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**Proposed Residential Care Home
Mapplewell
Barnsley
S75 6BB**

DESIGN & ACCESS STATEMENT

Ref 1535

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1.00 DESIGN BRIEF

This site occupies an area of 1.8 acres in the village of Mapplewell on the outskirts of Barnsley.

The site has an existing Local Authority 40 bed Care Home, with attached Day Care facility and detached house and garage.

The existing Care facility built in the early 1970's is now no longer fit for purpose. The bedrooms are of inadequate size and have no ensuite facilities. The plan form is inefficient and wasteful, and would be difficult to manage satisfactorily. In addition, the building fabric would not meet current standards and could not be practically upgraded.

My Client, Silkhealthcare Limited has requested a purpose built design, incorporating 80 bedrooms on a two/three storey basis. We propose to retain the existing house which will form new offices, as well as the Day Care facility, which will continue to run as a service open to the wider community. This follows our Client's meeting with the Head of Contracts, who requires additional services within this area. Older Homes are being closed and good quality Care Homes and Day Care facilities are required.

Silkhealthcare Limited has existing Homes in Burnley (Heatherfield Care Home) and Yarm (Reuben Manor), both delivering Care at the highest standard. *(See attached sheets.)*

2.0 SITE APPRAISAL

The existing site is approximately 1.8 acres and the existing building occupies a levelled plateau. There is an overall 5m difference in level between the access road and the northern boundary which is largely made up from a grassed escapement to the Northern section of the site.



Aerial View of Site

To the north, lies a housing estate and to the South, Mapplewell Primary School. The east overlooks open playing fields and the west, a tree lined boundary to a distant old vicarage.

A Tree Survey has been carried out and is attached. Trees to the boundary remain unaffected, as do those trees along the southern border. A new planting scheme will accompany the planning application and show replacement of two immature trees that are to be removed.

The access is off Greenside Avenue and is part-shared by the primary school.

All existing services are present and will be reused in the new development.

An existing 2m high metal fence is fixed to north, east and west boundaries and a low built retaining wall forms the southern boundary.



VIEW OVER PLAYING FIELDS LOOKING EAST



VIEW LOOKING SOUTH



VIEW OF RAILINGS AND VIEW SOUTH TO SCHOOL



EXISTING TERRACE ADJACENT TO SITE



EXISTING HOUSE



EXISTING BUILDINGS



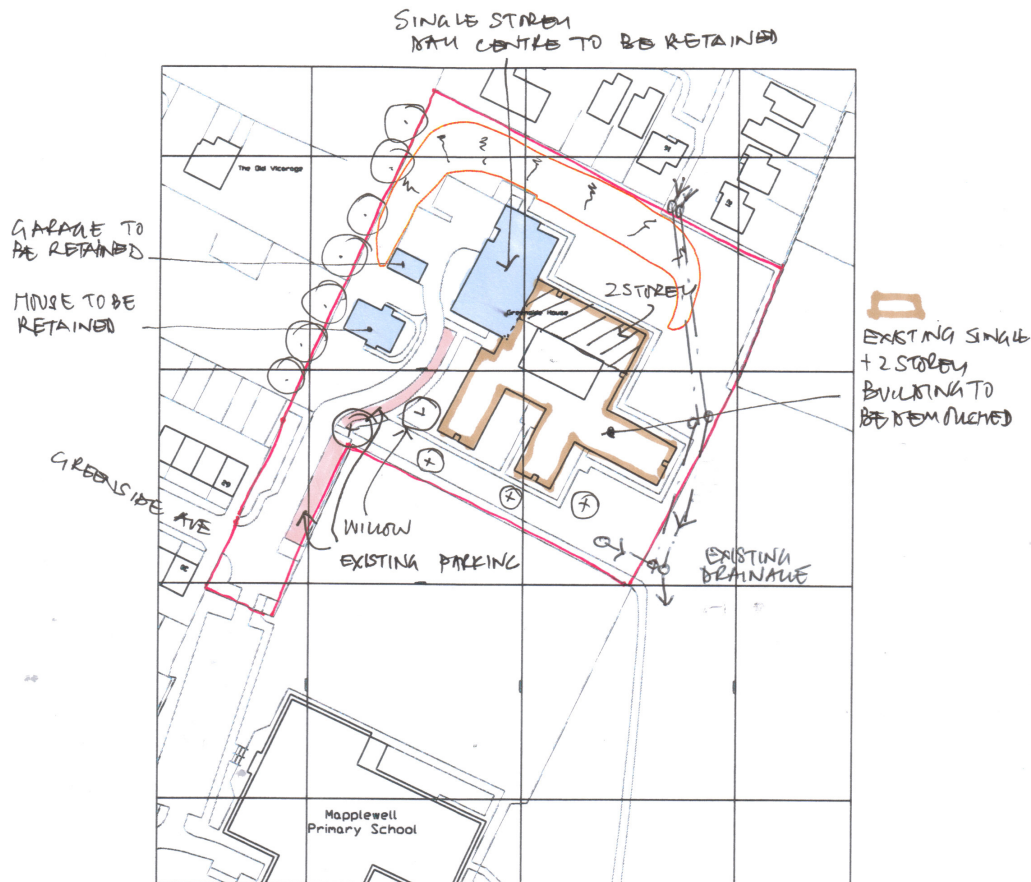
LOOKING NORTH TO EMBANKMENT AND HOUSING



LOOKING SOUTH FROM EMBANKMENT

3.0 LAYOUT

The existing single storey and two storey Care Home building will be demolished, retaining the day care building.



A proposed new purpose built Care building, constructed over two and three floors, occupies a similar area to the previous building. The footprint allows the creation of three landscaped courts for the Residents' use, one being an enclosed courtyard, providing a safe and secure open space for both Residents and Day Care visitors.

The two storey extension extends north towards the existing houses at the higher level. However it should be noted that the new ridge level is lower than the ground floor of the adjacent housing.

The new main entrance is located between the new building and the retained Day Care Centre.

Each floor is similar in its arrangement, although varying in number of bedrooms.

4.0 SCALE

The new and existing buildings vary in height from single to three storey.

Existing lodge house	4800mm to eaves 6960mm to ridge
Day centre	2200mm to eaves 6080mm to ridge
2 Storey new build	4975mm to eaves 8575mm to ridge (approx)
3 Storey	7750mm to eaves 11350mm to ridge (approx)

Eaves will project approximately 400mm. The overall length and width of the new building is 42m x 60m with a gross ground floor area of 1225sqm, excluding the Day Care unit. This compares with the 1075sqm of building that is being demolished.

5.0 LANDSCAPING & HABITAT

A variety of landscaping will be available. Firstly, there are the mature and semi mature grounds which already exist and which provide an excellent setting for the site, and will remain.

Secondly, there will be a well defined and laid out garden to the front of the building, with new trees and shrub planting around the periphery.

Finally, there is the central hard landscaped courtyard garden, providing an excellent space for entertaining, which will be both attractive and secure.

The existing footpath to the south boundary will remain accessible to all.

The existing site has a strong and dense provision of trees and shrubs along the western boundary, which remain unaffected by the new development as all of the buildings that are located along the western boundary are being retained.

The site also contains seventeen trees, of varied species, which, apart from T7, T8 and T11 will be retained. A substantial number of new trees will be provided as part of the landscape design.

The existing trees, shrubs and buildings maintain the existing habitat for the existing wildlife and, again, this habitat will improve with the implementation of the new landscaping scheme.

The existing Care Home and Day Care building suffered a catastrophic contamination of gas following the theft of pipe work whilst the gas main was live. This has now been shut off and the existing Care Home is being demolished.

6.0 URBAN GREENSPACE

The current UDP refers to urban greenspace and, in particular, Policies GS34, and GS35 would be relevant to this application.

As we have previously indicated, the new building footprint will not greatly exceed the existing footprint, being approximately 13% greater. The existing external space has little or no landscaped areas, relying on grassed areas and the occasional tree. The internal courtyard has a number of raised planting beds.

The new development not only provides a landscaped courtyard, with raised planters and sitting areas for Residents, it also provides for a more detailed and extensive landscaping scheme. In particular, there is a carefully designed courtyard garden to the entrance area, accessible to Residents and visitors, and providing an attractive setting to the entrance.

We feel it is clear that the new proposals provide both additions and improvements to the existing site, which more than satisfy the requirements of GS34/35. They provide recreational facilities for Residents and visitors, amenity value, enhancement of the areas of natural habitat and continue the link to adjacent areas, notably the open space to the east, and the school playing fields to the north.

7.0 APPEARANCE

The existing retained building provides a starting point, good brickwork, sensible pitched roofs with hipped gables.

The new building will be predominantly in facing brickwork with some art stone detailing windows varying in size and rhythm providing interest rather than monotony. Hipped roofs are used throughout with projects forming both interest and variety to the elevations. The front south elevation is key in providing an attractive face to the wider view and an impressive presence to the visitor.

The new building is linked to the existing day care centre with a simple pitched roof with contemporary porch. The space will be open to the roof timbers providing a sense of height to the entering visitor and lit with roof lights to be north and south.

8.0 APPEARANCE

All to be built in a sample panel on site for final approval:-

WALLS	-	Facing brick	First Floor:	Light Brown to match existing
			Second / Third Floor:	Marshalls Abbey Blend

BAND COURSE:	Reconstructed stone 150 high, York Stone Colour
ROOF TILES:	Marley Bold Roll – Smooth Brown
WINDOWS:	Cream uPVC double glazed
RAINWATER GOODS:	Brown uPVC gutters and down pipes

9.0 ACCESS

The existing access, shared with the school, leads from Greenside Avenue. Sixteen spaces, including two disabled spaces, are provided, adjacent to the main entrance. There is existing shared car parking for 11 cars and these remain for the use of the Care Home

Care Homes are recognised as a low generator of vehicles and, as visiting is allowed at any time; there are no exaggerated numbers of visitors at any one time. The car parking provision is based on our experience of Care Home use. There are no Resident staff.

Staff numbers will vary over the normal two shifts. A twelve hour shift pattern on a rolling rota, 08.00-20.00 helps take account of the local school times, to avoid conflict. The peak staffing time will be morning through too early afternoon, and the following staff members are expected:-

- Manager
- Assistant Manager
- Chef
- Assistant chef
- 11/12 Staff at peak times (6/7 at night)
- 4 Cleaners

The new Care Home will create over 5 new jobs, both permanent and part time, in an area that is specifically highlighted in the UDP, providing an important boost to the area, as a whole.

The majority of staff will be carers coming from the local community and for the most part in walking distance.

The site is close to the main road with its shops, facilities and buses, offering good access to the town centre and surrounding areas. Staff will be encouraged to use public transport or cycle to work and bike storage will be provided on site.

The main building will have all ground floors at the same level and lifts to all floors, providing disabled access throughout the building. In addition the entrance will have complete level access into the building.

Typically, the average Resident will be over 75 years of age, and no Resident is allowed to drive or have a vehicle.

Refuse will be stored and collected in the same way as the previously operational Care Home.

10.0 ENERGY CONSERVATION

The new Home will be built to standards that exceed the minimum Building Regulation Standards. Traditional building methods (brick and block cavity construction) allow the building to absorb and retain heat, which is enhanced by the use of hot water under floor heating, with a concrete screed. The building becomes a storage heater, in effect.

Compliance with the SBEM Regulations ensures good quality construction and minimal air leakage. Low energy and LED lighting is used throughout, while south-facing glazing allows living spaces to use solar gain to advantage. Passive ventilation will be used, and there will be the ability to reuse the heat extracted, to help heat the hot water. The incorporation of renewable or zero carbon technologies within the hot water system will be used. Heating will be by way of underfloor hot water pipework.

Rainwater storage butts will be incorporated so that collected rainwater will be re-used for the gardens.

11.0 CONCLUSION

The Client has been in close contact with the lead of Adult Services, who has highlighted a need for new Residential Care. This site has a history of Care which is going to continue, both for residential Care and also for Day Care provision. It is well located within the community and has good access to Barnsley Town Centre, as well as the outlying villages in the vicinity, which is important for staff and Residents' families. The Care Home is staffed 24 hours a day and will enhance the security of the area. There are many lovely views, landscaped gardens and the animated views of the school playing field and entrance, all of which provide good stimulation to the elderly Residents in care.

The Care Home will eventually create over sixty five new jobs, permanent and part time, providing a boost to the local community. This scheme offers a renaissance of this Care site, providing a prestigious new building of the highest quality, and operated by a small experienced Company with an excellent reputation. The building will provide for the needs of the local community, with ongoing use of the Day Care facility and Care provision for years to come. The Client's existing Homes, and similar Homes, are attached as an illustration of the typical quality of the final building.

Alston Murphy Associates Limited
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