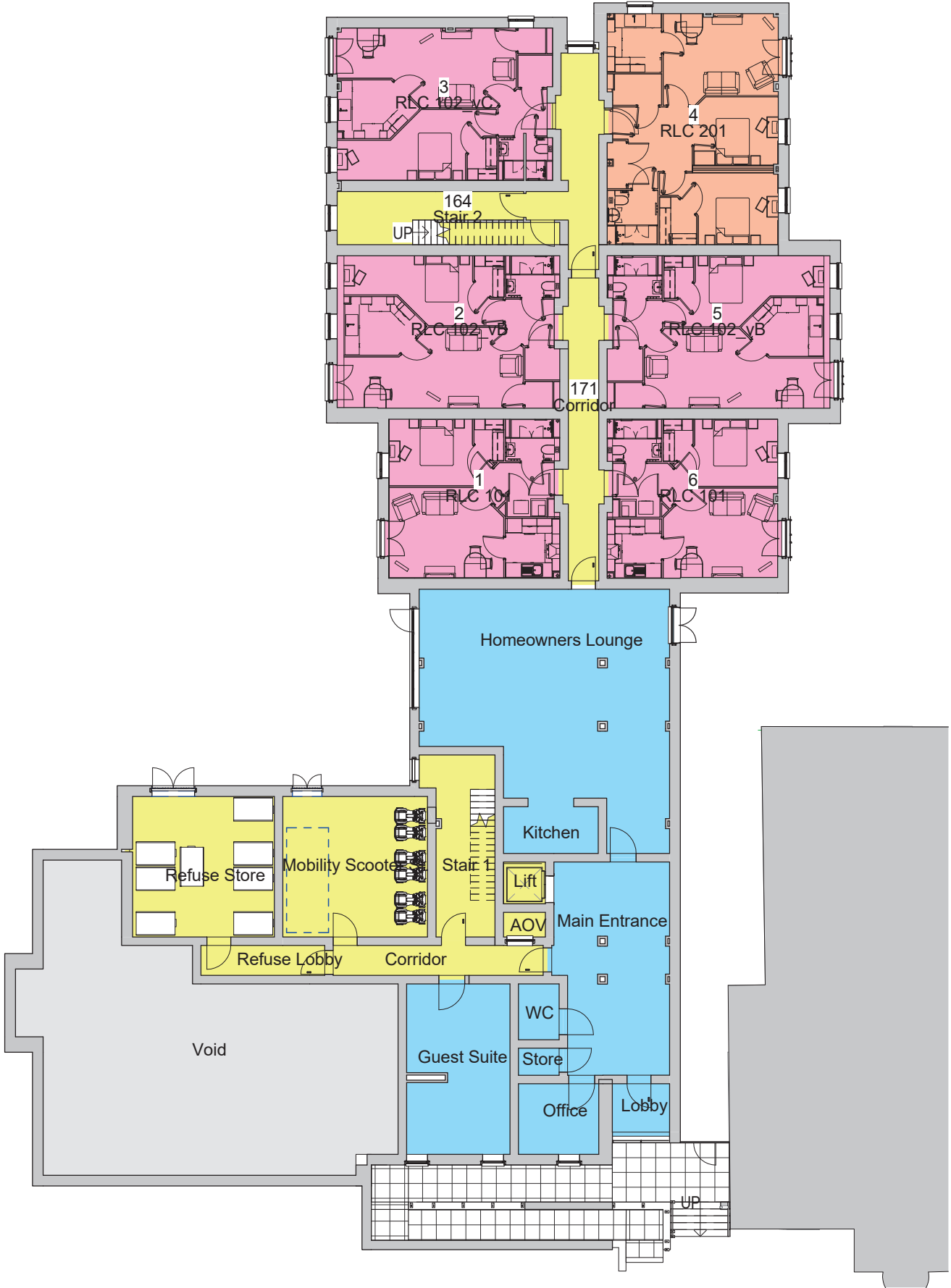
One bedroom



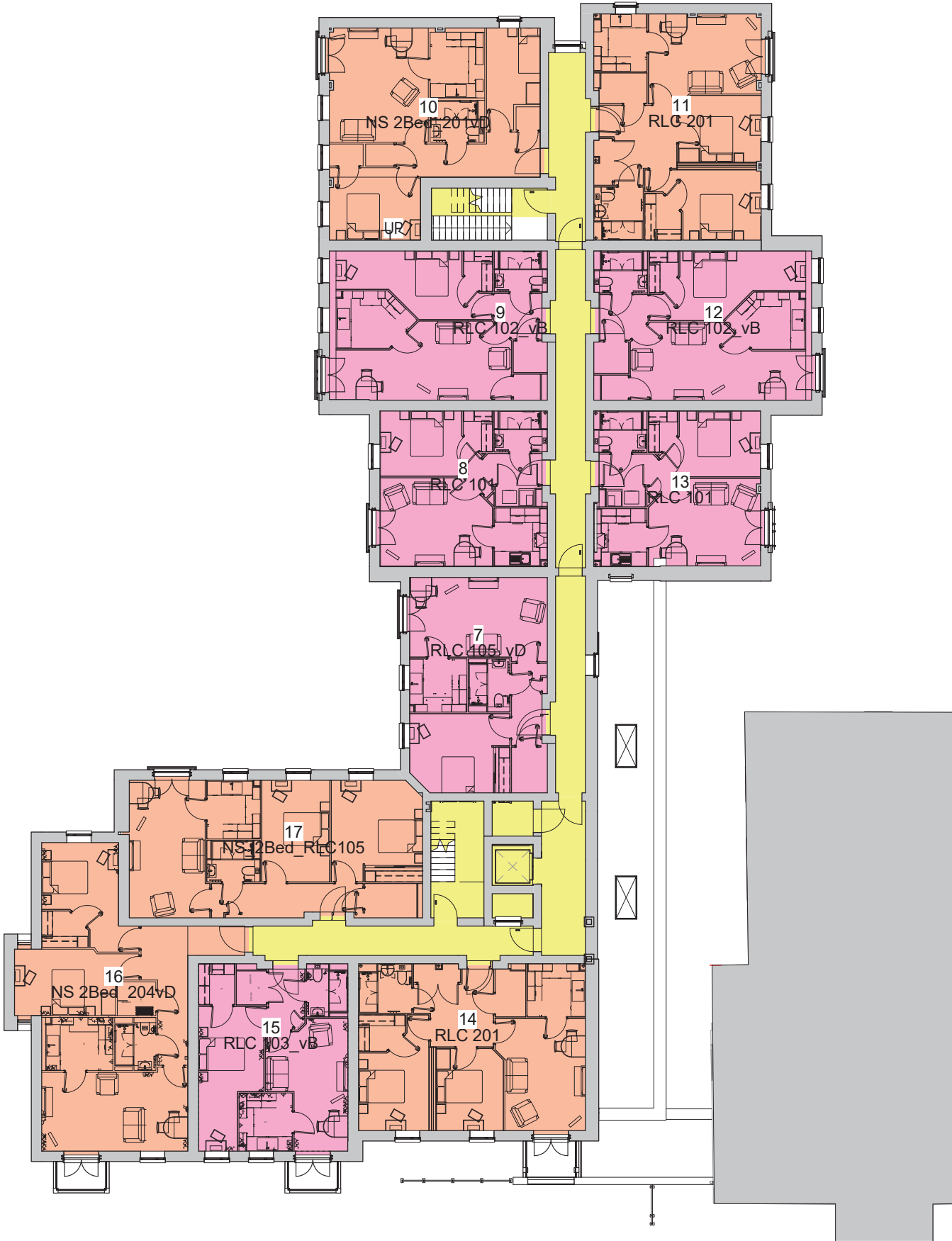
Two bedroom

3.5 Proposed Floor Plans

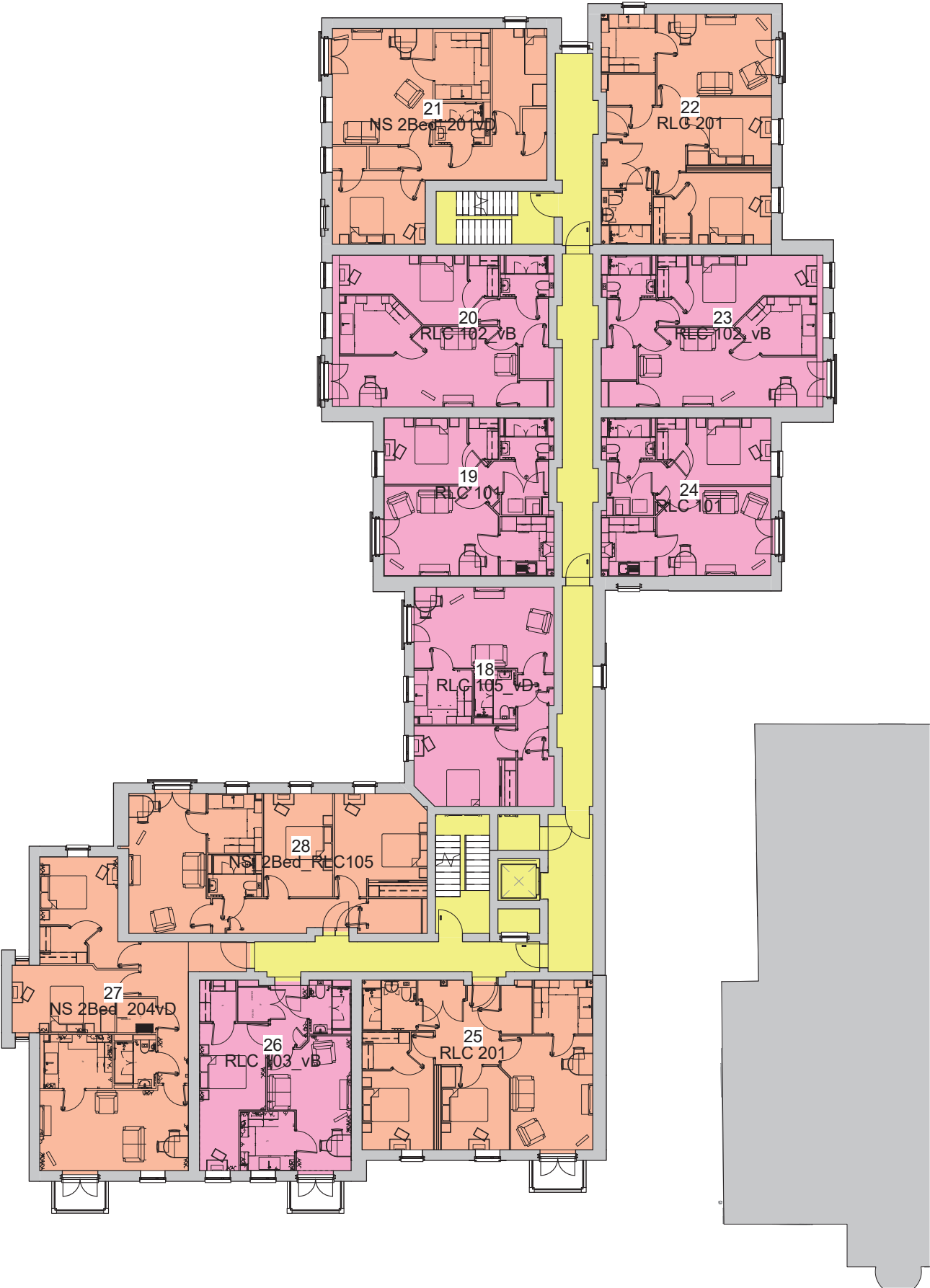
Ground Floor Plan



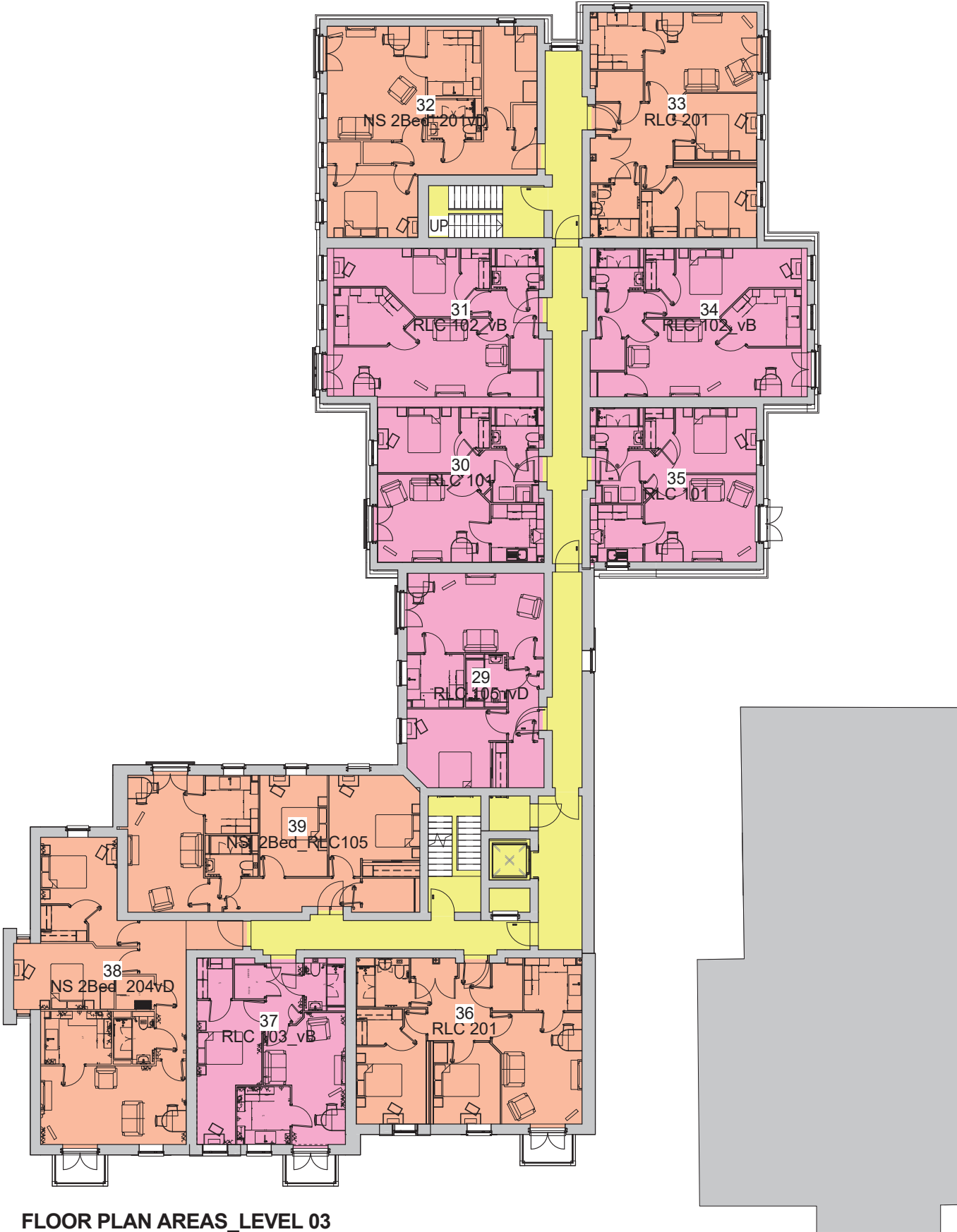
First Floor Plan



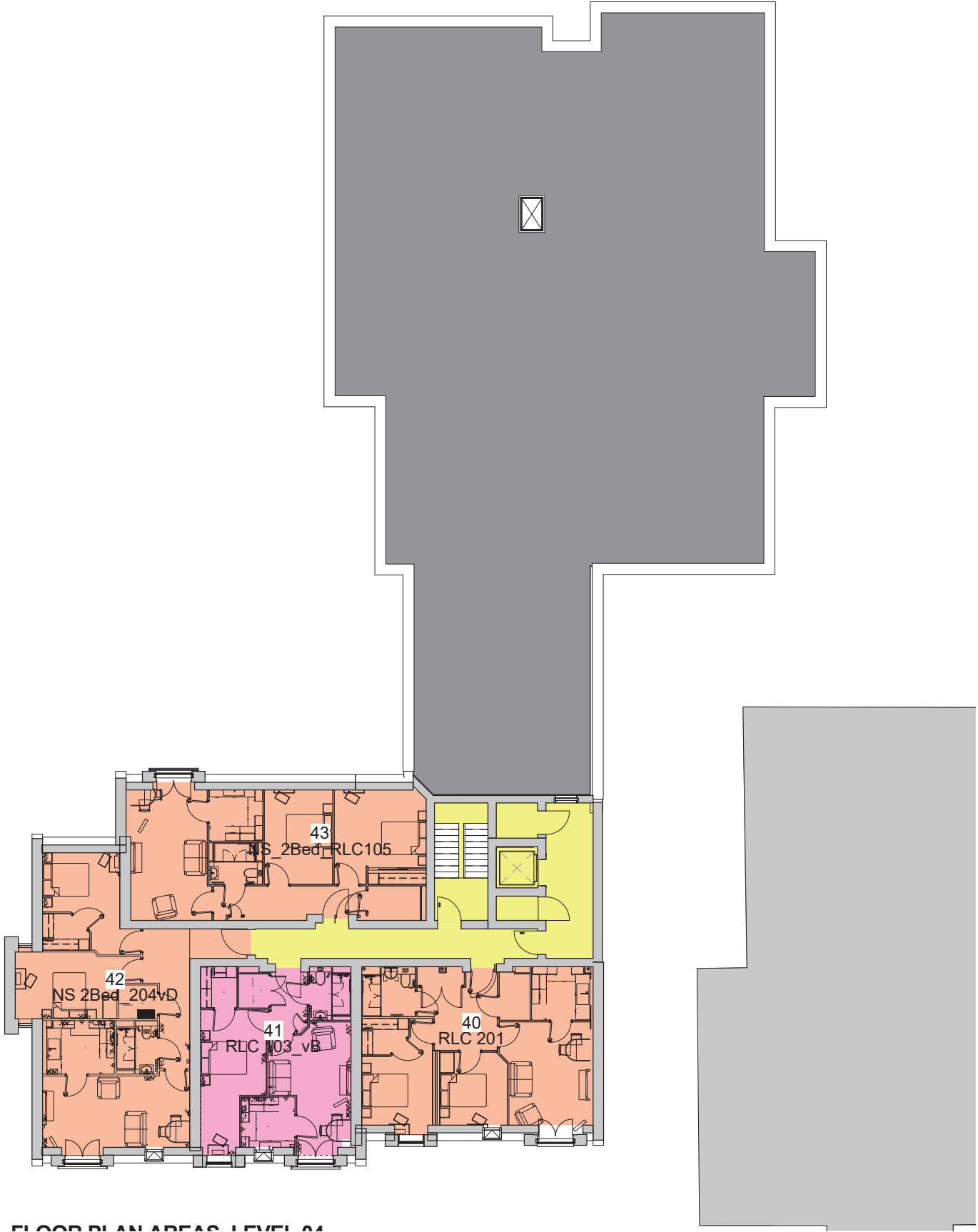
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



FLOOR PLAN AREAS LEVEL 04

3.6 Scale

The proposed building is 4 storey development. The building has been designed through massing and elevational treatment to reduce the impact of the higher elements through use of stepped elevation features, material changes and use of a lowered FFL on the south.

Sufficient offsets are provided between the proposed building and neighbouring properties to ensure overlooking is restricted.



Streetscape - Berneslai Close



Streetscape - Churchfields Close

3.7 Proposed elevations



GA - Proposed South Elevation
1:100



GA - Proposed East Elevation
1:100