



DESIGN & ACCESS STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE

**SITE OF THE FORMER WARD GREEN PRIMARY
SCHOOL, HIGH RIDGE, WORSBROUGH, BARNSELY,
S70 5HL**

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PART ONE - DESIGN STATEMENT

1.0 INTRODUCTION

- 1.1 This statement is submitted in support of the planning application to redevelop the site of the former Ward Green Primary School to provide a new care facility for older people by Ideal Care Homes.
- 1.2 Ideal Care Homes is part of the LNT Group of companies and together with LNT Construction specialises in the development and operation of care facilities for older people and has an excellent reputation for the quality of care and accommodation it provides. The company has developed a series of care homes in a number of locations throughout Yorkshire and Lancashire and have expanded their portfolio to include a number of sites in the midlands.
- 1.3 The site of the former Ward Green Primary School which is now closed and vacant represents a suitable opportunity for an elderly care home having, what may be regarded, as an established community use and being located within a well established residential area with a good accessibility to public transport and services.

2.0 THE SITE AND SURROUNDINGS

The Site

- 2.1 The site comprises 0.71 hectares (1.75 acres) of land situated adjacent to Ward Green Community Park. The site is accessed from High Ridge off Vernon Road. The site is occupied by the former Ward Green Primary School dating from the 1970s which is now closed.
- 2.2 The school building is single storey with a raised central section of flat roof construction. There is also a bungalow in the south east corner of the site which may have been previously association with the school which is to be demolished as part of the scheme. Figure 1 below shows an aerial view of the site.



Fig. 1 – Aerial view of the site

- 2.3 The vehicle and pedestrian access point into the site serves car parking and pedestrian circulation to both sides of the building although there is no through route. The site has perimeter has a combination of hedgerow to the east and west boundaries, a high retaining wall to the northern boundary and the boundaries of the existing residential properties forming the southern boundary. The site has changing levels from north to south with sloping embankments along both the southern and northern boundaries. Figures 2 – 9 below show a number of photographs of the site.



Figure 2 - Existing entrance to the school



Figure 3 - Eastern boundary adjoining the church



Figure 4 - Southern boundary showing high retaining wall



Figure 5 - Northern boundary adjoining properties on Dorchester Place



Figure 6 - Bungalow on site with southerly views across the site



Figure 7 - Eastern elevation and former entrance to the school.



Figure 8 - Southern elevation of the school



Figure 9 - the south west corner of the site showing the southern and eastern boundary treatments

Character of Surroundings

- 2.4 The site lies within a predominantly residential area to the south of Barnsley town centre on the edge of the Green Belt. There are a variety of different property types and vernacular styles within the immediate surrounding area. Dorchester Place and High Ridge is characterised by detached bungalows with Vernon Road being traditional two storey red brick hip roof semi-detached properties.
- 2.5 There are a variety of properties to the north on Genn Lane including a former garage now a furniture store, three storey residential properties at Manor Court and King Well Centre, a three storey building now derelict.
- 2.5 Ward Green Community Park adjoins the site to the western boundary. Other community buildings are located close to the site. A church, pharmacy, café adjoin the site to the east with the new Ward Green Primary School located close by on Vernon Road. Figures 10-14 below indicate the character of the area described.



Figure 10 - New Ward Green Primary School on Vernon Road



Figure 11 - 3 storey Manor Court and local convenience store on Genn Lane



Figure 12 - Bungalows on High Ridge



Figure 13 - Kingwell Centre to the north east of the site on Genn Lane



Figure 14 - Ward Green Baptist Church to the east of the site

3.0 BACKGROUND TO DEVELOPMENT PROPOSAL

- 3.1 The introduction of the Health and Social Care Act 2008 reflected the general progressing nature of the improving standards that have been implemented in the provision of Social Care. In particular the 2008 Act progresses forward the major overhaul in the system of regulating and assessing the quality of social care services brought about by the National Care Standards Act 2000. It also led to the establishment of the Care Quality Commission the new regulator in social care who took over from the Commission for Social Care Inspection (CSCI).
- 3.2 The National Care Standards Act 2000 was introduced to secure improved standards in both the quality of care provided and the physical characteristics of the premises in which care for older people is offered. These legislative changes brought about the closure of numerous existing care homes created by way of conversion of existing buildings and those that were purpose built pre-2000.
- 3.3 All new and future care home developments are now generally expected to be provided by way of purpose-built facilities, fully compliant with the new standards; which were last revised in 2003. There are 38 standards covering choice of home, health and personal care, daily life and social activities, complaints and protection, environment, staffing and management and administration. In particular the environment standards govern the design of the care homes in terms of providing single-room accommodation, with en-suite facilities and a much improved ratio of communal/recreational space per resident, together with generally better access throughout.
- 3.4 With regard to the need for the particular proposal an analysis of the local area indicates there is a shortfall in the quality of care bed spaces to serve the care demand. Consequently the subject site represents an ideal opportunity to build a purpose built facility in line with the Care Standards to meet that need.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to redevelop the site to provide a new purpose-built, two-storey, sixty-four bed residential care facility for older people with associated access, parking and landscaping.
- 4.2 The scheme is developed in a configuration which enables the care home to provide for two types of care – General residential and Residential dementia. The “I “ shape adopted in this case allows the home to be split along its axis and provide two enclosed private courtyards which will be the main external amenity space for the respective elements of care. The full design analysis and design development of the building is set out in the following sections.

5.0 DESIGN BRIEF

- 5.1 Our design brief for the site was to accommodate a new contemporary and innovative care facility for older people that would be fully compliant with the requirements of the Care Standards. The objective is to provide a character of accommodation that would provide a higher quality of life for residents of this facility in comparison to those of other more conventionally designed facilities built since the year 2000.
- 5.2 The design brief was also to ensure that any building respects its setting and the general character of the area but that also takes advantage of the sites relatively prominent location. PPS 1 emphasises the importance of good design. The siting, scale, bulk and form of the proposed development are matters of design that not only affect the impact of the development on the character of the surrounding area but also the quality of the living environment created for future residents. This section of the report attempts to address these issues.
- 5.3 With specific regard to this Design and Access Statement the following section examines:-
- **USE,**
 - **DENSITY,**
 - **LAYOUT** (development form & siting, accessibility, topography / gradients, crime prevention, vehicle access)
 - **SCALE AND HEIGHT,**
 - **VISUAL APPEARANCE** (local distinctiveness & character)
 - **LANDSCAPING**

USE

- 5.4 The development of a 64 bed care home is proposed after research into the demand and market conditions in the area. Our research indicates that there is a shortfall in the quality of care bed spaces to serve the local care demand. This evidence confirms the need for the proposed care facility and Ideal Care Homes are satisfied the home would be fully occupied on a continuous basis.

- 5.5 Although regarded as a commercial operation a care home is very much residential in nature and is considered an acceptable use in the context of its residential surrounding particularly given the previous school use of the site.
- 5.6 In terms of the design of the building to suit the proposed use there are two main drivers which form the integral elements of the design process:
- Designing a building to ensure that it respects its setting and the general character of the area but also that promotes high quality design in line with the requirements of PPS 1.
 - Designing a building to comply with the requirements of the National Care Standards Act.
- 5.7 The National Care Standards have sought to secure improved standards in the physical characteristics of the premises in which care for the elderly is administered. Minimum standards were published by the Department of Health in June 2003. The internal layout and facilities within the building are governed by these standards. Individual rooms need to be a minimum size with adequate facilities such as day space requirements per resident, quiet lounge areas, assisted bathrooms and associated staff facilities need to be provided. These standards inform the design of the building both internally and externally and are essential to the registration of the property by the relevant regulatory Authority – the Care Quality Commission (CQC).

DENSITY

- 5.8 The density of the development reflects the available land on site and the desire to facilitate its full, effective and efficient use, whilst respecting the character of the surrounding area. In providing all the internal and external requirements of the home, full consideration has been given to the surrounding properties and the wider street scene along with the natural topography of the site. The proposed 2 storey care home is considered entirely appropriate within its context.

LAYOUT

General Development Form and Siting

- 5.9 The building layout has been designed around the operational needs of the care home having regard for the site and the character of the area. This means that the design process is as critical from the inside as it is from the outside. Individual rooms need to be a minimum size with adequate communal space and facilities for residents, quiet lounge areas, assisted bathrooms and associated staff facilities need to be provided.
- 5.10 In this particular case the minimum requirements of the home were identified as:
- Provision of two care types – general residential and residential dementia
 - Creation of a direct access for drop off and disabled access at main front entrance
 - Creation of a central spine with a central core of staff / communal facilities to maximise efficiency of the home particularly in terms of staffing.
 - Maximise the sites attributes and assets, particularly from the communal areas.
- 5.11 In terms of the sites particular characteristics and attributes in designing a layout which will serve the minimum requirements highlighted above:
- Address the site entrance from High Ridge
 - Address the open aspect to the rear
 - Protect trees of amenity value, particularly on site boundaries
 - Provide opportunity for daylight / sunlight penetration
 - Provide clearance of the drain and required easement
- 5.12 Having regard for these basic requirements / characteristics the design has evolved from sketch form to the workable scheme that forms the basis of the application submission. It is also important to stress that it's been an inclusive design process engaging the operator, Ideal Care homes, to maximise the operational design of the home both internally and externally.

Accessibility

- 5.13 The site and shape of the site also presented the opportunity deliver the optimum number of beds in a dual care facility maximising it's accessibility to the elderly local community. From this general concept a central spine / axis was developed. This enables the home to flow from front to rear with the key core communal facilities being centrally located within the building.

- 5.14 The home has also been split across its spine to create to the two main residential wings. This approach was considered to be the best way of maximising sunlight penetration to as many rooms as possible within the building. An east-west axis with a true north elevation would remove sunlight from a whole elevation. However, the general north – south orientation of the two residential wings proposed in this case would enable morning sun to penetrate the south east facing wings and afternoon sun to penetrate the north facing wings.
- 5.15 The general configuration conceived also creates the opportunity for two secluded residential courtyards for each care type with a large degree of natural surveillance and outlook both from the main lounge areas and the bedrooms in these wings. Given the relatively low ridge height with the use of a hipped roof form these spaces will also receive ample sunlight during the course of the day, and that includes the courtyard on the northern side of the building.
- 5.16 The layout also ensures adequate separation distance is provided between the care home and the neighbouring residential properties and provides enough space around the building to provide suitable useable amenity space and ensure residents have adequate privacy. This is covered in greater detail below but the general configuration of home adopted in this care will provide for two very well contained private residential courtyards which are well overlooked by the home.

Topography

- 5.17 The building has been sited to take advantage of the existing site levels. The general topography of the site slopes from north to south with a flat section where the existing building is located and a further section where the hard surface play ground is. The scale of the building is dealt with in detail below but in general terms it is a two storey building with finished floor levels set to minimise the amount of cut and fill. This is important not just in terms of the scale and visual appearance of the building but also in terms of keeping earthworks to a minimum due to the properties surrounding the site.
- 5.18 The trees on both the northern boundary and the hedgerows on the east and west boundaries make a significant contribution to the amenity of the proposed

development and surrounding properties. The application is accompanied by a topographical survey and site sections to demonstrate the scale of the building in relation to its surroundings.

- 5.19 The room layout has been designed to ensure that the external elevations to the adjoining sites do not raise any issues of overlooking or loss of privacy. The ends of the wings have no habitable rooms and include only end of corridors and fire escape staircases. In general the bedrooms are designed to overlook the front and rear of the site and internal courtyards and the main day lounges will overlook the two central courtyards which will form principal external amenity spaces. Smaller quiet lounges are also proposed to at first floor level to the front of the building and at ground floor to the rear.

Crime Prevention

- 5.20 PPS 1 promotes communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community. It goes on to state that good design should create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. The issue of crime is considered at the design stage and the orientation and configuration of the building is designed to maintain natural surveillance and create a degree of defensible space to the front of the building. The main frontage and entrance will overlook the car parking area and enable surveillance of the main vehicle and pedestrian routes from High Ridge. The main care home offices are located next to the main entrance and maximises the opportunity for surveillance being manned 24 hours a day.
- 5.21 Appropriate lighting is an integral element in achieving these objectives. The proposal will be accompanied by a detailed lighting scheme which will form part of the detailed landscape design. It will be designed to deter intruders and reduce the fear of crime.

The focus for the lighting scheme will be in the following areas:

- Main site access
- Car parking Areas
- All footpaths and associated areas to the building, including the service entrance points.

5.22 All lights will be switched on automatically by photo electric sensors. The intention at this stage is that the landscaped areas and footpath routes to and from the proposed car park and around the home will be illuminated by bollard lighting which will create safe routes without resulting in unnecessary light pollution.

Vehicular Access

5.23 It is proposed to reuse the existing vehicular access point from High Ridge to serve the new car parking and service layout. A total of 18 no. car parking spaces are proposed including an ambulance/taxi drop-off area and 2 No. disabled spaces close to the main home entrance.

5.24 From experience of the other homes operated by Ideal Care and from available TRICS data, the level of traffic generated by a care home is generally low. Given the low traffic generation anticipated, the access arrangement should be safe and suitable to serve the proposed use. A separate Travel Plan deals with these issues in greater detail.

SCALE AND HEIGHT

5.25 The general building form is two-storey with a hipped roof construction. Adopting this approach will ensure that the development will sit comfortably within the surroundings.

VISUAL APPEARANCE (LOCAL DISTINCTIVENESS & CHARACTER)

5.26 As set out in the assessment of the site and surroundings above the area is predominantly residential in character comprising red brick semi-detached hip roof properties along Vernon Road, buff brick bungalows along High Ridge and

- Dorchester Place and three storey properties to the north on Genn Lane. The intention is to draw on some of these references but also develop a building which has its own identity and lifts the character and appearance of the site.
- 5.27 The existing building is constructed from concrete and vertical tiles with a flat roof which to a degree creates a building which is relatively dull in appearance. In this case it is proposed to develop a traditional building form with the predominant use of buff brick with red brick detailing interspersed with some render elements to add variety and articulation and lift the appearance of both the building and the site. The main roof form is proposed with a hip roof construction with smooth grey tiles with a contrasting red ridge reflecting the existing styles in the area.
- 5.28 The nature of the use means that the window pattern has some repetition and so this is given relief through the use of gable features to create visual interest and articulation to the elevations. A double height glazed main entrance is proposed within the projecting gable toward the main frontage. The central courtyards would be dominated by the full height glazing to the day spaces which will maximise light and outlook into the secluded internal courtyards.
- 5.29 In terms of external materials the elevations are proposed to be in buff brick with red brick detailing and render to create a building contemporary in appearance yet appropriate within this particular context. A smooth grey concrete tile is proposed to the roof to add some contrast to the red brick. The contrasting red ridge tile will add a detail which links to the detail of the surrounding housing without creating a building which is excessively dominated by red.
- 5.30 The design includes a subtle combination of materials that is intended to provide a building with a suitable degree of colour and interest; and a building with a brightness, texture and warmth appropriate to a building of its type and function.

Landscape and Amenity

- 5.31 The proposed layout would provide a significant amount of landscaped amenity space around the building. The principal amenity spaces for residents would be the two secluded courtyard gardens overlooked from the central core day lounges. There will also be a significant private landscaped garden to the rear

- and side of the building. There are a number of trees on site, in particular on the northern boundary. The development would require the removal of 4 no. trees, all others are to be retained. A tree survey and arboricultural report has been included with the application submission.
- 5.32 New tree planting is proposed as part of the landscaping of the amenity areas around the building to supplement the existing tree planting which provides a filtering of views into and out of the site. Hard and soft landscaping will reflect the character of the surroundings and help assimilate the development with its surroundings.
- 5.33 It is considered that the proposed siting of the building, the relative levels achieved and intervening distances and proposed landscaping, will produce a form of development which will not result in any significant privacy or amenity issues for the occupants of surrounding properties or any future occupants of the proposed building.

6.0 Economic Statement (Economic & Social Context)

- 6.1 Analysis of local demographics and of existing care facilities within the local area supports the view that there is a qualitative need for a new purpose-built care facility for older people in this location.
- 6.2 At this stage, it is estimated that the 64 bed care home proposed would provide for between 42 and 53 jobs. This represents the total employment generation and not the number of staff present on site at any one time. Indeed due to the shift patterns operated in the home it is anticipated that the maximum number of staff on site at any one time would be approximately 16. Staff generally work on a 3 days on and 3 days off basis. The total figure of 53 accounts for the fact that up to 25% of the posts may be part-time positions. Table 1 below shows the potential employment breakdown for a 64 bed care home based on the maximum staffing requirements for residential home at a ratio of 1 care worker per 8 bed spaces.
- 6.3 The proposed development would be very much a local community facility. Residents of the home would be expected to emanate from an area no more than three miles radius from the site or to be associated with families/relatives that are resident within this catchment area. The majority of the new jobs to be created would also be expected to be filled by suitable candidates from the same local area.
- 6.4 The proposed care establishment would provide an important local support service and offer high-quality care accommodation outside of the Local Authority and Primary Care Trust services and functions. In addition the facility would not burden existing health and social care services, as there will be economies and efficiencies of scale for local health care practitioners, in visiting the elderly in need of care from the local area in this one location.
- 6.5 From a general planning policy perspective, the proposed facility would offer those in need of care improved quality and choice of accommodation to that which exists within the area at present. It would also assist in the development of a more socially inclusive and sustainable community in and around the site, at least in respect of provision of social care.

Table 1 - Employment Table

Day shifts (08.00 - 20.00 window)	No. of staff in total	No. of staff per shift	Shift pattern
Manager	2	1	08.00 – 17.00
Deputy	2	1	08.00 – 20.00
Care Workers	16	8	08.00 – 20.00
Cook	2	1	08.00 – 17.00
Assistant cook	2	1	09.00 – 18.00
Laundry/Domestic staff	6	3	08.00 – 14.00
Receptionist	2	1	09.00 – 15.00
Total Day shift		16	
Night shifts (20.00 - 08.00 window)			
Night care manager	2	1	20.00 – 08.00
Care Workers	8	4	20.00 – 08.00
Total Night shift		5	
Total Day & Night shift		21	
Total Week	42		
Total inc 25% Part time	53		

8.0 Conclusion

- 8.1 Planning Policy Statement 1: Delivering Sustainable Development states that 'planning decisions should be based on: potential impacts, positive as well as negative, on the environment of development proposals (whether direct, indirect, cumulative, long-term or short-term), and recognition of the limits of the environment to accept further development without irreversible damage.' It also states that the Government is committed to promoting a strong, stable and productive economy that aims to bring jobs and prosperity for all. It is recognised that economic development can deliver environmental and social benefits.
- 8.2 The redevelopment of this site will have a positive impact upon the area by re-providing for an important elderly community care use that would be beneficial to the area. It will involve the provision of an important community facility which will fulfill a local care need. It will provide this facility in a development form which will be sympathetic in terms of its scale, design and intended land use. The proposed development would bring economic benefits by creating jobs, both during construction and in the long-term operation of the home.
- 8.3 Overall it is considered that a positive design approach has been adopted in respect of the proposed redevelopment scheme. The proposed care home scheme should provide a form of development that would positively contribute to and enhance the character of the site and area, whilst offering an important local community service and employment. On balance, the design approach utilised is considered justified and acceptable within the context of this particular site.

PART TWO - ACCESS STATEMENT

Introduction

- A.1 This is a statement submitted in accordance with the Planning Acts and Building Regulations as a means of providing information on how the proposed development would be made accessible to disabled people and in order to comply with the Disability Discrimination Acts 1995 & 2005. This Access Statement is provided in accordance with Section 327A of the Town & Country Planning Act.
- A.2 It is accepted and understood that this will serve as a means of promoting a more inclusive approach to the planning and design of the environment and is intended to demonstrate the designer and developer's commitment to the concept of 'inclusive design'.
- A.3 The principal pedestrian access to the building would be directly from the public footpath on High Ridge to the main home entrance. Vehicular access and ambulance/taxi / occasional drop-off area would improve highway and pedestrian safety and accessibility to the site.
- A.4 18 No. car parking spaces would be provided to the south west side of the home and 2 No. disabled parking spaces as close as possible to the main entrance.
- A.5 Covered cycle storage (10 No spaces) would be provided as close as possible to the site entrance in a location readily visible from the building.
- A.6 Level pedestrian access would be provided from the proposed disabled parking to the main entrance of the building at a standard capable of accommodating wheelchair use.
- A.7 Secure landscaped garden areas would provide both an attractive landscaped setting and an area of external amenity space for residents use.

Regulation of Development

- A.8 The development is required to be fully compliant with the Approved Building Regulations, in particular the Approved Document M and BS8300: 2001 'Design of Buildings and their Approaches to meet the needs of disabled people'.
- A.9 For registration and operational purposes it is essential that homes satisfy the requirements of the National Care Standards Act 2000 as regulated by the Care Quality Commission (CQC); the 'Minimum Standards in relation to Care Homes' published by the Department of Health in 2003; and HTM 84 for Health Care Premises Guidance.
- A.10 In view of the nature of the proposed development the home will be required to be fully accessible by all potential users and in particular older and disabled people.

SOURCES AND GUIDANCE

- A.11 Advice has been sought from a number of sources and reference made to number documents and in the preparation of this statement including: -

Main design references used include:

- Approved Document Part M of Building Regulations (2004)
- British Standards BS8300, Access for Disabled People (2001)
- JMU Sign Design Guide: Sign Design Society
- "Building Sight", RNIB (1999)
- In addition the DRC codes of practice and Guidance on Access Statements have been followed along with the Planning Code of Practice
- HTM 84 Guidance for Health Care Premises
- 'Planning and Access for Disabled People, A Good Practice Guide, (ODPM, 2003)
- 'Access Statements' – CABE
- Circular 01/2006 (ODPM)

Section 1: Travel to Site

Car Parking

- A.12 18 car parking spaces would be provided on the site in total and 2 No. spaces marked out to disabled/mobility standards. The surface of these parking areas would be level, firm, durable and slip-resistant and provide direct and convenient access to the main entrance.
- A.13 Access to the entrance of the building would be via an approach which does not exceed 1:20 gradient from the parking and drop-off zones. Dropped kerbs would be provided, as appropriate, to these routes that would be flush with the adjacent carriageway surfaces and incorporating tactile paving.

Drop-off Zone

- A.14 An ambulance, taxi and general passenger drop-off or setting-down would be provided as close as possible to the main entrance.

Bus Stops

- A.15 Bus stops are conveniently located on Vernon Road. These stops have regular bus services to Barnsley and destinations in between as set out in the accompanying Travel Plan.

Pedestrian Approaches

- A.16 Pedestrian approaches to the entrance of the building are intended directly from the public footpaths via the car parking area. These approaches will not exceed 1:20 and will be suitable for wheelchair users approaching from that side.
- A.17 Footways of minimal gradient with a 100mm visually contrasting kerbs would offer access to the site adjacent to the proposed vehicular access across the front of the care home.

- A.18 All pedestrian routes would provide level paved approaches to the building and be demarcated and delineated in accordance with Part M of the AD.
- A.19 Low level external lighting would be provided along this route and around the car parking areas designed to Part 3 BS5489 to ensure safe and manageable access.
- A.20 Joints between any paving units would be filled flush, wherever possible.

Section 2: Building Environments

Location and Orientation of Entrance

- A.21 The principal point of access to the care home faces across the car park to the front of the building and will relate well to the main pedestrian and vehicular entrances into the site. Administrative accommodation/offices would be located so as to offer surveillance of the entrance and the approach to it.
- A.22 The entrance to the building will be well signposted in line with the JMU Sign Design Guide and subtle lighting provided to offer further accentuation and illumination of the entrance and its immediate approach.
- A.23 A lobby area would be provided immediately outside the main entrance and central corridor access would offer access to all floors of accommodation. All doorways and lobby areas would be fully compliant with Part 2 of the Approved Document Part M and in addition the majority of fire doors would be fitted with swing-free mechanisms.

Hard and Soft Landscaping

- A.24 A level pedestrian access would also be provided around the perimeter of the building in form of a 1.5 m wide paved strip, which in addition to providing access for amenity and maintenance purposes would form part of the means of escape from the building in the event of an emergency.
- A.25 Subtle external lighting would be provided to this route designed to Part 3 BS5489 to ensure good and safe access and follow DfT Guidance on Inclusive Mobility.
- A.26 Landscaped gardens and seating areas would be provided around the building. Level paved access would be provided throughout and seating designed to accord with all necessary requirements (e.g. 400mm high seating).

Section 3: Building and Structures

Materials

- A.28 The elevations are proposed to be walled in buff and red brick work, and render with a tiled roof.
- A.29 UPVC window frames would be provided throughout designed to open outwards, incorporating restrictors to allow opening to 100mm only.
- A.30 The main entrance doors and door frames would be provided in an aluminum framed glazing system.

Internal Floor Surfaces

- A.31 Internal floor coverings and wall finishes are to be provided in a schedule together with maintenance details and submitted for consideration by BC Surveyor but all are to be in accordance with the requirements of the Approved Document.

Entrance

- A.32 The entrance to the building would have a level threshold with no steps.
- A.33 The entrance lobby will be of an adequate size and dimension to provide weather protection and adequate space to accord with Part 2 of the Approved Document M.
- A.34 Principal entrance doors would be manually operated without powered assistance (automatic doors cannot be utilised because of security requirements) of width and design to comply with Approved Document M.
- A.35 Access doorways to the courtyard garden would have a level threshold, with no steps or lips to negotiate.

Section 4: Movement within Building

Horizontal Circulation

Entrance Hall & Reception Area:

- A.36 The main entrance doors would provide access into an internal lobby area with office/reception areas in a location that can provide continual visual surveillance of those entering and leaving the building. The foyer area is designed to offer the principal access point to each element of the home and afford access via doorways and corridors to the ground floor accommodation and to lift and stair access to the first floor.

Internal Doors

- A.37 All will be of a width and specification to comply with Part 3 of the Approved Document.

Corridors & Passageways

- A.38 All corridors and passageways will provide 'level access' and be of a width and specification to comply with the requirements of Approved Document.

Vertical Circulation

Provision of lifts

- A.39 Two passenger lifts would provide access to the first floor accommodation within the building. Car dimensions and fit out will be fully compliant with guidance in AD Part M Section 3.34.

Internal Stairs

- A.40 The internal stair cores are to be designed to AD Part M Section 3.51

Key Facilities

- A.41 Key facilities would generally be reproduced on each floor e.g. offices, lounges, dining rooms, assisted bathrooms, and toilets.

Communication Aids

- A.42 An induction loop system would be installed within the majority of day spaces within the building for those hard of hearing.

Section 5: Means of Escape

- A.43 Means of escape in the event of a fire or other emergency requiring evacuation of the building will be provided at intervals throughout the building in accordance with the required regulations. Level door access will be provided from the ground floor to the exterior space and stair access from upper floor level provided at suitable intervals.

A.44 The whole building strategy for means of escape is based on progressive horizontal assisted evacuation, as detailed in Section 3.41 of Part B of the Building Regulations in respect of Residential Care premises. All features and materials would comply with Part B of Building Regulations.

A.45 In addition, a management plan/fire risk assessment would be provided for the evacuation of residents including the preparation of a Personal Egress Emergency Plan. This plan and its strategy will be directly linked to the management policy of the building and all staff made aware of its contents and implications through regular training.

Section 6: Signs and Wayfinding

A.46 A signing strategy will be devised to assist in wayfinding in accordance with Parts B & M of the Building Regulations. This will ensure suitable provision for means of escape requirements and general movement throughout the premises.

A.47 A similar layout is proposed to all the main floors of the building in order to provide facilities in a consistent location and manner within each element of the building. This will assist with the orientation of all users and with the location of key facilities such as bathrooms and toilets in prominent and recognisable locations throughout the facility.

A.48 The internal décor within the communal areas of the building will differentiate wall, floor and door finishes and electrical control switches with contrasting colours and textures in order to assist partially sighted residents and visitors.

A.49 In addition to the above contrasting finishes and colours, the premises would be fully staffed at all times in order to provide assistance and guidance to residents and visitors alike.

Conclusion

- A.50 It is considered that by its nature the building will be fully accessible to all including those with physical and cognitive disabilities and designed and enabled for occupation by those with sight and/or hearing difficulties. Level access would be provided throughout as a principal feature of the design with lift access affording vertical circulation.