

DESIGN AND ACCESS STATEMENT

Proposed Care Home Re-Development at

**Bollinbroke House
(Formerly 'the Coppins')
Common Road,
Brierley, Barnsley, S72 9EA**

For Flagswan Two Limited

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Introduction

This statement has been produced in the light of guidance contained within Circular 01/2006 and provides justification for the development of a 60-bed nursing home at the site of Bollingbroke House (formerly the Coppins) in Brierley. Amongst other things, this statement seeks to define the very special circumstance which we believe outweigh any issues arising because the site falls within an area of green belt.

The Architects for the development are **DWA Architects Limited** which was formed in 1988 and is a multi disciplinary design practice specialising in Care Home design. DWA Architects has gained a well deserved reputation for original and creative design and have gained extensive knowledge and expertise in all aspects of the design and construction of Care Homes such that they have been involved with well in excess of 150 new build homes with sizes ranging from 30 to over 220 beds. Many of these projects have been in conservation areas involving quality redevelopment. DWA Architects also have considerable experience of refurbishment and extensions of Care Homes where it is important to respect the needs and privacy of residents while their home is being altered.

DWA Architects are highly respected within the Care Sector and their projects are regularly short listed for Care Home Design Awards. In 2008 DWA had their Priscilla Wakefield Care Home in Tottenham short listed with one other project in the Better Healthcare Design awards in the Residential Care Home Category (this development being for the same operator). DWA also had 3 projects short listed in 2008 for the Pinders/Caring Business Design Awards with one overall winner in the contemporary design section and 6 projects in 2007 with one overall winner again for contemporary design as well as winning the speciality Care section in 2006 for the same awards. In addition DWA won a silver medal in the Daily Telegraph Which House Awards for a care apartment development in Sheffield also in 2006.

DWA Architects retain a large Care Home client base including many leading national operators, charitable organisations, smaller groups and individuals whose patrons have a wide range of differing cultural and physical needs which are always considered and taken fully account of in the preparation of designs.

DWA Architects always develop each project design from first principles, with this development being no exception to this. It is our objective to exceed all the latest standards of good practice, whilst providing the most viable and efficient design appropriate in the development of modern Care Homes and at the same time ensuring that a quality development is produced.



Priscilla Wakefield Care Home



Priscilla Wakefield Care Home

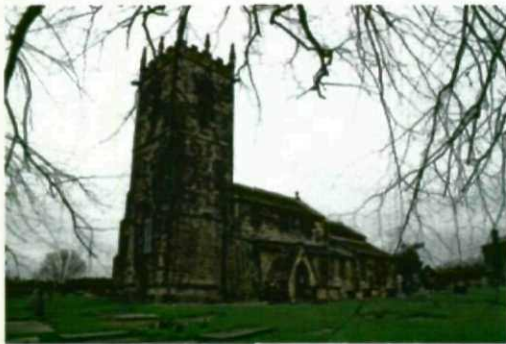


Priscilla Wakefield Care Home

1.0 DESIGN

1.1 General Background

Bollingbroke House Care Home occupies a large plot of land on the outskirts of the village of Brierley near Barnsley. The site extends to 0.54 hectare (1.32 acres) being bounded by Common Road to the north and countryside to east and south with a large residential property to the west. The existing Care Home was acquired from receivers following the failure of the previous care home business. The site is also located within the Brierley Conservation Area as well as falling within an area of green belt. Along with premises located to the north of Common Road, land of Bollingbroke House falls within the Brierley Conservation Area, which encompasses the rear of the Bollingbroke House, and their neighbouring properties to the south of Common Road. Brierley Conservation Area does not contain a dominant building form, or show a consistency of character. The heart of Brierley village has been designated as conservation area for its varied character and local interest, including pre 19th Century stone buildings, early 19th century stone and slate buildings such as Brierley Hall, and early 20th century red brick houses. Adjacent to the Bollingbroke House is Lindley House, a stone built detached building with the appearance of mock castle.



Picture 1: Brierley Church Built in 1869



Picture 2: Brierley Hall Grade II Listed Building

The land to the south of the Common Road is open countryside used as open pasture, and falls within the designated green belt of Barnsley. Bollingbroke House, however, does not appear to be visually intrusive within the greenbelt, due to the sloping nature of the site (Bollingbroke House is approximately 2 metres below the level of Common Road) and the screening from existing mature trees, high hedge and 1.5 metres high stone boundary wall along the site boundary on Common Road. There are significant numbers of trees along with other vegetation occupying the site and providing a natural screening to the existing building from the views of Common Road and neighbouring land. These trees are generally of good quality, providing significant visual amenity both as a group and as individual specimens.

In terms of topography, the land of the Bollingbroke House shows a sharp sloping nature, with the existing building sited 2 metres below the level of Common road, with a fall of a further 12 metres down to the rear boundary.

Bollingbroke House, one of the larger houses within the village, was built soon after World War II. The building was originally utilised as a residence for the owner of nearby brickworks. The building is pleasantly proportioned with brick elevations under a hipped, slate roof. The existing property being predominately a conversion with extensions was arguably adequate at the time it was converted for its purpose as a Care Home but with the improvements in standards and expectations for living standards in the 21st Century, has now effectively passed its usefulness. We consider that it now requires re-development in order to ensure its commercial survival. The main problems with the existing building relate to:-

- Bedrooms without ensembles
- Small bedrooms
- Narrow corridors
- Generally poor standards of accommodation

We believe these shortcomings need to be addressed in order for a care home use to survive for much longer.

DWA Architects Ltd. are specialists in the Care Home sector and have been employed to produce designs for a Care Home which would be appropriate and suitable for this site and to ensure its use into the future.

1.2 The Basic Requirement

As far as the development of a Care Home is concerned specific requirements include:

- The home should be in full compliance with the National Minimum Standards which are controlled by CSCI but in the 21st Century all operators seek to exceed the minimum standards in order to achieve future proofing and at the same time provide a facility which is fully in line with the expectations of its residents. It should be noted that there are various documents in circulation which suggest that the standards should be further increased to bedrooms of 14 or 15 sqm.
- Ideally a home should be in the region of 60 beds, this being considered by many operators as being the minimum size to secure viability.
- Each floor of the Care Home should be fully autonomous and broken down into smaller units so that it is both homely and can provide for differing categories of care, thereby giving an appropriate flexibility to cope with change in the future.
- There should be parking provision based on a nationally recognized standard of 1 space per 4 beds.
- There should be gardens directly accessed from the Care Home and which are secure as it is highly likely that some if not all residents will be living with dementia, hence the need to provide a wholly safe environment in which to live.

The Care Home design forming this proposal has embraced all of these basic requirements in the way it has been planned and laid out.



The front of existing Bollinbroke House Care Home and its car park



The front of existing Bollinbroke House Care Home



Existing Bollinbroke House Care Home viewed from the grounds.

1.3 Site and Other Design Constraints

The generally recognized constraints and influences on the design and its development are:

- The fact that the site falls within an area of green belt and that the preservation of openness becomes a key issue recognising that a new –build care home represents ' inappropriate development' within the meaning of PPG2. This statement goes on to deal with the presence of 'very special circumstances' at paragraphs 4.
- The fact that the site is in the Brierley Conservation Area. The issue of preservation or enhancement of the conservation area is also dealt with at paragraph 4.
- The location of the existing vehicular access onto the site being from Common Road at its western corner has been retained in this position.
- The existing trees on the site which are to be retained with regard also being given to their root protection areas.
- The site being of a sloping nature which will result in the need to step the proposal down the hillside in order to create a suitably compact design.
- The sloping nature of the site resulting in the need to create a series of stepped floors to ensure that the massing of the building remains small scale and appearing outwardly as being predominantly of 2 storeys.
- The plan form relationship to the existing Care Home on the site resulting in the new building being set in very much the same position as already existing and as a consequence is located considerable distances from the

only adjacent property to the west to respect privacy and overlooking so this is not a problem.

- The height of other properties immediately around the Care Home site effectively dictating that the development appears as being no more than 2 storeys to its frontage facing Common Road. To the rear however, levels enable a taller building without detrimental visual impact.
- The shape of the site being rectangular and by being bounded on one side by the main road combined with the position of the vehicular site access point and resultant parking at the northern end of the site dictates that the plan form also be rectangular shaped.
- It has been agreed with the Council's officer that the site's particular characteristics would enable a contemporary solution to the building's design. It is considered that such an approach whilst 'of its time' would still be capable of making a positive contribution to the visual character of Brierley Conservation Area.
- The redevelopment of the site creates the opportunity for the utilisation of relevant styles and designs as a coherent whole, whilst recognising the influences of its immediate context.

1.4 The Design of the Care Home

The Care Home design has been developed from first principles taking full and due account of the site and design constraints set out earlier in this report.

The key elements of the design are as follows:

- The vehicular site access point has been re-utilised given that it's likely to provide the optimum visibility at the junction with Common road. There will be some modification of the car parking area on this part of the site to achieve an adequate and appropriate layout as well as incorporating a safe ramped and protected pedestrian access from Common Road.
The footprint of the proposed building will be broadly rectangular reflecting the site's slope. Material will strongly relate to traditional materials used on other buildings in the Village, namely natural stone as a base. These materials will be applied mainly by utilising a smooth faced regular coursed natural stone as a base to the proposed building and to a significant proportion of the main frontage which, coupled with the use of render panels under a flat roof, ensuring a quality contribution to the village will be created.
- The height of other buildings around and the fact that the Care Home plan is set considerable distances from other buildings results in the building having the appearance of a two storey structure, even when it is actually taller.
- The proposed Care Home has 12 beds on each of the two lowest floors, 19 beds at ground floor, and 17 beds at first floor such that each floor is fully autonomous enabling each to cater for different categories of resident and optimize staffing numbers.
- The Care Homes design proposes the creation of pairs of rooms (or individual rooms) with projections and set backs both in plan and elevation to create an interesting overall form. The objective has been to create a building of interest rather than being a simple monolithic block unrelated to the locality.
- The design by being of 2 storeys to its frontage facing Common Road is in effect no higher than the existing building on it. In fact as a consequence of it having a flat roof (Sedum covered) enables it to be considerably lower than the existing building.
- It is considered that the site lends itself to the creation of a building which stands out on its own merits utilising a modern and contemporary contribution to the area. The design nevertheless utilises a range of materials which draw their inspiration from pattern of buildings within the core of the conservation area.
- The steeply sloping nature of the site provides the opportunity of creating a building which steps down the hillside to create a building which is nowhere higher than 3 storeys and predominately appears outwardly as two.
- This sloping site nevertheless makes it difficult to create readily usable gardens. This has been overcome by creating a courtyard garden enclosed on 3 sides at the lowest level, a series of small gardens immediately around the outside and adjacent to the building plus protected balconies at lower ground floor and ground floor. At first floor a roof garden has been created utilising the flat roofs of the building.
- Materials which are proposed to be used are a mixture of smooth faced regular coursed natural stone, cedar boarding and render to the facades assembled in a manner which we believe creates a coherent whole. There will be a series of flat roofs, either sedum covered or finished with a single ply sheet membrane material.
- The careful use of colour with the different materials selected to help create a coherent design which is appropriate to the site.
- The use on parts of the façades of large glazed sections both helps break up the elevation and at the same time helps accentuate different internal uses in the building.



Stone built Lindley House



Stone built houses in Brierley

- The small loss of garden space on the site as a whole is more than compensated by the formation of roof gardens and terraces at the upper levels which are also more readily and directly accessible from the rooms on the upper floors rather than having to use the lifts and stairs. The existing gardens are in fact very little used because of their limited accessibility.



Existing Care Home from Common Road



Proposed Care Home from Common Road

2. Relevant Planning Policy

2.1 Barnsley Unitary Development Plan

Currently, the Barnsley MBC's Local Development Framework is still under preparation in accordance with the Planning and Compulsory Purchase Act 2004. The statutory development plan in Barnsley thus remains the Barnsley Unitary Development Plan (adopted in 2000), which is used by Development Control to make decisions on individual planning applications. Following the direction of Secretary of State, most of UDP policies remain saved but will eventually be replaced by Local Development Framework. In relation to the proposed development at land of Bollingbroke House, the following criteria are considered the most relevant:

1) Type of development and location

As described above, the land of the Bollingbroke House falls within the designated Greenbelt of Barnsley. The Council Green Space Policy GS7 states development within the Greenbelt would not be permitted unless it maintains the openness of, and does not conflict with the purposes of including land in the Greenbelt.

Policy GS8 deals with the construction of new buildings within area of green belt. It states that new buildings are appropriate when associated with:

- Agriculture or forestry
- Essential facilities for outdoor sport or outdoor recreation, for cemeteries, or for other uses of land which preserve the openness of the Greenbelt and which do not conflict with the purposes of including land in it
- The replacement of existing dwellings in compliance with policy GS8E

Policy GS8E considered to be of relevance here, states that replacement buildings need not been seen as inappropriate development if the replacement does not have a greater impact on openness then the one it replaces.

Greenbelt areas, in accordance to the national planning guidance and local development plan, perform specific purposes, including retaining attractive landscapes and enhancing the landscape near to where people live. In accordance to Policy GS9, the visual amenities of the Greenbelt should not be injured by proposals for development within or conspicuous from the Greenbelt, which might be visually detrimental by reason of their location, siting, scale, design or materials.

The majority land of Brierley village including the application site falls within the designated conversation area. In considering proposals for development in or affecting conservation areas, the Council will judge new development against a number of criteria in Policy BE1. These seek to ensure that the valuable architectural and visual quality of the conservation area is retained, thereby preserving its existing character and appearance.

The new development within the conservation area, in accordance with Policy BE1A, should be of the highest quality of design and materials, to enhance and preserve the character or appearance of the conversation area. Further, careful consideration should be given for the proposals involving the demolition of the buildings and walls within the conservation area.

2) Community Facilities

In terms of the proposal for the development/redevelopment of community facilities, including health care, social services, community centres, education facilities, etc. The Council's objective is to encourage the provision of community facilities within areas having demonstrable social needs; and protect community facility land from other types of development. The provision of community facilities, according to Policy CF1, will be encouraged where they:

- Meet community needs
- Are convenient and accessible to pedestrians, cyclist and users of public transport
- Have adequate car parking and access arrangements
- Are compatible with adjoining uses and do not adversely affect residential amenity.

Also, land currently in community use will remain so during the Plan period, in accordance with Policy CF1.

3) Access and Transport Impact

Strategically, Barnsley UDP policy T2 – Development and The Highway Network aims to reduce the detrimental effect on the existing highway network, by assessing the traffic generation of the new development scheme against the capacity of the local highway network. Planning permission should be refused if the existing highway network cannot satisfactorily accommodate the traffic caused by the development, unless the developer agrees to take full responsibility for any necessary improvements to upgrade the highway network to a suitable standard. Further, a planning obligation under Section 106 of Town and Country Planning Act 1990 maybe sought requiring an appropriate contribution from the developer to the cost of the works and measures.

In terms of public transport, Barnsley MBC promotes the use of public transport for new development within the local area to reduce the usage of private cars. Policy T14 - Public Transport Access to Development requires the proposals to include measures to facilitate access to, and where appropriate by public transport services.

Finally, in terms of parking standard, Barnsley Parking, Policy T22 states that new development shall be provided with no more car parking, servicing and manoeuvring space than is necessary to ensure there is no significant adverse impact on highway safety, local environment and amenity of local residents, and vitality and viability of shopping and commercial centres. The Transport Assessments and Travel Plans SPD (adopted in 2005) sets out the formulation of parking standard within the region, which suggests that maximum parking standard for care/nursing home as 1 space per 3 non-residential staff plus 1 space per 3 beds for visitors.

2.2 National Planning Guidance

At national level, PPG2 – Green Belts, PPG15 – Planning and Historic Environment would be the most relevant to this proposal. Further, PPS1 is also considered to be important.

PPG2 address the function of the Greenbelt and the protection of those open green spaces, by discouraging 'inappropriate development' except where any harm is outweighed by 'very special circumstances'. With regard to replacement of the building within statutory Greenbelt, PPG2 notes that the replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. It is for the applicant to demonstrate a very special circumstance that the level of harm to the openness and amenity of Greenbelt is limited.

With regard to the redevelopment scheme involving demolition of the buildings within designated conservation area, Para 4.27 states the general presumption should be in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. Where a building makes little or no such contribution, the local planning authority will need to have full information about what is proposed for the site after the demolition. Consent for demolition should not be given unless there are acceptable and detailed plan for any redevelopment. PPG15 acknowledges that many conservation areas contain gap sites which make no positive contribution to the character of conservation areas. Their replacement should be stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. In terms of new development, PPG15 suggests that local development plans would need to be drawn up to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls, but at the same time ensuring that any new development accords with the area's special architectural and historic interest.

Finally, PPS1 – Delivering Sustainable Development addresses sustainability issues in the development process, by encouraging the reduction of need to travel and bringing forward sufficient land of suitable quality in appropriate locations. This is to meet the expected need of housing and community facilities, and taking into account issues such as accessibility and sustainable transport needs, and for the provision of sufficient infrastructure.

3. Planning History and Pre Application Meetings

Over the years, Bollingbroke House has experienced a series of conversions and extensions, including extensions to the side and rear of the building, when it was a private dwelling. In 1990, a planning application (B/90/0066/HR) for conversion and extension to the Coppins to form a residential nursing home was granted planning permission by Barnsley Metropolitan Borough Council. The Coppins has been utilised as a nursing home since then.

Between May and November 2008, this proposal was the subject of a series of pre-application meetings with the officers of Barnsley Metropolitan Council and Barnsley Development Agency. These meetings discussed the principle of the redevelopment of Bollingbroke House, its impact on the character of the green belt and the conservation area, and the presence of "very special circumstances" that might justify such development.

4. The Presence of Very Special Circumstance

4.1 By reference both to PPG2 and Policy GS8 of the adopted UDP, it is recognised, for the applicant that these proposals represent inappropriate development requiring very special circumstance for their justification. Though the discussion referred to under paragraph 3 above we believe such circumstances have been developed which we believe clearly outweigh any harm to this area of green belt. We consider that these circumstances fall into 4 categories:

- The extent to which any harm is outweighed by the proposals, contribution to the character of the conservation area.
- How the site has been exploit to minimise impacts upon openness – the degree of harm.
- The contribution the development would make to local employment within an area of relative deprivation.
- The level of demand for the specialist facilities on offer.

4.2 Contribution to the character of the conservation area

S.72 of the 1990 Town & Country Planning Act requires that in assessing planning applications, LPA's give consideration to whether a proposal would preserve or enhance the appearance of that area.

It is thus clear that the Council would need to give careful consideration as to what would replace the care home formerly known as The Coppins.

In any realistic assessment of Brierley Conservation Area it is likely that it would be concluded that the village possesses a mixture of buildings representing two eras - a largely pre-industrial rural character, with a predominance of stone buildings, and a post-industrial time typified by brick and slate terraces. From the former, a mixture of farm buildings and cottages largely two storey, along with the elegant stone Parish Church and Manor House, dominate the heart of the village along Church Street. On the other hand, the later period is characterised by typical brick and slate roofed terraced houses, laid out in a generally gridiron fashion. In addition to these neat terraces, some of which have shallow front gardens defined by brick boundary walls, there are a range of commercial properties and institutional buildings.

These later buildings almost certainly date from the late nineteenth, early twentieth century and are likely to have catered for the needs of the burgeoning population drawn in particularly by the expanding coal industry.

Of note here is the Brierley Village Church which is located towards the southern end of Church Street. This is a simple but elegant 1½ storey building in brick and render with small elements of mock Tudor half timbering. It has an attractive, expansive rosemary tiled roof and deep windows which evidence its institutional character. Standing slightly above the level of Church Street, we believe it adds significantly to the character of the conservation area.

A further feature of the conservation area which adds to its character is the presence of boundary walls whether in brick or grit stone and which create a sense of enclosure to the highway network.

Turning to Bollingbroke House itself, this sits at the southern end of the village just to the east of the junction of Common Road and Church Street. Characteristically the care home also sits behind a strongly defined boundary wall which is approximately 1.5 metres high. Further, to the rear of this, the site is heavily treed making views of the care home only fleeting through the gaps in the canopies of the trees.

Bollingbroke House probably dates from the mid twentieth century and is built in brick under a hipped, slate roof. Architecturally, it is something of a hybrid with multi-paned windows borrowing their proportions from Georgian / Victorian sashes. Immediately to the west of the main house is an attached, two storey extension, also in brick under a hipped slate roof. Whilst similar in proportions to the host building, the extension lacks the fenestration detailing of the original building.

Overall we would contend that the existing care home contributes little to the character of the conservation area. The building's architecture is restrained and sober such that it could hardly be said to enhance the area. In our view therefore, its loss is unlikely to detract from the character of the town.

The discussion referred to in paragraph 4 have prompted a number of potential approaches to the redevelopment of this site. In the end, the adopted approach has been to produce an unashamedly contemporary building rather than a pastiche of any particular building period for the conservation area. As already explained, we considered that Brierley village conservation area displays a range of architectural forms, which both pre-date and post-date the industrial revolution. Each era is represented by its own, largely typical architectural form, whether in terms of materials or architectural style. For this reason, it was felt that similarly the new Bollingbroke House should be 'of its time' and reflect the architectural confidence of this contemporary period. Nevertheless, the selected materials sensitively reflect the range of material found in Brierley, noticeably the render panels and the use of dressed stone. In our view, a building which adheres to this contemporary idiom, is of appropriate proportions and of a scale which sits easily in relation to its context will clearly enhance the character of the conservation area. In contrast, we believe that the existing building, with its extensions and addition which have served to detract from its proportions, makes only a neutral contribution. Further the applicants would point to the quality of one of their existing contemporary houses, Priscilla Wakefield House in Tottenham (which gained 1st prize in the 'Caring Businesses and Pinders Health Awards for Contemporary Design in 2008) – also designed by DWA Architects. They believe this building is an exemplar for what could be achieved in Brierley.

Our conclusion therefore is that the redeveloped Bollingbroke House would actually meet the test laid down by statute and enhance the character of the conservation area. In turn we believe this positive contribution needs to be weighted in the overall planning balance in reaching a decision.

4.2 How the site's development minimises any impact upon openness

Whilst there has never been any dispute that a replacement nursing home would comprise "inappropriate" development within the meaning of PPG2, we nevertheless consider it a material consideration as to the degree to

which the proposed would maintain openness. Indeed and Policy GS7 of the adopted UDP states that development within the green belt will not be permitted "unless it maintains the openness of (green belt)".

Further Policy GS8, which deals with the construction of new buildings within areas of green belt, also talks, at criteria B7 of the need to preserve openness and ensure that development does not conflict with the purposes of including land in it.

As a consequence we consider that the degree of harm to the green belt is a material issue in assessing the very special circumstances need to outweigh it. Thus, if the degree of harm is not significant, then we consider that the burden placed on very special circumstances is proportionately reduced. In our view, the level of harm in this instance is light. Views of the building from Common Road area fragmented and disrupted both by the boundary wall and the high level of mature planting. The building would be of the order of 2 metres below the level of Common Road and its two storey north facing elevation would be no larger than the existing building. Further, the successor building would be materially wider (although no wider than the existing building) than the larger rear projecting wing, effectively screening this element completely from public view. The fall in the site, which is illustrated in the topographical survey would again ensure that little would be seen from Common Road save for the front façade.

So far as other vantage points are concerned it has been established previously that there are no public footpaths located to the south of Bollingbroke House, in open countryside and therefore no opportunity for the public to view the site from that vantage point. The submitted drawings notably the south western elevation, effectively a section through the site, illustrate how the characteristics of the location have been harnessed to minimise the new building's impact. It would be difficult to see the contemporary element of the care home even from neighbouring properties to the west which is heavily screened from the Bollingbroke House site.

Whilst it is not in dispute that the proposal is a larger building than that existing, it remains a continuation of the lawful C2 use of the site. Whilst falling within the green belt it is also a part of the settlement of Brierley, hence its inclusion within the conservation area.

We consider that in any assessment of harm to the green belt as required by PPG2, there must be an appraisal of how openness would be affected, in each instance. Here we believe, and we would argue the submitted material illustrates, the level of harm is quite limited with members of the public struggling from the only obvious vantage point, namely Common Road, to establish that the new building is larger than its predecessor. We believe this issue of limited harm to be a further special circumstance which needs to be weighed in the decision making balance.

4.3 The potential contribution the development could make to employment needs within the locality

Since May this year, the applicants and their agents have sought to discuss ways in which a care home of 60 beds employing a minimum of 59 staff might contribute to economic renaissance within an area of deprivation. Not only has a dialogue been established with the Council's Development Agency, but aspects of employment recruitment and training have also been discussed with other bodies such as Job Centre Plus and the Dearne Valley College. From these discussions we believe we have established a strategy which will enable the care home to dovetail in with the needs of the Brierley/Cudworth/Shafton and Grimethorpe area.

The backdrop to this aspect of the care home proposal is the economic and social circumstances which prevail in Barnsley as well as the Brierley ward area (which includes Grimethorpe and Shafton). The following statistics drawn from material published by the Barnsley D.A. give something of a flavour of this context:

2001 census data:

	<u>England</u>	<u>Barnsley</u>
In employment	63.2%	56.3%
Not in employment	36.8%	43.7%
Unemployed	3.3%	3.9%
Permanently sick or disabled	5.3%	10.4%
Retired	13.59%	15%

In 2006, updated statistics for Grimethorpe/Brierley/Shafton compared to Barnsley indicate as follows:

	<u>G/B/S</u>	<u>Barnsley</u>
Economically active	63.6%	73.1%
Unemployed	8.9%	6.2%
Long term sick/disabled	13.79%	10.4%

Turning to the age profile of this ward, the Self Assessment published by the Grimethorpe Regeneration Agency in March 2008 shows that the percentage of the population over 65 will grow from 17% to 23% by 2029 taking it above the national average. The executive summary of the aforementioned document makes the following pertinent comments at paragraph 2.3:

"Whilst measures are improving and the gaps are narrowing the area is still demonstrating significant deprivation." It goes on "The area will continue to need priority in certain aspects of Borough priorities this is particularly the case in terms of educational and social development of the area to ensure local people can work and live in the area creating a sustainable community."

The proposed care home at Bollingbroke House would represent a £3.6 - £4 million pound investment (in terms of build cost) bringing with it 59 jobs which would operate over 3 shifts.

Proposal for the numbers of beds within each specialist care unit at Bollingbroke House and staffing breakdown

Unit	Team Leader (RGN/RMN)	RGN	RMN	Senior Care Assistant	Care Assistant
YPD 12 Beds	1	5		3	3
Early Onset 12 Beds	1		5	3	3
Dementia Unit 24 Beds	1	5		3	4
Palliative Care 12 Beds	1	5		3	3
Total	4	5	5	12	13

Unit	General Manager	Administrator	Receptionist	Activities coordinator	Head Chef	Chef & Kitchen assistants	Laundry	Domestic	Maintenance	Total
Centrals	1	1	1	2	1	4	3	6	1	20

4.4 The level of demand for the specialist facilities on offer

As explained under paragraph 4, the 60-bed care home will actually be formed into semi-autonomous units, which will be devoted to specialist area of care. These will be as follows:

- 12-bed YPD unit
- 12-bed early asset dementia unit
- 24-bed dementia care unit
- 12-bed palliative care unit

The operator's expectation is that these facilities will be matched to needs, both within Barnsley and Yorkshire at large. They believe that the impact of CSCI regulations has been to drive up expectation of standards of care by those purchasing them.

Whilst the applicants recognise that Barnsley MBC's emphasis is understandably on keeping older people supported in their own homes, this development is proposed in recognition that:

- There will always be a stage at which in a person's life it proves necessary to move to an environment where they are able to receive on-site care and support provided "round the clock".
- This local need is further increased by a growing population of older people. The latest Joint Strategic Needs Assessment (JSNA) for Barnsley notes:
- "Significant increase in the 65+ and 75+ age groups, higher than the national average. The percentage of the population over 65 will increase from 15% of the population to 23% by 2029. People over the age of 65 are far more likely to require health and social care support services and this projected growth in both numbers and percentage terms will require planning for. The increase in the 75+ population is higher at 66.1% again slightly higher than the national average of 60%"
- Clearly the expansion in the proportion of older people who require support is reflected in neighbouring local authority areas throughout the county and within the sub-region; although this growth in numbers reflects a national trend, it is particularly relevant to mention, because Flagstaff Two has had confirmation that spot referrals from other nearby areas are likely to be made and will further look to develop relationships and block funding arrangements as authorities require, particularly across Yorkshire.
- Additionally, Bollingbroke House is a re-provision of registered care beds with some increase in bed numbers rather than a completely new care home.
- The facility will be "state of the art" and a highly desirable place to live, delivering high quality care (we have previously won the prestigious "Pinders Caring Business healthcare Design Award 2007 for the Priscilla Wakefield Care Home in Tottenham), whilst also receiving "good" ratings locally from CSCI inspections.
- There is thus a real possibility that older people will choose the newly developed Bollingbroke House in preference to older style services or care homes.
- Will provide a more valuable community resource than general needs housing which would be the alternative

use for the building.

- The focus of the development also meets the needs of people who meet the eligibility criteria to receive social services within Barnsley (the threshold to meet services is that people's needs must be either "critical " and "substantial")
- We are acutely aware of the drive to transform social services and offer individual choice and control. We are planning to offer a "core" service of care and support to keep people safe and well together with a "menu" approach with a range of other services and levels of support to reflect people's choices and wishes.

5. Conclusion (in relation to Very Special Circumstance)

- 5.1 The redevelopment of the former Coppins Care Home would provide the opportunity to provide CSCI compliant accommodation which would help meet certain specialist needs such as early onset Dementia and Young People with Disabilities (YPD) provision. Our analysis suggests unmet need within these areas. Since the change in the regulatory climate and the establishment of National Care Standards, it is proving increasingly difficult for homes not meeting the latest criteria (in terms of room sizes, en-suite provision etc) to attract future residents. There is thus strong upward pressure to provide compliant accommodation that responds to the changing needs of the locality. This is at the heart of the applicants' plans for Bollingbroke House. The danger is that without these radical changes in the service provided, elderly care provision from this site would cease.
- 5.2 Whilst acknowledging that the site falls within statutory green belt, the applicants consider that they have demonstrated the presence of very special circumstances, as described above, which they believe clearly outweigh the limited harm resulting from this proposal.

6. ACCESS

6.1 Accessibility

The property and indeed the site as a whole is intended to be constructed with due regard for the provisions of the Disability Discrimination Act and in full compliance with the Approved Document Part M of the Building Regulations. Should the need arise in the course of the design development to depart from that guidance, a detailed Access Statement will be prepared to justify the alternative provision. However the design has already reached a relatively advanced stage and no such departure is envisaged at present.

6.2 Pedestrian Access

All footpaths will be nominally flat and level with smooth surfacing and of sufficient width to satisfy Part M of the Building Regulations. The driveway and footpath running from Common Road to the car parking area provides a level surface for pedestrian access giving level construction from this area to the entrance via the public footpath or direct into the building.

6.3 Vehicular Access to the Site

Access for vehicles to the site is direct from Common Road. Adequate setting down space and parking spaces for disabled persons laid out in accordance with Approved Document Part M guidance is included adjacent to the building entrance. Cycle spaces are provided adjacent to the building in support of the established local cycle network.

6.4 Building Entrances

Access to the property is designed to provide a single entry from Common Road into the car park. The main entry into the building will be set to the centre of the larger projecting gable of the frontage for visitors which will also be for staff and service deliveries but supplemented by the ability to also use a side entrance on the eastern gable end and internally via the staircase and lift which serves the basement and lower ground floor. The single main entry is located to provide appropriate control. The main entrance is sited centrally on the western projection on the main frontage, with strong detailing to provide a dominant feature to lead visitors into the building. Visitors, residents and staff pass through a welcoming glazed lobby space before entering into a large comforting foyer.

The welcoming space principles are continued into the building. The principle entry point being set to one side of the main frontage in the projecting gable acts as an internal nodal point of the development, with its visibility enhanced by the careful use of materials. The main entry into the building with various control measures, via the main foyer, assists in the running of the care home making it a safe and secure place to live for the residents. Visitors are welcomed in the foyer space by staff and escorted to the relevant area of the home in order to respect the privacy and personal space of the homes residents.

6.5 Internal Access

Internally the care home will be designed to include various colours, textures and aromas to enhance the residents' experience especially those of limited vision. Signs will have raised lettering etc, different floor

textures will be adopted at notable areas or areas of transition, contrasting colours will differentiate building functions, etc.

The home has been planned for disabled access throughout with each floor being on one level plane. There are two lifts provided and located in strategic positions, one adjacent to the entrance and the other more centrally within the building. All door widths will be of sufficient width to satisfy Part M of the Building Regulations. All rooms have been planned for use by wheelchair users though not necessarily all residents would be disabled.