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PLANNING DESIGN
STATEMENT
Relating to Change of Use and
Various Internal Alterations
For An Establishment Registered by "Ofsted"
for the Care and Support for Vulnerable People.
To: 30 Gawber Road,
Barnsley. S75 2AF.

August 2009.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Twenty Four Seven.

1 Introduction.

- 1.1 This is a detailed Planning Design Statement to support the submission of a formal planning application for the above-mentioned scheme and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Site Layout / Location Plan.
Property as Existing.
Property as Proposed.

Dwg. No: 711-01
Dwg. No: 711-02
Dwg. No: 711-03

The purpose of this Planning Design Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design of the proposed scheme. The Design Statement highlights the particular characteristics of the scheme and the relationship with the adjacent buildings and the character of the wider area.

Residential Design Consultant

Westwood House
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- 1.2 In terms of the details of the proposed scheme, this involves the change of use of a property known as No: 30 Gawber Road, Barnsley from Residential Usage to Use for An Establishment Registered by "Ofsted", for the Care and Support of Vulnerable People and hence various internal alterations required to carry such tasks and as described below;

Rear Extension: Removal of small lean to outbuilding and replace with single storey cavity wall extension with tiled roof construction including shower and w.c facilities as shown.

Internal Alterations:

Basement Area: Provide office area and store room to the frontage, providing tanking and insulation;

Ground Floor: Provide internal walling to create "fire escape shaft" leading from all floors;

First Floor: Provide continuation of the "fire escape shaft";

Attic Level: Provide continuation of the "fire escape shaft".

General Items: Provide half hour fire doors throughout; smoke alarms to all rooms; heat detectors to kitchen area; change of the electrical wiring of the property; change heating to combination boiler type.

Also note that there will be 2 no. direct (but lockable via key code pad) access doors provided from No: 32 Gawber Road, Barnsley which has been in the ownership of our mutual clients Twenty Four Seven since January 2005.

Take note that on completion of the works described, there will be no more than 3 families per house (these could consist of either mother with child or father with child) at any one time, therefore 6 families max. overall.

Regarding the staffing of these homes, on completion of the works described, there will be a maximum of 3 staff plus manager at all times, working normal hours and non residential.

- 1.3 All the switches and socket outlets to the rooms are to be checked and altered as required by the appointed competent electrical contractor, including smoke detection units to all rooms (mains operated however with battery back up in case of mains power failure) with the exception of the kitchen areas where heat detectors are to be installed. The central heating to also be checked by competent heating engineer and alterations made as required, namely to a combination boiler etc.
- 1.4 To the front of the site adjacent the public footpath on Gawber Road is an existing 600mm high brick wall with stone coping which is to be retained, together with the existing opening which is to still provide pedestrian access.

In connection with the surrounding properties, they consist of the following;

To one side of the property, is No.28 Gawber Road, this building being a matching large inner terrace residential dwelling, with a gabled roof construction consisting of slate materials. To the other side of the property, is No: 32 Gawber Road, this being an existing "Ofsted" Registered Care Home for Vulnerable People.

The rear boundary of the site has a large 1.80m high brick wall which is to be retained together with the existing brick built boundary walls between each property.

- 1.5 The design of the proposed alterations are also affected, to some extent by other legislation such as The Building Regulations.

These alterations will also ensure that sufficient off road rear car parking standards for visitors are still retained and direct access given from Prince Arthur Street, whilst also still providing adequately sized, rear private amenity areas which are in the interests of the amenities of both the existing and future residents of the Care Home.

Both the refuse and re-cycling bins, which are located to the rear of each Care Home, shall be brought to the Prince Arthur Street footpath on collection days.

- 1.6 With respect to the availability of the local public transport, Gawber Road itself has numerous local bus stops all providing easy access to Barnsley town centre, including all the amenities on offer and also where the main bus and train stations are located and both providing access to main towns further afield. Also note that Barnsley town centre and the main hospital are both within easy walking distances.

- 1.7 The materials proposed for the external elements of these alterations have been taken into account to reduce the future maintenance of the property namely UPVC windows and doors.

There will also be provided an area, located in the private amenity area, to enable free standing rotary washing lines to be erected and therefore reducing the excessive use of any tumble dryers which may be located within the kitchen areas.

- 1.8 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,
Burglar alarm system wired to the mains electric with battery back up in case of power failure,

Externally: P.I.R. lighting to the front entrance of the main property,
Lockable external gates located to the rear of the property allowing access to the rear amenity spaces via adjacent Prince Arthur Street

Listed below being "Ofsted" Inspection
Report and Registration Information
for Existing Residential Family Centre
at No. 32 Gawber Road, Barnsley, S75 2AF
on which No. 30 Gawber Road would be based on.

— **Gawber Road**

Inspection report for Residential Family Centre



Unique reference number	SC066502
Inspection date	03/03/2009
Inspector	Lynne Busby
Type of inspection	Key

Setting address	32 Gawber Road, BARNSELEY, South Yorkshire, S75 2AF
Telephone number	01226 786 247
Email	twenty4seven@btopenworld.com
Registered person	24/7 High Support Accommodation for Young People
Registered manager	Jane Margaret Williams
Responsible individual	Caroline Marie Huxford
Date of last inspection	12/06/2006

About this inspection

The purpose of this inspection is to assure children and young people, parents, the public, local authorities and government of the quality and standard of the service provided. The inspection was carried out under the Care Standards Act 2000.

— This report details the main strengths and any areas for improvement identified during the inspection. The judgements included in the report are made in relation to the outcomes for children set out in the Children Act 2004 and the relevant National Minimum Standards for the service.

The inspection judgements and what they mean

Outstanding:	this aspect of the provision is of exceptionally high quality
Good:	this aspect of the provision is strong
Satisfactory:	this aspect of the provision is sound
Inadequate:	this aspect of the provision is not good enough

Service information

Brief description of the service

Gawber is a residential family centre for up to three families. It is a large, spacious house one mile from the centre of Barnsley. There are three bedrooms, which includes suitable furnishings and families can personalise their space. The communal space includes a comfortable lounge, shared kitchen and dining area and a sun room which is used as a meeting room. There is a small rear garden and on street parking. The home is close to leisure services, health, transport and educations.

The centre provides for parents who are having their parenting skills assessed. Follow up work can be undertaken to support parents moving to other placements.

Summary

The overall quality rating is good.

This is an overview of what the inspector found during the inspection.

This was an unannounced full inspection. The key national minimum standards (NMS) and compliance with actions and recommendations made at the last inspection were assessed.

The staff provide a good service in supporting families. Families living at the centre benefit from having their health, welfare and safety promoted and protected. This is a well managed centre and the overall outcomes are good with a number of outstanding areas for families.

Shortfalls identified at this inspections include: fire evacuations are not held four times a year; this does not take into account the frequent changes in the family groups, the statement of purpose does not clearly describe the confidentiality policy, the record on decision making for new referrals does not clearly indicate the impact on the existing families.

Improvements since the last inspection

The Registered Provider was asked to ensure written permission is gained for administration of first aid by staff to children living in the home. This is now in place and a copy is on the families files. This now provides a robust system. The staff have completed moving and handling training for when they are working with children and babies.

The complaints procedure is given to parents when they are accommodated as part of the welcome pack. All parents are aware of how to make a complaint.

Helping children to be healthy

The provision is outstanding.

Families have good access to health care services and activities which promote good health and well-being. The support for parents health is excellent, they are encouraged by staff to have healthy diets and provide nutritious meals for their children by cooking fresh meals. The health needs of parents and children are identified, and recording of health care needs is comprehensive. The health care plan for babies and children is reviewed weekly which is excellent practice and reflects their changing needs. The parents said they get good support from the staff, and staff discuss issues, such as drugs, alcohol and sexual health with them. The service has excellent links with health visitors who advise parents and visit them at the family centre.

Staff have received training in first aid and administering medications. Appropriate permission is obtained from parents to enable staff to administer medication and first aid when required. There is a medications procedure which is followed in practice by staff.

Parents are well supported to pursue education and leisure activities to develop their confidence and skills where appropriate. Parents attend a local parent and children's group which gives them opportunities to mix with other families in the community and make friends. Some parents attend education with the support of staff. The staff also promote exercise activities and go on day trips out such as to the town farm.

Protecting children from harm or neglect and helping them stay safe

The provision is good.

The parents are clear about what conduct is expected and what is acceptable from them and their visitors. There are clear guidelines in the agreement pack which is given to parents when they are accommodated. The staff do not use any types of physical restraint and this is clearly set out in the homes behaviour policy.

Families privacy is respected and information is confidentially handled. Parents have access to a pay phone where calls can be made in private. Parents said that they can lock their doors and staff always knock before entering rooms. They can tell staff that they want some 'quiet time' and this is respected. Records are maintained and kept confidential.

Child protection, complaints, behaviour management, missing without authority and health and safety are defined in policies, and the practice of staff is accountable. The parents are aware of how to make a complaint and information is available in the parents guide with contact details of Ofsted. There have been no complaints since the last inspection.

There are clear systems in place to promote the safety and welfare of children to

ensure they are protected from abuse. Staff have had training in child protection and had a good understanding of procedures. The safeguarding procedures for children and adults are available for staff to refer to and use. There is good training for parents on keeping their children safe and covers areas of what is neglect and potential perpetrators of abuse.

- The provider has good vetting and recruitment procedures in place to support families from being cared for by unsuitable staff. Staff recruitment files contain all required information and relevant checks. There is a system in place that all staff have Criminal Records Bureau checks every three years.

Parents stay in accommodation that provides physical safety and security. There are comprehensive risk assessments in place, which identify hazards and strategies to keep families safe. There is a clear health and safety policy and a weekly health and safety audit is undertaken. Maintenance records are up to date. Staff have had training in fire awareness and fire checks are regularly undertaken, however, fire evacuations have only taken place three times over the last year. This does not take into account the changes in the families that may occur and does not provide a robust system.

Helping children achieve well and enjoy what they do

The provision is not judged.

Helping children make a positive contribution

The provision is outstanding.

Parents are admitted to, and leave the centre in a planned and sensitive manner by the staff. The families have an opportunity to visit the centre before they are placed, this was confirmed in discussion with parents. The families are introduced to their key workers and their children's key worker and the expectations and the purpose of the placement is explained. There is a policy on admissions and planned and unplanned discharges, but this does not clearly ensure the decision making takes into account the impact on existing families who are using the centre. The staff are open and honest about the placement which is good practice.

Parents and children have their needs assessed in detail. There is a comprehensive placement plan which clearly sets out the objectives of the placement and how these are to be met on a day to day basis. Parents are actively involved in this process, have read their placements plans and signed them. Placements are reviewed on a frequent basis, which includes the families progress. The staff produce a report for the review which is shared with the families. The staff practice in a transparent way which ensures parents are clear about how they are progressing. This is excellent practice.

Parents feel well informed about the decisions made. Staff take into account the diversity of parents and have used translators to ensure parents are consulted and kept fully informed. This is excellent practice. There are various forums for seeking parents views including weekly meetings, key working meetings and written agreements. If a service has to be withdrawn clear explanations are given to the parents.

Achieving economic wellbeing

The provision is good.

The home is in a residential street and is undistinguishable from other houses. It is close to the town centre and local facilities. The accommodation is decorated and furnished to a standard which creates a pleasant domestic environment, this is appropriate to the age, culture and ethnic background of the parents and children.

The parents each have their own room, which they can personalise and reflects their individuality. The bathrooms are easily accessible and offer privacy. There are communal areas which include a well furnished lounge, a kitchen where families cook their meals with assistance from staff and there is a sun lounge which also used as a meeting room.

Organisation

The organisation is outstanding.

The centre has a clear statement of purpose, however, this does not explicitly include information on confidentiality. There is a resident's guide which includes a summary of the statement of purpose. All information given to the families is clear and written in user friendly language. There are copies of policies and procedures available to staff.

The centre is staffed in line with aims of the service. Dependent on the families accommodated this can be increased to meet needs. There is a competent experienced manager and staff group who are well established. Staff cover for sickness and there is a clear on call system for staff to contact for advice if they have concerns. This gives clear lines of accountability.

The staff are supported through comprehensive supervision and annual appraisal system. Staff receive a range of training which gives them opportunities to gain skills and knowledge that equips them to work effectively with the families. There is 80 per cent of staff who have National Vocational Qualification or equivalent.

There are monitoring systems in place that assist the service to adapt and develop the quality of care at the centre. The manager completes monthly monitoring of the homes records and identifies any actions required. In addition the provider completes monthly visits any shortfalls are highlighted and the manager ensures these are actioned. The home has been awarded Investors In People. There is an annual

review of the service which is comprehensive, which outlines developments for the service.

Families receive excellent support which meets their individual needs. The staff have a very good knowledge of the family they are working with and ensure the right support and assessments are undertaken.

The promotion of equality and diversity is outstanding, This is evidenced through practice, supporting policies, procedures and individual placement plans.

What must be done to secure future improvement?

Statutory Requirements

This section sets out the actions, which must be taken so that the registered person/s meets the Care Standards Act 2000, Residential Family Centres Regulations 2002 and the National Minimum Standards. The Registered Provider(s) must comply with the given timescales.

Std.	Action	Due date
22	ensure fire drills are held four times a year and take into account changes of residents (Regulation 22.1(e).	31/03/2009

Recommendations

To improve the quality and standards of care further the registered person should take account of the following recommendation(s):

- ensure that the decision making is clear with regard to the impact on the other families (NMS 2.5)
- ensure confidentiality is more explicitly stated in the statement of purpose (NMS 1).

Certificate of registration



Registration Number: SC066502

**24/7 High Support Accommodation for Young People of Shrewsbury House,
Shrewsbury Road, Penistone, Sheffield, South Yorkshire, S36 6DY** is registered to
provide a **Residential Family Centre** on the following premises:

**Gawber Raod
32 Gawber Road
BARNLEY
South Yorkshire
S75 2AF**

Date of Registration: **23/02/2006**

Responsible Individual: **Caroline Marie Huxford**

Registered Manager: **Jane Margaret Williams**

The following conditions apply to the registration.

The registered person:

- **must display the certificate**
- **may provide accommodation for 3 families**

It is an offence for a registered person not to comply with the conditions of registration,
without reasonable excuse.

Date: **01/05/2009**

Christine Gilbert
Her Majesty's Chief Inspector