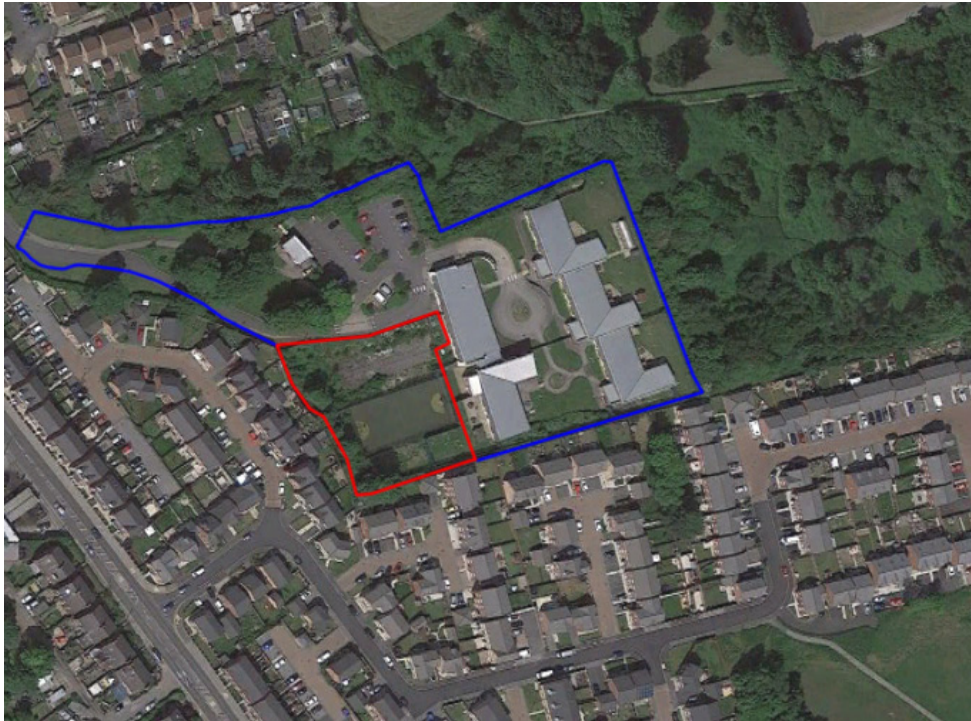




Acorn Lodge - Site Location Plan

Acorn Lodge - Upper Sheffield Road, Barnsley

Public information regarding the upcoming planning application for a proposed new build 20-bedroom care facility for Acute Brain Injuries (ABI).



Acorn Lodge - North Elevations

The following public information precedes an application for the Class C2 new-build construction of a 20-bedroom care facility for acute brain injuries. This leaflet will provide an overview of the proposals prior to submission, providing an opportunity for local residents to comment or ask any questions. The planning application will be submitted in early October. It is hoped that building work will begin in spring 2018, ready to open spring 2019.

The proposal is sited within the overall site that is owned by CAS Behavioural Health but will be operated as a separate facility to the existing.

The proposed block will complement the existing buildings making up the existing Cambian Oaks site on Upper Sheffield Road, Barnsley. When the two existing buildings were built, a third block had been part of the approved application, but only the foundations and ground

floor were laid, and it was never fully built. (Barnsley Metropolitan Borough Council, Ref: 2007/1012)

The building will be constructed as a two storey 'L'-shape building with the front wing adjacent to the parking and turning circle, sited over the area where the previously approved building with planning permission had commenced construction.

The existing development has well-established planting areas around the perimeter of the site, alongside private houses, an allotment and a cemetery. The proposed building is set on a lower level than the neighbouring housing development with a significant difference in height, meaning the issue of overlooking will be minimal both from the housing to the new block and vice-versa. In addition, the nearby houses are set back from their boundary with garden spaces, providing additional distance.

All comments and questions are welcome, please send via email (preferably) or by post. Please contact Doug Jennings on the information below:

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and first floors. All works, further planting and landscaping have been detailed by an Arboriculturist and Landscape Architect.

The layout of the building locates the ensuite bedrooms, living and dining spaces to the rear wing, with the 20 beds and facilities split evenly across each floor.

The ground floor of the front wing locates the entrance lobby, reception, and manager's office. 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 offices as well as the Occupational Therapy (OT) suite incorporating a sensory room, gym, and an internet café. Also located on the first floor are the clinical rooms for the doctor and treatment rooms.

The building is a two-storey 'L'-shaped block. The elevations will complement the existing two-storey blocks on the site. 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.

A new garden area to the rear of the building will comprise of a mixture of hard and soft landscaping, and a life skills garden with seating and raised planter beds for the residents to become involved with. The garden has been designed to provide independent access to the shared space for both the ground



Acorn Lodge - Proposed Site Plan



Acorn Lodge - South Elevation & Neighbouring Embankment



Acorn Lodge - Courtyard Concept



Acorn Lodge - Ground & First Floor Plans