



Design, Access, Sustainability Statement Addendum

Retirement Living
Berneslai Close, Barnsley

NE-2473-03-02-AC-010.1-DAS Addendum_Rev B
11/02/2019_A3

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1.0 Summary

This Design and Access Statement Addendum has been prepared in support of the planning application for a Category 2 type Retirement Living scheme for the elderly by McCarthy & Stone, Britain's leading retirement accommodation provider on from the originally submitted scheme.

There have been a few updates to the original application drawings, these are :-

- Site levels and Level 00 FFL raised to reduce cut works required on site and omit removal of the existing retaining wall on site to the western boundary. This has reduced works required along this boundary.
- As a result we have accommodated 3 new apartments in a newly formed Level -1 using the existing basements on site and the general increase of Level 00 levels on from the above point. This has raised the overall building height but in doing so improved the impact of cut and fill, especially along the western boundary. The ridge and eaves, although higher than the previously submitted scheme, are significantly lower than those of the existing building to be demolished and have a good relationship of proportions to the retained building, see section 2.3.
- This has allowed for creation of a sunken garden to the east, with a further area of communal gardens at a higher plateau to the east of the site which leads to the car park.
- We have worked with the existing levels to form a terrace to the rear of the existing building and also used the line of the existing basement wall to the east to form the car parking extents for the retained building.
- We have developed a sit out area to the east of the retained building through the removal of the existing raised planter and tree, due to the planter being insufficient to house future growth to eliminate further remedial works at a later date.



2.0 Design Proposals

2.1 Proposed Site Plan

The proposal is split into two distinct buildings. The retained 1860's building and the new proposed retirement living building. The two schemes are proposed through separate drawings in the planning application.

The 49 new built retirement living apartments are for purchase by owner occupiers over the age of 60. The retained building is to be developed into 9 apartments for private rental or sale. The majority of this document is for the new 49 apartment building, as this is the most significant planning matter.

Section 2.9 deals with the retained building.

Proposed new building 49
Retirement Living apartments



2.2 Critical Distances and Height Analysis

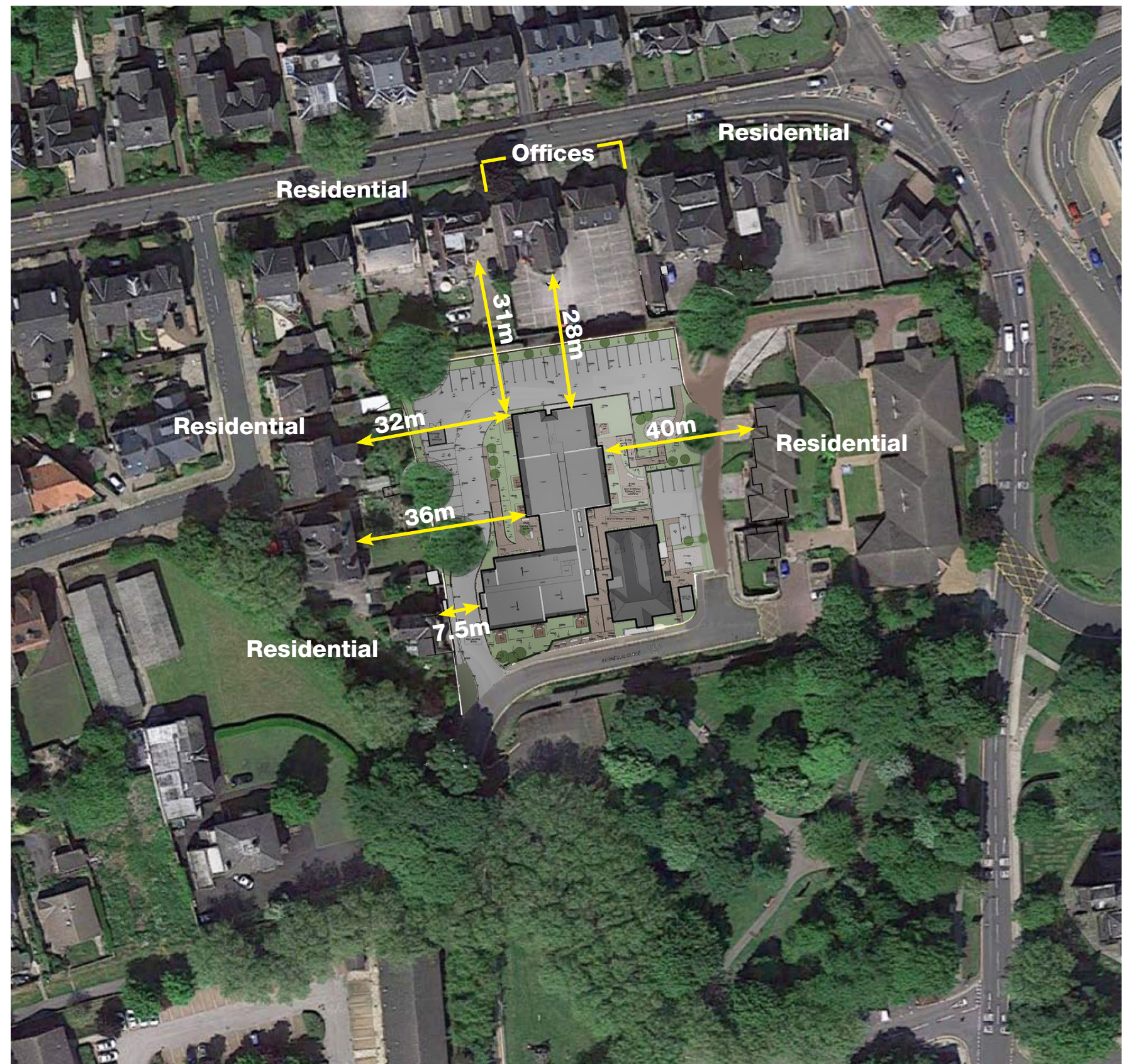
The distances between the new proposed building and the existing residential buildings around the boundaries, are all outside of the permitted overlooking distances following Barnsley council guidelines. Although the building ridge has raised due to a review of ground levels there is no additional accommodation proposed within the raised height. There are 3 new apartments proposed to the north east block but as Level -1 accommodation and these are incorporated within existing basement level on site and not as an upper/ additional storey, and the aspect is onto sunken basement gardens to the east therefore not negatively impacting overlooking onto adjacent properties.

Along the northern boundary the offset to neighbouring houses fall within the guidelines with 32m achieved for 4 storey accommodation offset requirements (21m plus 5m per storey above 2 storey accommodation).

Along the northern boundary two adjacent properties are office use and the offsets to neighbouring houses further along the boundary then fall within the guidelines with 31m achieved for 4 storey accommodation offset requirements (21m plus 5m per storey above 2 storey accommodation).

The basement floor to the north east block has no aspect to the north with it being located below the car park level to this boundary and all aspect is to the east, and the basement sunken gardens, which achieves 40m offset to the adjacent residential block to the east far greater than the required offset for this 5 storey element.

The only exception is at the south west corner. However no windows are on the elevation within proximity to this pinch point. The proposed building does sit further away from the boundary than the existing building.



2.3 Height comparison

The drawing to the right shows the comparison of the previous application scheme height (pink line), proposed new scheme height (coloured building) and the existing survey information for the existing building heights (black overlay and red dashed line). This demonstrates that although the new proposed building is higher than the original application it sits far below the existing building ridge and the new ridge lines through with the existing eaves.

Due to the new ridge height falling lower than the existing building and the positive impact of the revised site levels in terms of site cut and fill and retention of existing retaining walls the balance between site levels and ridge work in a balanced manner and cause no worseing of the existing ridgelines on site.

The raise in ridge height is not due to additional accommodation within the elevation and purely a result of raised ground levels to avoid excessive works on site to dig down to the previously proposed levels and remove and replace retaining walls on site.



Although the ridge has increased there is no additional accommodation at the higher level behind this.

The additional accommodation/ storey included is via use of existing basement levels on site and these apartments look into basement level sunken gardens, as a result not adding to the level of accommodation overlooking adjacent boundaries.

This has pushed the ridge up but not by a full storey or for high level additional accommodation.



GA - Proposed North Elevation
1/100



GA - Proposed West Elevation
1/100



GA - Proposed East Elevation
1/100

2.4 Amount

The site has an approximate area of 1.01 acres. The proposed development comprises a total of **49** Category 2 type apartments for the elderly. A communal residents' lounge, guest suite, refuse room and house manager's office are provided within the proposed building to serve the residents.

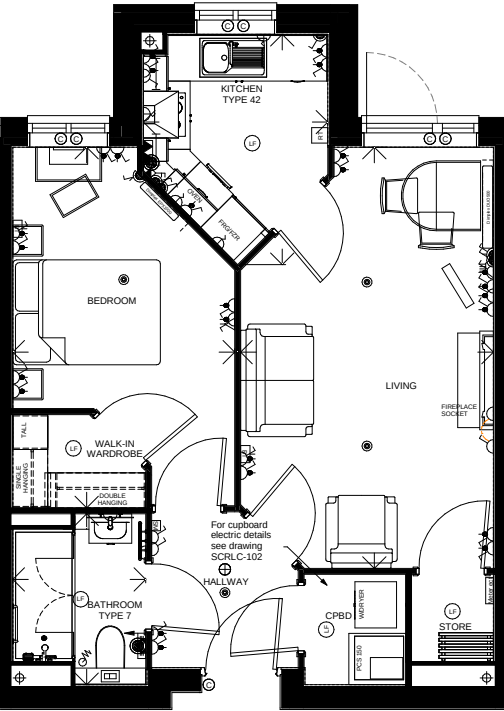
The building ground floor footprint is 906.13m² and the proposed development provides a total Gross External Floor Area (GEFA) of approximately 4048.81m², with the Gross Internal Floor Areas (GIFA) summarised as follows:-

Level -01:	220.78m ²
Level 00:	839.30m ²
Level 01:	783.06m ²
Level 02:	783.06m ²
Level 03:	783.06m ²
Level 04:	309.94m ²
Total:	3423.29m²

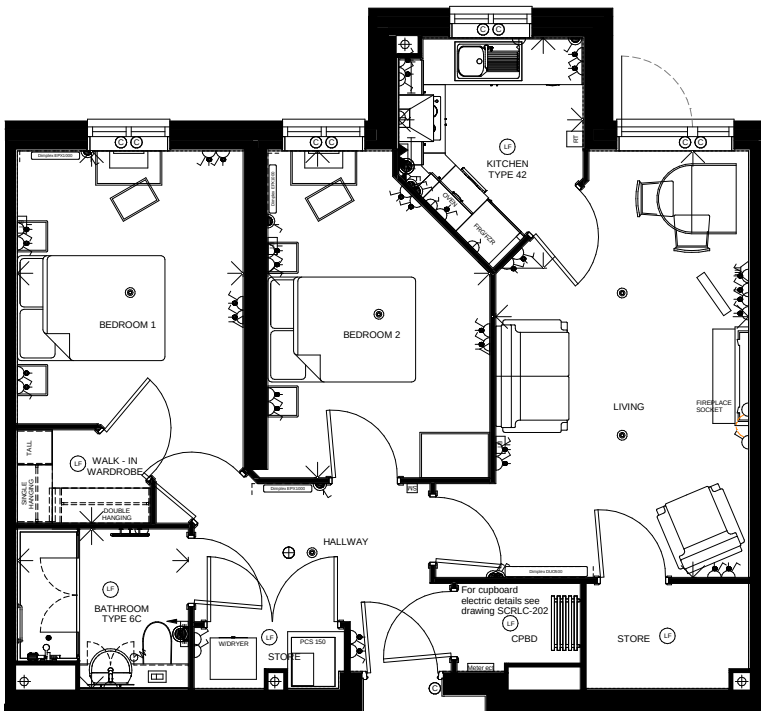
The scheme will provide 3 No units to the Level -01, 9 No units to the Level 00, 11 to Level 01, 02, 03, and 4No units to Level 04. The overall split of apartments is therefore 29 No 1-bedroom apartments and 20 No 2-bedroom apartments. The guest suite will provide en-suite twin bedroom accommodation and will be open to any resident to book as overnight accommodation for visiting friends or family.

There are 34 No car parking spaces proposed to serve the building, including two designated accessible space. This allocation is deemed appropriate for this type of development from previous experience of McCarthy & Stone of the Retirement Living schemes. The accessible space allocation meets BCC parking recommendations.

Typical Apartment Layouts



One bedroom

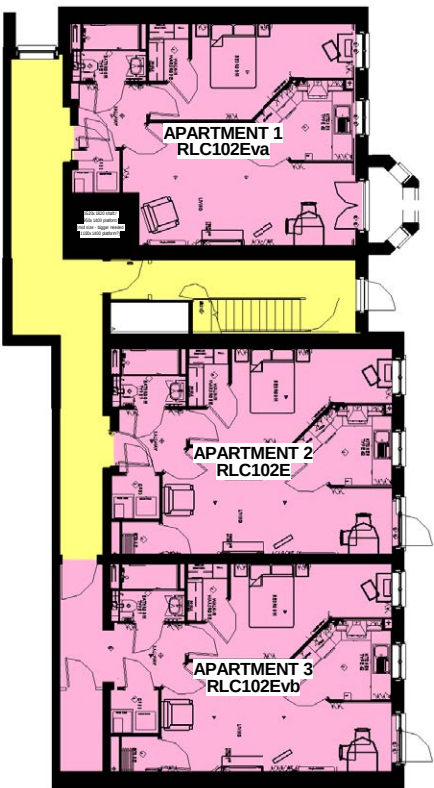


Two bedroom

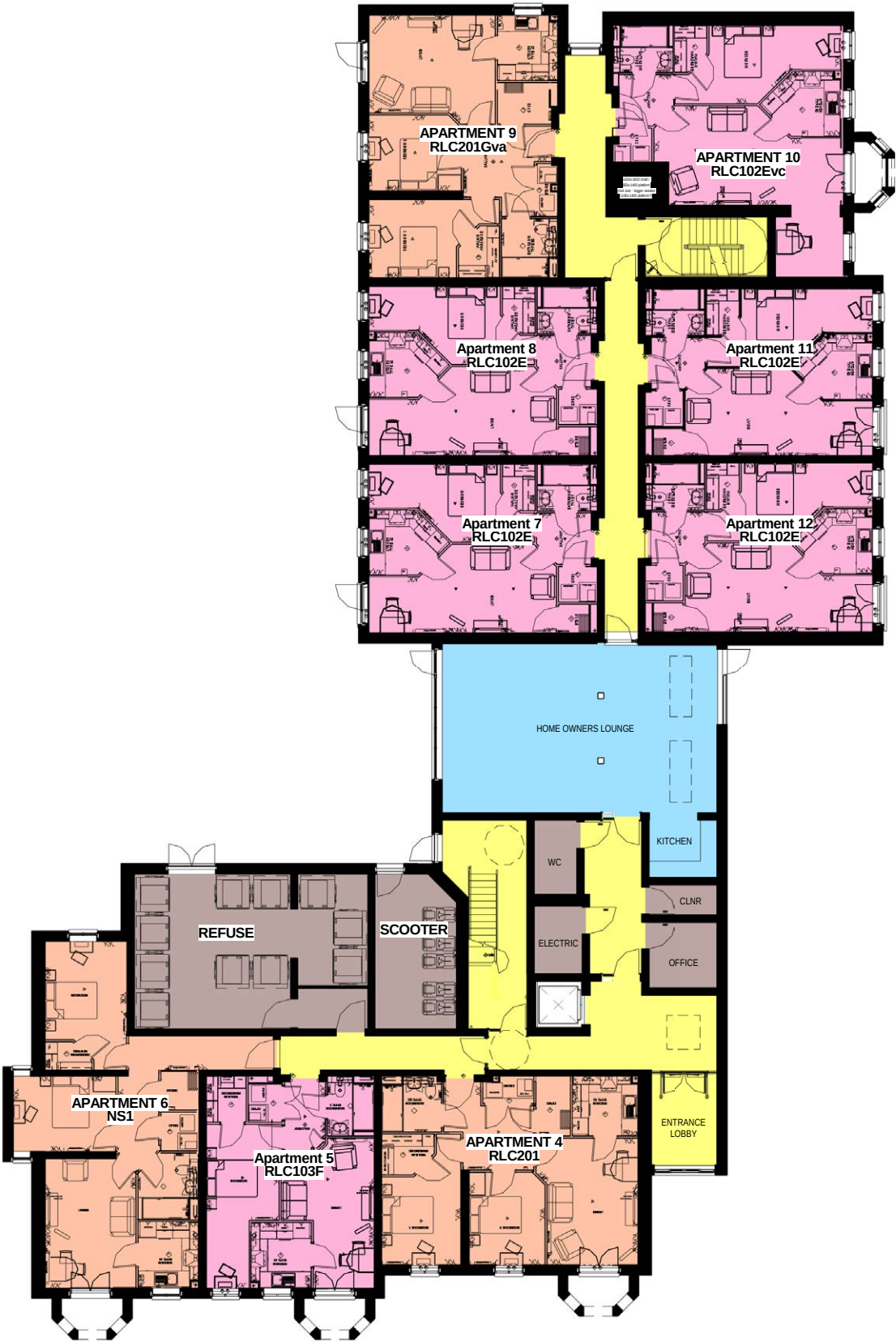
2.5 Proposed Floor Plans

Level -01

Level 00

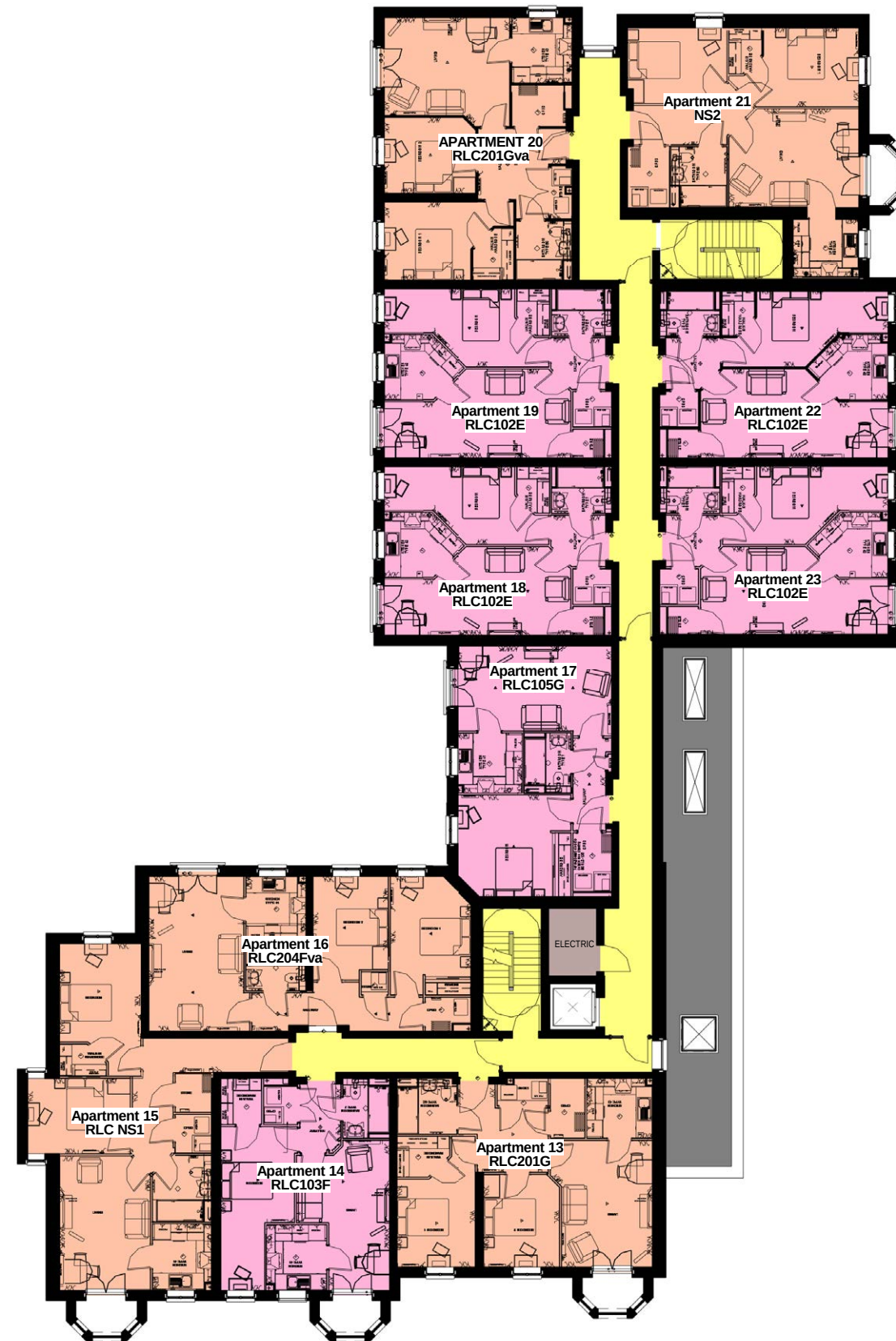


Level -01 - Area Plan



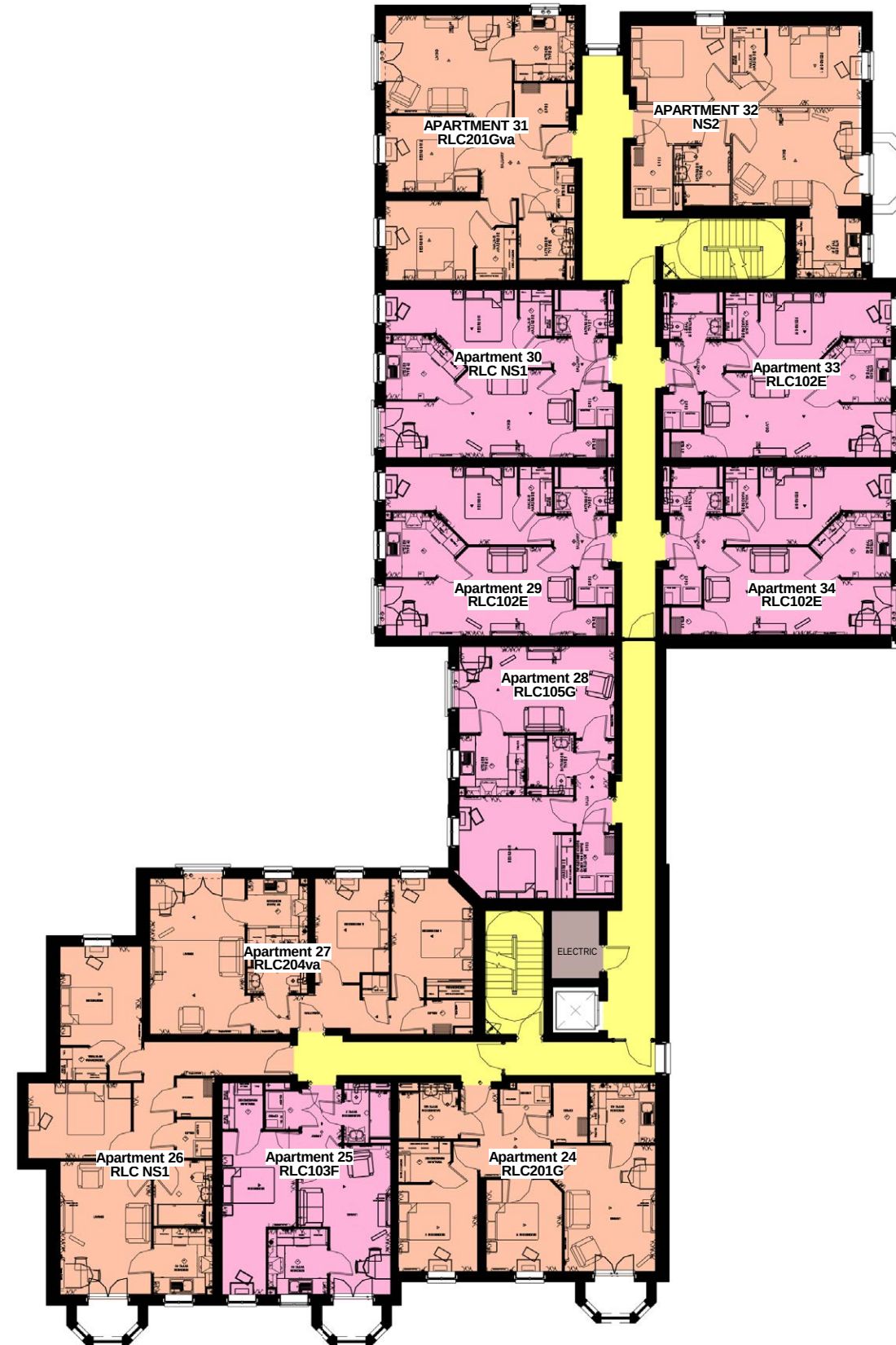
Level 00 - Area Plan

Level 01



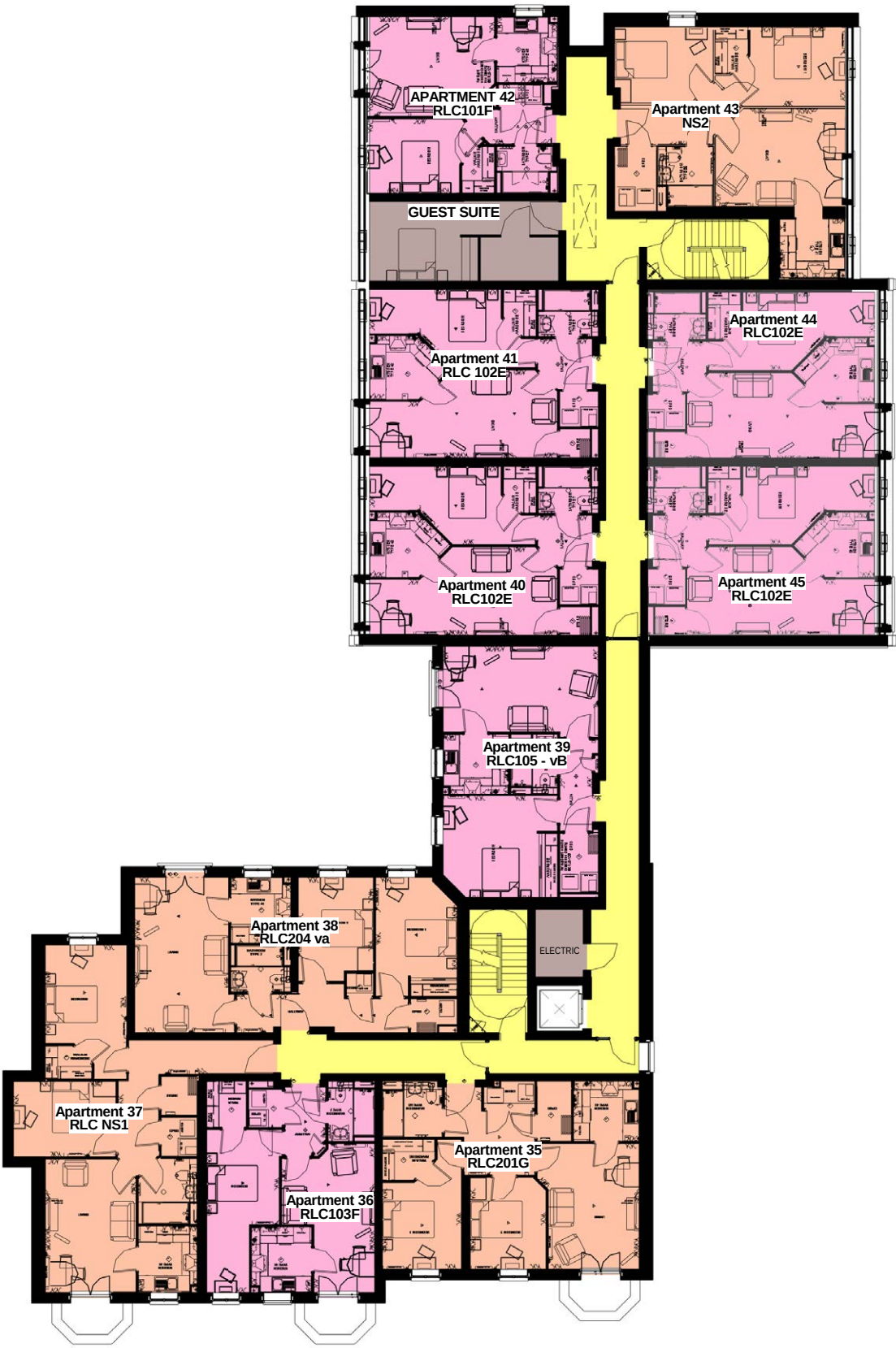
Level 01 - Area Plan

Level 02



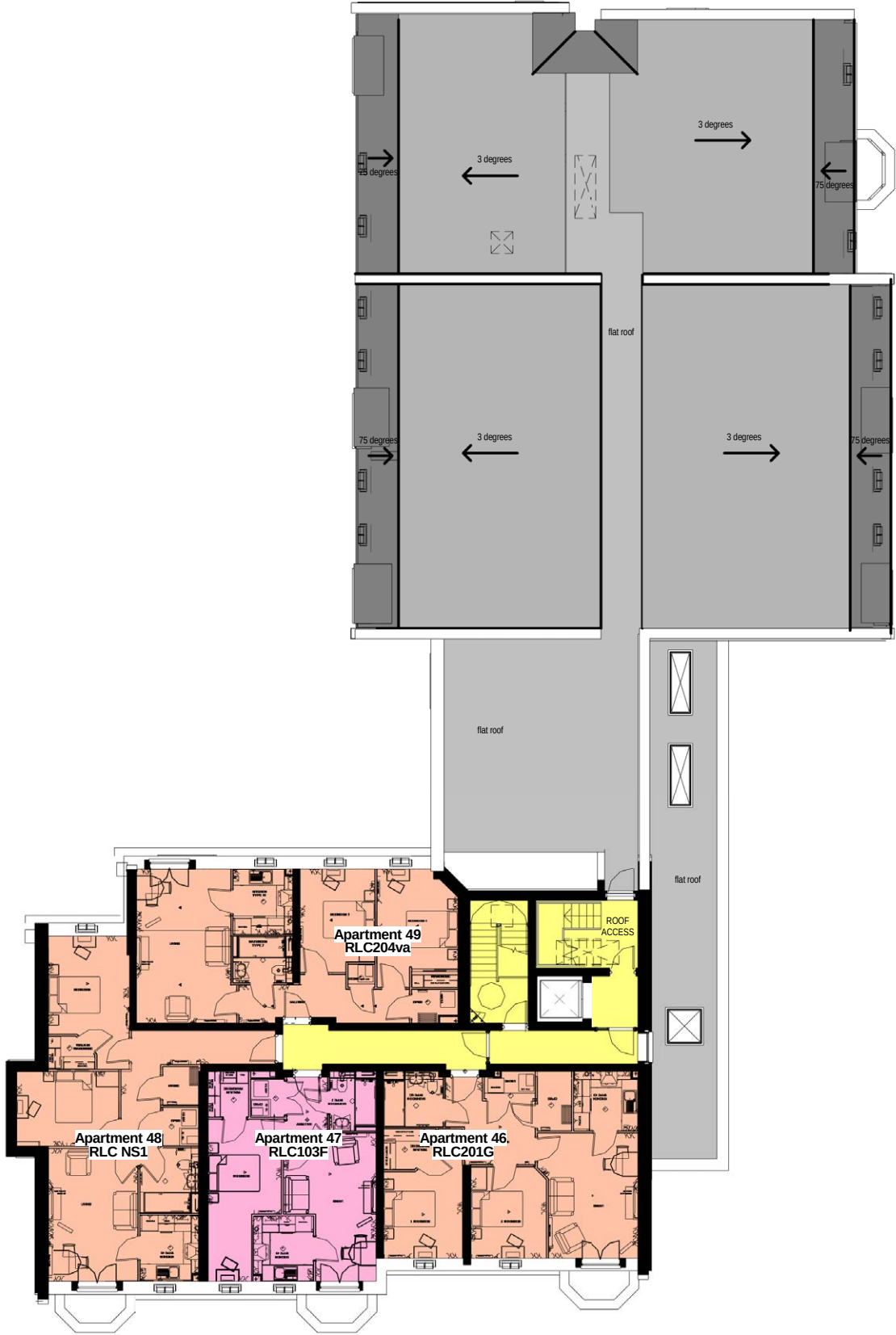
Level 02 - Area Plan

Level 03



Level 03 - Area Plan

Level 04



Level 04 - Area Plan

2.6 Scale

The proposed building is 4 and 5 storey development. The building has been designed through massing and elevational treatment to reduce the impact of the higher elements through use of stepped elevation features and material changes.

Sufficient offsets are provided between the proposed building and neighbouring properties to ensure overlooking is restricted.



Streetscape - Berneslai Close



Streetscape - Churchfields Close

2.7 Proposed elevations



GA - Proposed South Elevation
1:100
REVISED SCHEME



GA - Proposed East Elevation
1:100

2.7 Proposed elevations



GA - Proposed North Elevation
1 : 100



GA - Proposed West Elevation
1 : 100

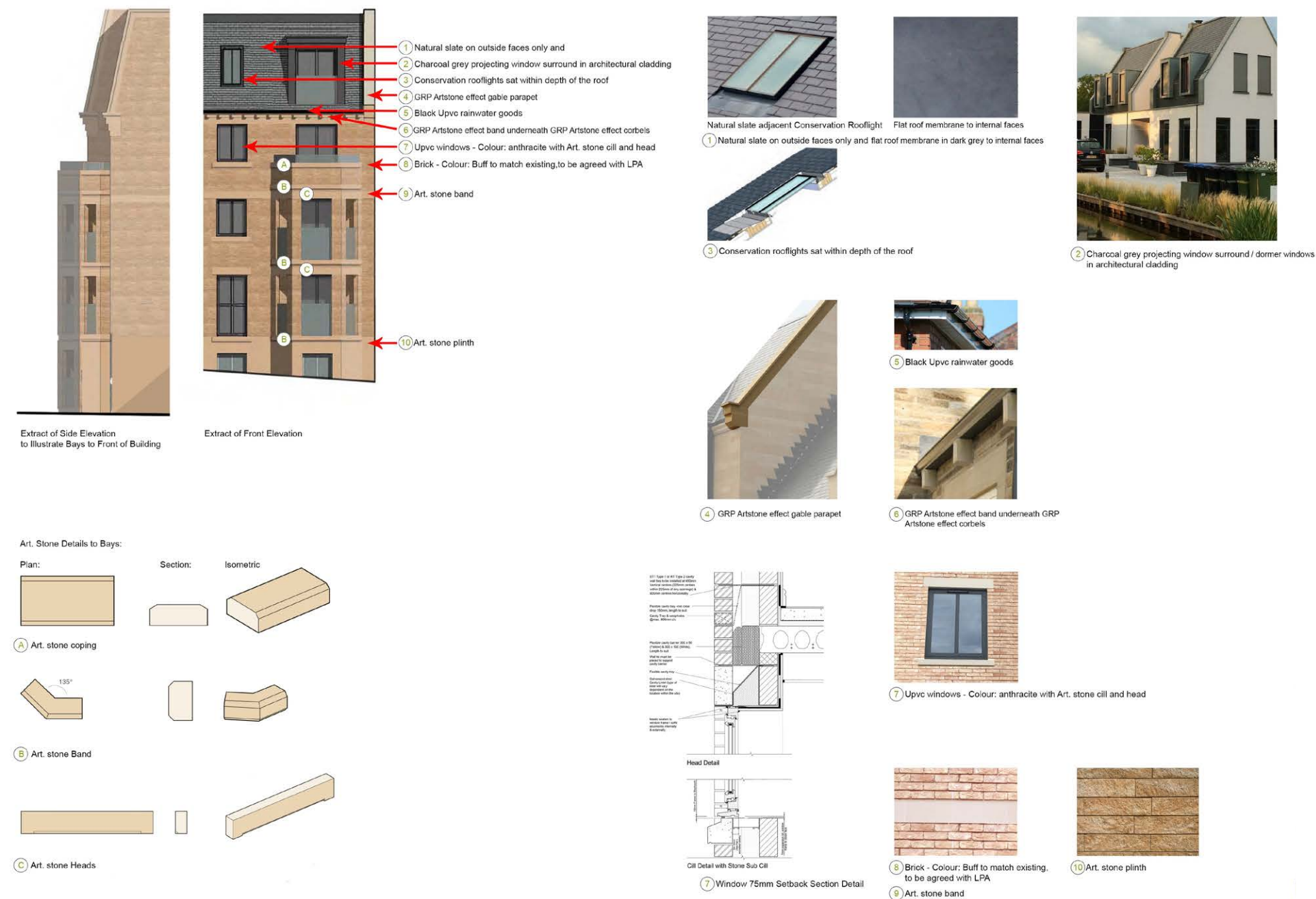
2.8 Proposed elevations - materials

The proposed material palette is designed to compliment the context of the conservation area and the adjacent buildings.

Predominantly the outer face of the building is formed by an artstone plinth, and a buff coloured brick to match existing.

The artstone also forms feature banding and artificial stone forms window heads and cills. A mansard roof with GRP dormers is proposed. The eaves have Artstone effect GRP band and corbels with gable parapets to match.

The balconies have masonry piers with glazed balustrades between to form sufficient guarding.

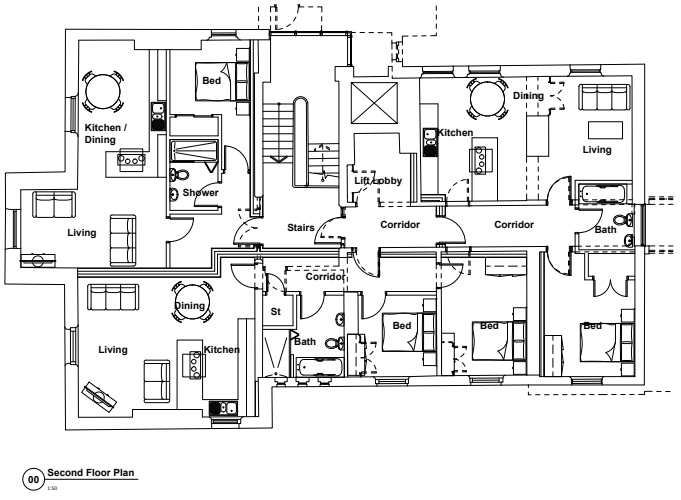
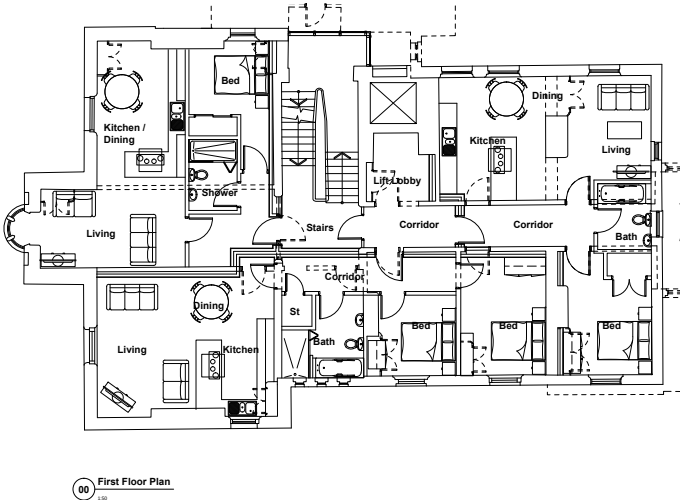
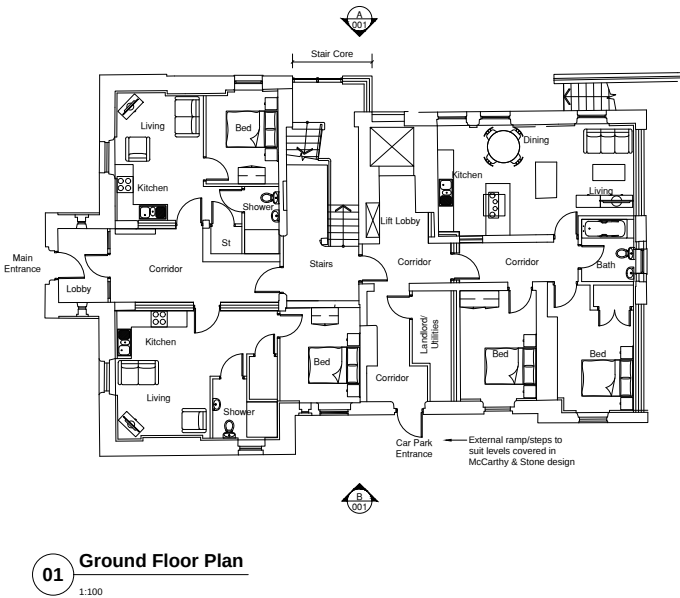


2.9 Retained building



The proposal is to convert the retained building into nine one and two bed apartments with associated car parking and external amenity space.

These apartments dovetail into the existing building without needing substantial alteration to the existing structure.





Manchester Studio

61 Oxford Street
Manchester
M1 6EQ

T : 0161 236 5655

Harrogate Studio

Clarendon House
Victoria Avenue
Harrogate
North Yorkshire
HG1 1DY

T : 01423 709807



Wales Studio

Galeri Caernarfon
Doc Fictoria
Caernfon
Gwynedd
LL55 1SQ

T : 01423 709807

London Studio

24 Greville Street
London
EC1N 8SS

T : 0203 036 0691

**Company Registration
Number :** 5804088

www.sevenarchitecture.co.uk

E : [info@sevenarchitecture.
co.uk](mailto:info@sevenarchitecture.co.uk)