

**Land Between 73 & 77
Park Street
Wombwell**

Construction of 2 No. residential care units with separate occupational therapy shed.

DESIGN STATEMENT

Context

The site consists of an area of land of approx 3000 sqm. fronting Park Street, Wombwell. The site has residential housing to three sides and a wooded area to the North East.

Currently the site is vacant and semi overgrown.

An amount of mature trees exist around and within the site perimeter.

The site slopes down by approx 6m from Park Street to the rear of the site to the North East.

The site currently has outline planning approval for four detached dwellings as per planning application number 2010/0081.

It is proposed to construct a residential care home complex, specialising in the care and rehabilitation of persons with minor to severe mental impairment and learning disabilities.

Amount

Two buildings are proposed, laid out as separate units providing apartment type accommodation for all residents. One ancillary occupational therapy shed is also proposed.

Unit 1 is a two storey building fronting Park Street. It consists of 2 two bed apartments and 2 one bed apartments that are independent of each other but are connected via a centrally located staff area.

Ancillary spaces, a day room and an activity room are also provided at first floor level.

Unit 2 is a three storey building located centrally in the site. It consists of 2 two bedroom apartments and 2 one bed apartments that are independent of each other but are connected via a centrally located staff area.

Ancillary areas and day room space are also provided at ground floor level.

Unit 2 also has a semi-underground basement area providing additional activity space, storage and a staff training room.

The occupational therapy shed is a small, single storey, timber clad building located to the bottom of the site for ancillary use to outdoor activities.

The complex overall provides accommodation for 12 residents with 24 hour staff support and care.

Layout

The units have been positioned within the site in a manner as to ensure the following;

- Afford the residents a pleasant outlook whilst retaining a reasonable amount of privacy and ensuring sufficient external amenity space for each individual unit.
- Central location of staff and activity areas to ensure good supervision of the entire complex and allow ease of use for both staff and residents.
- Minimal impact in terms of visual amenity and privacy to surrounding residential properties.
- Provision of sufficient staff and visitor parking spaces.
- Minimal impact on the mature trees surrounding and within the site.

The internal layouts of the residential buildings are what is considered to be as close as possible to a 'normal' domestic environment, whilst still allowing staff to access and oversee all areas.

The layout has been carefully tailored to suit the requirements of the care provider to ensure that they can provide the maximum care and benefit to service users at this facility.

Scale

The buildings have a larger footprint than the majority of the surrounding properties, however, in terms of height and positioning, the buildings are considered to relate well to the existing surrounding properties. Due to the gradient of the site, the three storey Unit 2 building will be visually lower than Unit 1 as viewed within the street scene. It is therefore considered visual impact on the surrounding area will be minimal.

The siting of the buildings are generally within the existing outline approved parameters of construction.

Landscaping

All the trees as outlined in approval 2010/0081 will be retained and protected throughout the works.

The 'garden' areas around each individual unit and general landscaped areas around the site will be a lawn finish with occasional planted areas.

Seating areas and some feature planting will be provided at appropriate points within the site.

Areas of hard surfacing for access and vehicle parking and general paved areas have been identified on the submitted layouts.

Any remaining areas will be generally grass finish with some shrubbery where additional privacy or screening is considered desirable.

Appearance

Facing materials will be a mixture of natural stone and self-coloured render to the walling and grey concrete tiles to the roofs. The finish is not reflective of the properties in the immediate vicinity being generally of facing brick, however many other properties, generally older ones, exist within Wombwell that are of the materials proposed and therefore the finish materials are considered consistent with the area as a whole.

Specific finishes are as noted on the submitted drawings.

ACCESS

Policy Framework

Unaltered

Consultation

No consultation has been taken with regard to the proposal .

Vehicular Access and Transport Links

A new vehicular access and egress point is to be provided to the front Southern corner of the site. The access road is to be 5m. Wide with an adjacent 1.8m. Wide footpath. The boundary treatment fronting Park Street is to be set back from the existing pavement to accommodate sightlines to the North West. Access over the existing pavement is to be via a dropped kerb type arrangement. All highway works are to be compliant with Local Authority standards and specification.

A new car parking area is to be provided centrally within site giving off street parking for a total of 18 cars. A covered bicycle secure storage area is also to be provided to the rear of Unit 1.

The proposed driveway is to be of tarmac finish with parking bays of block pavements delineated via a contrasting inlaid stripe.

Inclusive Access

All door entry/egress points will be of human sized doors with level entry and no raised thresholds.

Internal staircase areas will be ambulant disabled standard compliant.

Access throughout the site will be via ramped pathways.

Disabled access standards provided to all units and the complex throughout.

Emergency Services

New vehicular entrance position to be provided to meet highway requirements.

Emergency egress from the building will be via human sized doors plus human sized escape windows to all habitable rooms as required by Building Control.

A fire alarm and detection system will be installed to all areas to comply with building control and South Yorkshire Fire Authority requirements.

Crime Prevention

By the very nature of the establishment each building inherently requires a high level of security for the protection and welfare of the occupants.

All doors are of substantial construction with electronic security locks operated by staff personnel only.

All windows have security locking devices fitted operated by staff members only.

Staff office windows overlook the car parking area.

General low level external illumination will be provided throughout the site.

The site and each individual unit will be fully staffed 24 hours per day.

Climate Mitigation

The proposed units will be of timber frame construction with materials procured from renewable sources.

All current building regulation standards with regard to energy efficiency targets will be met or surpassed by the proposed constructions.