

DESIGN & ACCESS STATEMENT

Acorn Lodge

Proposed erection of a 20-bedroom Class C2 Care Facility for Acute Brain Injuries (ABI) within the grounds of an existing care facility which is to be operated separately to the existing main building



CAS Behavioural Health
Upper Sheffield Road
Barnsley
South Yorkshire
S70 4PL

Revision 00 – 6th October 2017

Introduction

The following design statement accompanies an application for the Class C2 new-build construction of a 20-bedroom care facility for acute brain injuries. The new block will match and complement the existing buildings making up the Cambian Oaks site on Upper Sheffield Road, Barnsley, S70 4PN.

The Design and Access statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended), the design-led criteria attached to SPD Policies. The document should also be read in conjunction with other supporting reports including, the Planning Statement including a Statement of Community Involvement, Arboricultural Report, Extended Phase 1 Habitat Survey landscape, Landscape Report, Phase 1 and Desktop S.I study by RGS, and Drainage Information by Mason Clark Associates.

The proposal is to be used as a separate facility and will add to the current facility on the site where two buildings operate a 36-bedroom hospital specialising in psychiatric rehabilitation. The long single-storey block houses 20no. en-suite bedrooms and operates independently with admin spaces, lounge, dining room, kitchen and also assisted kitchen and laundry to enhance the life skills of the residents. The two-storey block contains only 16no. bedrooms, but has the same main facilities as well as the shared communal gym, art room, internet cafe, games room and occupational therapy facilities.

When the two existing buildings were built, another block had been part of the planned application, but was never built. The intention had been for a two-storey, 11-bedroom starter unit and although the area was used during the construction of the larger blocks only the foundations and beam and block floor were laid. It is the current proposal to remove the foundations and enlarge the footprint to create a two-storey 20no. bedroom facility that hosts a range of facilities that are required for such a service.

The utilisation of the existing foundations fixes the location in relation to the existing building's on the site, although turning the rectangular shape into an 'L'-shape does create a more enclosed life-skills garden space which the lounge and communal space looks out onto. The elevational treatment has been designed to continue the themes and materials of the existing blocks to help bring an overall continuity to the development in line with the original planning permission, which was granted.

The buildings are set in extensive ground with limited views over the surrounding green space and the adjacent cemetery.

The drawings and reports submitted in support of this application are listed below:

- (00)-01 – As Existing Site Plan & Location Plan
- (00)-02 – Site Location Plan – Existing & Proposed Block Plans
- (100)-01 – Proposed Site Plan
- (100)-02 – Proposed Block Plan
- (100)-03 – Proposed Site Sections

- (100)-04 – Proposed Building Drainage
- (100)-05 - Proposed Ground Floor Plan
- (100)-06 – Proposed First Floor Plan
- (100)-07 – Proposed Building Elevations
- (100)-08 – Proposed Building Sections
- (100)-10 – Proposed 3D Floor Layouts
- (100)-11 – Proposed 3D Front & Rear Elevations
- (100)-12 – Proposed Roof Plan
- Planning Statement
- Statement of Community Involvement
- MCA Drainage Information & Phase 1 Desktop Study
- Arboricultural Report
- Landscape Proposal
- Extended Phase 1 Habitat Survey

Site & Context

The property is located in an established residential area but does not fall into any of the 18 conservation areas within the Barnsley Metropolitan District Council region. Located approximately 1.45km south of the centre of Barnsley, the site is a similar walk distance from the town centre facilities and transport links. The M1 (Junction 37) lies only 3.86km from the site.

The property is fenced around the perimeter against private houses, an allotment and a cemetery, with views out onto common green space.

In front of the building there are 5no. standard parking spaces and 1no. disabled space, close to the entrance as well as an area for secure bicycle storage, although the main car parking area is also close to the building. There are a further 10 car parking spaces, and 5 additional minibus spaces. The parking strategy should be considered as a whole for the site and has already been passed on the previous application. The car parking meets the requirements of staff and visitors, as the plans show, the proposal demonstrates a total of 55no. car parking spaces and 5 minibus spaces for the whole site and is in accordance with the Barnsley local development framework supplementary planning document for parking 'table 1'.

The main access into the building is to the northern side of the building as is the access for deliveries to the kitchen and stores. The rear garden area is fenced with access gates for emergency escape and to access the other areas of the site. The life-skills area includes a poly-tunnel for the residents to experience and learn about growing plants, with raised planters around the seating where residents can plant and take care of their own plants. There are different areas of soft and hard landscaping with trees and shrubs around the perimeter of the site.

Design Principles and Concepts (See accompanying plans)

Plan arrangements

The building will be constructed as a two storey 'L'-shape building with the front wing adjacent to the parking and turning circle to be sited over the area where the previously approved building with planning permission had commenced construction. The increase in the plan of the building comes from an extra wing to the rear.

The layout of the building locates the bedrooms, en-suites, lounges, dining rooms, assisted bathrooms, ADL kitchens, laundries, clinics and nurse bases to the rear wing, split evenly with 10 bedrooms to each floor, with each having direct access to an external garden space without the travelling through the other floors space.

The ground floor of the front wing locates the entrance lobby with double height space, reception, manager's office, visitor/family facilities and the tribunal / meeting room, also located on the ground floor is the main kitchen with store and changing facilities and the plant room for the building.

The first floor of the front wing locates the staff facilities, administration and MHA offices as well as the OT suite incorporating a sensory room, gym, internet café, general room and office, also located on the first floor are the clinical rooms for the doctor, psychologist and treatment / examination.



Image: 1 - Proposed Plans – Ground Floor Plan & First Floor Plan

The building is an 'L'-shaped block of two-storeys high. The elevations will take 'design cues' complement the existing two-storey blocks on the site.

The site is reached by a gently sloping access road and is considerably lower than the adjacent housing and the main A61 road, as the perimeter has established trees and shrubs it makes the site unseen from the road. There are some industrial properties in the area, although the surrounding residential areas are typically made up of two-storey semi-detached/detached houses. To the north, beyond the allotments there is a modern housing estate and a very recent housing development to the west and south. The proposals are in-keeping with the surroundings and are tying in with the existing two buildings on the site.

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Image: 2 - Proposed Site Plan

Amount

The amount of development is increased from the original planning permission although, as described, the proposed block will still have the same principles as the block already approved, with adequate parking spaces for staff and visitors and access for deliveries.

The originally approved block areas.

- Ground floor gross internal floor area : 397.00m²
- First floor gross internal floor area : 397.00m²

Total gross internal floor area : 794.00m²

The proposed new-build block areas.

- Ground floor gross internal floor area : 708.00m²
- First floor gross internal floor area : 708.00m²

Total gross internal floor area : 1,416.00m²

Appearance

The proposed new building will take its design influence from the existing buildings on the site to create a cohesive overall appearance for the three buildings and the site as a whole.

The elevational treatment will utilise the same or similar materials and details to break-up the areas of brickwork and enhance the character or appearance of the area, as follows:

- Walls: facing brickwork, render and timber cladding will create features to the visible front approaches of the building with the majority of the rear of the building constructed in brickwork and render with infill panels between windows and doors (Render colour is to be agreed).
- Roof: The new roof will be a single ply membrane roofing system, with an aluminium profile capped parapet incorporating hidden gutters, colour to be manufacturers standard grey.
- Rainwater goods: downpipes will be brought down on the outside of the building and shall match the windows in colour (RAL colour to be confirmed).
- Windows: Dark grey UPVC windows are to be used generally with the larger full height glazed screens to be a grey aluminium glazing system with applied coloured film (RAL colours to be confirmed).
- Door: The external doors will be generally dark grey UPVC and where located within glazed screens, grey aluminium. All external doors are to be fitted with level thresholds to provide disabled access and fire escape without a trip hazard. Drainage channels are required to intercept surface water at doorways (RAL colours to be confirmed).



Image: 3 - Proposed Elevations

Layout

The building has been positioned within the site in a manner so as to ensure the following:

- To afford the residents a pleasant outlook whilst retaining a reasonable amount of privacy, and ensuring sufficient external amenity space.
- Location of staff areas to ensure good supervision of residential floors to allow ease of use and safety 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 proposals are what is considered to be as close as is possible to a 'normal' domestic environment, whilst still allowing staff to oversee the residents.

The layout is carefully coordinated to suit the needs of the Care Provider and in so doing, to ensure that maximum care and benefits to the end users can be provided.

Landscaping

The existing development has well-established planting areas around the perimeter of the site and although there will be disruption to the existing site by the works and the contractor's working areas, the external works plan illustrates that to accommodate the building on the site the 2no. trees, with preservation orders to the south western corner of the site require removing to allow the construction of the building and required retaining walls, this will also open up the aspect of the rear gardens to the adjacent development allowing more light to the properties.

All of the above works along with further planting and landscaping are detailed by the Arboriculturist and the Landscape Architect. Please see reports submitted with the planning application.

The new garden areas to the rear of the building will comprise of a garden for both the ground and first floors with a mixture of hard and soft landscaping and both having access to a shared life skills garden with seating and raised planter beds for the residents to become involved with.

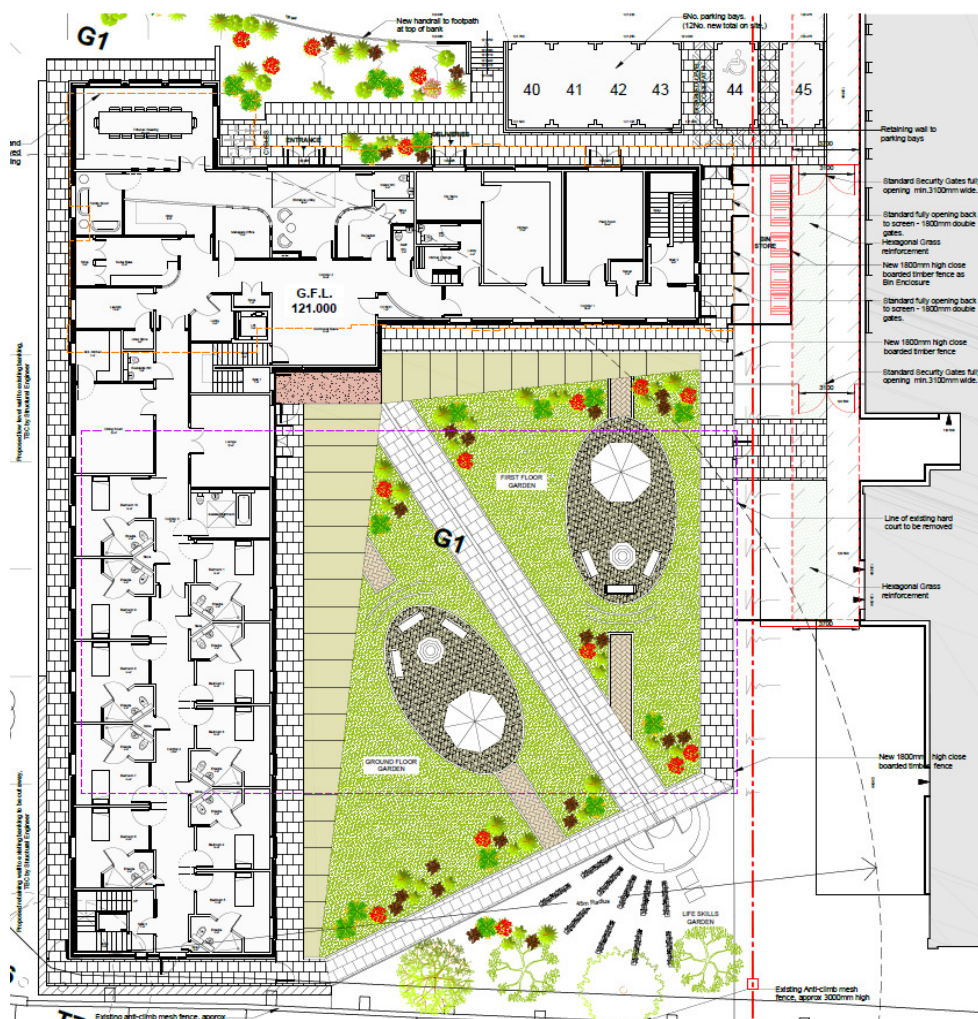


Image: 4 - Proposed Courtyard Plan

Environmental & Sustainability

Environmental and sustainability design has been considered from the original concept of the scheme to enable the development to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation.

In accordance with documents such as Building Regulations Part L 2010, BREEAM and the Sustainable and Secure Buildings Act, as a practice we are working towards inclusion of a minimum of 10% renewable energy where practical. The following schedule sets out the proposed services which will be considered for inclusion with scheme design in varying degrees, with due consideration given to the practicalities in terms of efficiency, availability and maintainability of all elements.

- Selection of materials and fabric duty above minimum requirement in order to improve main plant efficiency and decrease running costs.
- Use of refrigerants having a global warming potential of 0.
- Minimum No x emissions from a boiler plant to power produced (High efficiency boilers).
- Use of grey water for non-contract usage.
- Dimming, presence and P.I.R control of lighting.
- Photo voltaic panels for electricity power generation of minor power requirements.
- Natural ventilation.
- Heat recovery on ventilation systems.
- Use of inverter drives on all motors.
- Full Building Management System control.
- Combined Heat and Power installation.

The design proposals started with 'free' options such as the building position, building form, site orientation, natural lighting and natural ventilation.

Passive solar design is adopted wherever possible allowing the sun's energy to be captured with the aid of rendered blockwork walls to the bedrooms creating 'Thermal Mass' to store the sun's heat and allowing it to be released slowly into the building.

To reduce the possibility of overheating from direct sunlight especially during the summer months, the large windows overlooking the rear garden area are recessed within the main structure with splayed projecting frame surrounds which provides a natural sun shading device. In addition, opening windows provide natural ventilation and opening roof-lights not only provide natural light into the heart of the building they also have opening lights to release any excess warm air creating a stack effect.

Choosing timber for the cladding material offers a sustainable approach and appearance to the building, which will weather and blend with the natural surroundings.

The proposals significantly reduce the energy requirements and carbon footprint of the building and ultimately enhance the buildings sustainability credentials.

Sustainable drainage systems (SuDS)

Sustainable drainage systems (SuDS) has been considered for the proposed scheme. However, the percolation testing which has been carried out at the site has shown that the ground is practically impermeable at the location of the development. Therefore, it is not recommended that surface water is discharged via infiltration, but by an attenuation system connected to the existing main sewer. Please see Mason Clark Associates Drainage Strategy Report for further clarification and detail.

Vehicular Access and Transport Links

The existing vehicular access and egress point are to be used into the site to provide access to the car parking to the front of the building. Access from the existing pavement will be by Dropped Kerbs where necessary, and all highway works will be fully compliant with Local Authority standards and specifications.

A new car parking area is to be provided within the site front with 5no. standard parking spaces and 1no. disabled space, close to the entrance as well as an area for secure bicycle storage, although the main car parking area is also close to the building. There are a further 10 car parking spaces, and 5 additional minibus spaces and is in accordance with the Barnsley local development framework supplementary planning document for parking 'table 1'.

The proposed parking spaces in front of the building and off the existing road are tarmac, whilst the parking spaces between the existing trees are to be in Hexagonal Grass Reinforcement (The disabled parking space will be in tarmac with painted identification markings).

Inclusive Access.

Access to the main building entrance will be addressed and the proposals will be compliant with 'Approved Document M: Access to and use of buildings' where applicable.

Level access is achieved to each of the entrance doors from the adjacent disabled parking spaces and footpath.

All entry / exit doors will have a minimum 825mm clear access sized doors, with level entry and no raised thresholds.

Internal staircase areas will be to Ambulant Disabled standard and compliancy.

Access throughout the site will be via ramped pathways, ambulant steps and wheelchair platform lift as and where appropriate.

Disabled access standards will be provided to all areas, and the complex throughout.

It is anticipated that designated staff will travel by either private car or bus, whilst a cycle store, staff room and staff lockers will be provided on-site, promoting staff from the local area to cycle or walk to work.

From the entrance lobby, access is obtained to the main ground floor corridor which also provides access into a direct lift to the first floor for residential guests and staff and additional staircases.

The rear gardens are accessed from the lounge for the ground floor and a dedicated staircase for the first floor, with access to the life skills garden from both garden areas. The raised planters and different materials will allow for residents and visitors with different abilities to make the best use of the space.

As this application is only for the sole use of the applicant, staff and residents and it is not a public building, the reference to consultation with access groups, policy framework or transport links in the regulations is not applicable.

Emergency Services

New vehicular entrance to be provided to meet Highway requirements.

Access to the site for the emergency services is provided to the front.

Emergency egress from the building will be via the entrance / exits doors, with additional escape windows to all first floor habitable room elevations as required by Approved Document B where the height of escape is below 4.50m above ground level.

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

Access to the site for the emergency services is provided to the front and around to the back as required to comply with Approved Document B, Volume 2 – Buildings Other Than Dwelling houses, B5 : Section 16 : Vehicle Access : Buildings not fitted with fire mains 16.2.

Crime Prevention

From the nature of the establishment, the building requires a high level of security for the protection and welfare of the residents.

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

The Car Parking area is easily overlooked from within the building.

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

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

Conclusion

This design and access statement has explained in detail the development, history & background to the proposed scheme. It has considered the relevant planning policies 'The Unitary Development Plan' – Volume 1: Strategy, Policy and Justification & Volume 2: Community Areas which are associated with the site and scheme proposals.

The statement is based upon an ambition to achieve a building that meets current high standards of care and CQC requirements which are achieved through a design of high quality that is based on an extremely important site & context, utilising the existing site to its full potential with the minimum amount of disruption. The surrounding grounds are to be improved with landscaping, communal and private garden area, car parking and access arrangements.

We note that the increased employment on the site should be resourced locally where possible to reduce car journeys and the parking required. The existing and proposed parking is sufficient for all staffing requirements and is isolated away from residential streets to avoid occupying existing residential street parking. As the property is located close to the A61 road running directly into Barnsley town centre, public transport would be an obvious way for staff to travel to and from work.

The new Class C2 care facility will not only provide much needed services which will cater for a specific group of adults and provide the support they need to remain independent. It will also provide new employment opportunities for local people and for specially trained staff, along with adequate parking for staff and visitors, within the site curtilage.

It is felt that the proposed development above, would be an extremely positive and beneficial addition to the area.

In accordance with 'Development Control Guidance Notes' this statement has been kept as concise as possible. However, should you require further information or clarification please do not hesitate to telephone AR2 Architects on 01482 669080.

Appendix

Proposed Visuals



Appendix Fig: 1 - Proposed approach view - Day



Appendix Fig: 2 - Proposed approach view – Night



Appendix Fig: 3 - Proposed Entrance



Appendix Fig: 4 - Proposed Courtyard

Existing Site Photographs



Appendix Fig: 5 – Google Earth showing the site in relation to the surrounding context



Appendix Fig: 6 – View from the site west towards the embankment and houses beyond



Appendix Fig: 7 - View south from the site



Appendix Fig: 8 - Existing perimeter fencing



Appendix Fig: 9 - Existing Site Entrance