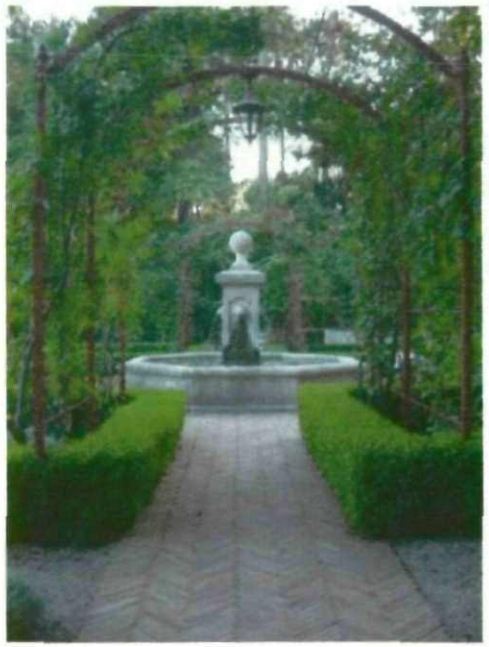
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Mapplewell

community living scheme

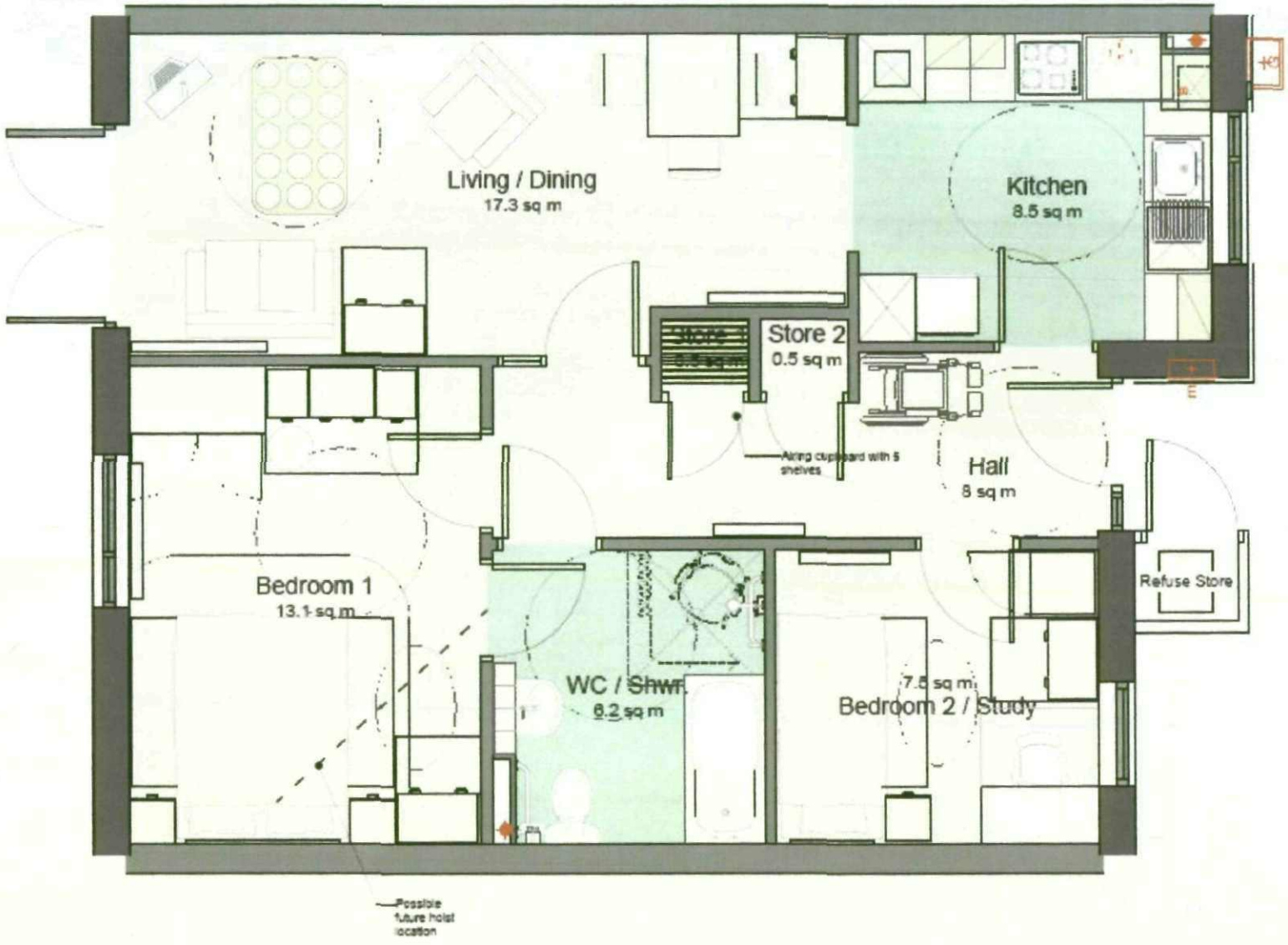


1 Introduction.

The Planning Application for the redevelopment of the North Gawber Colliery site at Mapplewell for residential development and open spaces has allowed the concept of a retirement community on part of the site to be developed in association with CISWO, the Coal Industry Social Welfare Organisation]

This organisation who are a National Charity currently own the playing pitch off Spark Lane and have together with UK Coal formulated the concept of a retirement community partly on the site of the Playing Field. This concept is possible because CISWO are prepared to dedicate this part of the development site for this particular type of residential use, which is seen as a much needed facility in the area.




Living / Dining
17.3 sq m
Kitchen
8.5 sq m
Store
0.5 sq m
Store 2
0.5 sq m
Airing cupboard with 5 shelves
Hall
8 sq m
Refuse Store
Bedroom 1
13.1 sq m
WC / Shwr
6.2 sq m
7.5 sq m
Bedroom 2 / Study
Possible future hoist location

2 The Proposal

The proposed scheme shows the development of 30 bungalows in an attractive and managed setting off Spark Lane comprising about 1.13 hectares. The Location of the scheme is shown on the Plan below.

The bungalows are envisaged as being principally two bed roomed dwellings each including bedrooms, bathroom/shower room, separate kitchen and living/ dining room and providing about 65 square metres of accommodation in each dwelling. A typical layout of the dwellings is shown overleaf.

Each property would have a private garden and a dedicated car parking space.

The properties would be set within managed landscaped grounds with gardens and communal spaces to provide an attractive and peaceful living environment.

The retirement community would form an identifiable environment within the overall residential scheme, and is located to maximise the location near to the shops services and health facilities located off Spark Lane. Links from the scheme onto Spark Lane will be via the new development road with its dedicated footways. The proposed layout of the area shows that the scheme will occupy the land north of the new site development road and that the residential environment of the retirement homes will not include a major access route or through route.



3 How Will it Work?

It is proposed that these retirement homes will be provided when the main area of the site is being developed. Once constructed the homes will be looked after by a management company that will maintain the properties and care for the grounds and the gardens. It is proposed that the homes will be secured by an agreement with the Local Planning Authority under S106 of the Town and Country Planning Act, that will ensure their delivery and future occupation.



4 The Background to the Proposal.

The idea of creating this retirement living environment stems from the CISWO organisation. In their social role of providing support to former members of the mining industry they are aware of many ex miners and their families, who due to ill health and frailty require a sheltered living environment but retaining the independence of their own homes. CISWO already operate several convalescent homes and the Lynwood Convalescent Home, Scarborough is the nearest for the South Yorkshire Area available for convalescent care.

Research into the need for the bungalow homes by the Applicants shows that the elderly population in Barnsley is increasing and that by 2025 those aged 65 and over will increase by 44% and those aged over 85 will increase by 72%. In addition to the overall numbers increasing, those with disability or long term limiting illnesses are also increasing. The emerging population profile is putting increased pressure on the housing resources that provide accommodation for these sections of the population.



This scheme is an opportunity to develop a concept for living that will provide accommodation for the elderly sector of the community, for those who wish to live independently but within a sheltered environment.

Discussions with the Strategic Housing Section of the Authority have indicted that there is a need in the area for new bungalow accommodation suitable for persons who require a sheltered environment through disability, disease and for elderly carers of mature disabled and infirm adults. It is the case that many existing schemes preclude some of the above groups on an age basis and there is a need to cater for these groups in emerging projects.





5 Delivering the Scheme.

It is proposed that the 30 bungalow dwellings that will form the retirement community will be affordable dwellings and will be available to rent. The nomination rights for occupancy will rest in part with the CISWO organisation, who will seek to be able to place retired miners and their families in a safe and sheltered environment. The details of these arrangements will be part of the ongoing discussions with the Local planning Authority throughout the determination of the Application