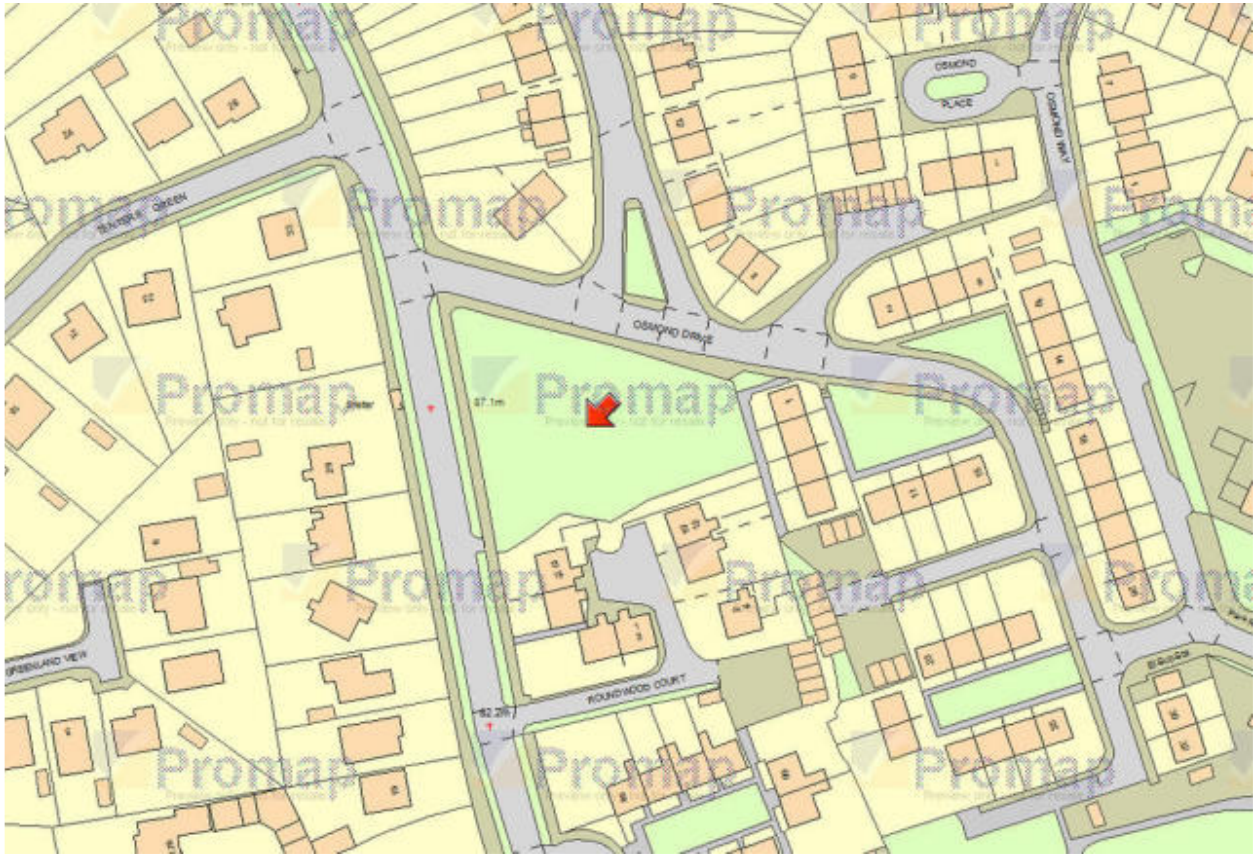


Design and Access Statement

Proposed C2 Residential Care Home to Provide Residential Care Accommodation for 12 service users with Acquired Brain Injuries 70 Vernon Road, Worsborough, Barnsley. S70 5BE



Mike Tippins Design Ltd

Chartered Architects

5 Maney Hill Road

Sutton Coldfield

West Midlands

B72 1JJ

0121 321 2058

mike@tippinsdesign.co.uk

1.0 Location

The site is located at 70 Vernon Road, Worsborough, Barnsley. S70 5BE the surrounding area is predominately residential in nature. The property is on a good bus route to Barnsley town centre.

2.00 Design

2.01 General

The site used to house a C2 residential care home, known as '*Holly Tree Residential Home*'. When the care home closed, the property was turned into apartments known as '*Holly Tree Apartments*'. The property has since been demolished and planning approval was granted for 15 apartments on the site (Application No. 2013/1048). The site has been unused for a number of years and has become unsightly, attracting fly tipping onto the site and graffiti.

2.02 Building Use

The proposed service will be a rehabilitation focused Acquired Brain Injury (ABI) service for individuals between the ages of 18-65yrs.

The service has been designed and modelled around the specific needs of people with an acquired brain injury. There is increasing demand for this type of service offering and an under provision of specialist beds. The proposed development would consist of the core transitional rehabilitation facility, some pre-independence bungalows and two 'slow stream'/ longer stay apartments. There will be a hydro pool facility which will be made available to other community-based service user groups outside Ariya.

It is proposed the building will be phased, initially building the core transitional facility, followed by the pre-independence bungalows, hydrotherapy pool and then the slow stream flats.

Ariya Neuro Care is the care home provider who will develop and operate the care home when it becomes operational. They currently own and run a similar service in Rotherham. Clifton Court opened in June 2016 and this have been rated *Outstanding* by the Care Quality Commission; <http://www.cqc.org.uk/provider/1-2053130094>

Acquired brain injury refers to trauma to the brain during adulthood and could be caused in a number of ways such as through a fall, a road traffic accident, a stroke/ bleed on the brain, through viruses such as meningitis and encephalitis, tumours, surgery, poisoning and lack of oxygen to the brain. No two brain injuries are the same can affect people in many different ways depending on the severity of damage and where the damage has occurred. It therefore, can affect mobility, muscle strength, memory, planning skills, coping skills, orientation, motivation, social skills, speech and communication. As a result of these losses, individuals also need support to come to terms with their life changes.

As a 'rehabilitation' service, it will be aimed at people going into the next stage of recovery after leaving hospital, helping residents to relearn the lost skills in a supported community setting before returning home. The new service will help people in areas such as improving their mobility, personal care, communication, cooking and shopping skills and help with managing finances. The team we support and individual to develop new strategies to help adjust to the life changes, and to

help them regain confidence. The new service will employ occupational therapists, speech and language therapists, physiotherapists and neuro-psychologists to help design individual programmes to help aid recovery. They will be supported by a team of skills rehabilitation Support Workers.

The accommodation will significantly exceed the National Minimum Requirements expected by the CQC and offer the service user group a range of high quality accommodation options including flats and bedsits within the facility. This broad offering provides choice and progression opportunities for commissioners and people using the service.

The service will be wheelchair accessible throughout and as there is an under provision of wheelchair accessible accommodation for this service user group the service will provide a much-needed resource in South Yorkshire. Due to the deficit in this type of provision, many people post-injury are placed outside of the county which is difficult for families and causes disruption when rehabilitating people back to their homes.

The units will be staffed according to the needs of individual service users. The main transitional facility would most typically be by 5 members of staff between 8 am and 10pm with 2 members of staff overnight. We are renowned for our inclusive and positive atmosphere where individuals are able to thrive and their families are supported.

We have a reputation for creating an excellent working environment, with a strong emphasis on staff development which accounts for our excellent staff retention rates unusual in the industry. We currently employ three individuals in various paid roles who have experienced a brain injury themselves. This development will create around 25 new jobs in the area.

2.03 Size

The gross internal floor area of the development is as follows:

Phase 1: Core Transitional Rehabilitation Facility

Ground Floor: 352 sq.m.

First floor: 235 sq.m.

Gross Internal Floor Area: 587 sq.m.

Phase 2: Pre Independence Bungalows

2 units @ 46.5 sq.m. each.

Gross Internal Floor Area: 93 sq.m.

Phase 3: Hydro Pool Suite.

Single Storey Extension to Core Transitional Rehabilitation Facility

Gross Internal Floor Area: 72 sq.m.

Phase 4: Slow Stream/Longer Stay Apartments

2 units @ 38 sq.m. each.

Gross Internal Floor Area: 102 sq.m.

Total Gross Internal Floor Area: 854 sq.m. (Single Storey: 563 sq.m. Two Storey: 291 sq.m.)

2.04 Design

The proposed that the development will utilise traditional construction methods and a mixture of traditional building materials sympathetic to the existing local building.

2.05 Scale

The development will be predominantly single storey which, together with the site sloping downward towards the North West, will minimise the impact of the development on the surrounding properties.

2.06 Landscaping

The site is in a quiet residential suburb of Barnsley on a corner plot. It is lower than Osmond Road that flanks it to the North by up to 2.5 metres, and surrounded by a substantial boundary wall and iron fencing which will be refurbished and retained. There will be landscaping of the grounds to allow for a therapeutic peaceful space including, trees, and structures and planting to actively encourage and support wildlife.

3.01 Vehicular and Transport Links

Vehicular and Transport Links are existing and well established within the immediate area.

It would be unusual for residents in a rehabilitation service to have their own vehicle, so parking would largely be for staff, visiting professionals and families. Ariya Neuro Care's policy is to recruit staff locally and it is envisaged that the majority will utilise public transport.

Adequate parking will be provided as part of the plans.

3.00 Access

The vehicular access will be by staff, deliveries and visitors.

3.02 Inclusive Access

Access into and within the building will be DDA compliant.

MT/2004/PDAS