ARP Design

Special Architectural Services

Design & Access Statement

Care Home,
Tankersley Lane,
Hoyland,
Barnsley

June 2008

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1. Design Process

Policy references:

1.1. Location. This site is on the Western edge of Hoyland, next to the new Primary School on the corner of Sheffield Road and Tankersley Lane.

It is within a well developed community with good local access and nearby amenities.

Previous use. The site was occupied by the old Hoyland Common Primary school now demolished.

1.2. Topography. The site is almost level and is on the edge of an urban setting.

1.3. Status. Brownfield land. It is not in a Conservation area and the only vegetation consists of overgrown hedging on the internal Southern boundary.

1.4. Roads & footpaths: Sheffield road (A6135) runs along the North-East of the site with several regular bus services.
Tankersley Lane bounds the South.
The Gardens of residential properties bound the South and West of the site
The new Hoyland Common Primary school bounds the North-West.
There are no footpaths through the site, there is a footpath along the side of both of the boundary roads.

1.5. Public Utilities on site: as the site has previously been developed, and as such is brownfield, all services will be able to link to existing infrastructure.

1.6. Drainage: all new drainage will be catered for by linking to existing Water Company drains.

1.7. Activity. The main views in terms of activity are up and down Sheffield Road which has been taken advantage of in the detail design .

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2. Use

Policy references:

H5 THE COUNCIL WILL PROMOTE DIVERSITY OF DWELLING TYPE, SIZE, DENSITY AND DESIGN THROUGHOUT THE BOROUGH TO MEET THE FULL RANGE OF HOUSING NEED. IN PARTICULAR, THE COUNCIL WILL ENCOURAGE, IN APPROPRIATE LOCATIONS THROUGHOUT THE BOROUGH :

A) HOUSING FOR KEY WORKERS
B) AFFORDABLE HOUSING AND HOUSING FOR RENT **C) HOUSING FOR THE ELDERLY** AND THOSE WITH DISABILITIES D) HOMES INTENDED FOR SINGLE PERSON HOUSEHOLDS.

2.1. Proposal

The proposal is for a purpose-designed, new-build 58 bed residential care home within Hoyland urban area on an existing cleared site.
The development incorporates parking and servicing.

2.2. Pre-application discussion

Given the scale of the development there has not been a regime of public meetings or consultation however dialog has taken place with the planning Department as follows:

11/12/2007 Letter ref: 0720/A1/ARP/4600 to Joe Jenkinson, Inner Area Group Leader, Development Control enclosing a draft site layout and sketch of proposals for comments.

03/01/2008 E-Mail from Alexandra Cotton, Planning Officer in response to letter. Advising scheme is acceptable in principal, indicating additional car parking is needed and materials need careful consideration.

22/02/2008 Letter ref: 0720/A1/ARP/4996 to Alexandra Cotton enclosing floor plans, elevations and revised site layout to address concerns raised. Parking increased.

03/03/2008 E-Mail from Alexandra Cotton responding to letter. Scale and mass of building acceptable but asking for modification of internal planning. Suggest stone and render is appropriate for the exterior.

04/03/2008 E-Mail from ARP Design to Alexandra Cotton . Outlining why present access was most appropriate. Advising existing Caretaker's house would be retained as manager's accommodation.

15/04/2008 E-Mail from ARP Design to Alexandra Cotton. Justifying internal layouts, agreeing with external walling materials.

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15/04/2008 E-Mail from Alexandra Cotton indicating that “Design & Access” statement will be needed and advice that the rooms will not be sold off as flats.

16/04/2008 E-Mail from ARP Design to Alexandra Cotton confirming that it is not possible to separate individual rooms from the home for sale.

22/04/2008 E-Mail from ARP Design to Alexandra Cotton asking for consideration of a potential third storey on the home.

06/05/2008 E-Mail from ARP Design to Alexandra Cotton enclosing sketch of a potential third storey on the home.

07/05/2008 Telecon from Alexandra Cotton advising the third storey would not be acceptable.

14/05/2008 E-Mail from Alexandra Cotton requesting additional copy drawings for internal consultation.

16/05/2008 Letter ref: 0720/A1/ARP/5108 to Alexandra Cotton enclosing floor plans, elevations and revised site layout advising these plans will form basis of formal Planning Application.

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3. Amount

Policy H6 ALL DEVELOPMENTS WHICH COMPRISE OR INCLUDE THE PROVISION OF TWENTY OR MORE NEW DWELLING UNITS SHALL INCORPORATE, AS AN INTEGRAL PART OF THE DEVELOPMENT, A MINIMUM OF 15% OF THE GROSS SITE AREA AS OPEN SPACE OF A TYPE APPROPRIATE TO THE CHARACTER OF THE SITE, ITS LOCATION AND THE LAYOUT AND NATURE OF THE NEW HOUSING THEREON AND THE ADJOINING LAND USES.

3.1. Density is as follows;

Care Home footprint	1,124 m2	29%
Parking & access road:	880 m2	23%
Bin store incl. paving	45 m2	1%
Amenity space	1,811 m2	47%
SITE area	3,860 m2	100%

3.2. Areas and footprint

Adjacent properties are located in such a way that overlooking by the new building can be avoided.

"Face-to-face" orientations of new habitable windows to existing adjacent properties has been minimised by locating the access and parking as a buffer to the properties at the inner section of the site.

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4. Layout

4.1. Existing building. The existing pattern of building within the immediate locality is mixed in character and the quality of the new development and the level of financial investment, will give a stronger identity to the area through the design of the buildings.

4.2. Layout. The site layout incorporates the clients wish to create a secure and welcoming environment giving an immediate positive impression to newcomers and capitalising on the views and setting.

The layout has evolved to retain private garden areas and a paved entrance court.

Frontage. The building fronts onto Sheffield road and has major communal rooms looking up and down it.

The buildings will appear in a green, garden setting

4.3. Separation. Adjacent properties including ridge and eaves heights, as surveyed, have been indicated on the site layout (detailed topographical survey).

5. Scale

5.1. Zoning. The buildings have been designed to include generous recreational areas, larger than normal bedrooms and additional facilities such as all en-suite WCs and showers, activity rooms, etc. The layouts have been designed to break down into a multiplicity of formats enabling many different types of care to be offered within a domestic scale environment.

5.2. Massing. Particular care has been taken to break down the potential monolithic appearance of the larger building by the use of projecting forms and volumes.

5.3. Sizing. The plans comfortably exceed current National Minimum Standards to give a feel of spaciousness.

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6. Appearance

Policy references:

Design Standards Policy BE6 THE COUNCIL WILL SEEK TO ACHIEVE GOOD DESIGN STANDARDS FOR ALL TYPES OF DEVELOPMENT. PROPOSALS FOR DEVELOPMENT WILL BE ASSESSED USING THE FOLLOWING DESIGN CRITERIA : A) THE QUALITY OF LAYOUT, AND SUITABILITY OF SCALE OF THE DEVELOPMENT B) THE USE, QUALITY, DESIGN AND LANDSCAPE TREATMENT OF OPEN LAND WITHIN THE SITE AND THE AREA AROUND BUILDINGS C) THE STANDARD OF DETAILED DESIGN AND FACING MATERIALS OF PROPOSED BUILDINGS D) THE SUITABILITY OF THE WHOLE DEVELOPMENT FOR ITS PROPOSED CONTEXT AND ITS RELATIONSHIP WITH ADJOINING LAND USES.

6.1. Local Character: The area is predominantly 2-3 storey brick and stone-built with interlocking tiled and slate roofs. These proposals echo this but with slightly more elaboration and the use of higher quality materials.

All fire escapes are within the building envelope.

6.2. Materials & Detailing: Information listed below, final choice of manufacturer's products currently being made.

6.2.1. Roof cladding: interlocking concrete slates with contrasting ridges and hips.
6.2.2. Wall facing materials: split-face artstone with artstone banding and render.
6.2.3. Window glass; double-glazed low-E.
6.2.4. Door and window frames: brown with contrasting infill panels.
6.2.5. Decorative features: Artstone heads & cills to some windows.
6.2.6. Rainwater goods: black UPVC

6.3. Internally; spacious, light-filled rooms are arranged around wide and varied corridors and meeting areas.

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7. Landscaping

Policy references:

Policy H5B PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL CARE AND SUPPORTED LIVING SCHEMES IN RESIDENTIAL AREAS PROVIDED THAT : A) SATISFACTORY PARKING AND MANOEUVRING SPACE IS AVAILABLE B) ADEQUATE AMENITY SPACE IS PROVIDED C) THE AMENITY OF NEIGHBOURING PROPERTIES AND THE WIDER LOCALITY IS NOT ADVERSELY AFFECTED, AND D) PROPOSALS FOR THE CONVERSION OF PROPERTIES OR EXTENSIONS TO EXISTING HOMES DO NOT ADVERSELY AFFECT THE APPEARANCE OR CHARACTER OF THE BUILDING, HARM THE CHARACTER OF THE AREA OR CONSTITUTE OVERDEVELOPMENT.

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7.1. Setting

7.1.1. The setting will be landscaped with ornamental shrubs, lawns, gentle paths and seats for the benefit of the residents and their families.

7.1.2. To create a domestic setting, the new proposals draw together 4 basic ideas

- A defensible boundary to reinforce the private nature of the building; it will be people's homes.
- The separation of vehicular and foot traffic
- Creation of a soft buffer to perimeter as setting for new building
- Provision of a private secure garden for residents and their visitors

7.2. Boundaries

7.2.1. *North-East*(Sheffield Road), this is the principal elevation, the existing wrot iron fence and stone wall will be retained and refurbished.

7.2.2. *South*. The metal fence and stone wall continues to bound site. The revised entrance will have stone piers marking it.

7.2.3. *North-West*. An existing new security fence encloses the new school which will be retained.

7.2.4. *South and South-West inner*: boundary treatments to existing rear gardens will be maintained.

7.3. Private garden The building has been shaped to create an enclosed garden to the front accessible directly from the main reception rooms on the ground floor of the building. This will have sitting areas partial hard paving, turfing and large planting beds. It is planned as a resource to sit out in as well as to look out onto.

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7.4. Hard surfaces

7.4.1. The parking in patterned block paviors to soften their appearance up against the building and also to differentiate them from the access road.

7.4.2. Paving which directs pedestrians to the entrance and for patios is in buff PCC flags. Other paving in grey PCC flags.

7.4.3. A gravel margin has been introduced around the building along the line of the roof overhang to stop soil splashing up the external walls

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8. Access

Pedestrians & Cyclists Policy

BE6C IN ASSESSING THE DESIGN AND LAYOUT OF NEW HOUSING DEVELOPMENTS, THE COUNCIL WILL SEEK TO ENSURE ACCESS TO LOCAL FACILITIES FOR PEDESTRIANS AND CYCLISTS WHICH MINIMISE DISTANCE AND THE USE OF ROADS OF MORE THAN LOCAL IMPORTANCE.

Parking

6.132 The level of car parking servicing and manoeuvring space required in connection with new developments will be assessed with regard to the location of the site, potential numbers of employees, occupants and visitors, taking into account the potential for access by walking, cycling and public transport.

8.1. Pedestrians and cyclists. The site is located on a main road with wide footpaths and is on the bus route. A bus stop is situated directly adjacent the site.
The highways footpath links to the on-site footpaths which provide level access to the building's entrance.

The cycle parking provision in SPD 32 advises maximum numbers using the following formula.

1 space for each 3non-resident staff	(15 staff at busiest time)	5
1 space per each 20 residents	(58 residents)	3
	Total	8

8 spaces have been allowed

8.2. Traffic congestion: Unlike many other potential uses for the site, the Care will generate little vehicle traffic. Also the traffic coming to the Home is spread over the whole day and throughout the whole week without a rush hour hump.

8.3. Servicing. the servicing requirements of the building will be low.
- Food: panel van 3 times a week
- Stationary: transit type van, 1 delivery per month.
- Care Products: panel van, 1 delivery per month.
- Clinical waste: panel van 1 per week
- Refuse collection: 1 per week

These service vehicles can access the building easily due to the perimeter roads.
Refuse vehicle does not need to enter site from Highway due to location of bin-store.

8.4. Access to and within the building. Level access is provided to, and within, the building. The Care Home is provided with two lifts for vertical travel from floor to floor..
The building has wide doorsets and generous corridor and manoeuvring spaces.

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8.5. Parking related to the development will be contained within the site.

The car parking provision in SPD 32 advises maximum numbers using the following fomula.

1 space for each resident staff	(1 res staff)	1
1 space for each 3non-resident staff	(15 staff at busiest time)	5
1 space per each 3 beds for visitors	(58 residents)	20
	Total	26

24 spaces have been allowed.

Although this technically falls short of the Local Plan advice, in practice most staff will arrive on foot or by public transport. There is also ample on-street parking in the immediate vicinity. A disabled space is provided adjacent to the main building entrance.

Staffing is as follows

Manager 1
Administrator 1 (day only)

Carers
10 on duty (day)
6 on duty (night)

Domestics 23 (day)

Catering staff 2 (day)

The proximity to families and staff will reduce travel times and vehicle dependency and encourage more local visiting to ensure that residents feel a part of the community. Family and friends visits are about 10 per day spread over day/evening.

8.6. Emergency vehicles

Ambulances can pull up to within 15m of the main building entrance.

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9. General : sustainability

Policy references:

Renewable Energy 3.222

3.223 The main greenhouse gas is carbon dioxide (CO 2) produced from the burning of fossil fuels. It is both Government and European Community Policy to reduce the emission of greenhouse gases and to stimulate the use and development of 'renewable' energy sources such as sun, wind and water because they do not produce pollution or cause environmental damage. Furthermore, they provide an increasing diversity and security of energy supply.

9.1. Sustainability of building

9.1.1. The buildings will incorporate invisible heating throughout together with very high levels of insulation to minimise running costs. All effective measures will be taken to minimise damage to the environment in the construction and use of the buildings.

9.1.2. The new building will obviously be built to current standards. These have recently been uprated to ensure a reduction of CO2 emissions over the 2002 Regulations by a minimum of 20%.

9.1.3. The building has be designed with a high thermal mass to even out swings in temperature and to reflect the need to maintain constant inside temperatures 24 hours a day. This will assist in mitigating the potential overheating very highly insulated buildings can suffer in summer periods.

9.1.4. Generous glazing is being provided to reduce the need for artificial lighting in daylight hours and to provide a pleasant outlook for residents

9.1.5. A controlled ventilation system with heat recovery is also proposed.

9.2. Sustainability of use

The development would represent a capital investment of over £3,500,000 and would create a business that would employ approximately 50 local people on a full-time and part-time basis given the 24 hour staffing of the building.

The business will represent a large new *local* employer and will have a sound financial future on the basis of present demographic trends.

It also has a wider benefit to the community in increasing the demand for support services and will have a positive impact on local values and may provoke other capital investment in the area.

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