

Design & Access Statement

PROJECT TITLE

Proposals for Extension to accommodate 16No additional EMI Dementia Residents
with associated facilities at

Autumn House Care Home, 2 Station Road, Worsbrough, Barnsley, S704SY

JOB NUMBER

1639

CLIENT

Autumn House Care Home

DATE

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Prepared By:

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1. Existing use of site

1.1 Existing care home currently has capacity for 41No. Residents, of which 14No. have dementia.

1.2 The existing carehome has been trading for nearly 30 years, initially having a small number of beds, followed by a purpose built single storey extension in the early 1990's. The carehome first started as a nursing home, but eventually saw a need for dementia services in the area and expanded to provide care for residents with dementia.

1.3 The home is run by two directors, being a husband and wife team who are actively involved in overseeing the home on a daily basis, visiting every week and have monthly staff meetings every month. They have a good staff base with a good management structure in place, which ensures everything runs smoothly and effectively.

1.3 Currently they have 14No dementia bedrooms, which do not have en-suite facilities. They instead have shared toilet / shower and bathing facilities.

1.4 There is no scope to upgrade the existing bedrooms to be in-line with the current British standards, since it would lead to a reduction in residents numbers, which would not be sustainable. Therefore the presented solution is the most cost effective way forward.

1.3 The existing site is located setback from the highway, with mature tree's and bushes located on its boundary. To the north is a high rocky cragg, which shelters the site, providing a pleasant outlook.

1.4 The existing dementia unit is a brick built, single storey building with a upvc conservatory tot he rear and a small fenced garden.

2. Proposal

2.1 The proposal will provide an additional 16No en-suite bedrooms, specifically for residents suffering from EMI dementia.

2.2 Additional accommodation also comprises of Linen store, staff room with medication store and WC, Kitchen, Sluice and new summer lounge with bi-fold access to enclosed courtyard garden.

2.3 All bedrooms are designed in conjunction with current minimum space standards for care / nursing homes in the UK and are all ensuite. They are designed to be light, bright and airy and all have garden views.

2.4 CCTV is proposed throughout all common areas to assist nurses in the care and safety for the residents.

2.2 Proposed materials are a mixture of brick to match, cedar wood cladding and through colour render.

2.4 The proposals are designed to fit in with the existing topogragh of the site, being mostly supporting on stilts. This minimises the impact of the development on the land and reduces the amount of brick work and walls. The northern curved wall follows the line of the banking and driveway.

2.5 The curved roof in finished in grey metal profile, although there is an option for a green living roof.

2.5 The curved walls and curved roof add a modern twist to the site, whilst contrasting with the existing buildings.

3. Evaluation

3.1 The proposals will result in a number of trees being removed. However we feel this is a fair compromise, given the site will still be framed with numerous mature trees on all sides. The removed trees are centrally located & very close to the existing building. Their current size could potentially cause problems in the future (eg falling, root damage, etc), therefore would be beneficial if removed. The applicant would be happy to re-plant in another location if deemed required by the council.

3.2 There is currently a demand for EMI dementia care home facilities in the area and the new facilities will help address this shortage.

3.3 The proposals are located away from the western boundary, which is a residential area and located centrally within the site.

3.4 The new building is single storey as many of the residents are wheelchair bound or ambient disabled, meaning movement can be restricted. Maintaining a single storey design eliminates access problems and confusion for the dementia patients, who may find a two storey building difficult to navigate and may get confused or even scared by the prospect of entering a lift or climbing stairs (a common symptom or condition with dementia patients). Therefore the unit is designed to be easy to navigate and single storey.

3.5 The proposals will provide approximately 5 No. New full time nurse / carers jobs, as well as cleaners and kitchen staff.

4. Planning Policies

4.1 Paragraph 19 NPPF reads:

'...The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system....'

4.2 Paragraphs 60 & 61 NPPF states:

'.....Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.....'

5. Layout & Highways

4.1 The existing driveway is to be altered to suit and parking will be added, although ample parking is currently available. There is the possibility of more parking under the cantilever of the proposed extension.

5. Scale of Development

5.1 The overall scale of the development is appropriate to the size of the site. The proposed extension will be centrally located within the site and make use of a section of land which is currently unusable, due to its topography.

6. Conclusion

6.1 The carehome needs to expand, in order to provide the additional bedrooms. A single storey extension is a feasible solution to the problem, causing the least impact to surrounding properties.

The solution we have presented also:

Provides the most effective use of the land available
Is designed to minimise impact on the surrounding area
Designed to provide modern, up to date facilities

End of Report