

Extra Care Development, Bethel Street, Hoyland Design, Access & Renewable Energy Statement

Extra Care Housing Scheme, Comprising 48 Apartments and Associated Communal Facilities.

A. Site Location and History

The site is located on Bethel Street, close to the centre of Hoyland. The site is bordered to the south by High Street and faces a steeply sloping area of open ground. To the east is Victoria Street which is fronted by a recent development of bungalows and the Queen's Head public house. The northern boundary faces a flat roofed public house and the to the west lies Bethel Street and at the north-east, the rear gardens of 2 story detached houses. The buildings in the vicinity of the site range from a late-Victorian stone built terrace facing the high street to largely red brick built recent to the east and west. The Queen's Head public house dates from the 1930s and is faced in red brick and render. The public house to the north is built in brick and dates from the 1960s.

The site itself is currently open grassland and was formerly occupied by housing and a chapel which were demolished in the 1980's. The site slopes steeply down from west to east by approximately 3 metres and is empty of any landscaping features with the exception of hedging to the north boundary.

B. Proposed Development

1. Use

The proposed development of the site includes for:

- The construction of a new build extra care housing scheme, comprising 48 apartments, 39 with 2 bedrooms and 9 with one double bedroom.
- The provision of communal facilities within the scheme, together with associated parking and secure garden areas.

In line with good practice principles of extra care housing, the communal facilities that will be provided within the scheme will also be accessible to older people within the wider local community. Along with the potential for other health and social care partners to use the scheme, the scheme can serve as a community "hub" thus providing a valuable community resource. Wider usage makes the scheme more attractive for those who live there as it prevents institutionalism as well as making it a lively and interesting place to live. The scheme will be designed to accommodate for wider usage via progressive privacy measures. This ensures privacy and security for those who live there.

2. Principles of Extra Care Housing

Extra Care housing gives older people a new choice within the spectrum of housing, care and support. It is specialist housing for frailer/more elderly people who need access to help, close to hand, so that they can maintain their independence and quality of life whilst still living in their own home, with their "own front door" therefore retaining their rights and control. It is often best described as *bridging the gap* between ordinary/sheltered housing and residential care. Extra care housing therefore offers a new choice to older people in terms of being able to remain within the setting of their "own home" and within a community setting.

It is based on three key principles:

- **To promote independence** – it provides people with their own home/own front door which enables people to continue having control and choices over their lives, combined with access to onsite care and support. It provides a ready-made community, which means people can support each other as well as staff. It is also about making sure those who live there have a good and enjoyable life and are able to be part of the community.
- **To be empowering** – care, support and primary health services should come to the person, as and when needed, rather than a person having to change their accommodation in order to receive community- based services.
- **To be accessible** – well designed and easily adaptable homes, facilities (including technology) so that the building environment is “barrier free”, including where needs change and frailty increases. And creates a *community/own home* feel rather than being institutional.

To achieve the above, there are some key features to extra care housing which include:

- onsite staff (24 hours) to help with personal care and general support needs, including a listening ear, if and when required
- services that are tailored to each person’s individual requirements and have a *working with* rather than a *doing for* approach
- And are responsive and flexible to changing needs, so that people can stay in their own home even when they become frailer, older and or have a disability.
- a mixed community with tenure choices and links to wider community
- Promoting health, wellbeing, socialising; access to one or more meals every day and a range of community health services

Whilst not suitable for everyone and is not a panacea as some people do need to move from extra care housing as their needs increase (e.g. if they need nursing care), it does offer a “*home for life*” for many people.

In summary, extra care housing focuses upon helping older people retain their independence, quality of life and dignity. It expands choice and meets the increasing desire of older people to retain control over their lives. It allows for care to be delivered at home, in a responsive and flexible manner. It makes a valuable contribution to the preventative agenda and social inclusion of the wider community. It helps to achieve targets on affordable, well-designed and adapted housing.

- The proposed scheme comprises a T-shaped building, housing the apartments) all of which are for rent, and a single storey communal wing to the north-west.
- 18 parking spaces including 6 designated staff parking spaces accessed from Victoria Street.
- Communal facilities which include a main foyer area (which will be a central feature), a shop, hairdressers, restaurant/dining area, sleepover for staff/guest room, central lightwell, buggy store, consulting room, assisted bathing suites and office facilities for staff.

The building has been planned to achieve short travelling distances which is an important consideration in the design of buildings for residents with mobility difficulties.

3. Strategic Context/ Need for Extra Care Housing

In recent years housing for the elderly is an issue which has become an increasingly prominent government agenda at both a national and regional level. The White Paper, *Our Health, Our Care, Our Say: a New Direction for Community Services* (2006), has made moving care closer to home a priority and a range of Government policies are now helping to make these ideals a reality for adults with complex, long-term health and social care needs. The funding of extra care schemes is one of the key mechanisms by which government feels it can achieve its aims of meeting the needs of this growing sector of the population.

As an extra care scheme, proposals for Bethel Road are being developed to meet the growing demand for housing of an aging population in Barnsley. Between 2001 and 2027 is anticipated that the number of people aged 65+ will increase over 30% from 35,000 to 50,700. Levels of people with dementia in the town are expected to increase from 2380 in 2008 to 2428 in 2010 and as a result there will be a significant increase in the amount of care and support required. The delivery of the scheme fits with BMBC's older person housing strategic housing plan which seeks to put in place more appropriate stock to meet the increasing housing need of the elderly and is designed to bring a degree of choice to housing for older people and to spread accessibility to support.

Bethel Road aims to provide varying levels of care and support which will be tailored to the individual's requirements whilst allowing occupants to maintain their independence. Residents will occupy self contained homes, with their own tenancy and properties will utilise a range of assistive technologies to aid them in living independently for longer than would be possible if they were living alone.

Domestic support and personal care will be available to those residents who require it and will be delivered by a combination of on site and peripatetic staff.

An integral range of communal facilities are to be incorporated including resident lounges, guest rooms, laundry facilities, and communal bathrooms. It is also intended that the building will incorporate a cafe and dining rooms which will be open to the public with the aim of helping to integrate the building and its occupants into the wider community.

It is intended that the design and layout of the building will bear particular attention to meeting the needs of those residents with dementia and will incorporate features designed to assist them in everyday living. This will include elements such as the use of effective signage and of multiple queues to assist people in moving around the building, utilising different rooms, the use of objects and colour to assist residents to orientate themselves within the building. There will be an unobtrusive concern for safety and consideration for a range of age appropriate furniture and fittings.

Building standards will ensure high levels of insulation and thermal comfort whilst the layout of the building will maximise the available space and allow for the flexible use of communal areas.

It is intended that Bethel Street will be a safe and secure environment for both residents and staff and employ a range of passive and progressive security features. Assistive technologies will be used to ensure residents safety whilst the design and layout of the building will meet the requirements and standards of Secured by Design.

4. Context of the New Scheme

The proposed extra care scheme sits in the centre of the site and is 4 storeys in height facing Victoria Street and 3 storeys high facing Bethel Street with a single storey element housing the communal facilities nearest the northern boundary. The form of the building presents a formal elevation to High Street whilst the main bulk of the building is placed in the centre of the site affording some plant screening to the building from the eastern boundary.

5. Layout

The principal form of the Extra Care building is in a T-shape. The plan form of the building has resulted from a desire to maximize the outward aspect of the apartments to private gardens and to views outside the site, whilst preserving the privacy of adjacent residential properties. The form of the plan has also been developed to achieve short internal travel distances from the central circulation core serving the entrance and communal facilities to all apartments. Residents may have mobility and cognitive difficulties, and it is therefore an important design consideration that clarity and ease of circulation is achieved. The residential wings are accessed from an generously sized, well-lit stair and lift lobby which is located adjacent to the central foyer space. The doors between the foyer and stair core delineate the division between public and private space within the building. Communal spaces are located in close proximity to the foyer, car park and external gardens and would be available for community use along with the associated garden space.

The form of the building creates 2 discrete garden areas to the north-west east which will be landscaped with paths and seating spaces. The car park for the development is located to the west in the position of the existing access from Bethel Street.

Whilst the site slopes steeply from west to east, the central wing of the building has been designed with a split ground floor to allow the site to be levelled to the east and west to achieve level garden areas. As shown on the site section, the lowest floor level is set approximately 1.5 metres below existing site level. The site itself is considered ideally suited to Extra Care apartments on account of its sheltered urban setting, accessibility and proximity to the town centre, local recreation space, amenities and public transport.

It is the intention that “Secured by Design” is achieved in the Extra Care development.

6. Scale

The height of the eaves of the proposed building varies depending on adjacent ground levels and the roofline facing Victoria Street is set back 1.5 metres from the main elevation line to reduce massing when seen in perspective. Bay features have been introduced to provide a good level of daylight to apartments and to articulate the massing of the elevations. The upper ground floor level is set to provide level access from the car park from Bethel Street. A site section included in the appendix demonstrates the relationship of the proposed building to the adjacent residential properties.

The proposed building will be partly shielded by new planting to Victoria Street. Views have been produced to demonstrate the visual impact of the Extra Care development from upper and lower levels on High Street.

7. Landscaping

External surfacing and boundary materials have been chosen to harmonize with the surroundings. Car parking spaces will be surfaced in brick pavers with access ways in macadam to adoptable standards. Boundaries to the east, south and west would feature metal railings and brick piers to achieve ‘secured by design’ and to partially preserve the open character of the site. The metal railings will provide security to the garden areas whilst allowing some passive security to the site boundaries from the development. Boundaries to existing properties would be in close boarded fencing with a natural finish. The car park boundary would feature a low wall to delineate the boundary.

Detailed design of the garden areas of the Extra Care scheme would feature pergolas, paths, seating areas and varied planting along with new trees and shrubs. Scheme design would be by specialists and it is intended that the detailed design of garden areas will follow consultation with residents and users to create a greater sense of ownership in the completed scheme.

8. Appearance

Proposed materials are a buff facing brick with smooth ashlar detail work and cedar board cladding to the upper storey. The roof is in a low pitch proprietary metal panel system. The elevational materials will reflect the colouring of the older stone-built buildings locally which feature coursed stonework and ashlar detailing. The elevations have been articulated with bays to provide vertical accents and to maximize light in the apartment living spaces. All finishes have been chosen to provide a low maintenance exterior.

C. Access

Cars accessing the Extra Care scheme would use the existing site entrance on Bethel Street. Improvements would include a dropped crossing with blister paving. This parking area would house 12 parking spaces, including 2 dedicated wheelchair accessible spaces.

The parking ratio provided for Extra Care developments generally tends to be in the order of 40% of apartment numbers. A separate gated staff parking area comprising 6 staff spaces is located off Victoria Street. The proposed level of parking reflects current standards for Extra Care design and is considered acceptable in submission of bids to the Housing Corporation.

On account of the site constraints, the undesirability of congestion near the building entrance, it is proposed that refuse is collected from Victoria Street via a short path to the bin store which is housed within the building footprint on the lower floor.

Extra Care Parking Provision

The 18 parking spaces proposed include 2nr wheelchair accessible spaces. Some local authorities nationally have adopted parking standards for Very Sheltered Housing within the C3 Use Class designation. Examples of these parking standards are as follows:

Extract from Stratford-on-Avon Parking Standards

Very sheltered housing for the frail elderly, incorporating full warden coverage and communal facilities:

Warden	1 space per resident warden
Non-resident staff	1 space per 2 members of staff
Visitors	1 space per 5 units

Extract from Rushmoor, Fareham and Basingstoke & Deane Parking Standards

Elderly Persons Accommodation

No warden

Owner occupied - 2 bed	1 space per unit
Owner occupied - 1 bed	0.75 space per unit

With warden

Owner occupied - 2 bed	0.75 space per unit
Owner occupied - 1 bed	0.5 space per unit

Local authority or housing association	
Rented - 2 bed	0.33 space per unit
Rented - 1 bed	0.25 space per unit

Very sheltered	
All types	0.25 space per unit

In all cases at least 50% of the parking spaces required by these standards should be suitable for visitors and the occupation of units should normally be restricted to prevent future changes which would attract high levels of car parking.

Adopting the above standards at Whitworth would result in the following requirement for parking:

Stratford Standards:	15 Spaces (8 staff on site)
Rushmoor/ Fareham/ Basingstoke Elderly Standards:	16 Spaces
Rushmoor/ Fareham/ Basingstoke Very Sheltered Standards:	12 Spaces

We would consider this level of parking provision to be at the lower end of precedent for completed Extra Care schemes. With the exception of the staff parking area and accessible spaces, there would be no designation of parking bays within the scheme.

Some extracts from planning reports on similar Extra Care schemes showing parking precedent at a similar or lesser ratio to that proposed follows:

Ealing Planning

P/2005/3767 20/09/2005 MOORLANDS EXTRA CARE GODFREY AVENUE NORTHOLT MIDDLESEX UB5 5NB NORTHOLT.

Demolition of part single and part three-storey building and redevelopment to provide 35 'extra care' flats in 1-3 storey building with 13 car parking spaces (including 3 disabled), ambulance parking, re-routing of footpath to south-east of building and landscaping works, with access from Hindhead Gardens.

Recommendation: Grant with Conditions.

44 Extra Care Apartments, Yatesbury Avenue, Newcastle

"A car park comprising of 12 spaces, including disabled persons spaces is provided, with landscaping around. UDP car parking standards suggests that a maximum of 14 car parking spaces should be provided for this form of development. Whilst there is a shortfall of two spaces, the layout of the development does not easily allow additional spaces to be provided without major alterations to the scheme which as a knock on effect may produce a development which is inferior to that which is currently proposed. I consider that the provision of 12 car parking spaces is sufficient for a development of this nature and would be unlikely to result in on street car parking."

Pedestrian Access

The principal pedestrian access to the extra care apartments would be from Bthel Street at an even fall at less than 1:20 linked to the main car park. This would allow access for ambulant disabled visitors and residents and wheelchair users direct to the lift and communal spaces. Secondary level access to the gardens is provided from the lift and stair core. Paths within garden areas would be at a gradient to suit wheelchair users.

Accessible parking spaces are located directly adjacent to the entrance close to the covered canopy. It is envisaged that any wheelchair users will access the site in vehicles whilst residents using buggies would access the site from the pedestrian access. A store for motorized buggies is provided within the communal area of the building with direct access to the outside. This space will also allow for storage of bicycles for visitors and staff.

A footpath would be provided to the east side of Bethel Street allowing pedestrian access from High Street for visitors, staff and residents. A new 2 metre wide adopted public footpath would be provided to the length of the Victoria Street boundary.

Individual apartments have been generously planned to allow comfortable circulation space for residents with mobility difficulties and feature level access showers and accessible sanitary ware. Specific needs for adjustable kitchen units and hoists would be made to suit individual residents. All doors within the scheme will comply with the Code for Sustainable Homes for wheelchair access. "Swing free" door closers will be provided at apartment entrances to allow ease of day-to-day use.

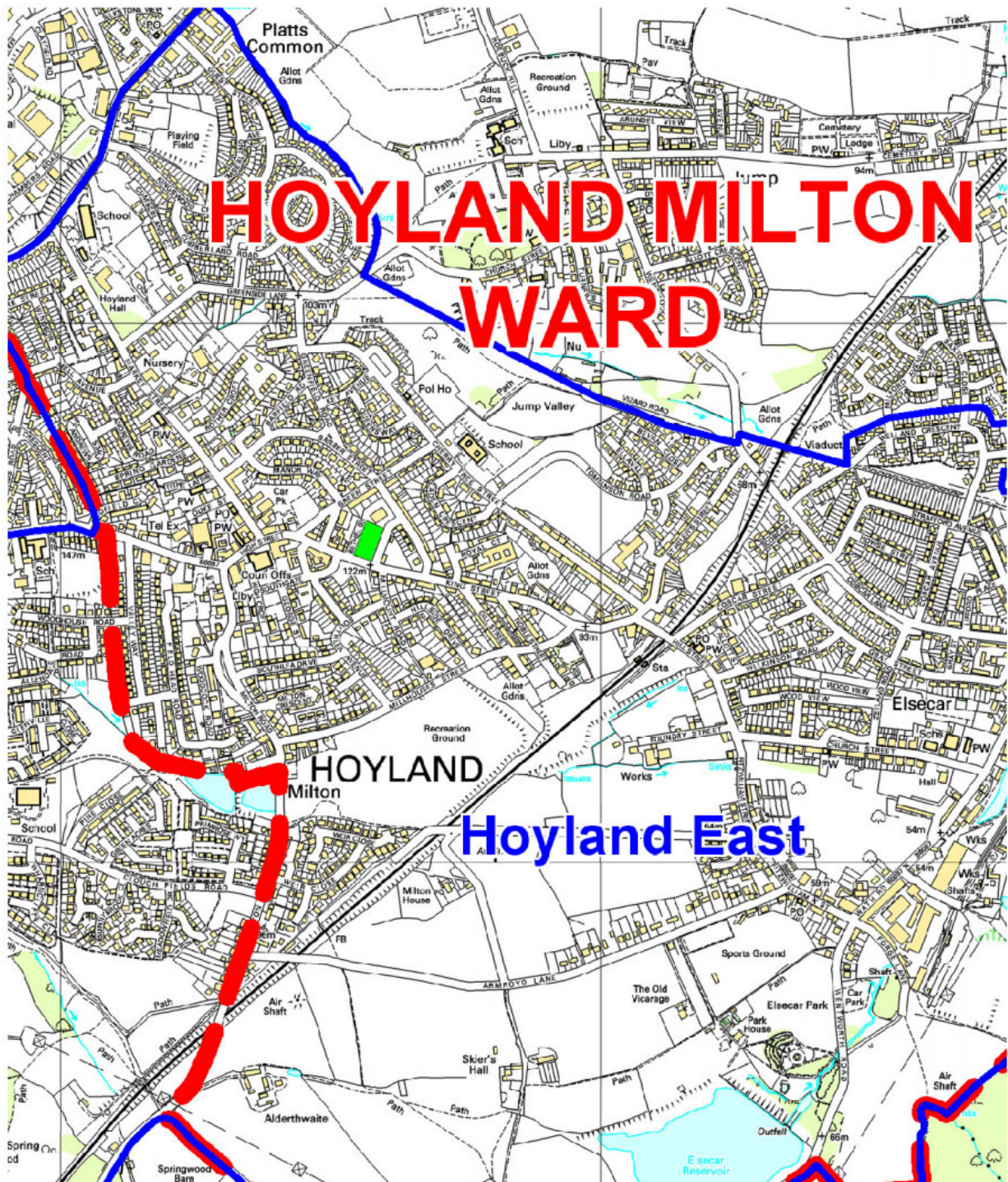
Internal spaces will be designed to address the potential needs of elderly residents who may have visual, cognitive and mobility difficulties. Contrasts in colour, lighting levels, tactile signage and visual keys to circulation will help to guide circulation within the building. The use of colour schemes or themed artwork can also help to give each group of apartments an individual identity. Front doors to apartments are recessed and individually lit to provide a space for residents to personalize the apartment entrance.

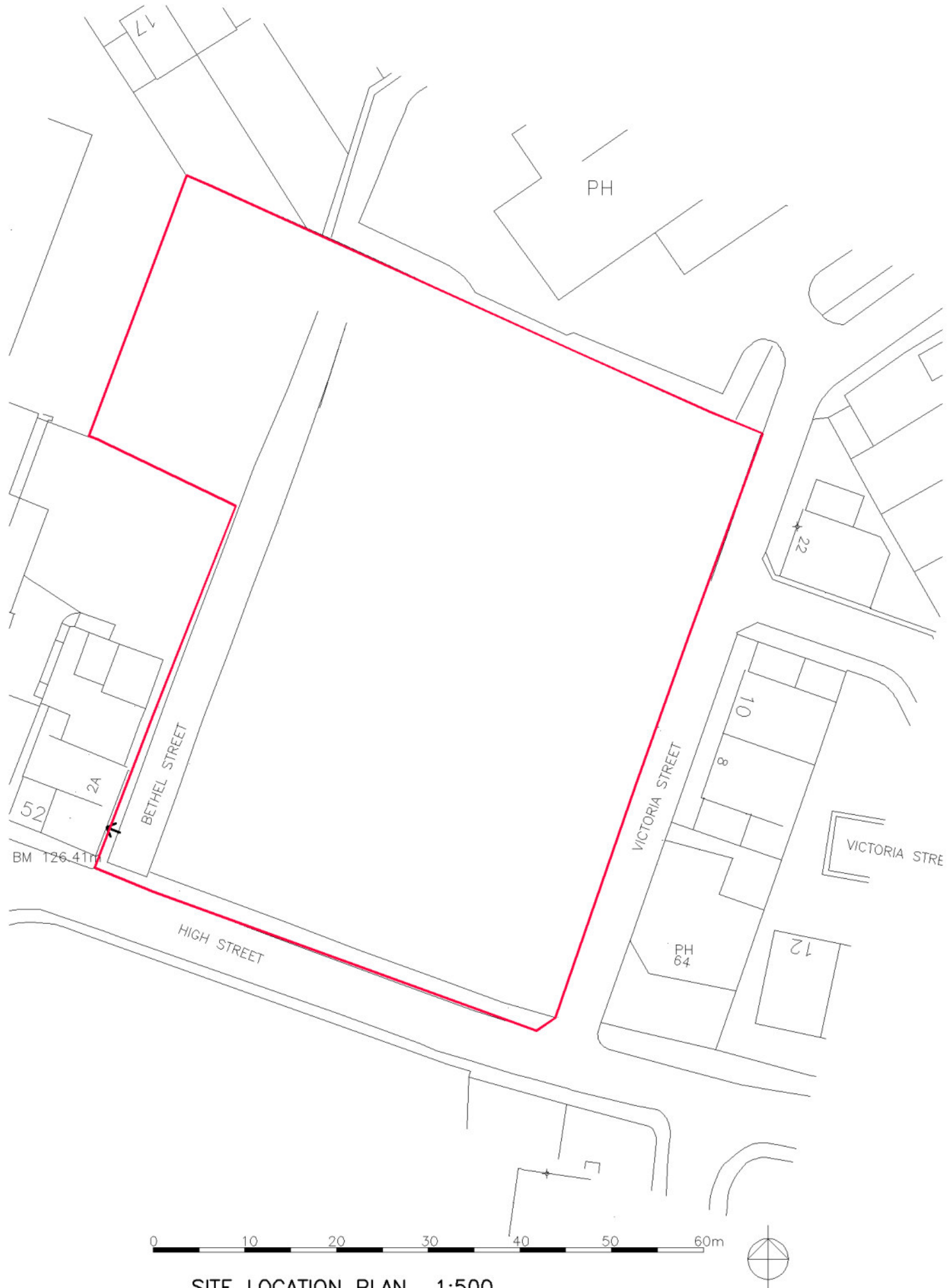
D. Renewable Energy

Proposals for renewable energy at design stage involve provision of hot water heating via solar collectors placed on the roof with the aim of achieving 10% of the building's energy demand through renewable technology. It is intended that detailed calculations would be carried out using SBEM software approved by the BRE when the building envelope and mechanical and electrical systems had been designed to a level when a Building Regulations submission can be made. Solar collectors would be placed on the roof pitches and would sit in the shallow plane of the roof surface, maintaining an invisible profile from ground level. Should solar hot water heating need supplementing to meet the 10% target, the use of ground source heat pumps would be feasible, either by using shallow coils (slinkies) placed below the car park or garden areas or by using piles. Either solution would be suitable for the site as the building foundations will be supported on piles. Provision of renewable technology will help achieve an EcoHomes rating of "very good" which is a condition of grant funding from the Housing Corporation.

APPENDIX

Some site photographs and views follow which help to explain the proposals in context and demonstrate how the building will sit in relation to its surroundings. Views have been generated by computer modelling and rendering from the CAD drawings. The photomontages have been created by overlaying the computer model on a site photograph taken from a matching location. These views are only intended as aids to provide a general sense of the appearance and massing of the building that cannot be gained from two dimensional elevations.

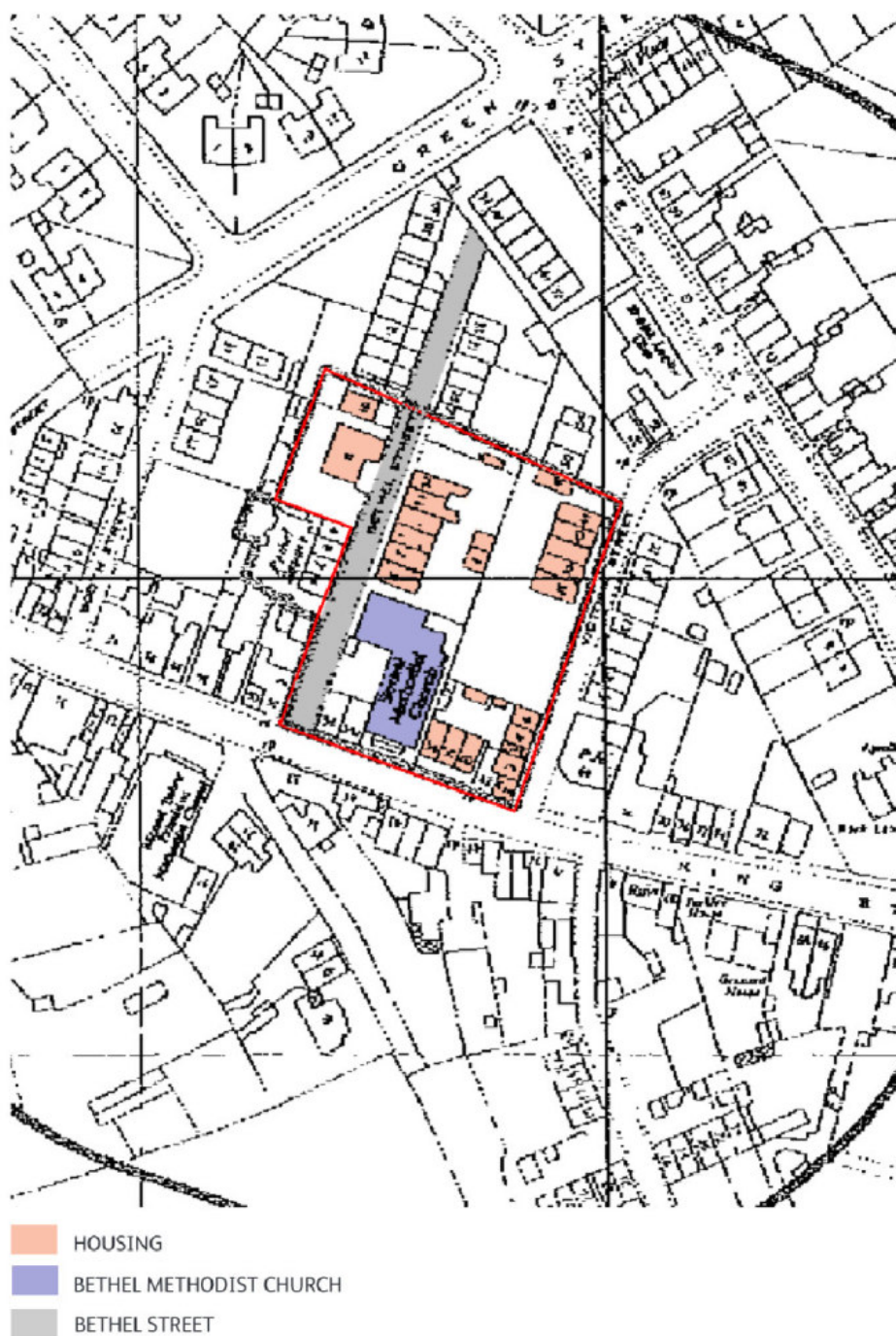




SITE LOCATION PLAN 1:500



AERIAL PHOTOGRAPH OF SITE



HISTORICAL MAP OF THE SITE 1956



VIEW TOWARDS BETHEL ST



VIEW FROM THE N-E FROM VICTORIA ST



VIEW OF EXISTING HOUSES TO N-W BOUNDARY



VIEW FROM SITE TOWARDS N-E CORNER



VIEW EAST TO QUEENS HEAD PH



VIEW FROM TOP OF SITE LOOKING EAST



BUILDINGS TO THE REAR OF BETHEL ST



EXISTING PUBLIC HOUSE TO NORTHERN BOUNDARY



EXISTING BUILDING FACING HIGH STREET



QUEEN'S HEAD PUBLIC HOUSE



JUNCTION OF HIGH ST AND VICTORIA ST



BUNGALOWS FACING VICTORIA ST



HIGH STREET - EXISTING VIEW FROM THE EAST



HIGH STREET - PROPOSED VIEW FROM THE EAST



HIGH STREET - EXISTING VIEW FROM THE WEST



HIGH STREET - PROPOSED VIEW FROM THE WEST